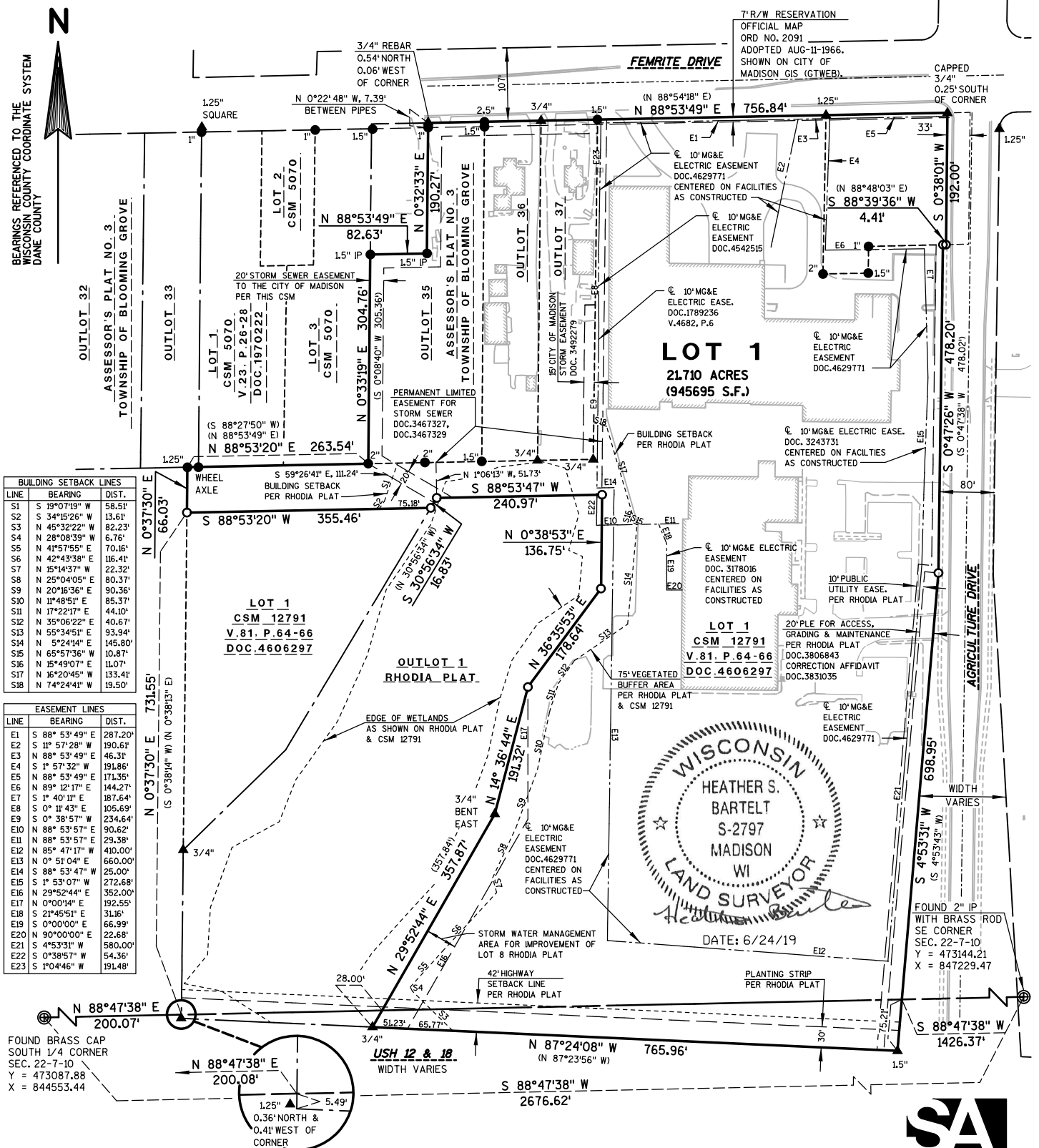


# CERTIFIED SURVEY MAP NO.

COMBINING LOT 1 OF CERTIFIED SURVEY MAP NO. 12791 AND OUTLOT 35, OUTLOT 36, AND OUTLOT 37 OF ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE AND OTHER LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



