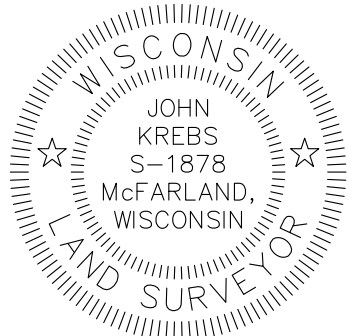
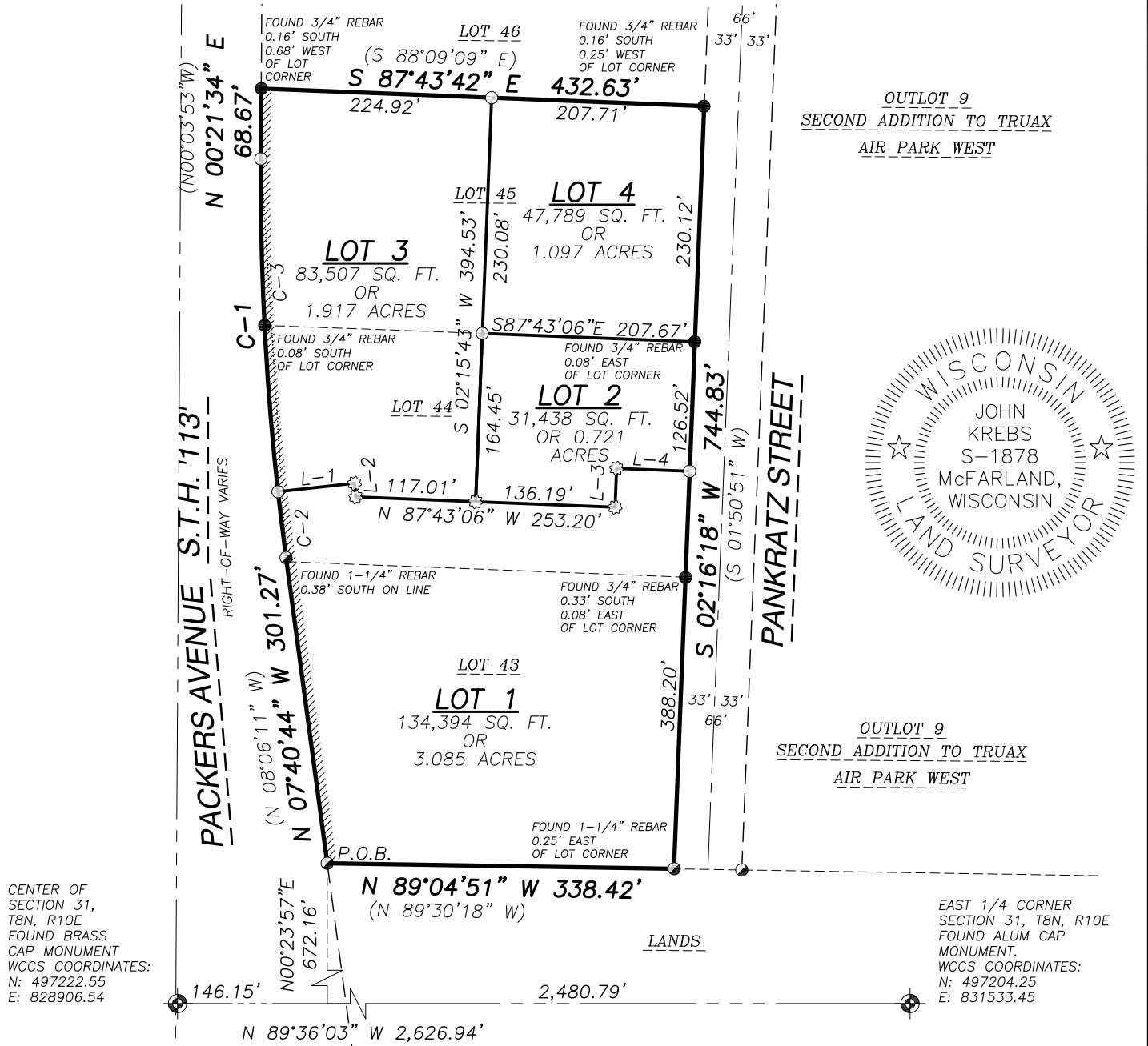


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,  
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
 SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CENTER OF SECTION 31, T8N, R10E  
 FOUND BRASS CAP MONUMENT  
 WCCS COORDINATES:  
 N: 497222.55  
 E: 828906.54

