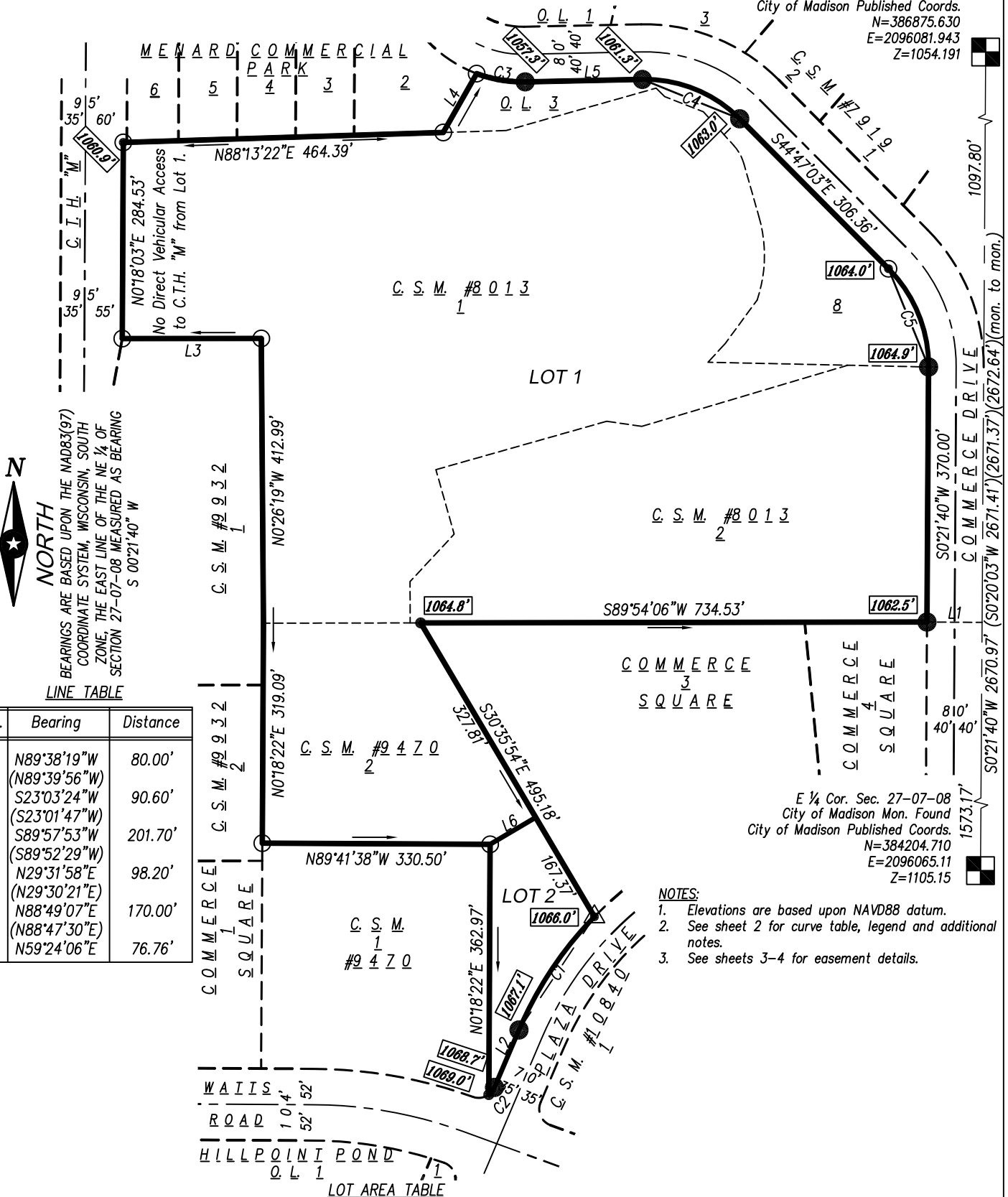


# CERTIFIED SURVEY MAP No.

LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 8013, AS RECORDED IN VOL. 42 OF CERTIFIED SURVEY MAPS, ON P. 282-286, AS DOC. NO. 2718140, DANE COUNTY REGISTRY, ALSO LOT 2, CERTIFIED SURVEY MAP NO. 9470, AS RECORDED IN VOL. 54 OF CERTIFIED SURVEY MAPS, ON P. 62-65, AS DOC. NO. 3163784, DANE COUNTY REGISTRY, ALSO LOT 8 & OUTLOT 3, MENARD COMMERCIAL PARK, AS RECORDED IN VOL. 56-80B OF PLATS, ON P. 234, AS DOC. NO. 2187983, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼-NE ¼ AND THE SE ¼-NE ¼ OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NE Cor. Sec. 27-07-08  
 Conc. Mon. w/Brass Cap Found  
 City of Madison Published Coords.  
 N=386875.630  
 E=2096081.943  
 Z=1054.191



**NORTH**  
 BEARINGS ARE BASED UPON THE NAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE, THE EAST LINE OF THE NE ¼ OF SECTION 27-07-08 MEASURED AS BEARING S 00°21'40" W

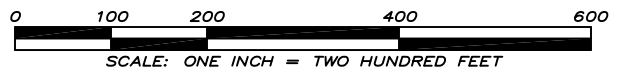
LINE TABLE

No.	Bearing	Distance
1	N89°38'19"W (N89°39'56"W)	80.00'
2	S23°03'24"W (S23°01'47"W)	90.60'
3	S89°57'53"W (S89°52'29"W)	201.70'
4	N29°31'58"E (N29°30'21"E)	98.20'
5	N88°49'07"E (N88°47'30"E)	170.00'
6	N59°24'06"E	76.76'

