

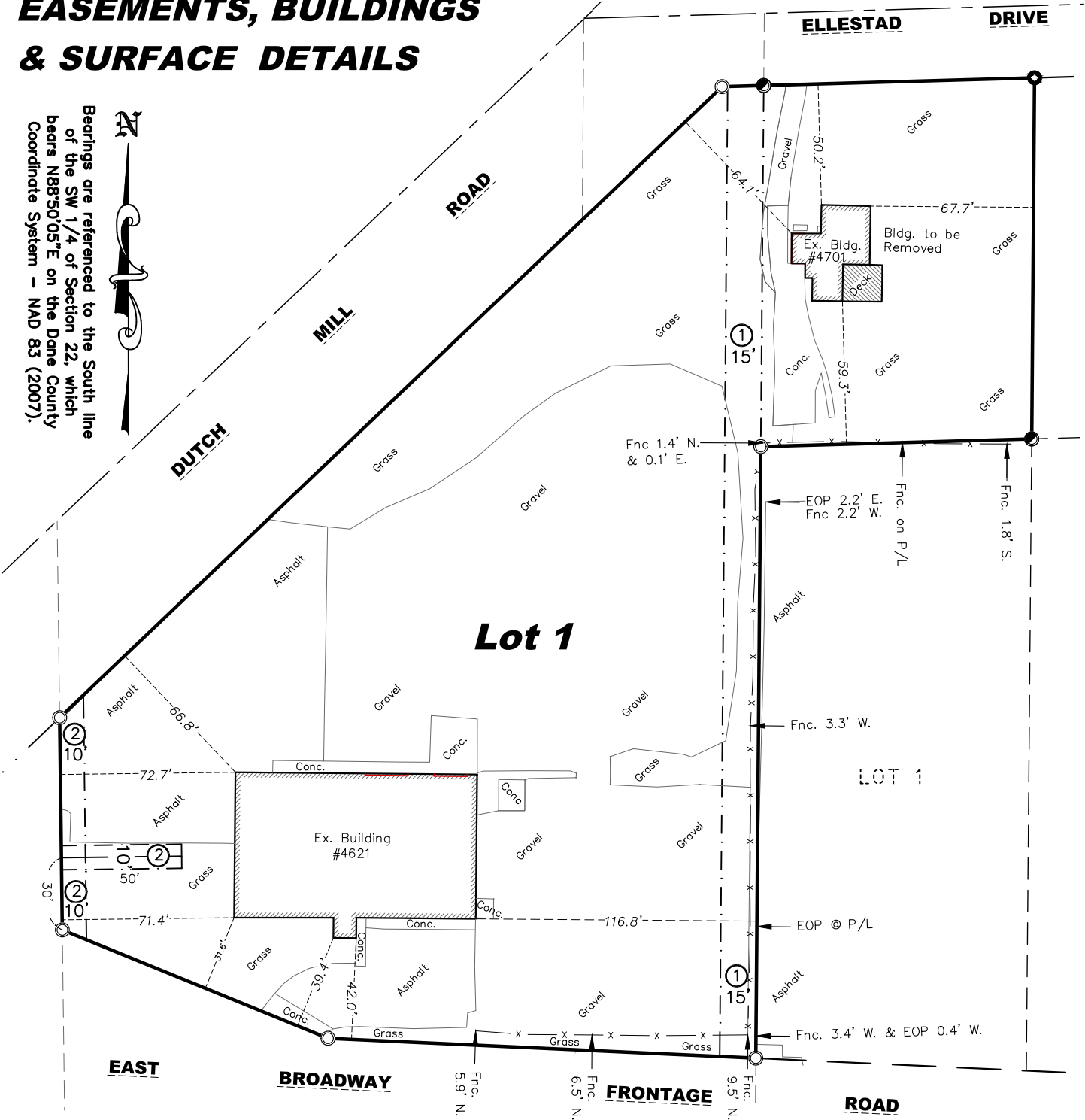
SHEET 1 OF 7

DANE COUNTY CERTIFIED SURVEY MAP #

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

EASEMENTS, BUILDINGS & SURFACE DETAILS

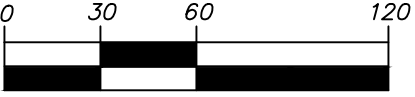
Bearings are referenced to the South line of the SW 1/4 of Section 22, which bears N88°50'05"E on the Dane County Coordinate System - NAD 83 (2007).



LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Found 5/8" Rebar
- ▲ Found "PK" Nail
- Set 3/4" by 24" Iron Rebar
- (110.50') Weighing 1.5 lbs./ft.
- Record Data (if different)
- Boundary Lines per this Survey
- Lot/Survey Line of Record
- Existing R/W Line
- Section Line
- Existing Deed Line
- Existing Easement Line
- x - x - x - Existing Fence Line

GRAPHIC SCALE



(IN FEET)



EASEMENT NOTES:

- ① 15' City of Madison Sewer Easement per Doc. 1070037.
- ② 10' MG&E Electric Easements per Doc. 1799684.

