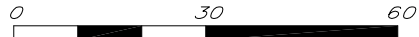


CERTIFIED SURVEY MAP No. _____

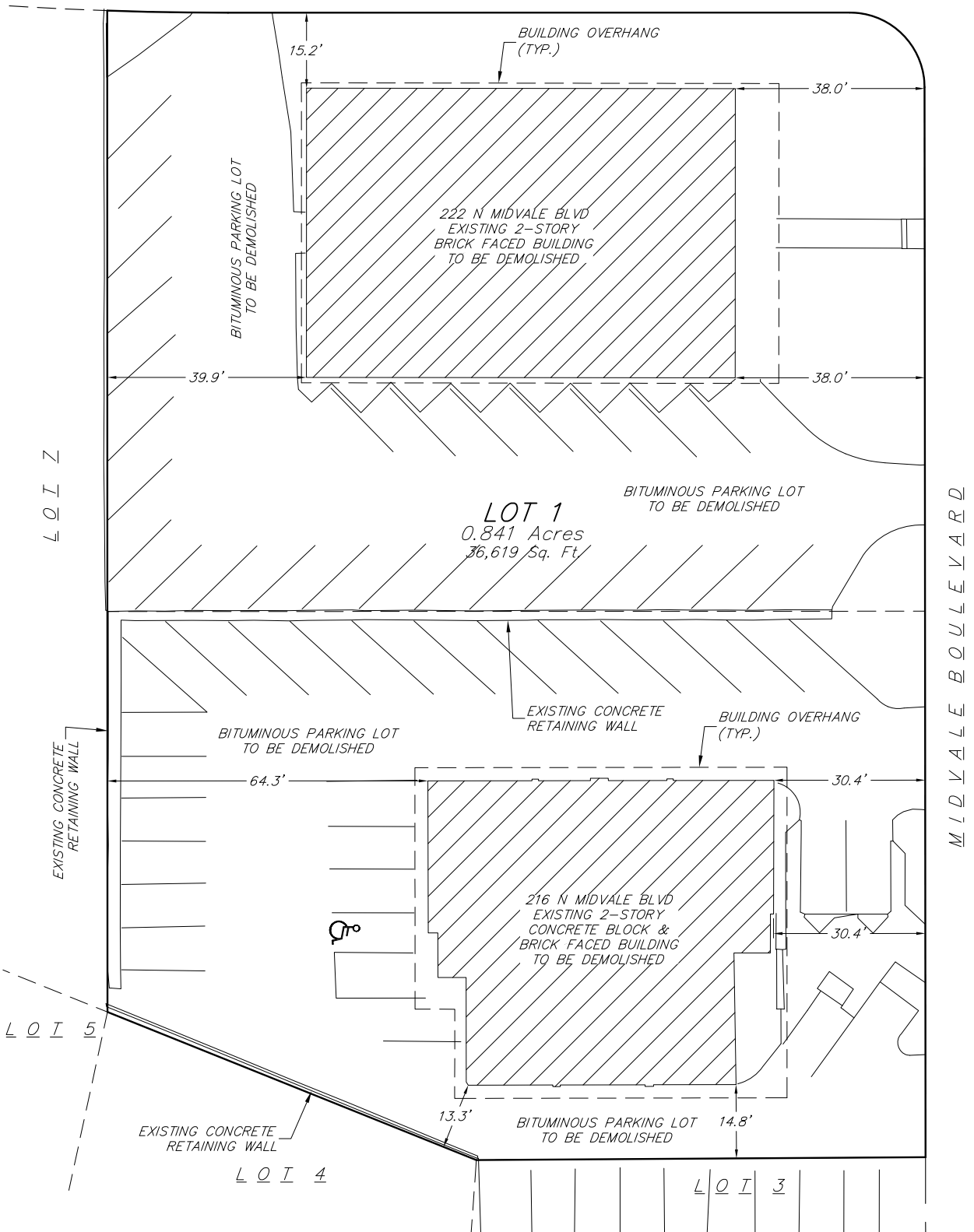
LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS-COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6-7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS & EASEMENTS DETAIL



