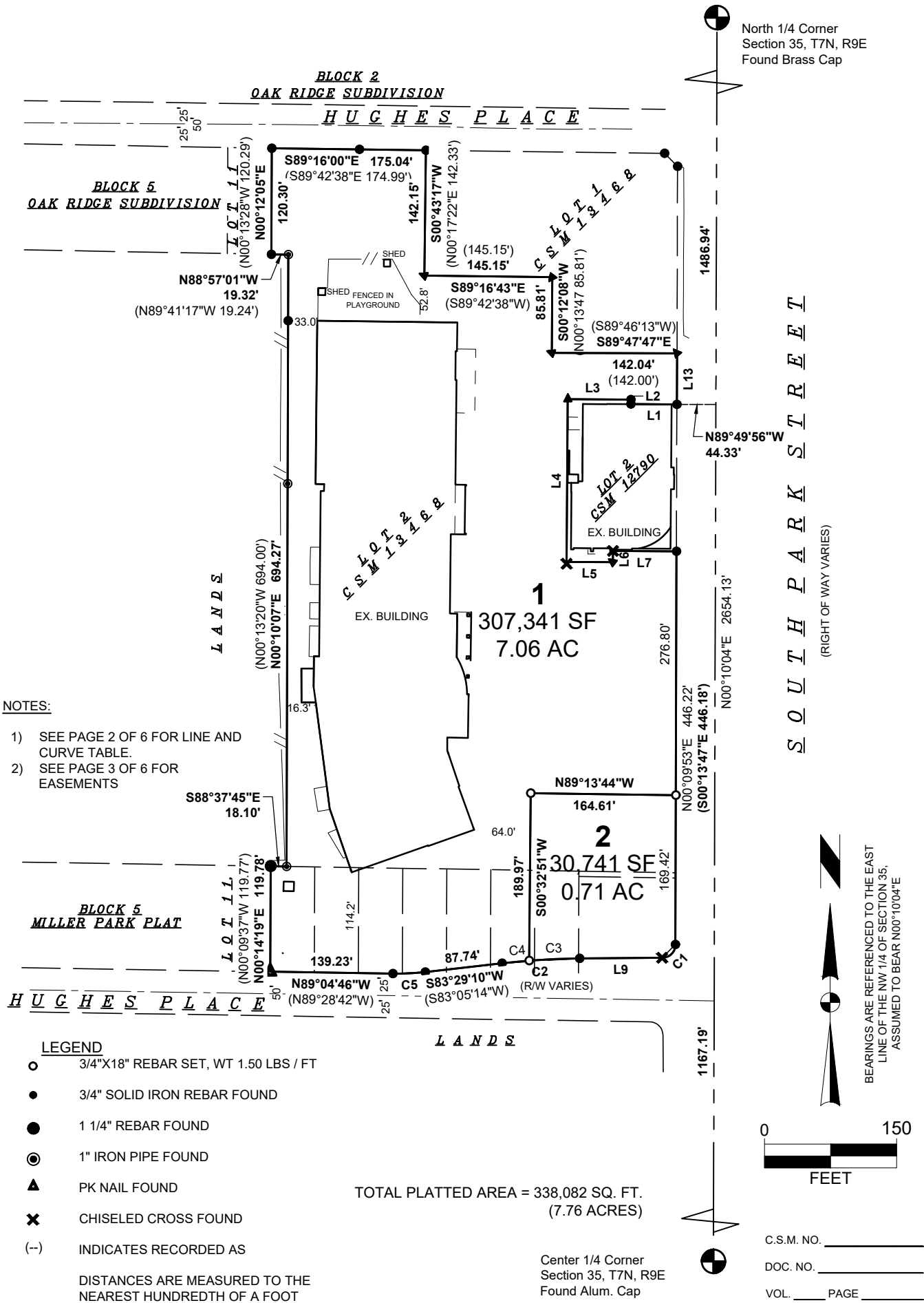


CERTIFIED SURVEY MAP No. _____

LOT 1 CERTIFIED SURVEY MAP NUMBER 13468, AS RECORDED IN VOLUME 87 OF CERTIFIED SURVEY MAPS, ON PAGES 296-301, AS DOCUMENT NUMBER 4968225, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED FOR:
Community Development
Authority of the City of
Madison 215 Martin Luther
King Jr Blvd
Madison, WI 53703

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 121.0555.30
DATE: 08-05-21
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 6