EAST 1/4 CORNER SECTION 31, T8N, R10E  
 FOUND ALUM CAP MONUMENT.  
 WCCS COORDINATES:  
 N: 497204.25  
 E: 831533.45

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	389.82'	2,809.80'	07°56'56"	389.50'	N 03°36'57" W	N 07°35'25" W	N 00°21'31" E
( )	389.82'	2,809.80'	07°56'56"	389.50'	N 04°02'21" W	N 08°00'49" W	N 00°03'53" W
C-2	64.41'	2,809.80'	01°18'48"	64.40'	N 06°56'01" W	N 07°35'25" W	N 06°16'37" W
C-3	325.41'	2,809.80'	06°38'08"	325.23'	N 02°57'33" W	N 06°16'37" W	N 00°21'31" E

**LINE TABLE**

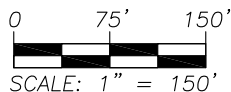
LINE	BEARING	DISTANCE
L-1	N 83°43'11" E	75.09'
L-2	S 05°25'48" E	13.29'
L-3	N 02°16'54" E	37.93'
L-4	S 87°43'06" E	71.44'

**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1/4" REBAR FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- NO ACCESS PER PLAT
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

**NOTES**

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, BEARS N 89°36'03" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 11, 2011.
3. ALL LOTS ARE SUBJECT TO A RECIPROCAL PARKING LOT EASEMENT AGREEMENT, DOCUMENT No. 3268486.
4. ALL LOTS ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DOCUMENT No. 3357855.
5. ALL LOTS ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT, DOCUMENT No. 3615606.
6. ALL LOTS ARE SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS, DOCUMENT No. 1829663.
7. ALL LOTS ARE SUBJECT TO THE EASEMENT NOTES AND NOTES ON THE PLAT OF "SECOND ADDITION TO TRUAX AIR PARK WEST".



PREPARED BY:

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5060

PREPARED FOR:

THE RIFKEN GROUP LTD  
 14 W. MIFFLIN STREET  
 SUITE 300  
 P.O. BOX. 2077  
 MADISON, WI 53701-2077

PROJECT NO: 11-4871

FILE NO: B-203

FIELDBOOK/PG: 252/13

SHEET NO: 1 OF 5

SURVEYED BY: JDS

DRAWN BY: JK

CHECKED BY: PRK

APPROVED BY: HPJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

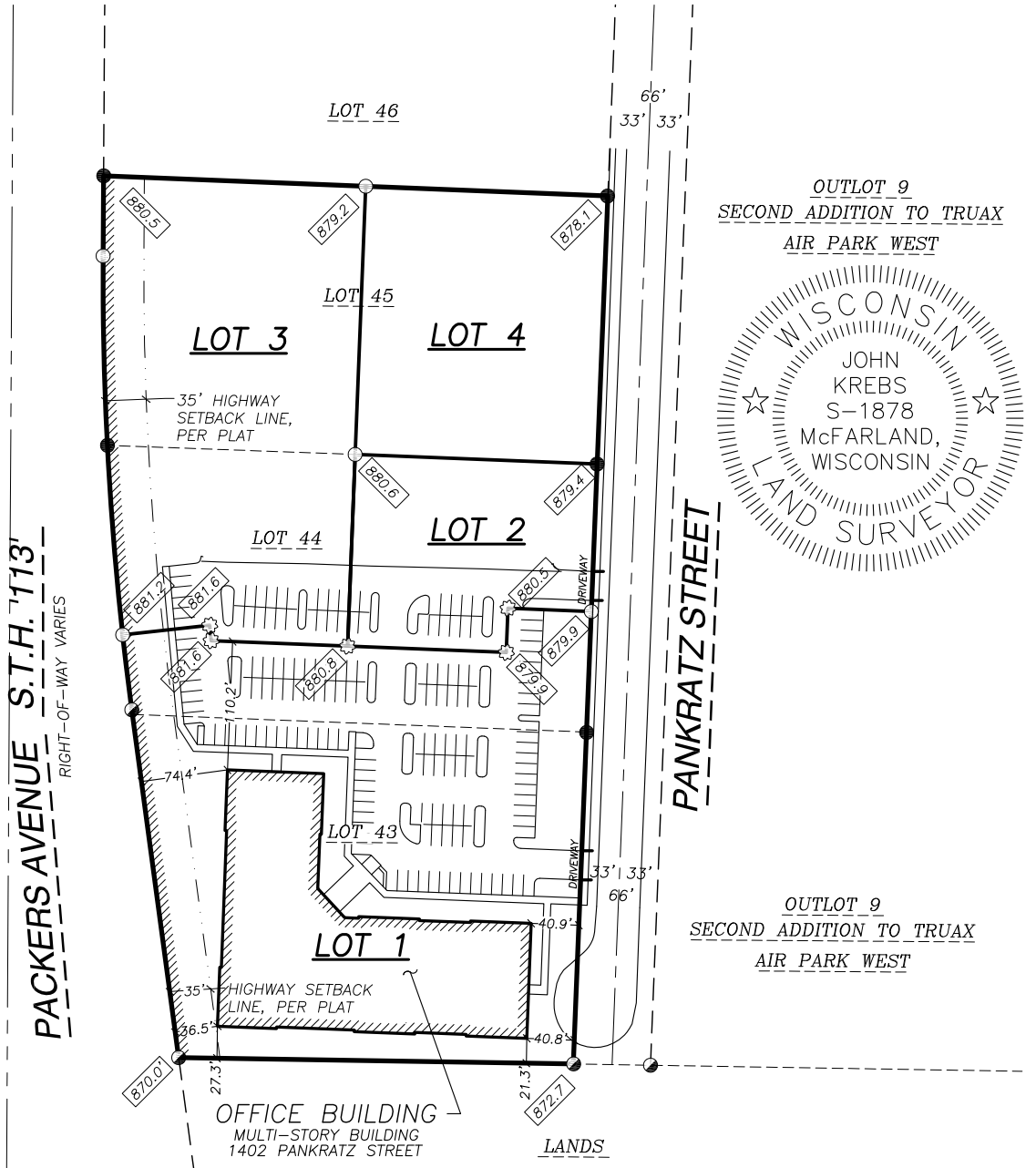
DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,  
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
 SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## BUILDINGS