SCALE: ONE INCH = THIRTY FEET

V E R N O N B O U L E V A R D



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vierbicher
planners | engineers | advisors



FN: 210242
DATE: 09/02/2021
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
FLAD DEVELOPMENT &
INVESTMENT CORP.
3330 UNIVERSITY AVENUE
SUITE 206
MADISON, WI 53705

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 4**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS-COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6-7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. I found a brass capped monument and ties representing the North ¼ Corner of Section 20, T07N, R09E as established on tie sheet by Roderick Dean Steege, dated March 15, 2011, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was August 22, 2021.
2. I found a brass capped monument and three (3) of the four (4) ties representing the Meander Corner for the Center of Section 20, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated April 21, 2004 and revised July 20, 2007. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was August 22, 2021.
3. I found a brass capped monument and three (3) of the four (4) ties representing the East ¼ Corner of Section 20, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004 and on tie sheet by Eric E. Lindaas, dated July 6, 2016. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was August 22, 2021.
4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
5. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
6. No changes to the existing drainage shall be allowed without the approval of the City Engineer.

MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ Date: _____
 _____, Secretary
 City of Madison Plan Commission



CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 202__, 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.

Dated this _____ day of _____, 202__.

 Maribeth Witzel-Behl, City Clerk, City of Madison

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| | | | | | |
|---|---|-----------------------|-------------------------------------|------------------|-------------------------|
|  planners engineers advisors Phone: (800) 261-3898 |  | FN: 210242 | SURVEYED FOR: | C.S.M. No. _____ | SHEET 3 OF 4 |
| | | DATE: 09/02/2021 | FLAD DEVELOPMENT & INVESTMENT CORP. | Doc. No. _____ | |
| REV: | 3330 UNIVERSITY AVENUE | Vol. _____ Page _____ | | | |
| Drafted By: MMAR | SUITE 206 | | | | |
| Checked By: MZIE | MADISON, WI 53705 | | | | |

CERTIFIED SURVEY MAP No. _____

LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS-COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6-7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW¹/₄-NE¹/₄ OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

Flad Development and Investment Corp., as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Flad Development and Investment Corp. does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 202__.

By: _____
 John J. Flad, President of
 Flad Development and Investment Corp.

STATE OF WISCONSIN)
)ss
 DANE COUNTY)

Personally came before me this _____ day of _____, 202__, John J. Flad, President, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

 Notary Public, State of Wisconsin
 My Commission Expires/Is Permanent: _____

LEGAL DESCRIPTION:

Lot One (1) and Two (2), Block Thirty-five (35), University Hill Farms-Commercial Reserve Addition, as recorded in Volume 21 of Plats, on Pages 6-7, as Document Number 953198, Dane County Registry, located in the SW¹/₄-NE¹/₄ of Section 20, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.
 Containing 36,619 square feet or 0.841 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
 By: Michael S. Marty
 Date: August 31st, 2021.



Signed: _____
 Michael S. Marty, P.L.S. No. S-2452

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____,
 at _____ o'clock ____m. and recorded in Volume _____ of Certified
 Survey Maps on pages _____, as Doc. No. _____.

 Kristi Chlebowski,
 Dane County Register of Deeds

02 Sep 2021 - 12:06p M:\Flad Development\210242_216-222 N Midvale Blvd, Madison\CADD\210242_CSM.dwg by: mmcar

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|---|---|--|---|---|-------------------------|
|  planners engineers advisors Phone: (800) 261-3898 |  | FN: 210242 DATE: 09/02/2021 REV: Drafted By: MMAR Checked By: MZIE | SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705 | C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____ | SHEET 4 OF 4 |
|---|---|--|---|---|-------------------------|