CERTIFIED SURVEY MAP No. _____

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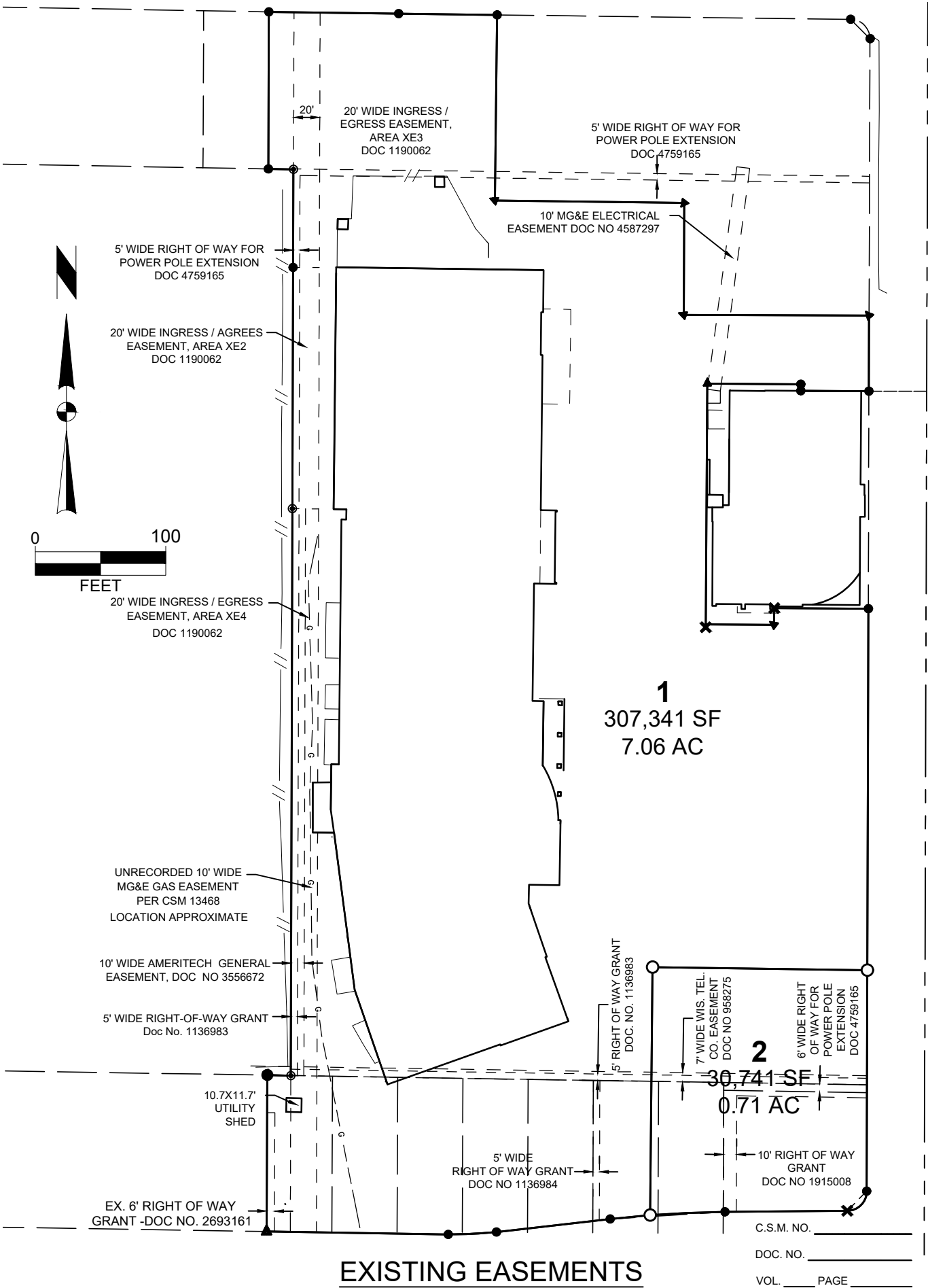
CURVE TABLE							
CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	88°55'11"	23.34'	15.04'	21.07'	N44°55'38"E	N89°23'14"E	N00°28'03"E
C2	3°52'25"	57.40'	849.00'	57.39'	S87°30'17"W	S89°26'30"W	S85°34'05"W
C3	3°52'25"	57.40'	849.00'	57.39'	S87°30'17"W	S89°26'30"W	S85°34'05"W
C4	2°04'55"	30.85'	849.00'	30.85'	S84°31'37"W	S85°34'05"W	S83°29'10"W
C5	7°26'01"	36.98'	285.00'	36.95'	S87°12'12"W	S83°29'11"W	N89°04'48"W

