

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LOT 12

CSM NO. 10000

(S 89°11'52" E 544.53')

S 88°48'20" E 543.77'

FOUND 3/4" REBAR IS
S 88°48'20" E 0.56'
OF LOT CORNER

L-2
S 22°27'35" W
56.97'

LANDS

LOT 2

154,223 SQUARE FEET
OR 3.541 ACRES

C-1; LOT 2
ARC=262.25'
RADIUS=701.78'
DELTA=21°24'39"
CH=S11°40'14"W
260.72'

C-1
ARC=278.69'
RADIUS=701.78'
DELTA=22°45'12"
CH=S10°59'57"W
276.87'

LANDS

174.88'

309.51'

134.63'

N 88°48'40" W 475.59'

FOUND 1-1/4" REBAR IS
S 26°12'20" W 0.56'
OF LOT CORNER

C-1; LOT 1
ARC=16.45'
RADIUS=701.78'
DELTA=01°20'35"
CH=S00°17'37"W
16.45'

LANDS

331.87'

LOT 1

155,984 SQUARE FEET
OR 3.581 ACRES

C-2
ARC=39.28'
RADIUS=25.00'
DELTA=90°01'47"
CH=S44°38'19"W
35.36'

L-1
N 01°10'24" E
40.01'

P.O.B.

S 89°39'12" W 459.18'

(S 89°15'34" W 459.00')

SCHROEDER ROAD

S 89°39'12" W 2,653.93'

RAYOVAC DRIVE

LANDS

40' 40'

40' 40'

SOUTH QUARTER CORNER
SECTION 25-07-08
FOUND BRASS CAP IN
CONCRETE
N=472,483.28
E=792,008.21

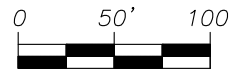
SOUTHEAST CORNER
SECTION 25-07-08
FOUND BRASS CAP IN
CONCRETE
N=472,499.41
E=794,662.09

LEGEND

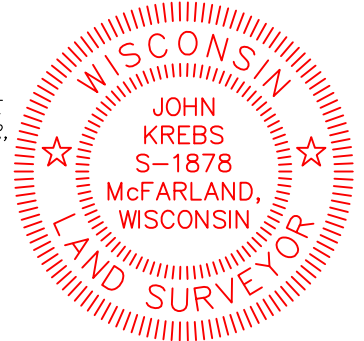
- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CSM BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 29, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 25-07-08, BEARS S 89°39'12" W.
3. SEE SHEET 4 FOR DOCUMENTS AFFECTING THIS CERTIFIED SURVEY MAP.



SCALE: 1" = 100'



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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

PREPARED FOR:

INTER-VARSITY CHRISTIAN
FELLOWSHIP
6400 SCHROEDER ROAD
MADISON, WI 53711-2424

PROJECT NO: 15-6647

FILE NO: B-275

FIELDBOOK/PG: -

SHEET NO: 1 OF 4

SURVEYED BY: MAD

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

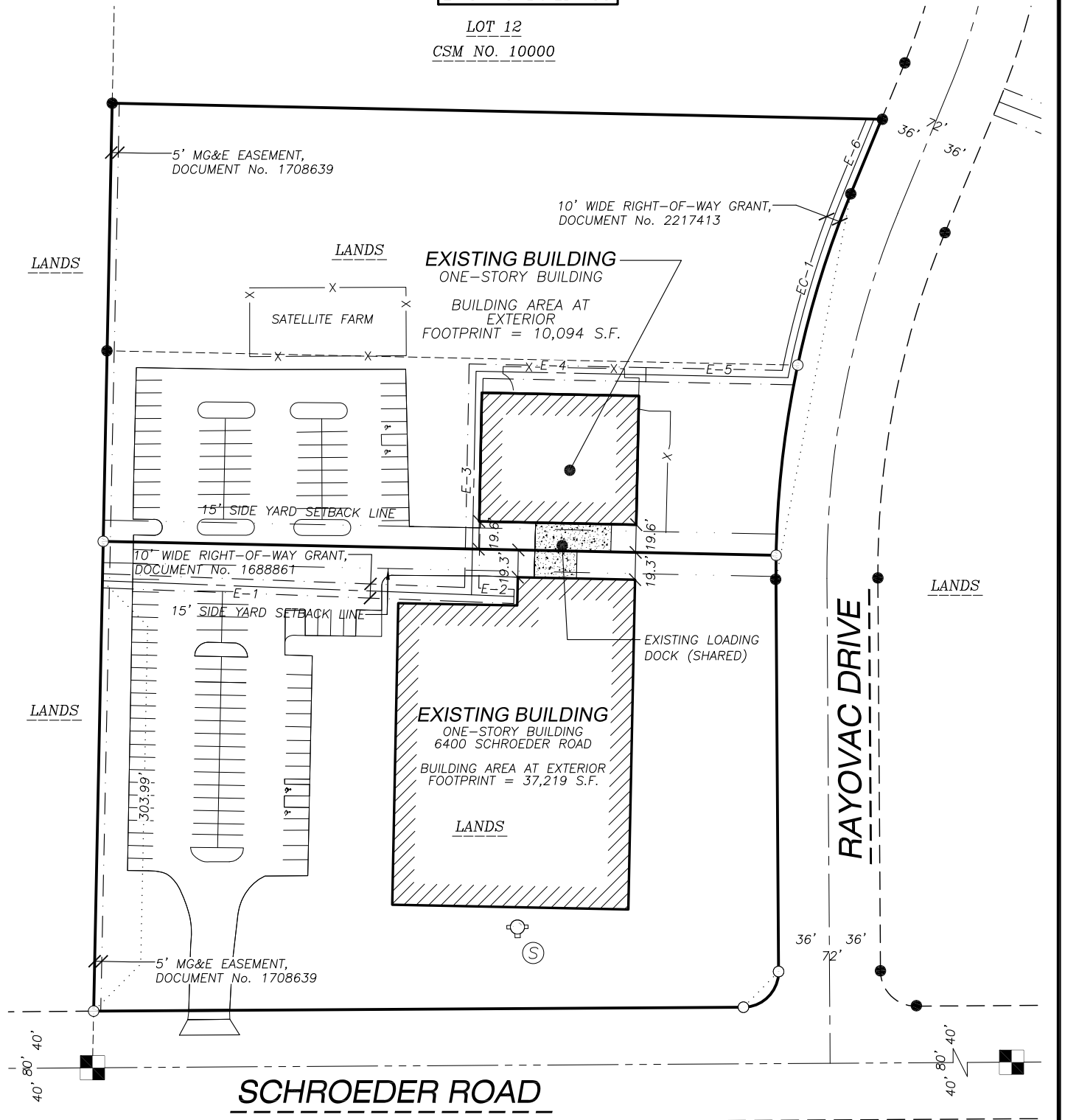
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING BUILDINGS

LOT 12
CSM NO. 10000

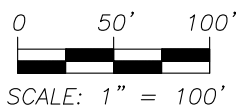
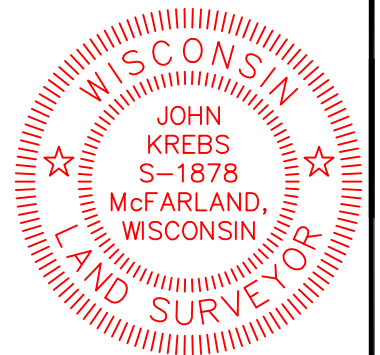


LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CSM BOUNDARY
- SECTION LINE
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- PLATTED LOT LINE
- EASEMENT LINE

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3. SEE SHEET 4 FOR DOCUMENTS AFFECTING THIS CERTIFIED SURVEY MAP EASEMENT LINE AND CURVE TABLES.