**BUILDING SETBACK LINES**

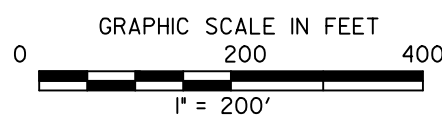
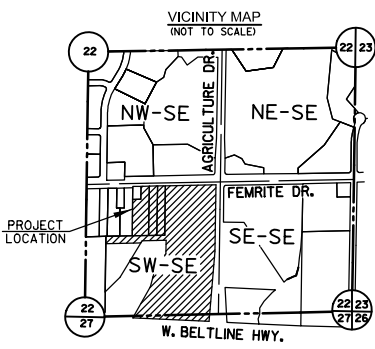
LINE	BEARING	DIST.
S1	S 19°07'19" W	58.51'
S2	S 34°15'26" W	13.61'
S3	N 45°32'22" W	82.23'
S4	N 28°08'39" W	6.76'
S5	N 41°57'55" E	70.16'
S6	N 42°43'38" E	16.41'
S7	N 15°14'37" W	22.32'
S8	N 25°04'05" E	80.37'
S9	N 20°16'36" E	90.36'
S10	N 11°48'51" E	85.37'
S11	N 17°23'17" E	44.10'
S12	N 35°06'22" E	40.67'
S13	N 55°34'51" E	93.94'
S14	N 5°24'44" E	145.80'
S15	N 65°57'36" W	10.87'
S16	N 15°49'07" E	11.07'
S17	N 16°20'45" W	133.41'
S18	N 74°24'41" W	19.50'

**EASEMENT LINES**

LINE	BEARING	DIST.
E1	S 88° 53' 49" E	287.20'
E2	S 11° 57' 28" W	190.61'
E3	N 88° 53' 49" E	46.31'
E4	S 1° 57' 32" W	191.86'
E5	N 88° 53' 49" E	171.35'
E6	N 89° 12' 17" E	144.27'
E7	S 1° 40' 11" E	187.64'
E8	S 0° 11' 43" E	105.69'
E9	S 0° 38' 57" W	234.64'
E10	N 88° 53' 51" E	90.62'
E11	N 88° 53' 57" E	29.38'
E12	N 85° 47' 17" W	410.00'
E13	N 0° 51' 04" E	660.00'
E14	S 88° 53' 47" W	25.00'
E15	S 1° 53' 07" W	272.68'
E16	N 29°52'44" E	352.00'
E17	N 0°00'14" E	192.55'
E18	S 21°45'51" E	31.16'
E19	S 0°00'00" E	66.99'
E20	N 90°00'00" E	22.68'
E21	S 4°53'31" W	580.00'
E22	S 0°38'57" W	54.36'
E23	S 1°04'46" W	191.48'

**LEGEND**

- EXISTING EASEMENT
- QUARTER LINE
- PROPERTY LINE
- MINOR LOT LINE
- EXISTING BUILDING
- SETBACK LINE
- EASEMENT CENTERLINE
- ▲ FOUND REBAR (SIZE NOTED)
- FOUND IRON PIPE (SIZE NOTED)
- ⊙ DANE COUNTY MONUMENT, EXISTING
- SET 3/4" O.D. X 24" REBAR (WEIGHING 150 LBS./L.F.)
- ( ) RECORDED AS



**THIS INSTRUMENT DRAFTED BY: HEATHER S. BARTELT SAI PROJECT: 1731.053**

**SURVEYED UNDER THE DIRECTION OF: DANISCO USA INC.**

STATE OF WISCONSIN  
 Dane County  
 Received for record this \_\_\_\_\_ day  
 of \_\_\_\_\_ A.D., 20 \_\_\_\_\_ at  
 o'clock \_\_\_\_\_ M. and recorded in Vol. \_\_\_\_\_  
 of C.S.M.'s, page(s) \_\_\_\_\_  
 Document No. \_\_\_\_\_  
 \_\_\_\_\_ Register  
 \_\_\_\_\_ Deputy

# CERTIFIED SURVEY MAP NO.

COMBINING LOT 1 OF CERTIFIED SURVEY MAP NO. 12791 AND OUTLOT 35, OUTLOT 36, AND OUTLOT 37 OF ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE AND OTHER LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### NOTES

STORM WATER MANAGEMENT SHALL BE ADDRESSED FOR LOT 1 IN FULL CONFORMANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES REGARDING ON-SITE DETENTION. ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO THE 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 CERTIFIED SURVEY. FOR PURPOSES ON TWO OR MORE LOTS FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX 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 EASMENT SHALL BE TWELVE 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.

