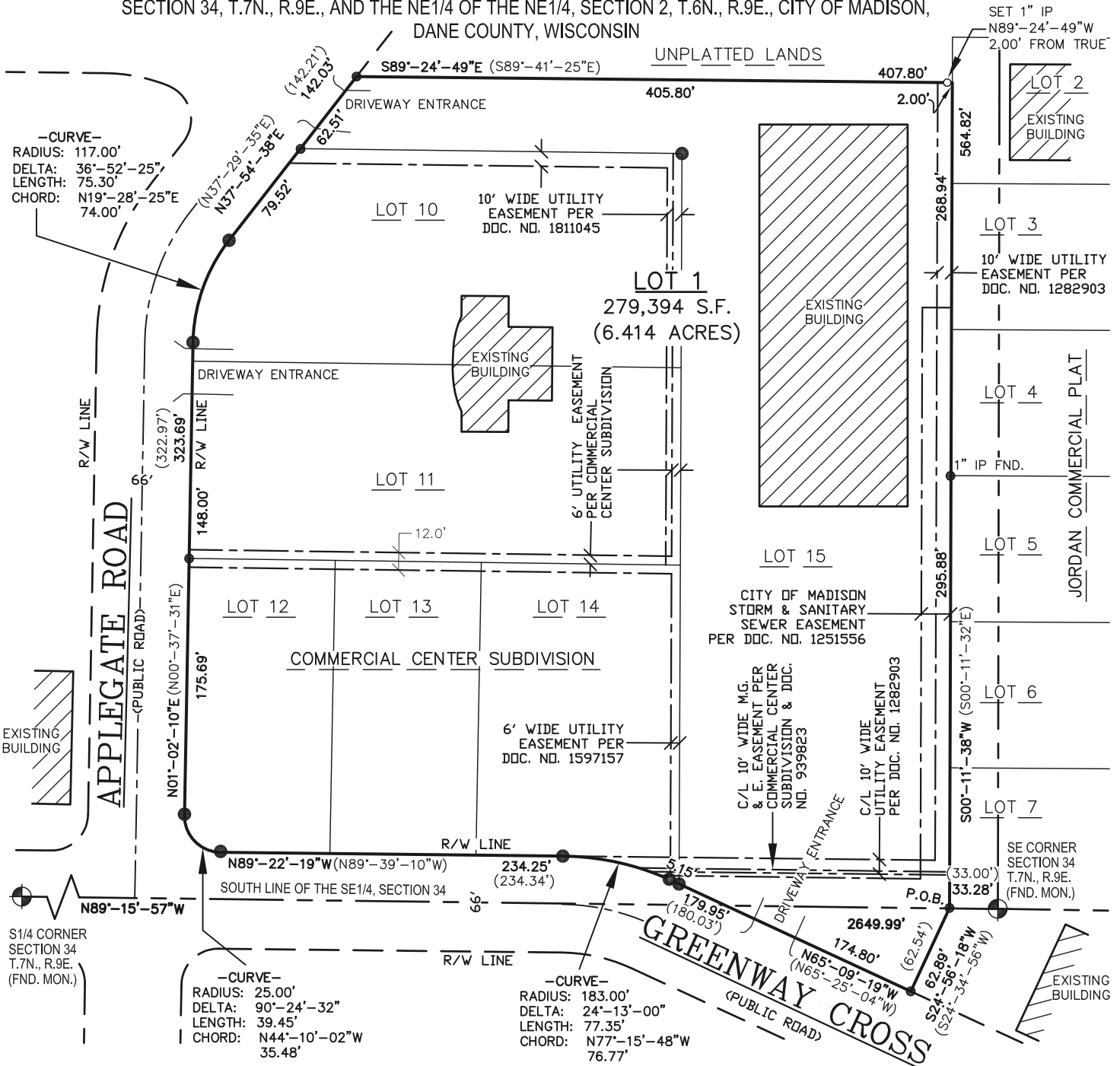


CERTIFIED SURVEY MAP NO. _____

LOTS 10-15, COMMERCIAL CENTER SUBDIVISION, BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 34, T.7N., R.9E., AND THE NE1/4 OF THE NE1/4, SECTION 2, T.6N., R.9E., CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE
1 inch = 100 ft.