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FILE NO: B-275

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SHEET NO: 2 OF 4

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PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

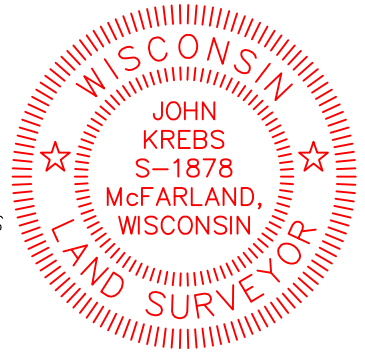
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, AFORESAID; THENCE NORTH 01 DEGREES 10 MINUTES 24 SECONDS EAST, 40.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SCHROEDER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 24 SECONDS EAST, 641.38 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP No. 10804, RECORDED IN VOLUME 64, PAGES 211-215 AS DOCUMENT No. 3754517; THENCE SOUTH 88 DEGREES 48 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP, 543.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RAYOVAC DRIVE; THENCE SOUTH 22 DEGREES 27 MINUTES 35 SECONDS WEST, 56.97 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 278.69 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 701.78 FEET, THE CHORD BEARS SOUTH 10 DEGREES 59 MINUTES 49 SECONDS WEST, 276.90 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, 277.55 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.28 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 44 DEGREES 38 MINUTES 19 SECONDS WEST, 35.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SCHROEDER ROAD; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 459.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 310,207 SQUARE FEET OR 7.121 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF INTER-VARSITY CHRISTIAN FELLOWSHIP, 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

INTER-VARSITY CHRISTIAN FELLOWSHIP OF THE U.S.A., 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 INTER-VARSITY CHRISTIAN FELLOWSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2015.

BY: _____
STEVE LOKKER, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED INTER-VARSITY
CHRISTIAN FELLOWSHIP, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:



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PHONE: (608)848-5060

PREPARED FOR:

INTER-VARSITY CHRISTIAN
FELLOWSHIP
6400 SCHROEDER ROAD
MADISON, WI 53711-2424

PROJECT NO: 15-6647

FILE NO: B-275

FIELDBOOK/PG: -

SHEET NO: 3 OF 4

SURVEYED BY: MAD

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

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CERTIFIED SURVEY MAP NO. _____

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TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES _____, ADOPTED ON THE _____ DAY OF _____, 2015, 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 _____, 2015.

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

CITY OF MADISON PLAN COMMISSION

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

BY: NATALIE ERDMAN,
INTERIM SECRETARY PLAN COMMISSION

DATE

NOTES

THIS CSM IS SUBJECT TO THE FOLLOWING ITEMS

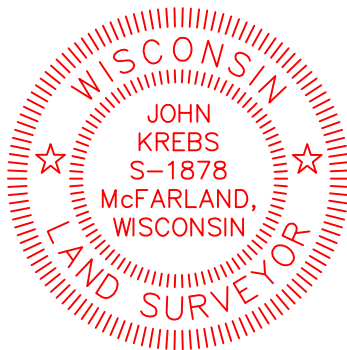
1. RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 2398 OF RECORDS, PAGE 11, AS DOCUMENT No. 1688861.
2. DECLARATION OF COVENANTS RECORDED IN VOLUME 5834 OF RECORDS, PAGE 57, AS DOCUMENT No. 1840396.
3. AGREEMENT TO UNDERTAKE DEVELOPMENT RECORDED IN VOLUME 6411 OF RECORDS, PAGE 58, AS DOCUMENT No. 1864411.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEVELOPMENT RECORDED AUGUST 21, 1986, IN VOLUME 8660 OF RECORDS, PAGE 18, AS DOCUMENT No. 1958556.
5. RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 14594 OF RECORDS, PAGE 77, AS DOCUMENT No. 2217413.
6. RIGHT OF WAY FOR LINE AND POLE EXTENSION TO MADISON GAS AND ELECTRIC COMPANY RECORDED JUNE 9, 1968 IN VOLUME 2845, PAGE 38, AS DOCUMENT No. 1708639.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S 87°49'36" E	261.00'
()	S 88°13'46" E	261'
E-2	S 87°49'36" E	30.00'
()	S 88°13'46" E	30'±
E-3	N 01°10'24" E	158.00'
()	N 00°46'14" E	158'
E-4	S 88°49'36" E	120.00'
()	S 89°13'46" E	120'
E-5	S 88°49'36" E	100.43'
()	S 89°13'46" E	101.17'
E-6	N 22°27'35" E	55.03'
()	N 22°06'23" E	55.31'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	137.80'	706.78'	11°10'09"	137.56'	N 16°47'30" E
()	-	706.78'	-	133.50'	N 16°34'51" E



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

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