



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

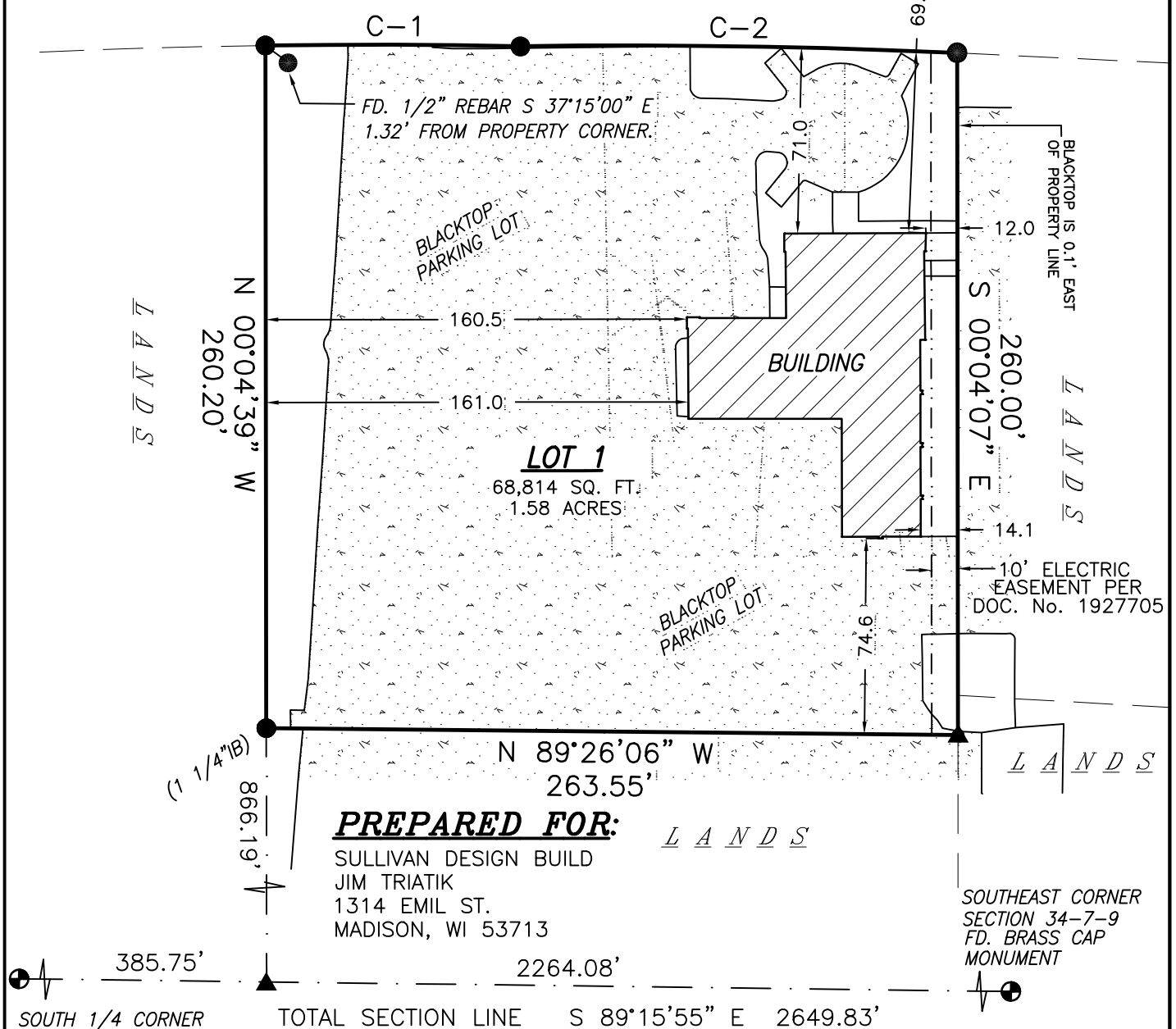
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

RIGHT OF WAY VARIES

## WEST BELTLINE

## FRONTAGE ROAD



### PREPARED FOR:

SULLIVAN DESIGN BUILD  
JIM TRIATIK  
1314 EMIL ST.  
MADISON, WI 53713

SOUTHEAST CORNER  
SECTION 34-7-9  
FD. BRASS CAP  
MONUMENT

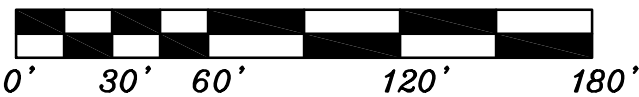
SOUTH 1/4 CORNER  
SECTION 34-7-9  
FD. BRASS CAP  
CONCRETE MONUMENT

