

As prepared by:

G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 221-112



DRAFTED BY: A. JEROME

CHECKED BY: IG

PROJ. 221-112

DWG. 221-112 SHEET 1 OF 3

3/10/2021

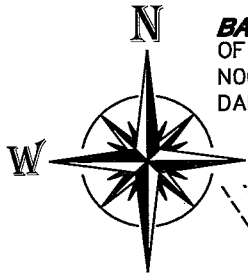
DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 2, C.S.M. NO. 12314 AS RECORDED IN VOLUME 76 OF C.S.M.S, PAGES 193, 194, 195 AND 196 AS DOCUMENT NO. 4373339 AND LOT 8, MARSH ROAD INDUSTRIAL SUBDIVISION, LOCATED IN THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE NW1/4, SECTION 26, T. 7 N, R. 10 E, CITY OF MADISON, DANE COUNTY, WISCONSIN CONTAINING: 227,129 SQ.FT. (5.21 ACRES) FIELDWORK COMPLETED ON 3/9/2021

BASIS OF BEARINGS: IS THE WEST LINE OF THE NW1/4, SECTION 26, WHICH BEARS N00°27'10"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD 83(2011)

SCALE: 1" = 100'



LOT 1, C.S.M. 12314 BY OTHERS

BUILDING ROOF CONC
TYPICAL-NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES
10' UTILITY EASEMENT (DOC. NO. 4365337)

100 YEAR FLOOD PLAIN LINE

"STORM WATER ENVIRONMENTAL CORRIDOR" BY OTHERS

LOT 2 C.S.M. 12314 161,789 SQ.FT. 3.71 ACRES

LOT 1 C.S.M. 12314 3.71 ACRES

KIPP CIRCLE

BY OTHERS
LEGEND

- 3/4" X 24" IRON ROD SET (WT.=1.5 LBS./L.F.)
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- 3 1/2" ALUM. CAP MON. FND
- SEE NEW TIE SHEET IN DANE CO. SURVEYOR'S OFFICE
- 2" IRON PIPE W/ BRASS ROD IN CENTER FND. & WITNESSES FND. & VERIFIED
- CHAINLINK FENCE
- LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC BOX
- GAS POST
- FIRE HYDRANT
- PREVIOUS SURVEY OR RECORD INFO.
- WETLANDS AREA AS SHOWN PER SUBDIVISION
- FLOOD PLAIN BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55025C0442G & 55025C0441G EFF. 1/2/2009
- W1/4 COR. SEC. 26 WCCS DANE ZONE NAD83(2011) COORDINATES N470487.28 E847208.55

SW1/4-NW1/4

KIPP STREET

CONC. BLOCK WALL ON LOT LINE

STREET

BY OTHERS

TRADESMEN COMMERCE PARK

APPROXIMATE W. LINE SE1/4-NW1/4

SE1/4-NW1/4
TYPICAL-NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES

MARSH ROAD INDUSTRIAL SUBDIVISION

LOT 2 65,340 SQ.FT. 1.50 ACRES

15' PEDESTRIAN AND BICYCLE EASEMENT

10' WIDE UTILITY EASEMENT
15' WIDE MADISON GAS AND ELECTRIC EASEMENT (DOC. NO. 3966559)

NE1/4-SW1/4

OUTLOT 3 BY OTHERS

OWNER: MARSH ROAD LLC C/O JANNA FRANK
2115 PLEASANT VIEW ROAD
MIDDLETON, WI 53562

CLIENT: LEE AND ASSOCIATES
800 WEST BROADWAY
MONONA, WI 53713

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Lee & Associates**, I have surveyed, monumented, mapped and divided Lot 2, Certified Survey Map, No. 12314 as recorded in Volume 76 of Certified Survey Maps, pages 193, 194, 195 and 196 as Document No. 4373339 and Lot 8, Marsh Road Industrial Subdivision, located in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 26, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 8, Marsh Road Industrial Subdivision and the East right-of-way line of Kipp Street;
thence Northwesterly along a 308.00 foot radius curve to the left in the West line of Lot 8 and the East right-of-way line of Kipp Street having a central angle of 28°42'24" and whose long chord bears North 19°01'16" West, 152.71 feet;
thence North 33°22'28" West along the West line of Lot 8, the West line of Lot 2, Certified Survey Map, No. 12314 and the East right-of-way line of Kipp Street, 368.00 feet to the Northwest corner of said Lot 2;
thence North 56°37'32" East along the North line of Lot 2, 420.00 feet to the Northeast corner thereof;
thence South 33°22'28" East along the East line of Lot 2, 292.00 feet to the Southeast corner thereof;
thence South 02°32'44" East along the East line of said Lot 8, 430.19 feet to the Southeast corner thereof;
thence South 88°07'24" West along the South line of Lot 8, 278.42 feet to the point of beginning.
Containing 227,129 square feet, (5.21 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance in surveying and mapping the same to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: March 10, 2021

File No. 221-112

C1	
DELTA	= 02°47'28"
ARC	= 15.00
RAD	= 308.00
BEARING	= N03°16'20"W (N03°39'52"W)
DIST	= 15.00
C2	
DELTA	= 28°42'24"
ARC	= 154.32
RAD	= 308.00
BEARING	= N19°01'16"W (N19°24'48"W)
DIST	= 152.71

C3	
DELTA	= 25°50'28"
ARC	= 138.92
RAD	= 308.00
BEARING	= N17°35'18"W
DIST	= 137.74

C4	
DELTA	= 02°51'56"
ARC	= 15.40
RAD	= 308.00
BEARING	= N31°56'30"W
DIST	= 15.40

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OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, and mapped, as represented on this certified survey map.

Witness the hand and seal of said Owners this _____ day of _____, 20__.

Janna Frank
Marsh Road LLC

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____

Notary Public

CITY of MADISON PLAN COMMISSION CERTIFICATE

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

Secretary Plan Commission

CITY of MADISON COMMON COUNCIL CERTIFICATE

RESOLVED that this certified survey map located in the City of Madison, Dane County, Wisconsin was hereby approved by Enactment No. _____, File I.D. No. _____, adopted on the _____ day of _____, 20__ and that said enactment further provided for the acceptance of those lands and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Clerk, Dane County, WI

I HEREBY CERTIFY that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Madison, Wisconsin, this _____ day of _____, 20__.

Maribeth Witzel-Behl, City Clerk

Date

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20__, at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

Document No. _____
Volume _____ Page _____
Certified Survey Map, No. _____

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