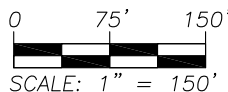


### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1/4" REBAR FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- NO ACCESS PER PLAT
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

### NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, BEARS N 89°36'03" W.
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 MADISON, WI 53701-2077

PROJECT NO: 11-4871

FILE NO: B-203

FIELDBOOK/PG: 252/13

SHEET NO: 2 OF 5

SURVEYED BY: JDS

DRAWN BY: JK

CHECKED BY: PRK

APPROVED BY: HPJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

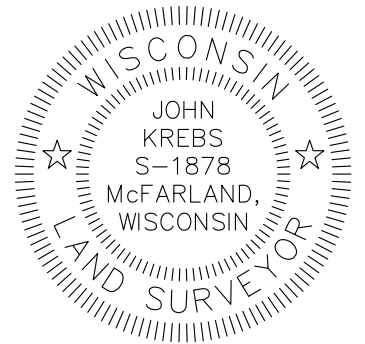
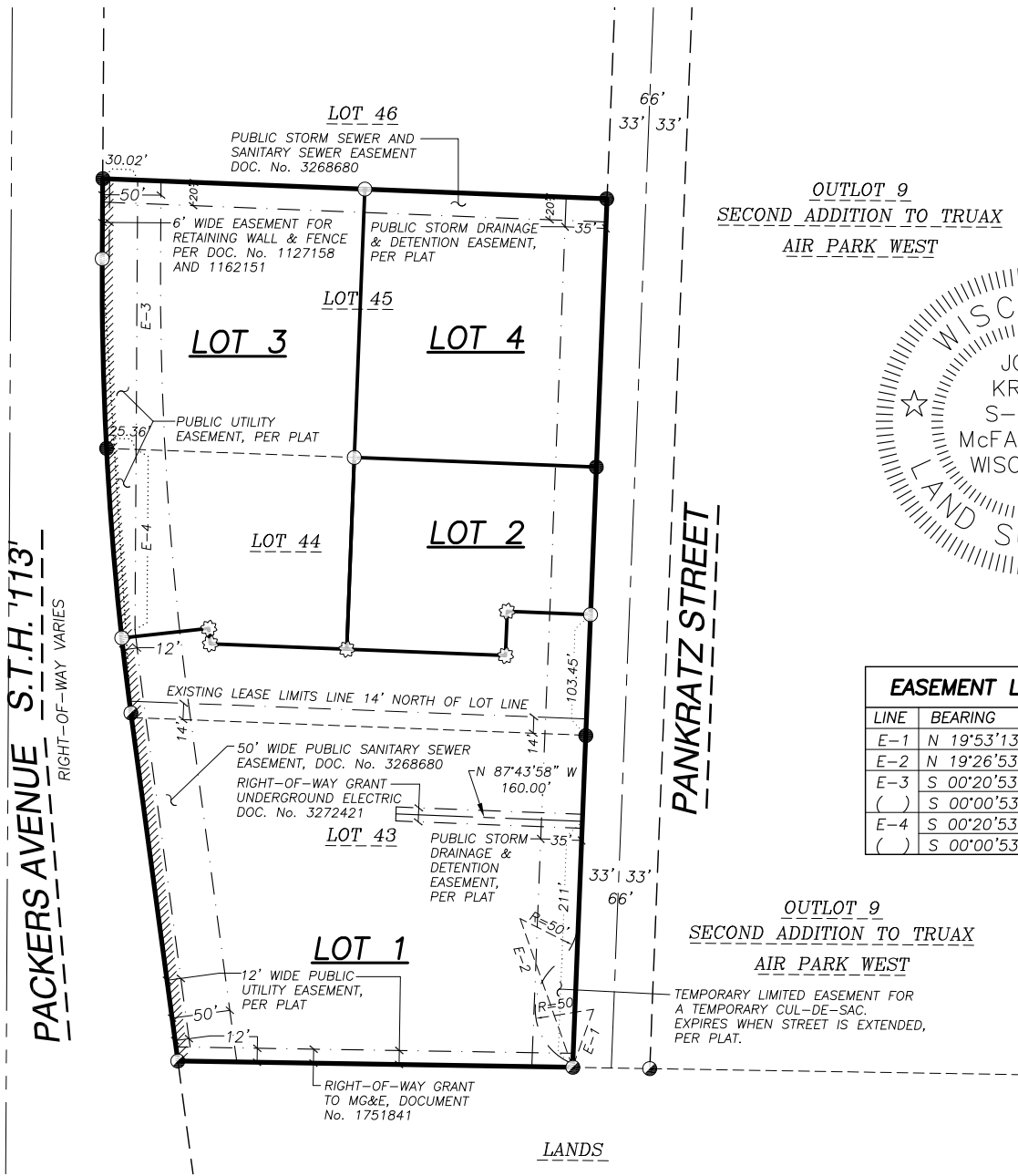
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 SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## EASEMENTS