PARCEL LINES				
LINE #	LENGTH (FT)	(LENGHT)	DIRECTION	(DIRECTION)
L1	52.29	(52.27)	N89° 40' 10"W	(N00°00'00"E)
L2	5.00	(5.00)	N00° 23' 09"E	(S00°00'00"W)
L3	71.61	(71.61)	N89° 36' 51"W	(N90°00'00"E)
L4	184.49	(184.49)	S00° 23' 09"W	(N00°00'00"E)
L5	52.44	(52.44)	S89° 36' 51"E	(S90°00'00"W)
L6	12.78	(12.78)	N00° 23' 09"E	(S00°00'00"E)
L7	72.10	(72.10)	S89° 36' 51"E	(S90°00'00"W)
L9	93.72	(93.72)	S89° 26' 31"W	(S89°02'35"W)
L13	57.97	(57.91)	S00° 09' 53"W	(S01°13'47"E)

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

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NOTES:

- 1) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6- feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
- 2) In the event that the City of Madison Plan Commission and /or Common Council approve re- division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 3) Lands within this Certified Survey Map are within Well Head Protection District WP-18.
- 4) Lands in the Certified Survey Map are subject to the Redevelopment Plan recorded as Document No. 4315648.
- 5) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492666.
- 6) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492669.
- 7) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded March 26, 2009 as Document Number 4523135.
- 8) Lands in the Certified Survey Map are subject to Operation and Easement Agreement recorded April 1, 2009 as Document Number 4525865.
- 9) Lands in the Certified Survey Map are subject to all matters that may affect the captioned premises as shown on Certified Survey Map No. 13468, recorded as Document Number 8225.
- 10) Lands in the Certified Survey Map are subject to all matters that may affect the captioned premises as shown on Certified Survey Map No. 12600, recorded as Document Number 4487383; as corrected by Affidavit of Correction recorded as Document Number 4492149.
- 12) Lands in the Certified Survey Map are subject to the conditions contained in the Badger Ann Park Redevelopment District Redevelopment Plan recorded as Doc. No. 4315648 and re- recorded as Doc. No. 4523189.
- 13) Lot 1, Certified Survey Map No 13468 acknowledges and accepts surface drainage from Lot 1 of this Certified Survey Map. Upon redevelopment of said Lot 1, Certified Survey Map 13468, additional drainage easements or agreements may be required to facilitate future development.

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under Section 66.1201 Wis. Stats. As owner, we certify that this Certified Survey Map will not have any an adverse affect on any of the leasehold or possessory interests located within the limits of this Certified Survey Map.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under and by virtue of the laws of the State of Wisconsin, as owners, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by Section 236.34 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of August, 2021.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

By: _____ Date: _____
_____, Chairman

By: _____ Date: _____
Matt Wachter, Executive Director

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named Matt Wachter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



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Community Development
Authority of the City of
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FN: 121.0555.30
DATE: 08-05-21
REVISIONS:
REV1
REV2
REV3

CERTIFIED SURVEY MAP No. _____

LOT 1 CERTIFIED SURVEY MAP NUMBER 13468, AS RECORDED IN VOLUME 87 OF CERTIFIED SURVEY MAPS, ON PAGES 296-301, AS DOCUMENT NUMBER 4968225, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Eric. Lindaas, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under and by virtue of the laws of the State of Wisconsin, as owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Being Lot 1 Certified Survey Map number 13468, as recorded in Volume 87 of Certified Survey Maps, on Pages 296-301, as Document Number 4968225, Dane County Registry, located in the Southeast Quarter and Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin

This description contains approximately 338,082 square feet or 7.76 acres.

Dated this _____ day of _____, 2021.

Signed: _____
Eric E. Lindaas, P.L.S. No. 2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matt Wachter, Secretary, Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____,
Legistar File ID Number _____, adopted on the ____ day of August, 2021, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Signed this ____ day of August , 2021

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021, at _____ o'clock ____ .m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



