

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

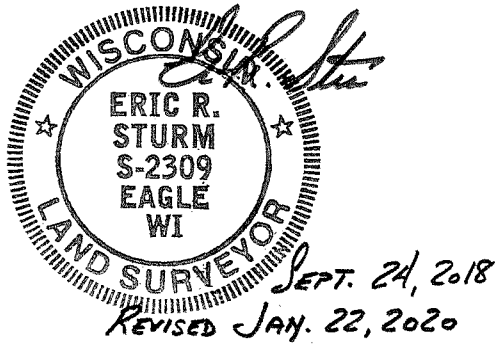
A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 1 1/4" IRON PIPE
- △ INDICATES FOUND 3/4" IRON PIPE

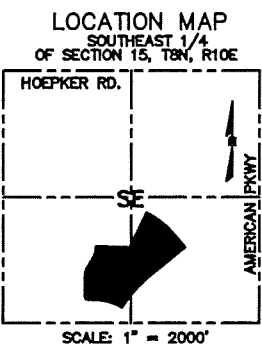
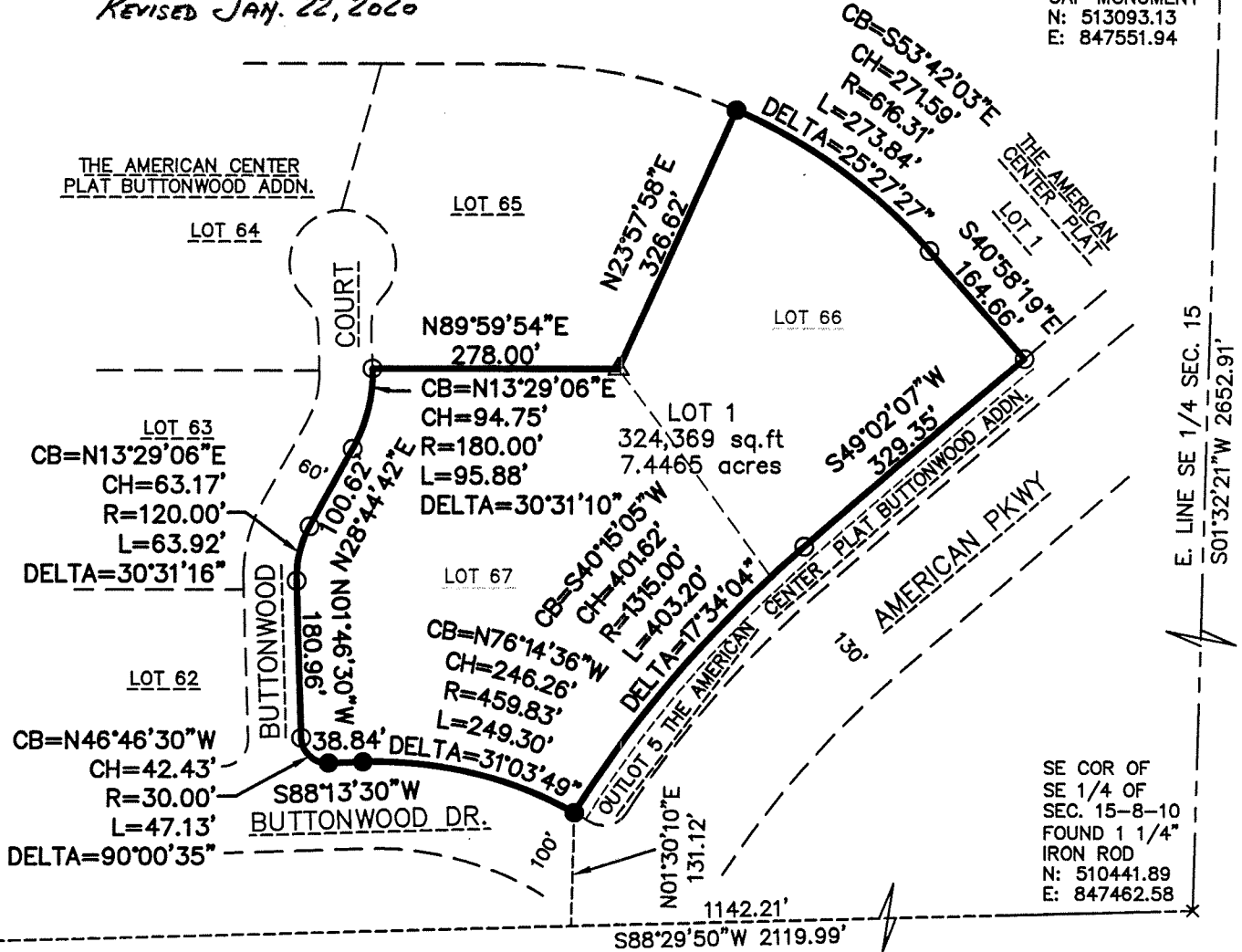
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE E. LINE OF THE SE. 1/4 OF SECTION 15, T 8 N, R 10 E, WHICH IS ASSUMED TO BEAR S01°32'21"E.  
 WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 1991

