### **CERTIFIED SURVEY MAP** MADISON INDUSTRIAL SUBDIVISION No. 1, IN THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 9, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN 50' 1"=50 feet STREET <u>ASMAN</u> (S 01°38'57" E) S 01°19'23" E 155.00' Arc Length=23.56' Radius=15.00' Delta Angle=90°00'00" Chord=S 46°19'23" E 21.21' Tangent 'In'=N 88°40'37" E $\mathcal{L}$ Tangent 'Out'=S 01°19'23" E BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM THE WEST LINE OF THE NE 1/4 OF Sec. 9 Existing 6' wide Platted Existing 6' wide Platted T7N, R10E, BEARS S 00°58'53" E 8'88°40'37" W 242.24' Utility Easement Utility Easement 101 Lot 1 Northerly 45' Lot 6, Block 3 44,677 S.F. 1.03 Acres (S 88°21'03" FIRST ADDITION TO MADISON INDUSTRIAL (N 88°21'03" SUBDIVISION No. 1 BLOCK 3 PREPARED FOR: PROFESSIONAL ENGINEERING,LLC o | [o | [o 818 N MEADOWBROOK LANE WAUNAKEE, WI 53597 Z П Ш PREPARED BY: ISTHMUS SURVEYING, LLC 450 NORTH BALDWIN STREET MADISON, WI 53703 See \\ Detail A \ (608) 244.1090 www.isthmussurveying.com 15°06'28" W (N 15°26'02" W) North of Section 9, T7N, R10E Found 4" Diam. Brass Cap Monument N:488840.96' (488840.98') E:839265.21' (839265.15') DISON INDUSTRIAL MADISON BLOCK 3 4 Detail A: Not to scale Diam. Brass Cap Monument N:486202.62' (486202.57') E:839310.42' (839310.34') T7N, R10E <u>6</u> 0. 4 Center of Section 9, Found 4" Diam. Bras 2297.47 S 00°58'53" E 2638.74' (2638.80') **LEGEND** SOLID IRON ROD FOUND-0.75" Diameter MAP NO. SOLID IRON ROD FOUND-1.25" Diameter INDICATES RECORDED AS DOCUMENT NO. DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. PAGE VOLUME C:\PROJECTS\2021\210710-PROENG\_4217NEPTUNE\210710-PROENG\_4217NEPTUNEcsm.dwg SHEET 1 OF 4

### **CERTIFIED SURVEY MAP**

LOCATED IN LOT FIVE (5), AND PART OF LOT SIX (6), BLOCK THREE (3), FIRST ADDTION TO MADISON INDUSTRIAL SUBDIVISION No. 1, IN THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 9, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

#### Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of ESC HOLDINGS, LLC, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Lot Five (5) and the northerly 45 feet of Lot Six (6), Block Three (3), First Addition to Madison Industrial Subdivision Number 1, in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 9, T7N, R10E, in the City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the North of said Section 9, thence S 00°58'53" E, along the west line of the NE  $\frac{1}{4}$  of said Section 9, 341.27 feet; thence N 89°01'07" E, along a random line, 1525.84 feet to a point on the southerly right-of-way line of Neptune Court, said point being the Northwesterly platted boundary corner of said Lot 5, Block 3, and said point being the point of beginning of this description. thence N 88°40'37" E, along said southerly right-of-way line and northerly line of Lot 5, Block 3, 268.95 feet to a point of curvature; thence 23.56 feet along the arc of said right-of-way line of a 15.00 feet radius curve to the right, with a chord bearing of S 46°19'23" E, 21.21', and a delta angle of 90°00'00" to a point on the westerly right-of-way line of Tasman Street and easterly platted boundary line of said lot 5. Block 3.

thence S 01°19'23" E, along said westerly right-of-way line and said easterly boundary line of Lots 5 and 6, Block 3, 155.00 feet; thence S 88°40'37" W, along a line being the south line of the north 45 feet of said Lot 6, Block 3, 242.24 feet; thence N 15°06'28" W, along the westerly platted boundary lines of Lots 6 and 5, Block 3, 175.04 feet to the point of beginning.