TOTAL SECTION LINE S 89°15'55" E 2649.83'

### NOTES:

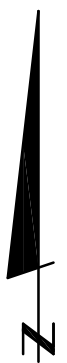
1.) SEE SHEET 2 FOR ALL NOTES, LEGEND, AND CURVE TABLE.

SCALE 1" = 60'



DOCUMENT NO. \_\_\_\_\_

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



BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE SOUTHEAST 1/4 SECTION  
34-7-9. LINE TO BEAR S 89°15'55" E

### SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW



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A parcel of land located in the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

### NOTES:

- 1.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 2.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-873685-MAD.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 6.) BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 7.) THIS C.S.M. IS SUBJECT TO RIGHT-OF-WAY GRANT, TO MADISON GAS AND ELECTRIC COMPANY, RECORDED APRIL 1, 1986 AS DOCUMENT NO. 1927705.
- 8.) THIS C.S.M. IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED NOVEMBER 10, 2004 AS DOCUMENT NO. 3989326.

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	2898.79'	S 89°50'45" E	97.12'	97.13'	1°55'11"
C-2	2830.79'	S 89°07'33" E	166.47'	166.49'	3°22'12"

### LEGEND

- ▲ = FOUND MAGNAIL
- = FOUND 3/4" REBAR (UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

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A parcel of land located in the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

### **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ Corner of said Section 34; thence S 89°15'55" E along the South line of the Southeast 1/4, 385.75 feet; thence N 00°04'39" W, 866.19 feet to the point of beginning.

Thence continue N 00°04'39" W, 260.20 feet to the South right of way of the West Beltline Highway Frontage Road; thence along said right of way for the next 2 courses along an arc of a curve convaved southerly having a radius of 2898.79 feet and a long chord bearing of S 89°50'45" E, 97.12 feet; thence along an arc of a curve concaved southerly having a radius of 2830.79 feet and a long chord bearing of S 89°07'33" E, 166.47 feet; thence S 00°04'07" E, 260.00 feet; thence N 89°26'06" W, 263.55 feet to the point of beginning. This parcel contains 68,814 sq. ft. or 1.58 acres thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Chris W. Adams S-2748  
Professional Land Surveyor

### **OWNERS' CERTIFICATE:**

TMJ III, LLP, a limited liability Partnership, 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, dedicated and mapped as represented on the Certified Survey Map.

TMJ III, LLP, a limited liability Partnership, does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said TMJ III, LLP, a limited liability Partnership, has caused these presents to be signed by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
\_\_\_\_\_, Managing Member  
TMJ III, LLP

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**

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A parcel of land located in the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

### **CONSENT OF LESSEE:**

Zimbrick, Inc., a Wisconsin Corporation as lessee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Zimbrick, Inc., a Wisconsin Corporation, has caused these presents to be signed by its corporate officers listed below at \_\_\_\_\_, Wisconsin on this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Thomas J. Zimbrick, Its Partner  
Zimbrick, Inc.

\_\_\_\_\_  
Michael J. Zimbrick, Its Partner  
Zimbrick, Inc.

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above names Thomas J. Zimbrick and Michael Zimbrick to me known to be the people who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

### **CONSENT OF MORTGAGEE:**

Bank of America, N. A., as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Bank of America N. A., has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_(city), \_\_\_\_\_(state) and its corporate seal hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2017.

Bank of America, N. A.

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017,

\_\_\_\_\_ its \_\_\_\_\_ of the above named association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said association, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Title

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Minnesota.

My commission expires \_\_\_\_\_

**SURVEYORS SEAL**

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**CITY OF MADISON COMMON COUNCIL:**

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 \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017

\_\_\_\_\_  
Maribeth Witzel-Behl  
City of Madison, Dane County

**CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Natalie Erdman  
Secretary Plan Commission

**REGISTER OF DEEDS:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

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

<b>SURVEYORS SEAL</b>
<b>PRELIMINARY ONLY FOR REVIEW</b>