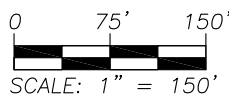
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 19°53'13" E	52.87'
E-2	N 19°26'53" W	135.11'
E-3	S 00°20'53" W	230.79'
( )	S 00°00'53" E	230.13'
E-4	S 00°20'53" W	154.39'
( )	S 00°00'53" E	

### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1/4" REBAR FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- LEASE LINE
- EASEMENT LINE
- NO ACCESS PER PLAT
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

### NOTES

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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

**LEGAL DESCRIPTION**

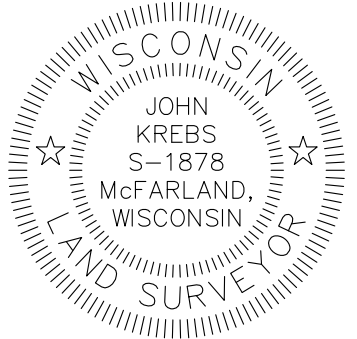
LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,480.79 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST, 672.16 FEET TO THE SOUTHWEST CORNER OF LOT 43, AFORESAID, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 40 MINUTES 44 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PACKERS AVENUE (S.T.H. 113) A DISTANCE OF 301.27 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 389.82 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,809.80 FEET, THE CHORD BEARS NORTH 03 DEGREES 36 MINUTES 57 SECONDS WEST, 389.50 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 34 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 68.67 FEET TO THE NORTHWESTERLY CORNER OF LOT 45; THENCE SOUTH 87 DEGREES 43 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 45 A DISTANCE OF 432.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PANKRATZ STREET; THENCE SOUTH 02 DEGREES 16 MINUTES 18 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 744.83 FEET TO THE SOUTHEAST CORNER OF LOT 43, AFORESAID; THENCE NORTH 89 DEGREES 04 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 338.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 297,128 SQUARE FEET OR 6.821 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF DANE COUNTY, A MUNICIPAL CORPORATION, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JOHN KREBS, S-1878  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

**OWNER'S CERTIFICATE**

AS AUTHORIZED AGENT FOR DANE COUNTY, AS OWNER OF THE LANDS SHOWN HEREON, I HEREBY CERTIFY THAT DANE COUNTY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

IN PRESENCE OF

BY \_\_\_\_\_  
RODNEY KNIGHT,  
ATTORNEY FOR DANE COUNTY AND DANE COUNTY REGIONAL AIRPORT

STATE OF WISCONSIN }  
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012,  
THE ABOVE NAMED RODNEY KNIGHT, TO ME KNOWN TO BE THE PERSON WHO  
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

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PREPARED BY:  <b>JSD Professional Services, Inc.</b> • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. MIFFLIN STREET SUITE 300 P.O. BOX. 2077 MADISON, WI 53701-2077	PROJECT NO: <u>11-4871</u> FILE NO: <u>B-203</u> FIELDBOOK/PG: <u>252/13</u> SHEET NO: <u>4 OF 5</u>	SURVEYED BY: <u>JDS</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>PRK</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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