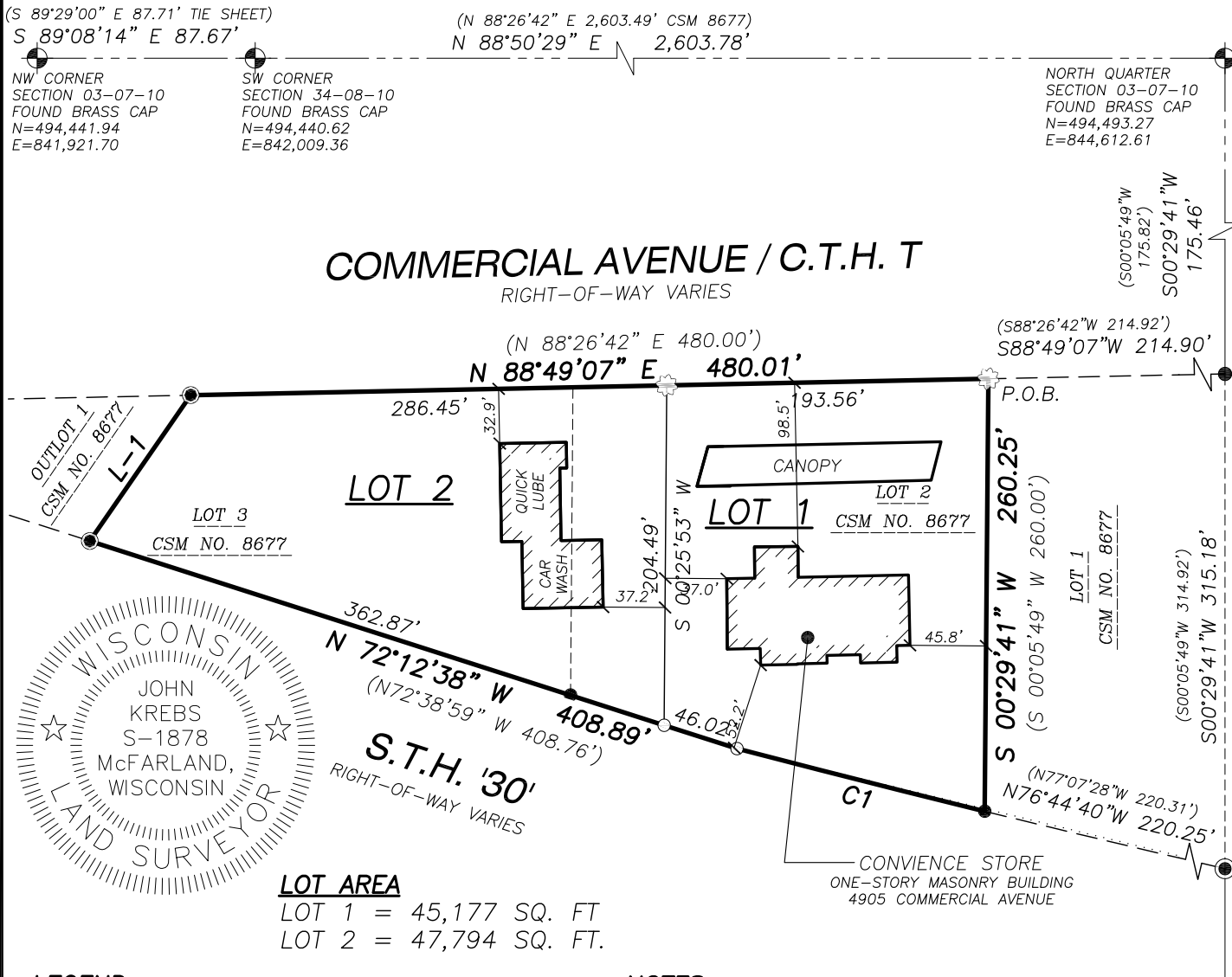


# PRELIMINARY

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

**LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 8677, RECORDED IN VOLUME 48, PAGE 11-14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2882335, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN**



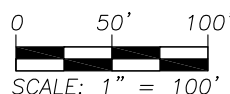
**LOT AREA**  
 LOT 1 = 45,177 SQ. FT  
 LOT 2 = 47,794 SQ. FT.