LOTS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

FLOOD INSURANCE RATE MAP OF THE CITY OF MADISON, COMMUNITY PANEL NUMBER 55025C0268H, EFFECTIVE DATE OF SEPTEMBER 17, 2014, THIS SITE FALLS IN ZONE X

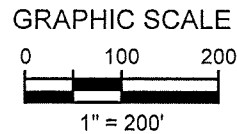


NE COR OF  
 SE 1/4 OF  
 SEC. 15-8-10  
 FOUND ALUMINUM  
 CAP MONUMENT  
 N: 513093.13  
 E: 847551.94



Office of the Register of Deeds  
 Dane County, Wisconsin

Received for Record \_\_\_\_\_, 2018  
 at \_\_\_\_\_ o'clock \_\_\_\_ M as  
 document # \_\_\_\_\_ in  
 \_\_\_\_\_



SURVEYED FOR OWNER: **M&R DEVELOPMENT LLC**  
 555 PIERCE ROAD  
 ITASCA, IL 60143

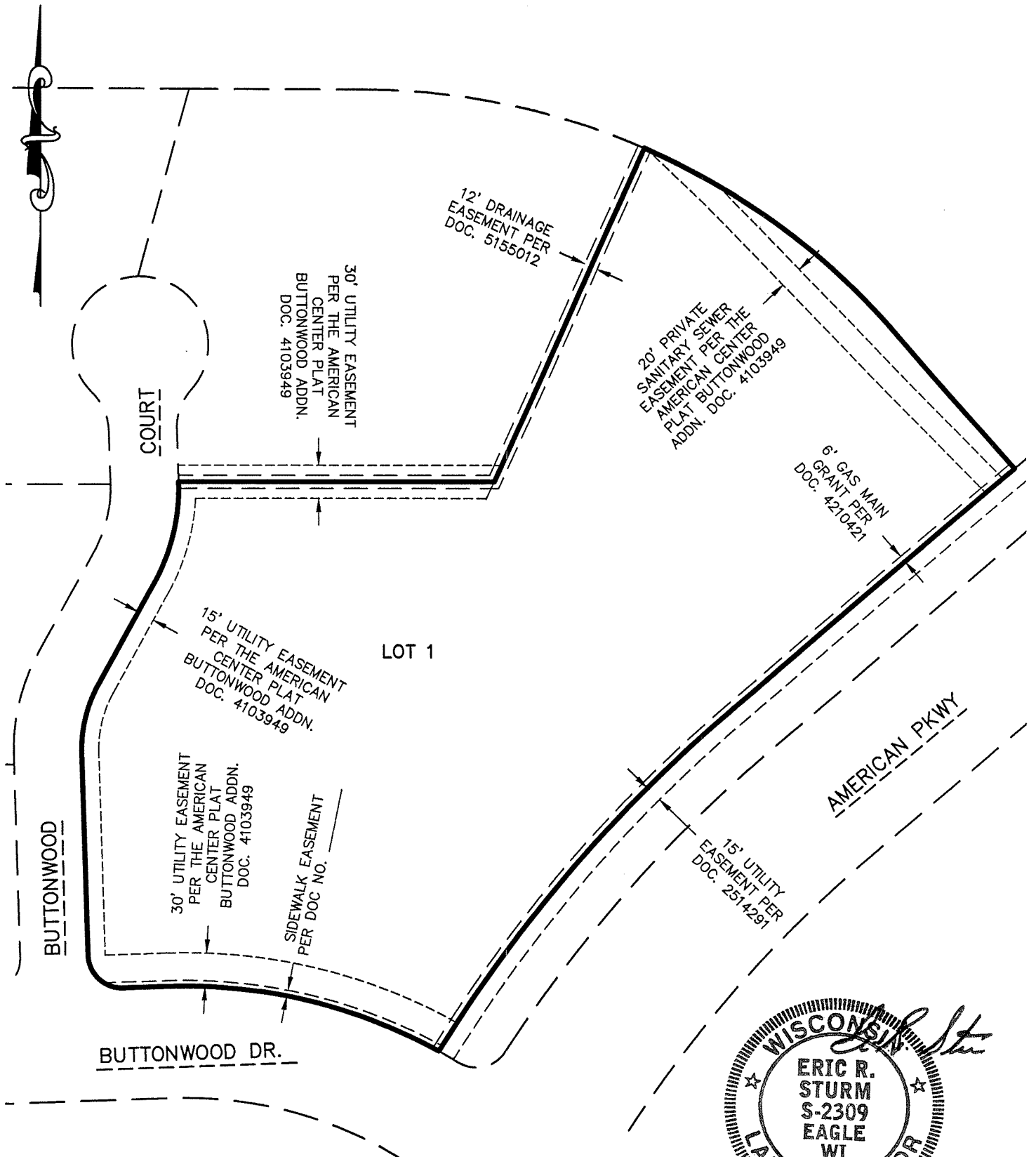
SURVEYED BY:



16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

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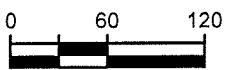
A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.



ERIC R. STURM  
 S-2309  
 EAGLE  
 WI  
 LAND SURVEYOR

SEPT. 21, 2018  
 REVISED JAN. 22, 2020

GRAPHIC SCALE



1" = 120'

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A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

This Certified Survey Map is subject to the following recorded instruments based on Chicago Title Insurance Company title commitment number C-18204211, effective date of March 10, 2018.

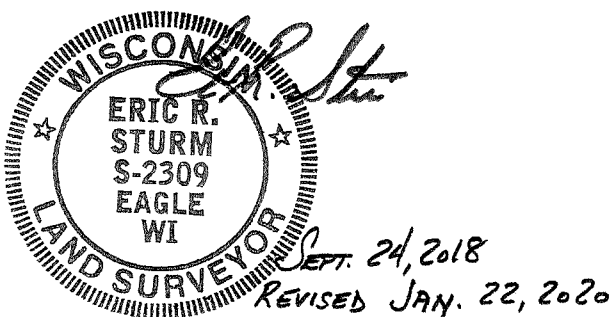
Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat, recorded as Document Number 2514291.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937. As modified by Release of Public Utility Easement by TDS Metrocom, LLC, recorded February 2, 2005 as Document Number 4018025; As modified by Release of Platted Utility Easement by Wisconsin Power and Light Company recorded February 16, 2005 as Document Number 4022051; As modified by Release of Public Utility Easement by Wisconsin Bell Inc. d/b/a SBC Wisconsin, recorded March 21, 2005 as Document Number 4032638; As modified by Release of Public Utility Easement by McLeodUSA Telecommunications Services, Inc., recorded March 21, 2005 as Document Number 4032639; As modified by Release of Rights by Madison Gas and Electric Company, recorded March 21, 2005 as Document Number 4032640; As modified by Release of Public Utility Easement by Charter Communications CC PTNRS, recorded March 21, 2005 as Document Number 4032641; As modified by Release of Public Utility Easement by the City of Madison, recorded August 9, 2005 as Document Number 4092244.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat Buttonwood Addition, recorded as Document Number 4103949; As modified by Affidavit of Correction recorded December 29, 2005 as Document Number 4148114; As modified by Affidavit of Correction recorded December 14, 2011 as Document Number 4823393.