ACCESS TO USH 12 & 18 IS CONTROLLED BY WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT F06-2(31)

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY OF USH 12 & 18 AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE DANE COUNTY HIGHWAY DEPARTMENT.

THE ONLY PERMITTED USES IN THE VEGETATED BUFFER AREA ARE LANDSCAPING AND VEGETATION. NO PRINCIPAL BUILDING, ACCESSORY STRUCTURE, OR IMPROVEMENTS WILL BE ALLOWED IN THIS AREA. THE PROPOSED USE OF THE VEGETATED BUFFER AREA OF LOT 1 SHALL OBTAIN FINAL APPROVAL OF THE DANE COUNTY REGIONAL PLANNING COMMISSION.

PLANTING STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE OWNER. THE BUILDING OF BUILDINGS THEREON IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED SIDEYARD.

THE MAINTENANCE OF ANY OF THE EXISTING LANDSCAPING WITHIN THE PLANTING STRIP AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY REMOVAL OR REPLACEMENT OF THE LANDSCAPING WITHIN THIS AREA WILL REQUIRE APPROVAL OF THE PLANNING UNIT STAFF, CITY OF MADISON PLANNING DEPARTMENT AND DEVELOPMENT SECTION. (SECTION 16.23(a)3.a).

PURSUANT TO THE PROVISIONS OF SECTION 13.23(d).2. OF THE MADISON GENERAL ORDINANCES, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY STRUCTURE ON LOT 1 OF THIS CSM, THE OWNER OF THE STRUCTURE SHALL SUBMIT TO THE TRANSPORTATION DEPARTMENT OF THE CITY OF MADISON, PLANS AND SPECIFICATIONS IDENTIFYING THE SOUND ATTENUATION MEASURES INCORPORATED INTO THE DESIGN AND CONSTRUCTION TO MEET THE INTERIOR LEQ (H) CRITERIA. IN ORDER TO ADDRESS THIS PROVISION, A REGISTERED ARCHITECT AND/OR ENGINEER SHALL ATTEST ON ANY BUILDING PLANS PROPOSED FOR THE ABOVE STATED LOT THAT THIS REQUIREMENT HAS BEEN ADDRESSED.

LANDS IN THIS CSM ARE SUBJECT TO THE DECLARATIONS, CONDITIONS, AND RESTRICTIONS AS CITED IN DOCUMENT NUMBERS 3365759, 3867615, 3867616, 4345290, 4609817, 4647763 AND 5479110.

### OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided and mapped as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

CITY OF MADISON

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In presence of:

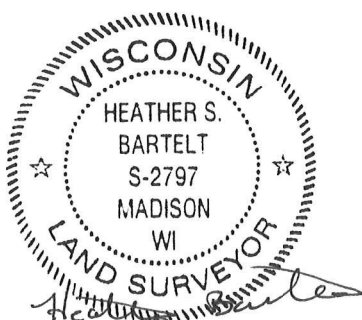
Danisco USA, Inc., President

STATE OF WISCONSIN  
DANE COUNTY) SS

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

Notary Public, \_\_\_\_\_, Wisconsin

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



DATE: 6/24/19

STATE OF WISCONSIN  
Dane County

Received for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Vol. \_\_\_\_\_ of C.S.M.'s, page(s) \_\_\_\_\_ Document No. \_\_\_\_\_

\_\_\_\_\_  
Register  
Deputy



# CERTIFIED SURVEY MAP NO.

COMBINING LOT 1 OF CERTIFIED SURVEY MAP NO. 12791 AND OUTLOT 35, OUTLOT 36, AND OUTLOT 37 OF ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE AND OTHER LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Heather S. Bartelt, Registered Land Surveyor of Strand Associates, Inc., do hereby certify that I have surveyed, divided, and mapped Lot 1 of Certified Survey Map no. 12791 and Outlot 35, Outlot 36, and Outlot 37 of Assessor's Plat No. 3 Township of Blooming Grove and other lands located in the Southwest 1/4 of the Southeast 1/4 of Section 22, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South quarter corner of said Section 22;