**LEGEND**

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- COTTON SPINDLE SET
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CHORD LINE
- SECTION LINE
- PLATTED LOT LINE
- BUILDING
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 25, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 03-07-10 BEARS N 88°50'26" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A 1-1/4" REBAR MARKING THE NORTH QUARTER CORNER OF SECTION 03, T07N, R10E, ELEVATION = 940.86'
4. NO ACCESS FRM LOTS 1 OR 2 TO S.T.H. '30' PER C.S.M. 8677.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	153.69'	11349.19'	0°46'33"	153.69'	N 75°48'01" W
( )	153.84'	11349.19'	0°46'36"	153.84'	N 76°10'48" W

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N 34°40'01" E	106.65'
( )	N 34°16'12" E	106.88'

PREPARED BY:



161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5060

PREPARED FOR:

FRANCOIS OIL COMPANY, INC.  
 128 WEST MAIN STREET  
 BELLEVILLE, WI 53508

PROJECT NO: 16-7255A

FILE NO: B-305

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. \_\_\_\_\_

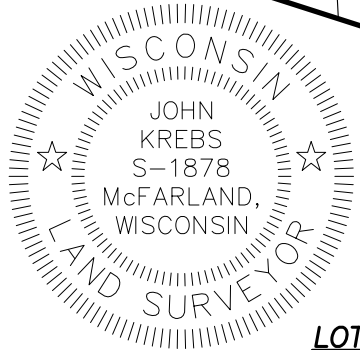
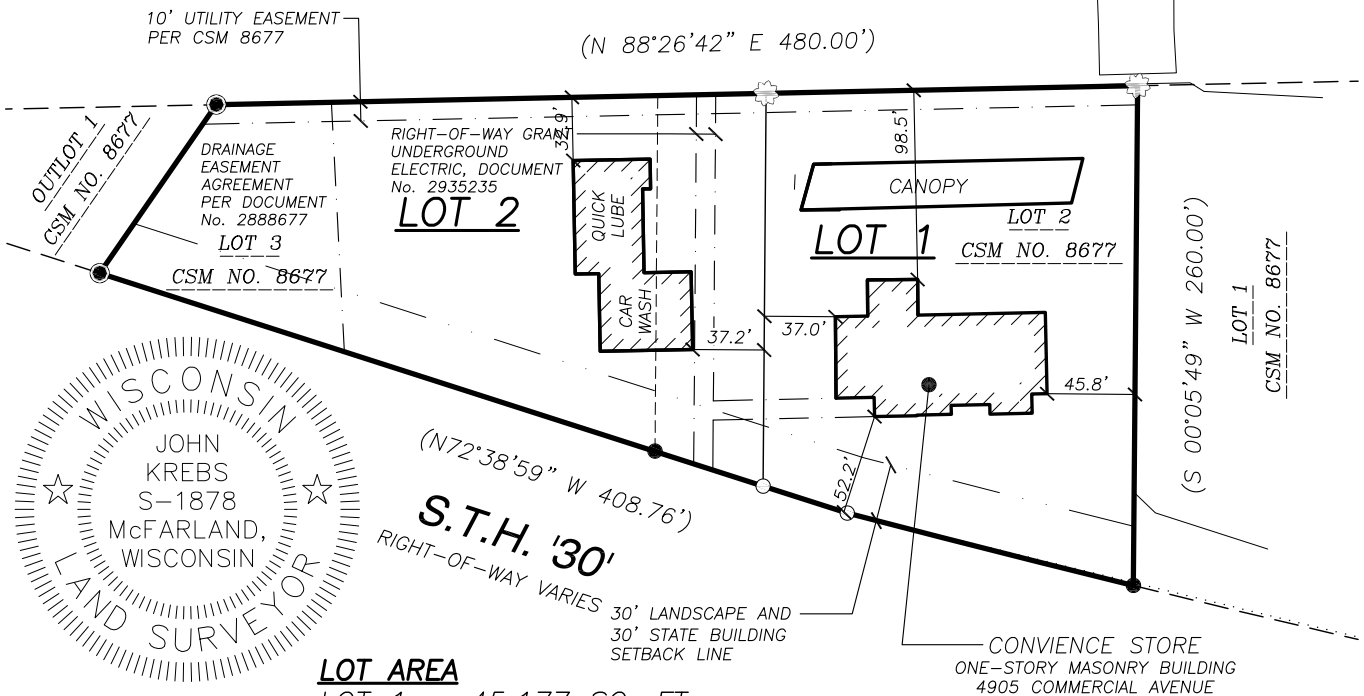
LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 8677, RECORDED IN VOLUME 48, PAGE 11-14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2882335, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### EASEMENTS

## COMMERCIAL AVENUE / C.T.H. T

RIGHT-OF-WAY VARIES

(N 88°26'42" E 480.00')



### LOT AREA

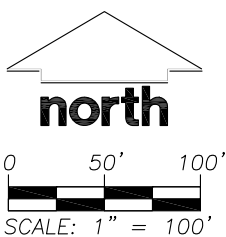
LOT 1 = 45,177 SQ. FT  
LOT 2 = 47,794 SQ. FT.