Right-Of-Way Grant Gas Main granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded July 7, 2006 as Document Number 4210421.

Terms, provisions, conditions, charges and all other matters as may affect the Land as set forth in Driveway Easement recorded April 23, 2015 as Document Number 5145524 and Correction Instrument recorded May 29, 2015 as Document Number 5155012.



**raSmith**  
CREATIVITY BEYOND ENGINEERING  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                      :SS  
WAUKESHA COUNTY}

I, ERIC R. STURM, a Professional Land Surveyor, certify:

THAT I have surveyed, divided and mapped a compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 15; thence South 88°29'50" West along the South line of said Southeast 1/4 Section 1142.21 feet to a point; thence North 01°30'10" East 131.12 feet to the Southern most corner of Lot 67 in The American Center Plat Buttonwood Addition and the Point of Beginning of said lands to be described; thence Northwesterly 249.30 feet along the North line of Buttonwood Drive and the arc of a curve whose center lies to the Southwest, whose radius is 459.83 feet, and whose chord bears North 76°14'36" West 246.26 feet to a point; thence South 88°13'30" West continuing along the aforesaid North line 38.84 feet to a point; thence Northwesterly 47.13 feet along the arc of a curve whose center lies to the North, whose radius is 30.00 feet, and whose chord bears North 46°46'30" West 42.43 feet to a point on the East line of Buttonwood Court; thence North 01°46'30" West along said East line 180.96 feet to a point; thence Northeasterly 63.92 feet along said East line and the arc of a curve whose center lies to the East, whose radius is 120.00 feet, and whose chord bears North 13°29'06" East 63.17 feet to a point; thence North 28°44'42" East continuing along said East line 100.62 feet to a point; thence Northeasterly 95.88 feet along said East line and the arc of a curve whose center lies to the Northwest, whose radius is 180.00 feet, and whose chord bears North 13°29'06" East 94.75 feet to a point on the South line of Lot 65 in The American Center Plat Buttonwood Addition; thence North 89°59'54" East along said South line 278.00 feet to a point; thence North 23°57'58" East along the Easterly line of said Lot 65 for a distance of 326.62 feet to a point on the Southwesterly line of Lot 1 in The American Center Plat; thence Southeasterly 273.84 feet along said Southwesterly line and the arc of a curve whose center lies to the Southwest, whose radius is 616.31 feet, and whose chord bears South 53°42'03" East 271.59 feet to a point; thence South 40°58'19" East along the aforesaid Southwest line 164.66 feet to a point on the Northwesterly line of Outlot 5 in The American Center Plat Buttonwood Addition; thence South 49°02'07" West along said Northwesterly line 329.35 feet to a point; thence Southwesterly 403.20 feet along the aforesaid Northwesterly line and the arc of a curve whose center lies to the Southeast, whose radius is 1315.00 feet, and whose chord bears South 40°15'05" West 401.62 feet to the point of beginning.  
Containing 324,369 square feet or 7.4465 acres.

THAT I have made this survey, land division and map by the direction of M&R DEVELOPMENT LLC, owner.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinances of the City of Madison, in surveying, dividing and mapping the same.

SEPTEMBER 24, 2018  
DATE  
REVISED  
JANUARY 22, 2020



*Eric R. Sturm*  
ERIC R. STURM,  
PROFESSIONAL LAND SURVEYOR S-2309

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A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

M&R DEVELOPMENT LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

M&R DEVELOPMENT LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, M&R DEVELOPMENT LLC, has caused these presents to be signed

by TONY ROSSI, its \_\_\_\_\_, this \_\_\_\_ day  
of \_\_\_\_\_, 2020.

\_\_\_\_\_  
TONY ROSSI

STATE OF WISCONSIN     }  
                                  }SS  
WAUKESHA COUNTY     }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

TONY ROSSI, \_\_\_\_\_, to me known as the person who executed the foregoing  
(title)  
instrument and to me known to be the \_\_\_\_\_ of the limited liability company,  
and acknowledged that he executed the foregoing instrument as such officer as the deed of the  
company, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of Wisconsin

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