-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 1-1/4" REBAR FOUND
- = 3/4" REBAR FOUND
- ⊕ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- P.O.B. = POINT OF BEGINNING

BEARINGS REFERENCED TO THE
DANE COUNTY COORDINATE SYSTEM

MERIDIAN SURVEYING, LLC

N8774 Firelane 1
Menasha, WI 54952

Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.B.	FIELD WORK DATE: 5-26-15
CHECKED BY: S.C.D.	FIELD BOOK: M-34, PG.18
JOB NO.: 8284	SHEET 1 OF 4

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 4

ALL OF LOTS 10, 11, 12, 13, 14, AND 15, COMMERCIAL CENTER SUBDIVISION,
BEING A PART OF THE SE/14 OF THE SE1/4, SECTION 34, T.7N, R.9E, AND THE
NE1/4 OF THE NE1/4, SECTION 2, T.6N, R.9E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, combined and mapped under the direction of Arlen Ostreng, a parcel of land being all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Commercial Center Subdivision, being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Four (34), Township Seven (7) North, Range Nine (9) East, and the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Two (2), Township Six (6) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin containing 279,394 square feet (6.414 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 34; thence N89°-15'-57"W 33.28 feet (recorded as 33.00 feet) along the south line of the SE1/4 of said Section 34 to the point of beginning; thence S24°-56'-18"W 62.89 feet (recorded as S24°-34'-56"W 62.54 feet) to a point on the north line of Greenway Cross; thence N65°-09'-19"W 179.95 feet (recorded as N65°-25'-04"W 180.03 feet) along said north line to the beginning of a curve to the left; thence continue along said north line 77.35 feet along the arc of said curve which chord bears N77°-15'-48"W 76.77 feet; thence continue along said north line N89°-22'-19"W 234.25 feet (recorded as N89°-39'-10"W 234.34 feet) to the beginning of a curve to the right; thence continue along said north line 39.45 feet along the arc of said curve which chord bears N44°-10'-02"W 35.48 feet to a point on the east line of Applegate Road; thence N01°-02'-10"E 323.69 feet (recorded as N00°-37'-31"E 322.97 feet) to the beginning of a curve to the right; thence continue along said east line 75.30 feet along the arc of said curve which chord bears N19°-28'-25"E 74.00 feet; thence continue along said east line N37°-54'-38"E 142.03 feet (recorded as N37°-29'-35"E 142.21 feet) to the northwest corner of Lot 15 of said Commercial Center Subdivision; thence S89°-24'-49"E (recorded as S89°-41'-25"E) 407.80 feet along the north line of said Lot 15 to the northeast corner thereof; thence S00°-11'-38"W (recorded as S00°-11'-32"E) 564.82 feet along the east line of said Lot 15 to the point of beginning, being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

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 _____ day of _____, 20 _____

Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

ALL OF LOTS 10, 11, 12, 13, 14, AND 15, COMMERCIAL CENTER SUBDIVISION,
BEING A PART OF THE SE/14 OF THE SE1/4, SECTION 34, T.7N, R.9E, AND THE
NE1/4 OF THE NE1/4, SECTION 2, T.6N, R.9E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

Survey Notes:

- This survey is wholly contained within Parcel No's: 0709-344-0307-6, 0709-344-0309-2, 0709-344-0310-9, 0709-344-0311-7, and 0709-344-0306-8
- Documents of Record: Document No. 5189791 and Document No. 5192612
- The intent of this survey is to combine Lots 10-15 of Commercial Center Subdivision
- All lots within this CSM are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. 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 plat. 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, without the approval of the City Engineer at the time of site plan review. 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 re-division 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.

OWNER'S CERTIFICATE:

Bergstrom Chevrolet of Madison, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, combined, dedicated, and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.236.34 Wisconsin Statutes to be submitted to the City of Madison for approval.

Bergstrom Chevrolet of Madison, Inc. – Representative

Date

Personally appeared before me on the _____ day of _____, 20____. The above named Owner to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____. My commission expires _____

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

ALL OF LOTS 10, 11, 12, 13, 14, AND 15, COMMERCIAL CENTER SUBDIVISION,
BEING A PART OF THE SE/14 OF THE SE1/4, SECTION 34, T.7N, R.9E, AND THE
NE1/4 OF THE NE1/4, SECTION 2, T.6N, R.9E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION:

Approved for recording per City of Madison Plan Commission this _____ Day of _____, 20____

City of Madison Plan Commission Date

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 that 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____.

_____, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____ at _____ and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map Number No. _____, and Document Number _____.

Kristi Chlebowski
Register of Deeds