### LEGEND

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- BUILDING
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### NOTES

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2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 03-07-10 BEARS N 88°50'26" E.
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4. NO ACCESS FRM LOTS 1 OR 2 TO S.T.H. '30' PER C.S.M. 8677.
5. RESTRICTIVE COVENANT, RECORDED: AUGUST 11, 1997, AS DOCUMENT No. 2878608.
6. CROSS EASEMENT AGREEMENT, RECORDED: SEPTEMBER 12, 1997, AS DOCUMENT No. 2888676.
7. DRAINAGE EASEMENT AGREEMENT, RECORDED: SEPTEMBER 16, 1997, AS DOCUMENT No. 2888677.
8. DECLARATION OF CONDITIONS AND COVENANTS RECORDED OCTOBER 6, 1997 AS DOCUMENT No. 2895102.
9. DECLARATION OF RIGHT OF WATER RUNOFF RECORDED OCTOBER 16, 1997 AS DOCUMENT No. 2898547.
10. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 2, 1998 AS DOCUMENT No. 2935235.



PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FRANCOIS OIL COMPANY, INC. 128 WEST MAIN STREET BELLEVILLE, WI 53508	PROJECT NO: 16-7255A FILE NO: B-305 FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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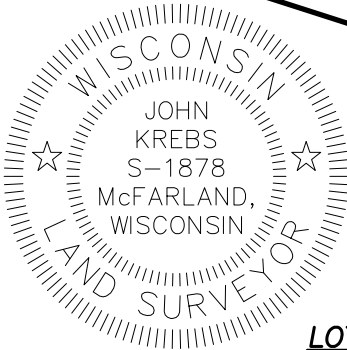
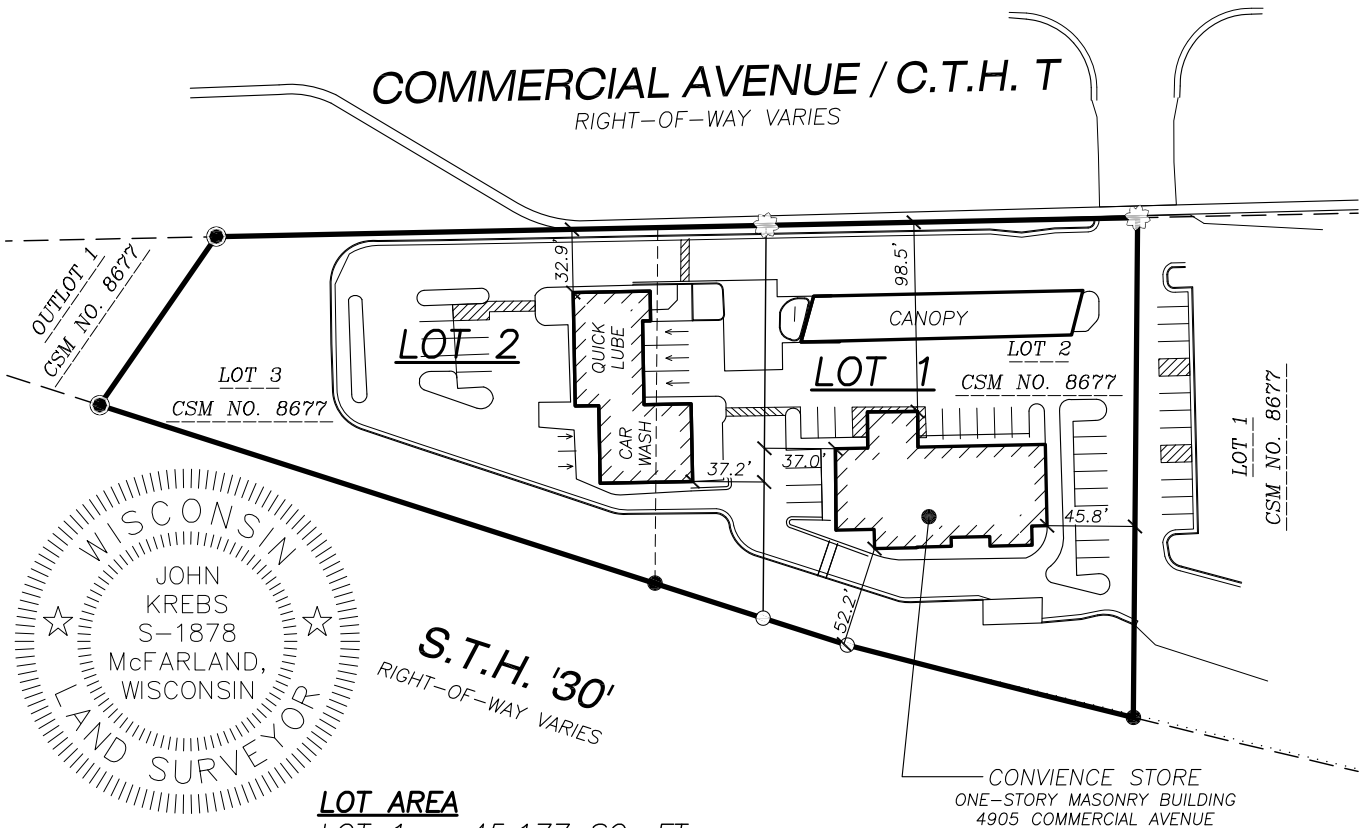
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# PRELIMINARY