This description contains an area of 44,677 Square Feet or 1.03 Acres.

of the land surveye	ed and that I have fully complied the Land Division Ordinance o	with the provisions of Chapter 236.34 of the City of Madison in surveying, dividing	he
Dated this	day of	, 2021 Paul A. Spetz,	S 2525

#### Notes:

- 1. 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.
- 2. This CSM is subject to a declaraton of use Restriction in Document No. 5341141.

MAP NO		
DOCUMENT N	0	
VOLUME	_ PAGE	

# **CERTIFIED SURVEY MAP**

OWNERS CERTIFICATE:

LOCATED IN LOT FIVE (5), AND PART OF LOT SIX (6), BLOCK THREE (3), FIRST ADDTION TO MADISON INDUSTRIAL SUBDIVISION No. 1, IN THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 9, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

the land described on this Certified Sur	ryay Man to be surveyed divid	had mannad and d	ladicatad as rantasant	ed on the Man
hereon. I further certify that this Certifi	ed Survey Map is required by	Chapter 236.34 of	the State Statutes and	I to be submitted
to the City of Madison for approval. W	itness the hand and seal of sa	id owner this	day of	, 2021.
By:, print name				
print name				
Cianadi				
Signed:, Authorized Representative				
ESC HOLDINGS, LLC				
State of Wisconsin)				
)ss County of Dane)				
Doronally game hafare me this	day of	2024	th o	
Personally came before me this above named	day or , authorized Representa	, 2021 itive of ESC HOLD	, ເກອ INGS, LLC, to me kno	wn to be the
person who executed the foregoing ins	trument and acknowledged the	e same.		
My Commission expires:		<del> </del>		
		Notary Public, S	State of Wisconsin	
CONSENT OF MORTGAGEE:				
UNION BANK AND TRUST COMPANY	′a Lender organized and exist	ting under and by v	irtue of the laws of the	State of
Wisconsin, mortgage holder of the land	ls described in this Certified Su	rvey Map, does he	eby consent to the sur	reying,
dividing and mapping of the lands desc Certificate.	ribed on this Certified Survey N	/lap, and does here	by consent to the owne	r's
	L BANKAND TRUCT COMPAN	B/ 1		
IN WITNESS WHEREOF, UNION duly authorized officer(s) listed below the			ese presents to be sign	ea by its
UNION BANK AND TRUST COM	ID A NIX			
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1.00		<u> </u> .		
printed name and title	Signature of Officer	<u>.</u>		
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printed name and title  State of)ss County of)  Personally came before me this	signature of Officer signature of Officer	 , 2021, the above	named officer(s), to me	known to
printed name and title  State of)ss  County of)  Personally came before me this be the person(s) who executed the fore	signature of Officer signature of Officer  day of	nown to be such off	icer(s) of said UN <b>I</b> ON E	known to ANK
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 $\hbox{C:} \verb|PROJECTS|| 2021|| 210710-PROENG\_4217 \\ \hbox{NEPTUNE}|| 210710-PROENG_4217 \\ \hbox{NEPTUNE}|| 210710-PROEN$ 

# **CERTIFIED SURVEY MAP**

LOCATED IN LOT FIVE (5), AND PART OF LOT SIX (6), BLOCK THREE (3), FIRST ADDTION TO MADISON INDUSTRIAL SUBDIVISION No. 1, IN THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 9, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Approved for reco	ording per the Secretary	y of the City of	Madison Plan Commiss	ion.		
Signed: Matthew	v Wachter, Secretary, F	Plan Commissi	on			
CITY OF MADISO	ON COMMON COUNC	IL CERTIFICA	<u>TE</u>			
	•		City of Madison was her			V
			further provided for the			
conveyed by sa <b>i</b> d	l Certified Survey Map	to the City of M	ladison for Public use.			
Dated this	day of	,2021.				
Maribeth Witzel-E Clerk of the City o	Behl, City Clerk of Madison, Dane Cour	nty Wisconsin				
REGISTER OF I	DEEDS CERTIFICATE					
				_, 2021, at	o'clock	m.
Received for rec	cording on this	day of	_ of Certified Survey N			
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