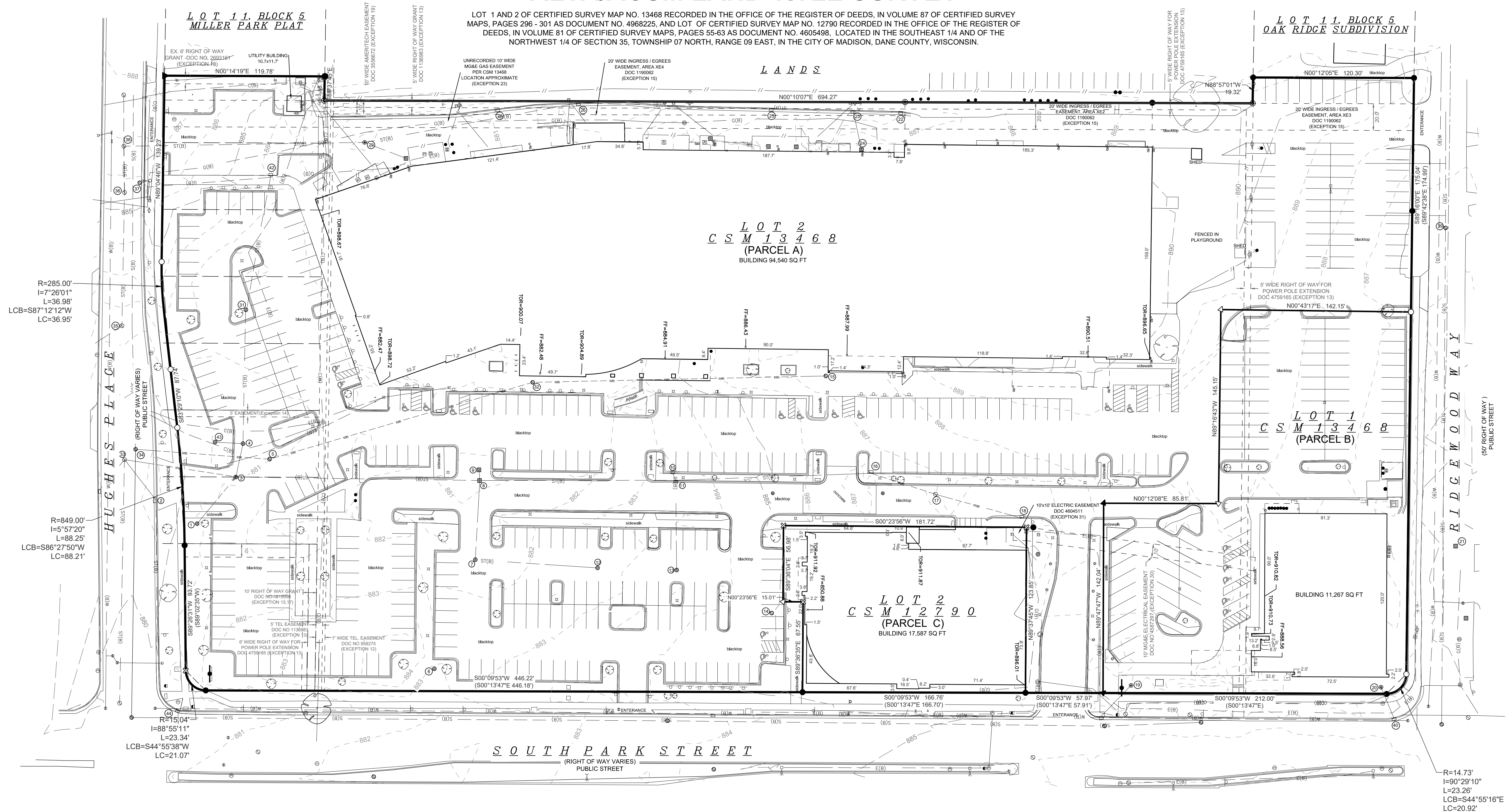
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REV3

ALTA/ACSM LAND TITLE SURVEY

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 55-63 AS DOCUMENT NO. 4605498, LOCATED IN THE SOUTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

FEATURES

PK NAIL
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\ Shrub
Coniferous Tree \\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

Sanitary Manhole
Storm Sewer with Size
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Soil Boring
Top of Roof Elevation
Finished Floor Elevation

FOUND

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
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Water Service Valve
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Utility Pole with Transformer
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Sprinkler Head
Irrigation Control Valve
Soil Boring
Top of Roof Elevation
Finished Floor Elevation

FOUND

Spot Elevation
Contour Elevation
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Fence (Wood)
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Finished Floor Elevation

ALTA / NSPS SURVEY

VILLAGE ON PARK

CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC. |



Project No: 121.0555.30

Sheet 1 of 1

CITY OF MADISON, DANE COUNTY, WISCONSIN

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SNYDER & ASSOCIATES, INC. |

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Sheet 1 of 1

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Sheet 1 of 1

