

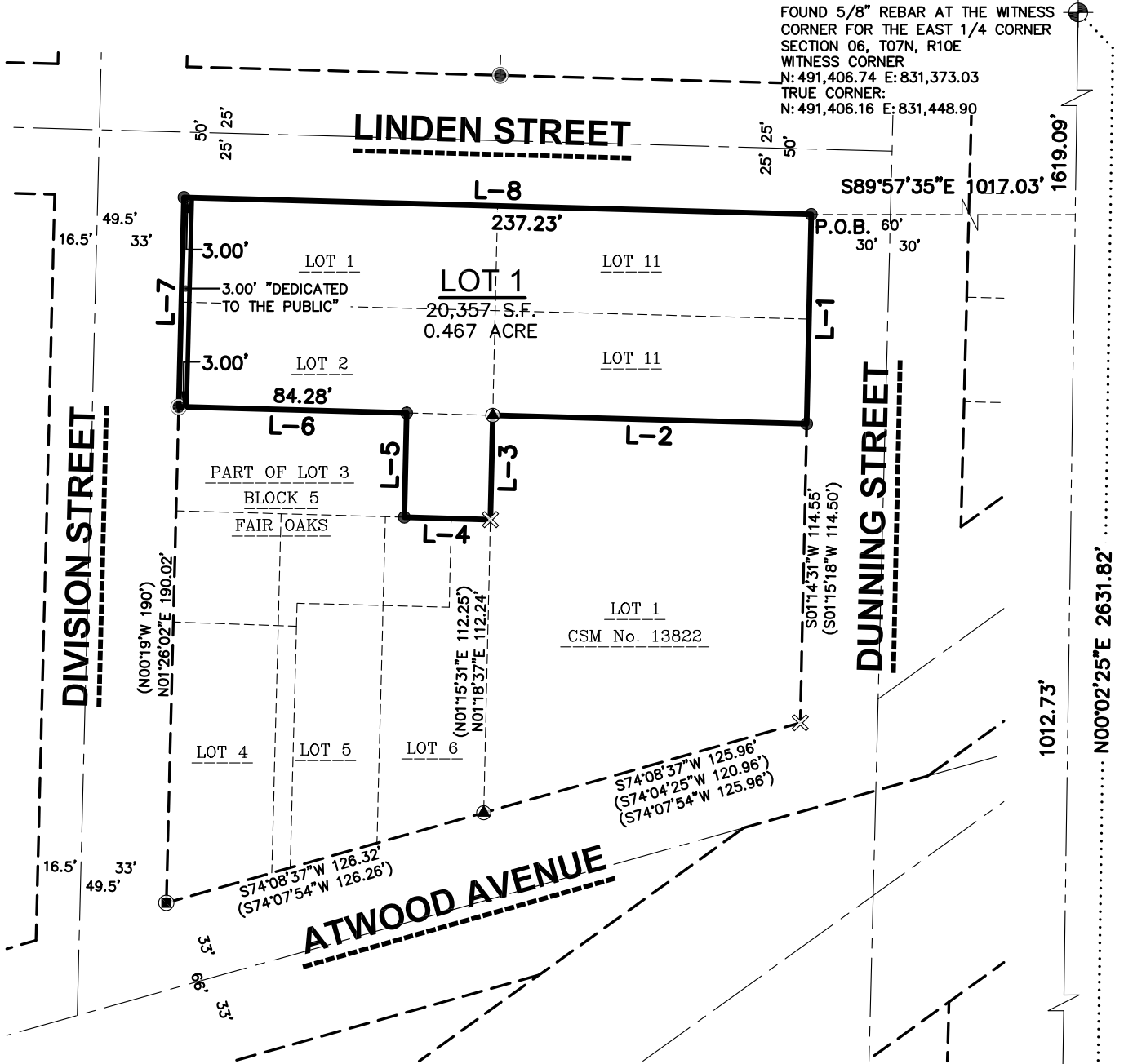
# PRELIMINARY

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

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOUND 5/8" REBAR AT THE WITNESS CORNER FOR THE EAST 1/4 CORNER SECTION 06, T07N, R10E  
 WITNESS CORNER  
 N: 491,406.74 E: 831,373.03  
 TRUE CORNER:  
 N: 491,406.16 E: 831,448.90