- NOTES:**
- Elevations are based upon NAVD88 datum.
  - See sheet 2 for curve table, legend and additional notes.
  - See sheets 3-4 for easement details.

LOT AREA TABLE

No.	Area (sq. ft.)	Area (acres)
1	841,275	19.3130
2	31,399	0.7208



C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
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FN: 12244  
 DATE: 01/25/2010

REVISIONS:


SHEET 1 OF 7

# CERTIFIED SURVEY MAP No.

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CURVE TABLE

No.	Delta	Arc Length	Radius	Chord Bearing	Distance
1	21°15'10"	198.45'	535.00'	S33°41'00"W (S33°39'22"W)	197.31'
2	30°52'48"	13.47'	25.00'	S38°29'49"W (S38°28'11"W)	13.31'
3	21°41'13" (21°41'20")	71.92'	190.00'	S80°20'12"E (S80°21'50"E)	71.49'
4	46°23'47" (46°23'50")	156.56'	193.33'	S67°58'58"E (S68°00'35"E)	152.31'
5	45°08'43"	158.03'	200.56'	S22°12'41.5"E (S22°14'18.5"E)	153.97'

LEGEND

- ⊙ 1-1/4" OUTSIDE DIAMETER IRON PIPE FOUND
  - 3/4" SOLID IRON ROD FOUND
  - 1-1/4" SOLID IRON ROD FOUND
  - ▲ MAG NAIL FOUND
  - 3/4"x18" SOLID IRON RE-ROD SET WT. 1.50 lbs./ft.
  - 888.8 PROPERTY CORNER SPOT ELEVATION (NAVD88 DATUM)
  - ← DRAINAGE ARROW
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NOTES:

1. County Trunk Highway "M" (C.T.H. "M") is a controlled access highway. Pursuant to Chapter 79 Dane County Code of Ordinances, access to C.T.H. "M" is subject to County Transportation Committee approval.
2. Elevations given on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
3. The platted existing 40' Ingress & Egress Easement for Lots 7, 8, & 9 of MENARD COMMERCIAL PARK, (now Lot 8 MENARD COMMERCIAL PARK and Lots 1 & 2, C.S.M. #8013, the platted sign easement and 10' water line easements for Lot 7, MENARD COMMERCIAL PARK, no longer exists by virtue of merger of title into unified ownership, as reflected by Warranty Deeds recorded as Document Numbers 2051803, 2078268, 3914904, and 4592820. Therefore easement not shown.
4. Subject to Reciprocal Easement Agreement recorded as Doc. #2719772.
5. Subject to Alteration to Plan recorded as Doc. #2836025.
6. Subject to Reciprocal Easement Agreement recorded as Doc. #2917671.
7. Subject to Driveway Easement & Maintenance Agreement recorded as Doc. #2923357.
8. Subject to Driveway Easement & Maintenance Agreement recorded as Doc. #3015997.
9. Subject to Cross Easement Agreement recorded as Doc. #3068551.
10. 7' Maintenance Easement to Lot 7, MENARD COMMERCIAL PARK has been released by Vacation recorded as Doc. #3098815. Therefore easement not shown.
11. Subject to Plans recorded as Doc. #3173832.
12. Subject to Restated Driveway Easement & Maintenance Agreement recorded as Doc. #3348779.
13. Subject to Declaration of Conditions & Covenants recorded as Doc. #3444520.
14. Subject to Driveway Easement and Maintenance Agreement recorded as Doc. #3914905.
15. Subject to Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. #3996369.
16. Portions of the existing sanitary sewer easement over Lot 1, C.S.M. #8013 (formerly part of Lot 7 MENARD COMMERCIAL PARK) have been released by Release recorded as Doc. #4358441. Therefore easements released are not shown.

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Mark A. Olinger, Secretary,  
Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_ day of \_\_\_\_\_,  
201\_\_, at \_\_\_\_ o'clock \_\_.m. and recorded in Volume \_\_\_\_\_  
of Certified Survey Maps on pages \_\_\_\_\_.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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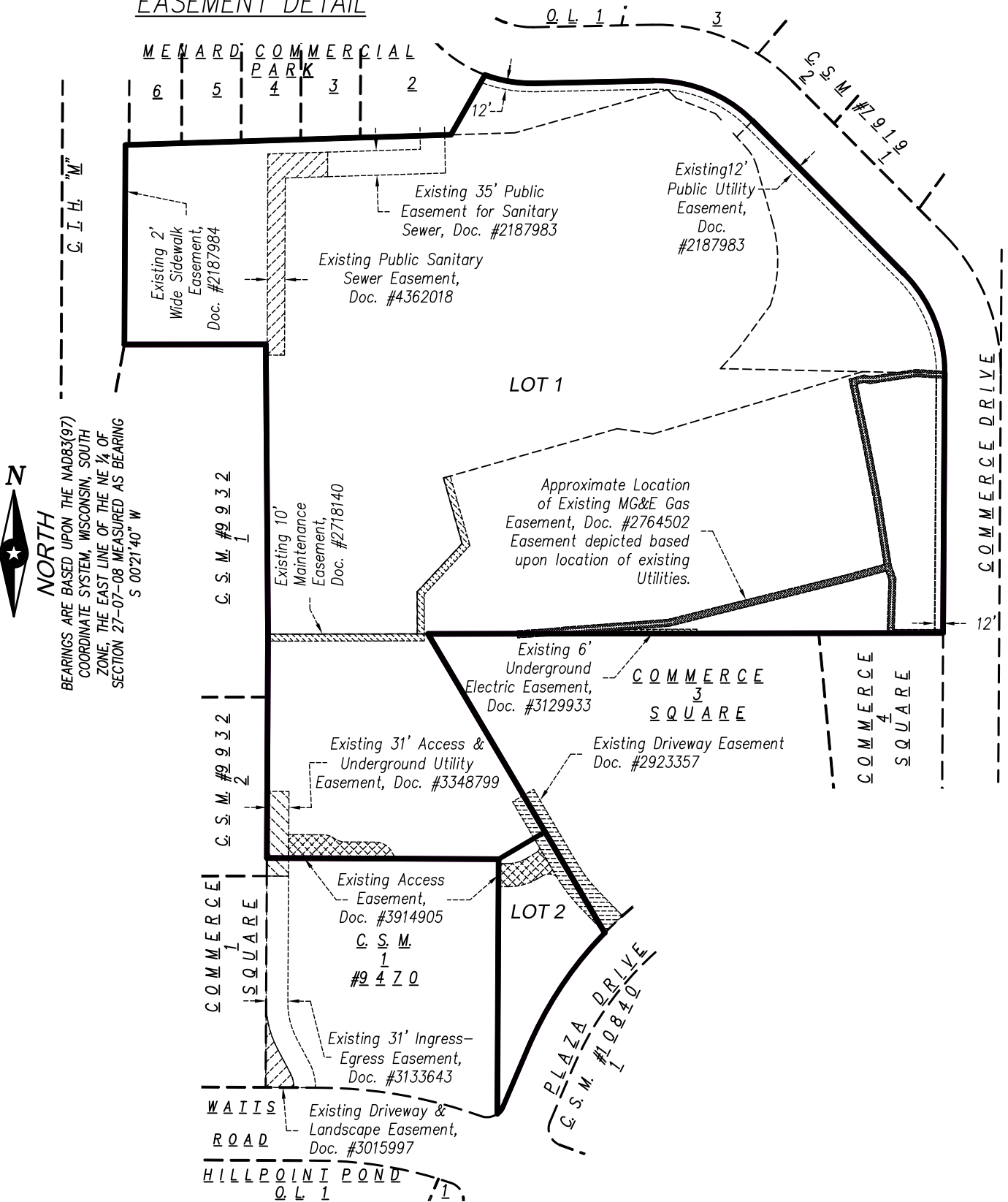
REVISIONS:

SHEET  
2 OF 7

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## EASEMENT DETAIL

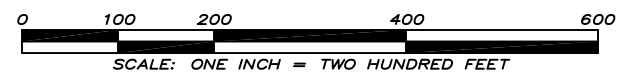


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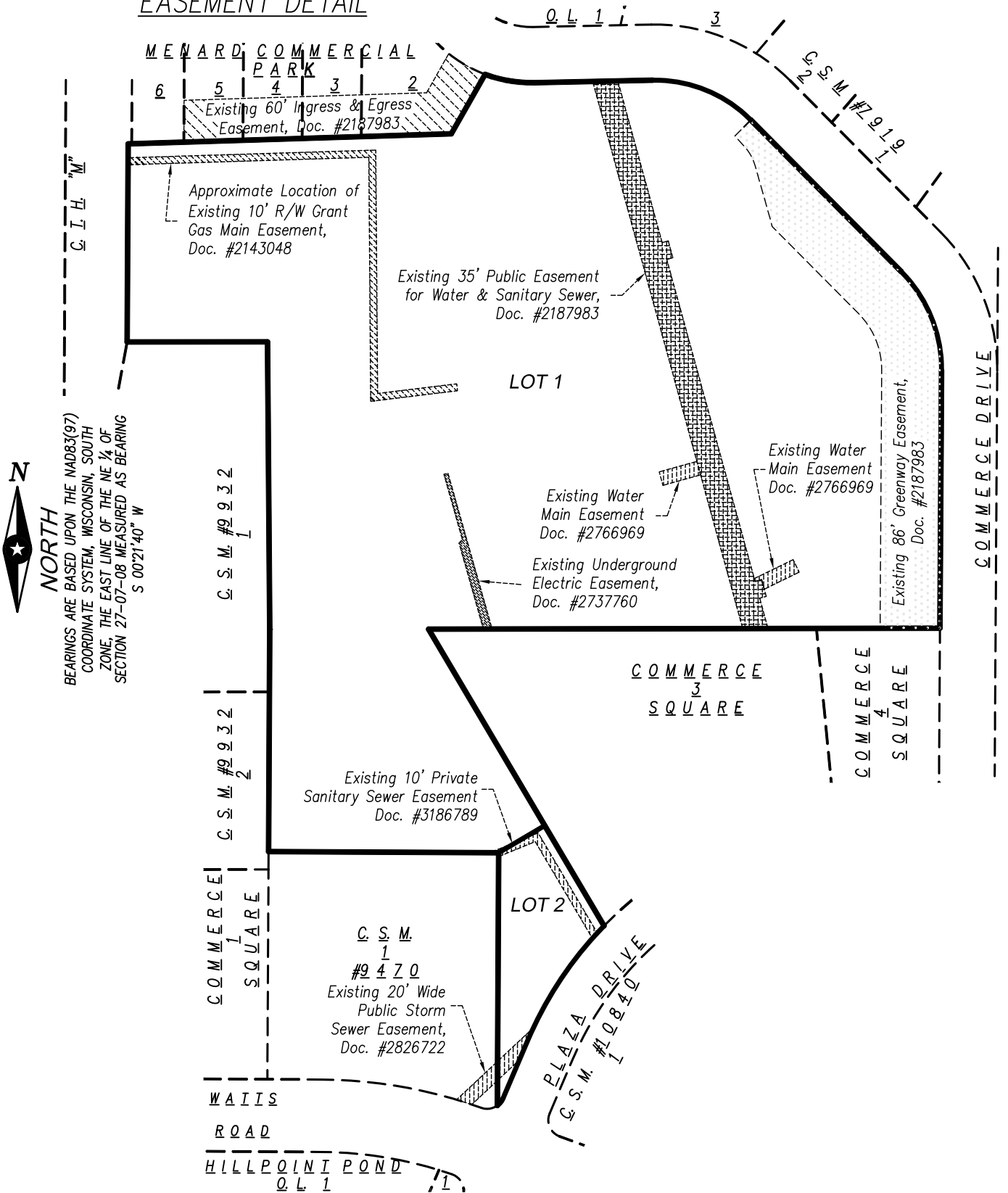
REVISIONS:

SHEET  
 3 OF 7

# CERTIFIED SURVEY MAP No.

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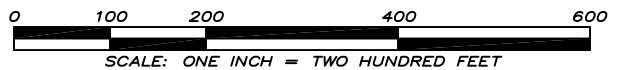
## EASEMENT DETAIL



C.S.M. No. \_\_\_\_\_

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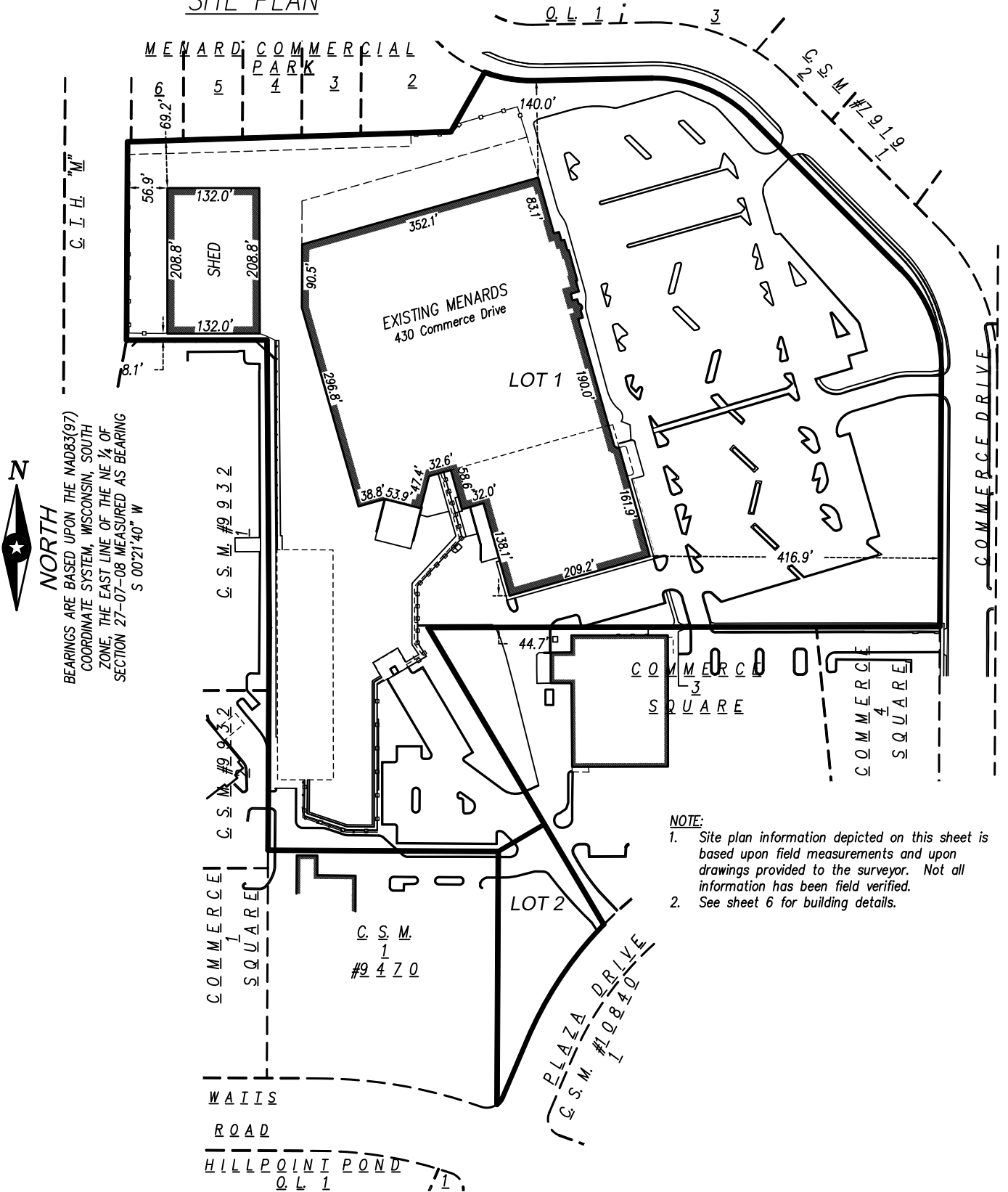
REVISIONS:

SHEET  
4 OF 7

# CERTIFIED SURVEY MAP No.

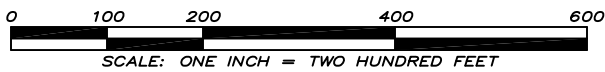
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## SITE PLAN



**NORTH**  
 BEARINGS ARE BASED UPON THE NAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE, THE EAST LINE OF THE NE 1/4 OF SECTION 27-07-08 MEASURED AS BEARING S 00°21'40" W

- NOTE:**
1. Site plan information depicted on this sheet is based upon field measurements and upon drawings provided to the surveyor. Not all information has been field verified.
  2. See sheet 6 for building details.