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

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 8677, RECORDED IN VOLUME 48, PAGE 11-14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2882335, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**BUILDINGS**



**LOT AREA**

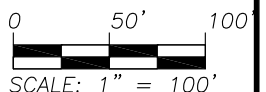
LOT 1 = 45,177 SQ. FT  
LOT 2 = 47,794 SQ. FT.

**LEGEND**

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**NOTES**

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4. NO ACCESS FROM LOTS 1 OR 2 TO S.T.H. '30' PER C.S.M. 8677.



PREPARED BY:

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

FRANCOIS OIL COMPANY, INC.  
128 WEST MAIN STREET  
BELLEVILLE, WI 53508

PROJECT NO: 16-7255A

FILE NO: B-305

FIELDBOOK/PG: -

SHEET NO: 3 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. \_\_\_\_\_

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### LEGAL DESCRIPTION

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 8677, RECORDED IN VOLUME 48, PAGE 11-14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2882335, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 03, AFORESAID; THENCE SOUTH 00 DEGREES 29 MINUTES 41 SECONDS WEST, 175.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE (C.T.H. 'T'); THENCE SOUTH 88 DEGREES 49 MINUTES 07 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 214.90 FEET TO THE NORTHEAST CORNER OF LOT 2, AFORESAID, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 29 MINUTES 41 SECONDS WEST, 260.25 FEET TO A POINT ON THE CURVING NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '30'; THENCE NORTHWESTERLY 153.69 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,349.19 FEET, THE CHORD BEARS NORTH 75 DEGREES 48 MINUTES 01 SECONDS WEST, 153.69 FEET; THENCE NORTH 72 DEGREES 12 MINUTES 38 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 408.89 FEET; THENCE NORTH 34 DEGREES 40 MINUTES 01 SECONDS EAST, 106.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE (C.T.H. 'T'); THENCE NORTH 88 DEGREES 49 MINUTES 07 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 480.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,971 SQUARE FEET OR 2.134 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF FRANCOIS OIL COMPANY, 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

FRANCOIS OIL COMPANY, INC., A 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 AND MAPPED 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 FRANCOIS OIL COMPANY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

FRANCOIS OIL COMPANY, INC.


BY: \_\_\_\_\_  
\*\*\*\*\*, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED FRANCOIS OIL COMPANY,  
INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FRANCOIS OIL COMPANY, INC. 128 WEST MAIN STREET BELLEVILLE, WI 53508	PROJECT NO: 16-7255A FILE NO: B-305 FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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# PRELIMINARY

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

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 8677, RECORDED IN VOLUME 48, PAGE 11-14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2882335, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### CONSENT OF CORPORATE MORTGAGEE

WPS COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANCOIS OIL COMPANY, INC., OWNER.

WITNESS THE HAND AND SEAL OF WPS COMMUNITY BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
\*\*\*\*\*, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WPS COMMUNITY BANK, TO  
ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

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

### 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 ID NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.


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

### CITY OF MADISON PLAN COMMISSION APPROVAL

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

\_\_\_\_\_  
BY: NATALIE ERDMAN, DATE \_\_\_\_\_  
INTERIM SECRETARY PLAN COMMISSION

<b>OFFICE OF THE REGISTER OF DEEDS</b>	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____,	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FRANCOIS OIL COMPANY, INC. 128 WEST MAIN STREET BELLEVILLE, WI 53508	PROJECT NO: 16-7255A FILE NO: B-305 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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