FOUND BRASS CAP MONUMENT AT THE WITNESS CORNER FOR SOUTHEAST CORNER SECTION 06, T07N, R10E  
 WITNESS CORNER:  
 N: 488,744.96 E: 831,370.30  
 TRUE CORNER:  
 N: 488,774.95 E: 831,371.18



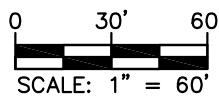
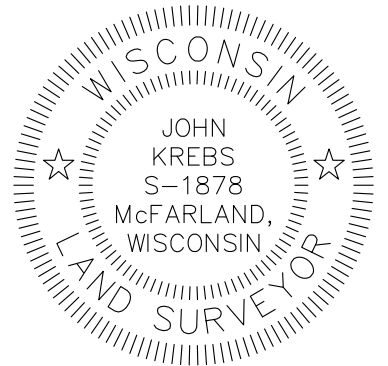
File: I:\2021\2111164\DWG\Survey Sheets\2111164\_P-CSM.dwg Layout: Sheet 1 User: jk Plotted: Jan 10, 2022 - 8:33am

### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- DRILL HOLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

### NOTES

1. FIELD WORK PERFORMED ON DECEMBER 17 & 20, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 06-07-10, BEARS N00°02'25"E.
3. SEE SHEET 3 FOR LINE TABLE.
4. DEDICATED RIGHT-OF-WAY IS 241 SQUARE FEET.



**SURVEYED BY:**  
  
**MADISON REGIONAL OFFICE**  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

**SURVEYED FOR:**  
**THRESHOLD DEVELOPMENT**  
 1954 ATWOOD AVENUE  
 MADISON, WI 53704

**PROJECT NO:** 21-11164  
**FIELDBOOK/PG:** -  
**SHEET NO:** 1 OF 5

**SURVEYED BY:** -  
**DRAWN BY:** JK  
**CHECKED BY:** TJB  
**APPROVED BY:** TJB

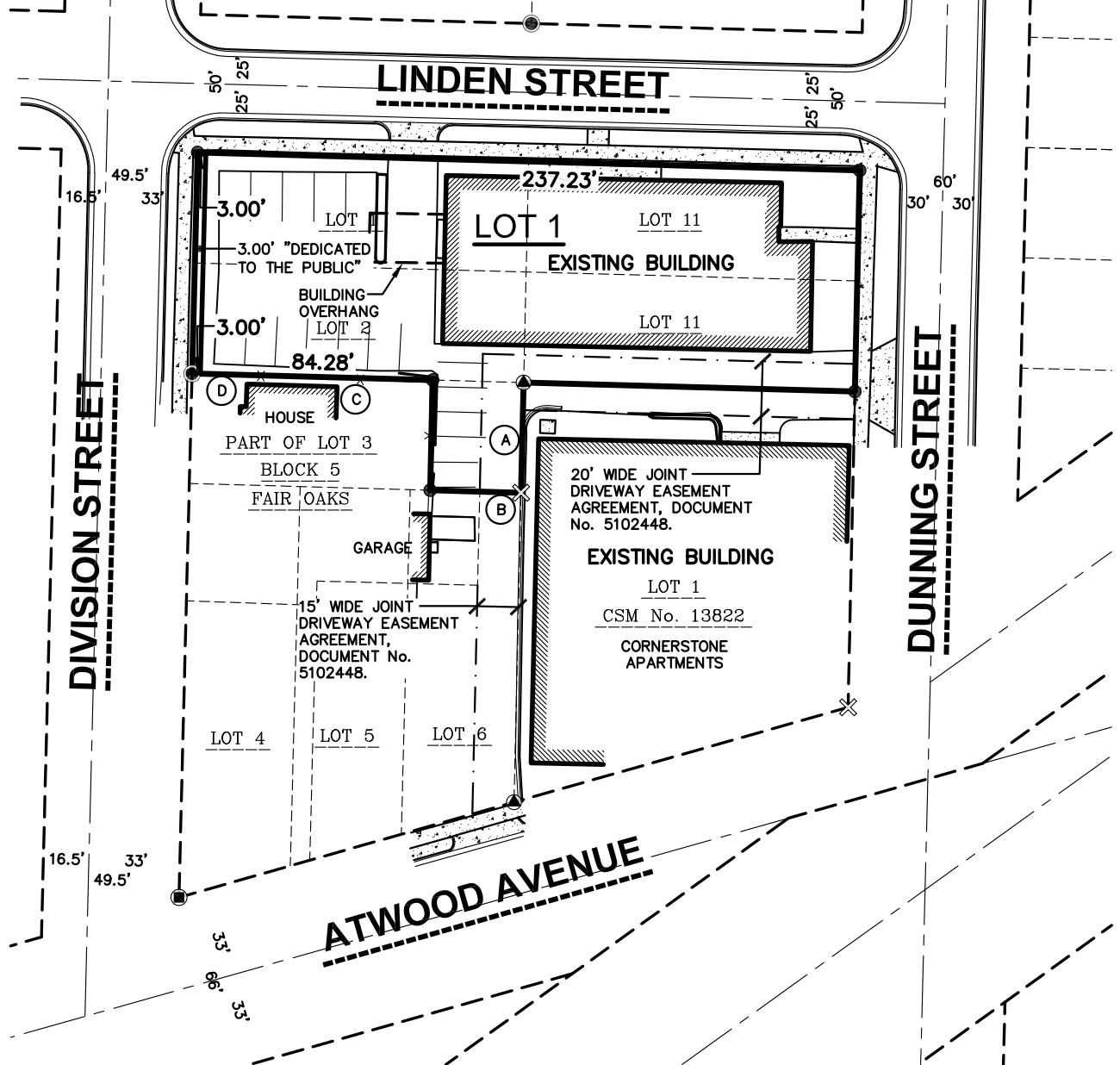
**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