C.S.M. No. \_\_\_\_\_  
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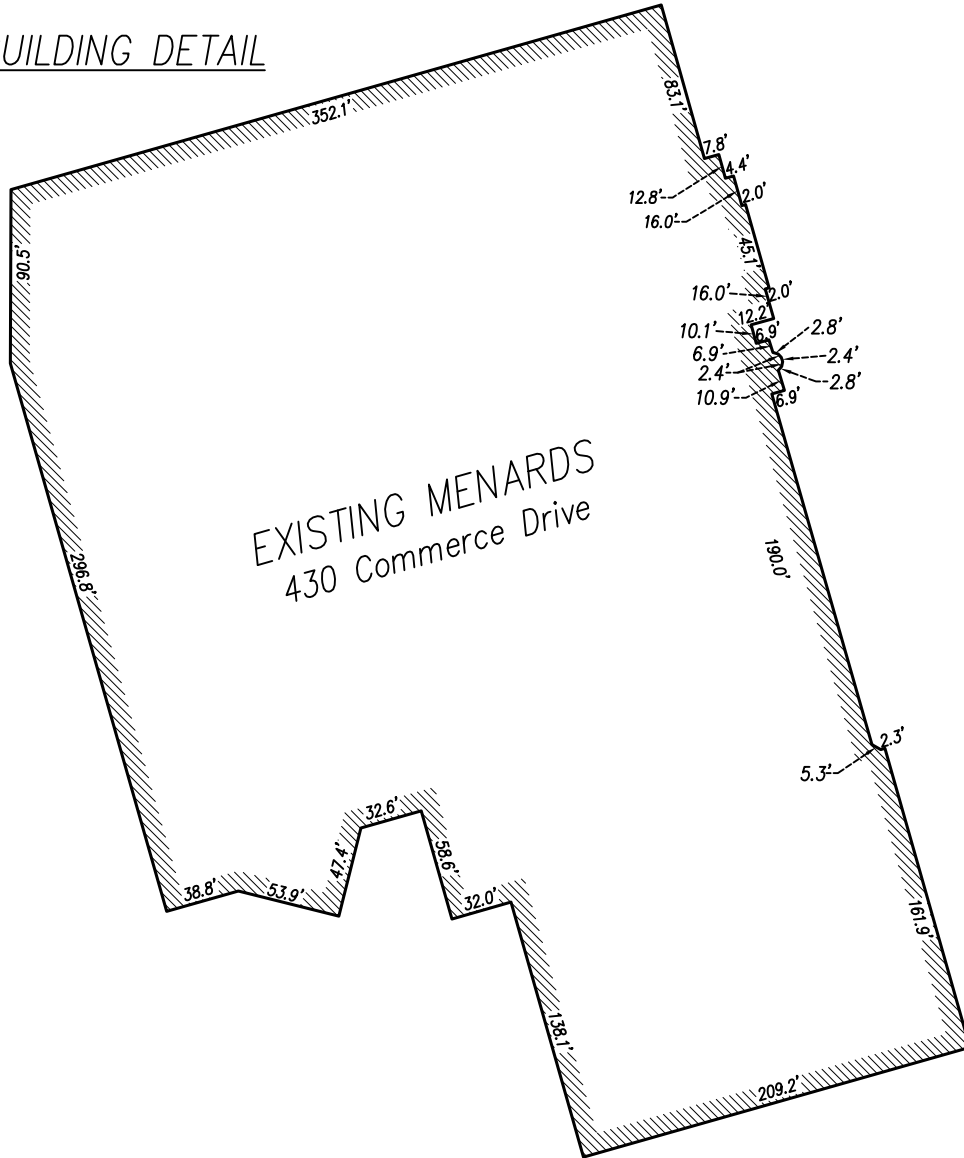
REVISIONS:

SHEET  
 5 OF 7

# CERTIFIED SURVEY MAP No.

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## BUILDING DETAIL



**NORTH**

BEARINGS ARE BASED UPON THE NAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE, THE EAST LINE OF THE NE ¼ OF SECTION 27-07-08 MEASURED AS BEARING S 00°21'40" W

C.S.M. No. \_\_\_\_\_

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Vol. \_\_\_\_\_ Page \_\_\_\_\_



