



Stock No. 26273

CERTIFIED SURVEY MAP No.

LOTS 20 AND 21, FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, RECORDED AS DOCUMENT NO. 1890326; LOT 3, CERTIFIED SURVEY MAP NO. 1607, RECORDED AS DOCUMENT NO. 1419069; AND LOT 2, BURCH INDUSTRIAL PLAT, RECORDED AS DOCUMENT NO. 1570135; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 15, TOWN 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

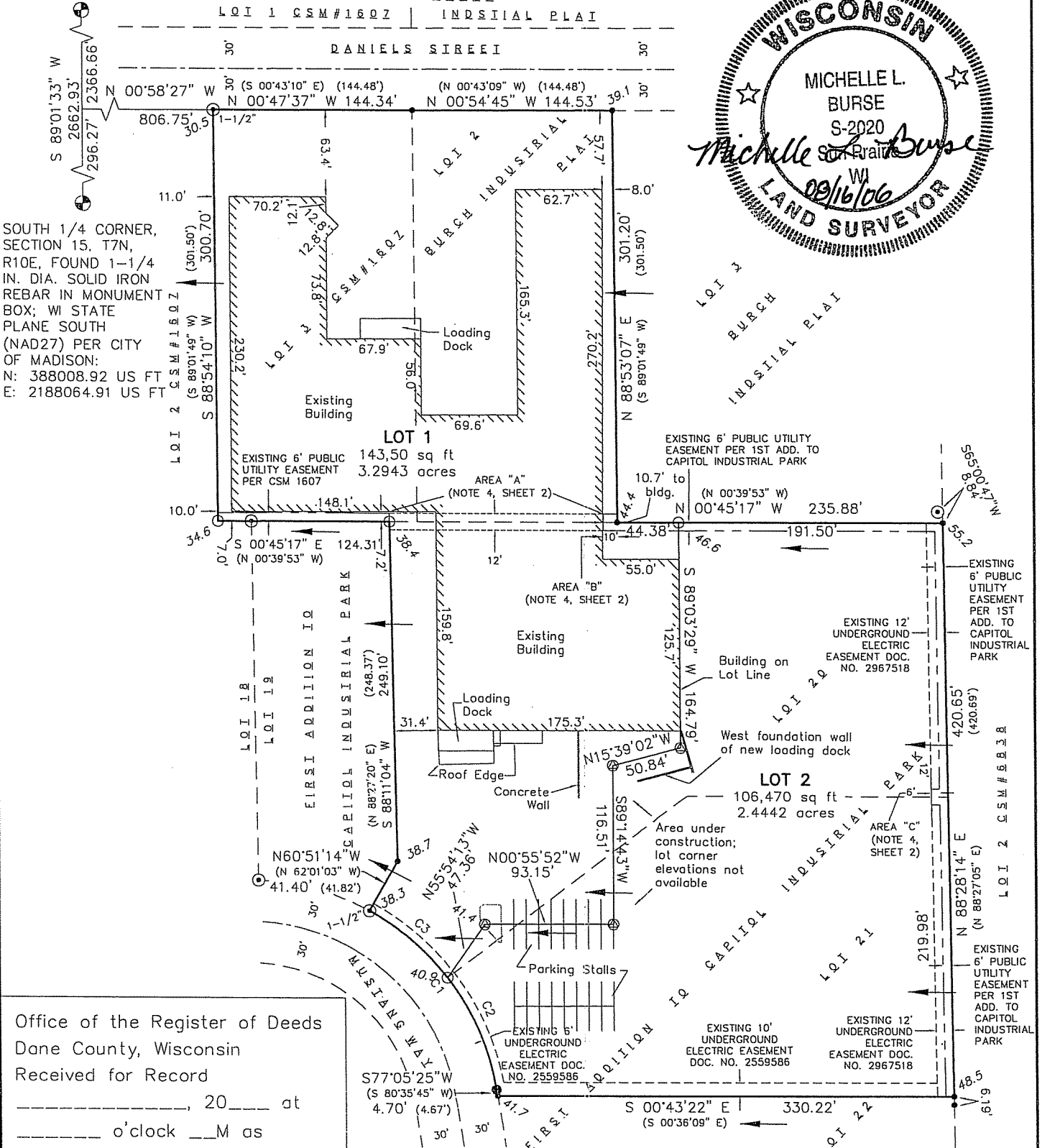
SOUTHWEST CORNER, SECTION 15, T7N, R10E, FOUND 1-1/4 IN. DIA. SOLID IRON REBAR IN MONUMENT BOX; WI STATE PLANE SOUTH (NAD27) COMPUTED (COMBINED SCALE=0.999908):
N: 387963.65 US FT (=CITY)
E: 2185402.61 US FT (CITY=2185402.83)



GRID NORTH

WI STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD27 DATUM PER CITY OF MADISON

LOI 1
BURCH
INDUSTRIAL PLAT



Office of the Register of Deeds
Dane County, Wisconsin
Received for Record

_____, 20____ at _____ o'clock ____M as Document No. _____ in _____

Register of Deeds

Date: August 15, 2006
Plot View: Sheet 1
BSE959\CSM\CSBSE959.DWG

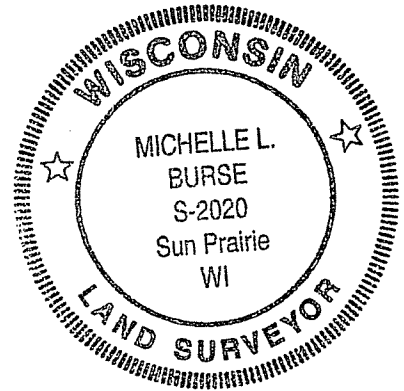
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www.bursesurveyengr.com