# PRELIMINARY

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

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### SITE IMPROVEMENTS AND EASEMENTS

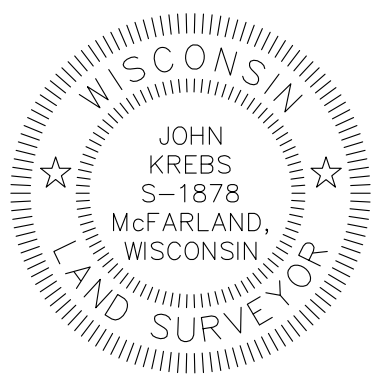
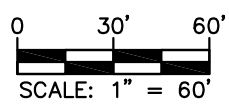


#### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- DRILL HOLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

#### NOTES

1. FIELD WORK PERFORMED ON DECEMBER 17 & 20, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 06-07-10, BEARS N00°02'25"E.
3. SEE SHEET 3 FOR LINE TABLE.
4. ALL BUILDINGS ON SITE WILL BE REMOVED.
5. BUILDING CORNERS TO PROPERTY LINE
  - 5.1. A = 5.9' EAST OF PROPERTY LINE
  - 5.2. B = 5.9' EAST OF PROPERTY LINE
  - 5.3. C = 3.4' SOUTH OF PROPERTY LINE
  - 5.4. D = 3.3' SOUTH OF PROPERTY LINE



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SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVENUE MADISON, WI 53704	PROJECT NO: <u>21-11164</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>2 OF 5</u>	SURVEYED BY: <u>—</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>BK</u> APPROVED BY: <u>TJB</u>
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

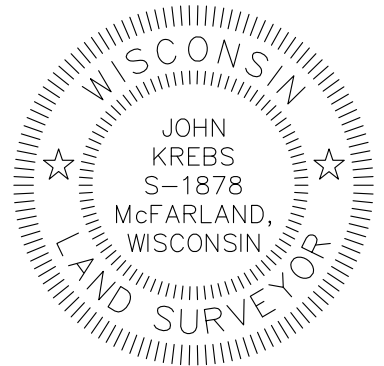
# PRELIMINARY

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

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S01°14'31"W	80.21'
( )	S00°19'W	80'
L-2	N88°26'58"W	120.21'
( )	S89°41'W	120'
( )	N88°29'28"W	120.33'
L-3	S01°18'37"W	39.99'
( )	S00°19'W	40'
( )	S01°15'31"W	-
L-4	N88°22'54"W	33.00'
( )	S89°41'W	33'

LINE TABLE		
LINE	BEARING	DISTANCE
L-5	N01°18'37"E	39.95'
( )	N00°19'E	40'
L-6	N88°26'58"W	87.28'
( )	S89°41'W	87'
L-7	N01°26'02"E	80.21'
( )	N00°19'E	80'
L-8	S88°26'57"E	240.23'
( )	N89°41'E	240'



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 **JSD**  
MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