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Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
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SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey of Lot Nine (9) of Ellestad Drive Plat, recorded in Volume 35 of Plats on Page 1 as Document No. 1231220 and part of Outlots Nine (9) and Ten (10) of Assessor's Plat No. 3, Township of Blooming Grove, recorded in Volume 13 of Plats on Pages 13 and 14 as Document No. 777052, being a part the Southwest one-quarter of the Southwest one-quarter and a part the Southeast one-quarter of the Southwest one-quarter, Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING the Southwest corner of said Section 28; thence, along the South line of said Southwest one-quarter, North 89°50'05" East, 1407.58 feet to the Southeast corner of said Outlot 10; thence, along the East line of said Outlot 10, North 00°27'59" East, 142.30 feet to the **POINT OF BEGINNING**, lying on the Northerly right-of-way line of the East Broadway Frontage Road and being the Southwest corner of Lot 1 of said Ellestad Drive Plat and the Northeast corner of the Parcel described in Document No. 1068147;

thence, along said Northerly right-of-way line and the Northerly line of said Parcel described in Document No. 1068147, North 87°20'45" West, 178.00 feet;

thence, continuing along said Northerly right-of-way line and said Northerly line of the Parcel described in Document No. 1068147, North 67°49'27" West, 119.24 feet to a point on the West line of aforesaid Outlot 9;

thence, along said West line, North 00°43'06" West, 88.19 feet to its intersection with the Southeasterly right-of-way line of Dutch Mill Road as conveyed in Document Nos. 532784 and 532780;

thence, along said Southeasterly right-of-way line, North 46°24'01" East, 380.16 feet to its intersection with the South right-of-way line of Ellestad Drive per Document No. 741562;

thence, along said South right-of-way line, North 88°23'12" East, 17.33 feet to the Northwest corner of aforesaid Lot 9 of Ellestad Drive Plat;

thence, continuing along said South right-of-way line, North 88°23'12" East, 112.59 feet to the Northeast corner of said Lot 9;

thence, along the East line of said Lot 9, South 00°26'49" West, 150.00 feet the Southeast corner of said Lot 9;

thence, along the South line of said Lot 9, South 88°23'12" West, 112.64 feet the Southwest corner of said Lot 9;

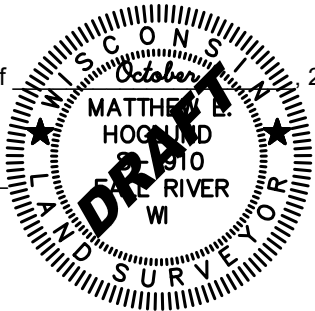
thence, along the line common to aforesaid Outlot 9 and aforesaid Lot 1 of Ellestad Drive Plat, South 00°27'59" West, 254.09 feet to the **POINT OF BEGINNING**;

Said parcel contains 93,998 square feet or 2.1579 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Jeffrey J. Miller, agent for the owners of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 2nd day of October, 2023.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



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CORPORATE OWNERS CERTIFICATE:

4701 LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 4701 LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 4701 LLC has caused these presents to be

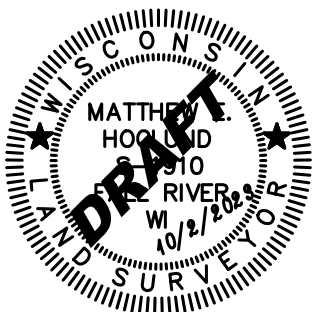
signed by _____, its _____ and
_____, its _____ at _____,
on this _____, day of _____, 20__.

In the presence of: _____ Title: _____
Print Name:
_____ Title: _____
Print Name:

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, _____,
and _____ of the above named Company, to me known to be the person(s)
who executed the foregoing instrument, and to me known to be the _____
and _____ of said Company and acknowledged that they executed the
foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin
My commission expires _____.



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CORPORATE OWNERS CERTIFICATE:

4621 LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 4621 LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 4621 LLC has caused these presents to be

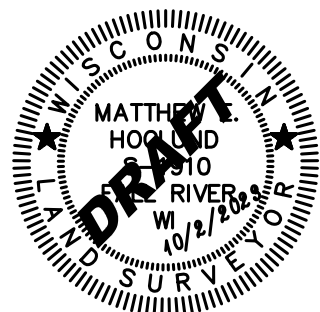
signed by _____, its _____ and
_____, its _____ at _____,
on this _____, day of _____, 20__.

In the presence of: _____ Title: _____
Print Name:
_____ Title: _____
Print Name:

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, _____,
and _____ of the above named Company, to me known to be the person(s)
who executed the foregoing instrument, and to me known to be the _____
and _____ of said Company and acknowledged that they executed the
foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin
My commission expires _____.



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CONSENT OF MORTGAGEE:

I, Marilyn K. Miller, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of 4701 LLC, owner.

IN WITNESS WHEREOF, I, Marilyn K. Miller, has caused these presents to be signed at

_____, Wisconsin on the _____ day of _____, 20__.

By: Marilyn K. Miller

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, Marilyn K. Miller , to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



C.S.M. No. _____

Doc. No. _____

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Drawn By: MEH
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CITY PLAN COMMISSION CERTIFICATE:

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

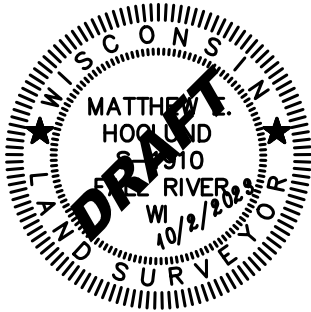
_____,
By: Matthew Wachter, Date _____
Secretary of the Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved, that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and 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 _____, 20____.

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



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 Document No. _____.

Kristi Chlebowska, Dane County Register of Deeds