Thence North 88° 47' 38" East, 200.07 feet along the south line of the Southwest 1/4 of the Southeast 1/4 to the west line of Outlot 1 of the Rhodla Plat;  
Thence North 0° 37' 30" East, 731.55 feet along the west lines of Outlot 1 of the Rhodla Plat and Lot 1 of Certified Survey Map number 12791 recorded in volume 81 of CSM's on pages 64-66 as Document number 4606297 at the Dane County Register of Deeds to the point of beginning;  
Thence North 0° 37' 30" East, 66.03 feet continuing along said west lines of Outlot 1 and Lot 1 to the South line of Outlot 33 of Assessor's Plat No. 3 Township of Blooming Grove;  
Thence North 88° 53' 20" East, 263.54 feet along the South lines of said Outlot 33 and Lots 1 and 3 of Certified Survey Map number 5070 recorded in volume 23 of CSM's on pages 26-28 as Document number 1970222 at the Dane County Register of Deeds to the Southeast corner of said Lot 3;  
Thence North 0° 33' 19" East, 304.76 feet along the East line of said Lot 3 of CSM 5070;  
Thence North 88° 53' 49" East, 82.63 feet;  
Thence North 0° 32' 33" East, 190.27 feet to the southerly right-of-way line of Femrite Drive;  
Thence North 88° 53' 49" East, 756.84 feet to the westerly right-of-way line of Agriculture Drive;  
Thence South 0° 38' 01" West, 192.00 feet along said westerly right-of-way line;  
Thence South 88° 39' 36" West, 4.41 feet along said westerly right-of-way line to the Northeast corner of Lot 1 of said Certified Survey Map number 12791;  
Thence South 0° 47' 26" West, 478.20 feet along said westerly right-of-way line;  
Thence South 4° 53' 31" West, 698.95 feet along said westerly right-of-way line to the Southeast corner of said Lot 1;  
Thence North 87° 24' 08" West, 765.96 feet along the southerly line of said Lot 1 to a Southwest corner of said Lot 1 also being the Southeast corner of Outlot 1 of the Rhodla Plat;  
Thence North 29° 52' 44" East, 357.87 feet along the easterly line of said Outlot 1;  
Thence North 14° 36' 44" East, 191.32 feet along the easterly line of said Outlot 1;  
Thence North 36° 35' 53" East, 178.64 feet along the easterly line of said Outlot 1;  
Thence North 0° 38' 53" East, 136.75 feet along the easterly line of said Outlot 1 to the Northeast corner thereof;  
Thence South 88° 53' 47" West, 240.97 feet along the north line of said Outlot 1 to the Northwest corner thereof;  
Thence South 30° 56' 34" West, 16.83 feet along the westerly line of said Outlot 1;  
Thence South 88° 53' 20" West, 355.46 feet to the westerly line of Lot 1 of Certified Survey Map number 12791 and the point of beginning.

Containing 21.710 acres (945,695 square feet), more or less.

That I have made such survey, land division, and map by the direction of Danisco USA, Inc., owner of said lands.

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

That I have fully complied with provision of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison in surveying, dividing, and mapping this property to the best of my knowledge and belief.

Heather S. Bartelt, agent for Strand Associates  
Registered Land Surveyor No. 2797  
Strand Project No. 1731.053  
Date: 4/15/2019

## 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\_\_\_\_.

By: Maribeth Witzel-Behl Date: \_\_\_\_\_

Title: City of Madison - City Clerk

## MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Natalie Erdman  
Title: City of Madison - Secretary of Plan Commission



DATE: 6/24/19



STATE OF WISCONSIN  
Dane County  
Received for record this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ M. and recorded in Vol. \_\_\_\_\_  
\_\_\_\_\_ of C.S.M.'s, page(s) \_\_\_\_\_  
Document No. \_\_\_\_\_  
\_\_\_\_\_ Register  
\_\_\_\_\_ Deputy