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LEGEND

- ⊕ PUBLIC LAND SURVEY MONUMENT
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER = 1" OR AS NOTED)
 - 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - 3/4" X 18" SOLID IRON ROD SET, WT. 1.5 lbs./ft.
 - ⊗ MAG NAIL SET
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ← DRAINAGE ARROWS (SEE NOTE 6)
- 35.8 LOT CORNER ELEVATIONS (SEE NOTE 6)



NOTES:

- 1) Those recorded interests which are shown, are shown per First American Title Co. Title Search NCS-1446695-MAD dated June 19, 2006.
- 2) Note on Burch Industrial Plat: Owners or developers of each lot shall provide a fire protection system that is acceptable to the Fire Chief to compensate for the substandard water supply (fire flow) presently existing [1978] in the area. This restriction shall be in effect as long as the substandard water supply remains.
- 3) Memorandum of Agreement between Wood, Bauer & Raether Builders, Inc. and Carl Van Rooy recorded March 7, 1994 as Document No. 2580967, Dane County Registry, which references an agreement dated December 16, 1993 on file with Ross & Stevens, S.C., 1 South Pinckney Street, Madison, WI 53701.
- 4) Release of certain platted utility easements by Document Nos. 2901193 (Madison Gas & Electric), 2901194 (Madison Metropolitan Sewerage District), 2901195 (TCI Cablevision), and 2901196 (Ameritech). Area "A" released by all except 2901196. Area "B" released by all except 2901193 and 2901196. Area "C" released by all except 2901193; but within Underground Electric Easement per Document No. 2967518.
- 5) Total area = 249,970 square feet or 5.7385 acres, more or less.
- 6) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is City of Madison datum, based on an elevation of (863.17-845.60) = 17.57 feet for the 1-1/4" rebar at the South 1/4-corner of Section 15, T07N R10E, per Carl Sandsnes' February 17, 2004 tie sheet.
- 7) All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

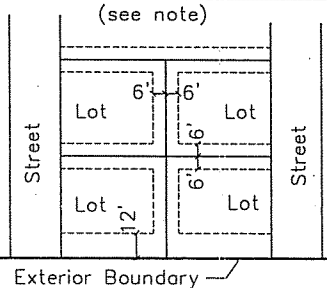
CURVE TABLE	NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	165.17	52°34'29"	180.00	S 54°25'28" W	159.43	
C2	90.31	28°44'43"	180.00	S 66°20'21" W	89.36	
C3	74.86	23°49'46"	180.00	S 40°03'06" W	74.32	

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 200_____.

TYPICAL DRAINAGE EASEMENTS:



Mark Olinger, Secretary of Planning Commission.

MAP NO. _____

DOCUMENT NO. _____

Date: August 15, 2006

Plot View: Sheet1

\BSE959\CSM\CSBSE959.DWG

VOLUME _____ PAGES _____

Burse
surveying & engineering Inc.

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Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chorus.net

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Stock No. 26273

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LOTS 20 AND 21, FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, RECORDED AS DOCUMENT NO. 1890326; LOT 3, CERTIFIED SURVEY MAP NO. 1607, RECORDED AS DOCUMENT NO. 1419069; AND LOT 2, BURCH INDUSTRIAL PLAT, RECORDED AS DOCUMENT NO. 1570135; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 15, TOWN 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Warren Carlson Properties, LLC, a 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 said Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Warren Carlson Properties, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: CITY OF MADISON

IN WITNESS WHEREOF, the said Warren Carlson Properties, LLC has caused these presents to be signed by Christopher Carlson, its member, on this ____ day of _____, 200__.

Warren Carlson Properties, LLC

By: _____
Christopher Carlson

State of Wisconsin)
County of Dane) ss

Personally came before me this ____ day of _____, 200__, Christopher Carlson, member of the above named Warren Carlson Properties, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such member of said Warren Carlson Properties, LLC, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires / is permanent: _____

CORPORATE MORTGAGEE CERTIFICATE:

Johnson Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this C.S.M., and does hereby consent to the above certificate of Warren Carlson Properties, LLC, owner.

IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, this ____ day of _____, 200__.

Authorized representative

State of Wisconsin)
County of Dane)ss

Personally came before me this ____ day of _____, 200__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

LEGAL DESCRIPTION:

LOTS 20 AND 21, FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, RECORDED IN VOLUME 55 OF PLATS, PAGES 33-34, AS DOCUMENT NO. 1890326, DANE COUNTY REGISTRY; ALSO LOT 3, CERTIFIED SURVEY MAP NO. 1607, RECORDED IN VOLUME 6 OF CERTIFIED SURVEYS, PAGES 359-360, AS DOCUMENT NO. 1419069, DANE COUNTY REGISTRY; ALSO LOT 2, BURCH INDUSTRIAL PLAT, RECORDED IN VOLUME 48 OF PLATS, PAGE 44, AS DOCUMENT NO. 1570135, DANE COUNTY REGISTRY; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 15, TOWN 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the lands described above, under the direction of Warren Carlson Properties, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 16th day of August, 2006.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020

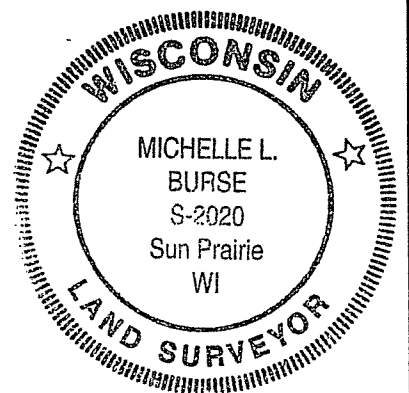
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