**SURVEYED FOR:**  
**THRESHOLD  
DEVELOPMENT**  
1954 ATWOOD AVENUE  
MADISON, WI 53704

PROJECT NO: 21-11164  
FIELDBOOK/PG: -  
SHEET NO: 3 OF 5

**SURVEYED BY:** -  
**DRAWN BY:** JK  
**CHECKED BY:** BK  
**APPROVED BY:** TJB

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

# PRELIMINARY

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

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION

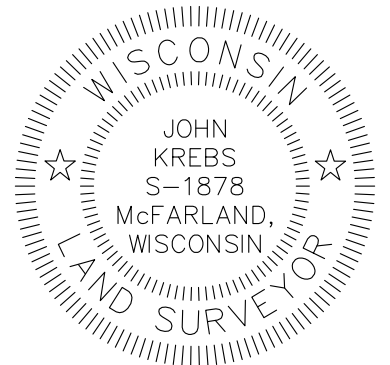
LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, RECORDED IN VOLUME 2 OF PLATS, PAGE 37, AS DOCUMENT No. 243077, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 06, AFORESAID; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SECTION 06, AFORESAID, 1012.73 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 35 SECONDS WEST, 1017.03 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 5, FAIR OAKS, AFORESAID, BEING THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 14 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF BLOCK 5, FAIR OAKS, AFORESAID, 80.21 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF LOT 10, BLOCK 5, FAIR OAKS, AFORESAID, 120.21 FEET TO THE EAST LINE OF LOT 3, BLOCK 5 FAIR OAKS, AFORESAID; THENCE SOUTH 01 DEGREES 18 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE, 39.99 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3, BLOCK 5, FAIR OAKS, AFORESAID, 33.00 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 37 SECONDS EAST, 39.95 FEET TO THE SOUTH LINE OF LOT 2, BLOCK 5, FAIR OAKS, AFORESAID; THENCE NORTH 88 DEGREES 26 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 87.28 FEET TO THE WEST LINE OF BLOCK 5, FAIR OAKS, AFORESAID; THENCE NORTH 01 DEGREES 26 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE, 80.20 FEET TO THE NORTH LINE OF BLOCK 5, FAIR OAKS, AFORESAID; THENCE SOUTH 88 DEGREES 27 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE, 240.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,598 SQUARE FEET OR 0.473 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THRESHOLD DEVELOPMENT, 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  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

### CORPORATE OWNER'S CERTIFICATE

THRESHOLD DEVELOPMENT, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THRESHOLD DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

THRESHOLD DEVELOPMENT  
BY: \_\_\_\_\_  
[\_\_\_\_\_], MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THRESHOLD DEVELOPMENT TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

File: I:\2021\2111164\DWG\Survey Sheets\2111164 P-CSM.dwg Layout: Sheet 4 User: JK Plotted: Jan 10, 2022 - 8:35am

**SURVEYED BY:**  
**JSD**  
MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

**SURVEYED FOR:**  
**THRESHOLD DEVELOPMENT**  
1954 ATWOOD AVENUE  
MADISON, WI 53704

PROJECT NO: 21-11164  
FIELDBOOK/PG: -  
SHEET NO: 4 OF 5

**SURVEYED BY:** -  
**DRAWN BY:** JK  
**CHECKED BY:** BK  
**APPROVED BY:** TJB

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

# PRELIMINARY

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

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE NUMBER \_\_\_\_\_, ENACTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

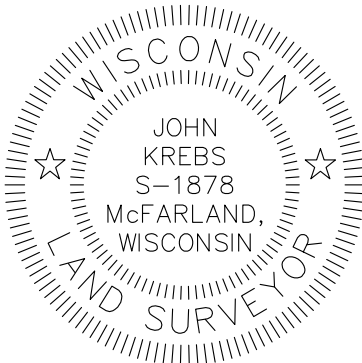
\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY, WISCONSIN

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MATTHEW WACHTER, SECRETARY OF PLAN COMMISSION



#### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M

AS DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED

SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

SURVEYED BY:  
**JSD**  
MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:  
**THRESHOLD DEVELOPMENT**  
1954 ATWOOD AVENUE  
MADISON, WI 53704

PROJECT NO: 21-11164  
FB/PG: -  
SHEET NO: 5 OF 5

SURVEYED BY: -  
DRAWN BY: JK  
CHECKED BY: BK  
APPROVED BY: TJB