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SHEET  
6 OF 7

# CERTIFIED SURVEY MAP No.

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**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, P.L.S. No. 2452, hereby certify: that under the direction of Menard, Inc., owner of said land, I have surveyed, divided, and mapped Lots 1 & 2, Certified Survey Map No. 8013, as recorded in Vol. 42 of Certified Survey Maps, on P. 282-286, as Doc. No. 2718140, Dane County Registry, also Lot 2, Certified Survey Map No. 9470, as recorded in V. 54 of Certified Survey Maps, on P. 62-65, as Doc. No. 3163784, Dane County Registry, also Lot 8 & Outlot 3, Menard Commercial Park, as recorded in Vol. 56-80B of Plats, on P. 234, as Doc. No. 2187983, Dane County Registry, located in the NE ¼-NE ¼ and the SE ¼-NE ¼ of Section 27, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Section 27; thence South 00 degrees 21 minutes 40 seconds West along the East line of the NE ¼ of said Section 27, 1097.98 feet; thence North 89 degrees 38 minutes 19 seconds West, 80.00 feet to the Southeast corner of aforementioned Lot 2, Certified Survey Map No. 8013 and the point of beginning; thence South 89 degrees 54 minutes 06 seconds West along the South line of said Lot 2, Certified Survey Map No. 8013, 734.53 feet to the Northeast corner of aforementioned Lot 2, Certified Survey Map No. 9470; thence along the boundary line of said Lot 2 for the next seven (7) courses; 1-thence South 30 degrees 35 minutes 54 seconds East, 495.18 feet to a point of non-tangential curvature; 2-thence 198.45 feet along the arc of a curve to the left, through a central angle of 21 degrees 15 minutes 10 seconds, a radius of 535.00 feet, and a chord bearing South 33 degrees 41 minutes 00 seconds West, 197.31 feet; 3-thence South 23 degrees 03 minutes 24 seconds West, 90.60 feet to a point of curvature; 4-thence 13.47 feet along the arc of a curve to the right, through a central angle of 30 degrees 52 minutes 48 seconds, a radius of 25.00 feet, and a chord bearing South 38 degrees 29 minutes 49 seconds West, 13.31 feet; 5-thence North 00 degrees 18 minutes 22 seconds East, 362.97 feet; 6-thence North 89 degrees 41 minutes 38 seconds West, 330.50 feet; 7-thence North 00 degrees 18 minutes 22 seconds East, 319.09 feet to the Southwest corner of aforementioned Lot 1, Certified Survey Map No. 8013; thence along the boundary line of said Lot 1, for the next four (4) courses; 1-thence North 00 degrees 26 minutes 19 seconds West, 412.99 feet; 2-thence South 89 degrees 57 minutes 53 seconds West, 201.70 feet; 3-thence North 00 degrees 18 minutes 03 seconds East, 284.53 feet; 4-thence North 88 degrees 13 minutes 22 seconds East, 464.39 feet to the Southwest corner of aforementioned Outlot 3, Menard Commercial Park; thence along the boundary line of said Outlot 3 for the next four (4) courses; 1-thence North 29 degrees 31 minutes 58 seconds East, 98.20 feet to a point of non-tangential curvature; 2-thence 71.92 feet along the arc of a curve to the left, through a central angle of 46 degrees 23 minutes 47 seconds, a radius of 193.33 feet, and a chord bearing South 67 degrees 58 minutes 58 seconds East, 152.31 feet; 3-thence North 88 degrees 49 minutes 07 seconds East, 170.00 feet to a point of curvature; 4-thence 156.56 feet along the arc of a curve to the right, through a central angle of 46 degrees 23 minutes 47 seconds, a radius of 193.33 feet, and a chord bearing South 67 degrees 58 minutes 58 seconds East, 152.31 feet to the northerly most corner of aforementioned Lot 8, Menard Commercial Park; thence along the boundary line of said Lot 8 for the next two (2) courses: 1-thence South 44 degrees 47 minutes 03 seconds East, 306.36 feet to a point of curvature; 2-thence 158.03 feet along the arc of a curve to the right, through a central angle of 45 degrees 08 minutes 43 seconds, a radius of 200.56 feet, and a chord bearing South 22 degrees 12 minutes 41.5 seconds East, 153.97 feet to the Northeast corner of aforementioned Lot 2, Certified Survey Map No. 8013; thence South 00 degrees 21 minutes 40 seconds West along the East line of said Lot 2, 370.00 feet to the point of beginning. Said description contains 872,674 square feet or 20.0338 acres.

I further certify that the map on sheet one is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Regulations of the City of Madison in surveying, dividing, and mapping the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2010.

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. 2452

**OWNER'S CERTIFICATE:**

Menard, Inc., a Wisconsin Corporation, as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

IN WITNESS WHEREOF, said Menard, Inc. has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2010.

Signed: \_\_\_\_\_, Authorized Representative

State of Wisconsin )  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2010, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

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REVISIONS:

SHEET  
7 OF 7