

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND:

 BRASS CAP IN CONCRETE FOUND
 IRON STAKE FOUND
 CHISELED CROSS SET
 RECORDED AS DATA
 MEASURED DATA
 DENOTES 1 1/4" x 24" SOLID ROUND IRON STAKE SET, WEIGHING 4.30 LBS/FT (REBAR).

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 7/8" x 24" SOLID ROUND IRON STAKE WEIGHING 2.04 LBS/FT (REBAR).

ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE NOTED - NO POLES OR BURIED CABLE TO BE PLACED ON ANY LOT LINE OR LOT CORNER. DISTURBING A SURVEY STAKE IS A VIOLATION OF SECTION 236.32 (2)(3) WISCONSIN STATUTES.

PUBLIC NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE TO SERVE THE AREA.

CITY TREASURER'S CERTIFICATE
 STATE OF WISCONSIN)
 COUNTY OF DANE) S.S.
 I, David M. Gawenda, being the duly appointed, and qualified city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of "Truax Phase II".

David M. Gawenda, Treasurer, City of Madison Date _____

TREASURER'S CERTIFICATE:
 STATE OF WISCONSIN)
 COUNTY OF DANE) S.S.
 As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "Truax Phase II".

David Worzala, County Treasurer Date _____

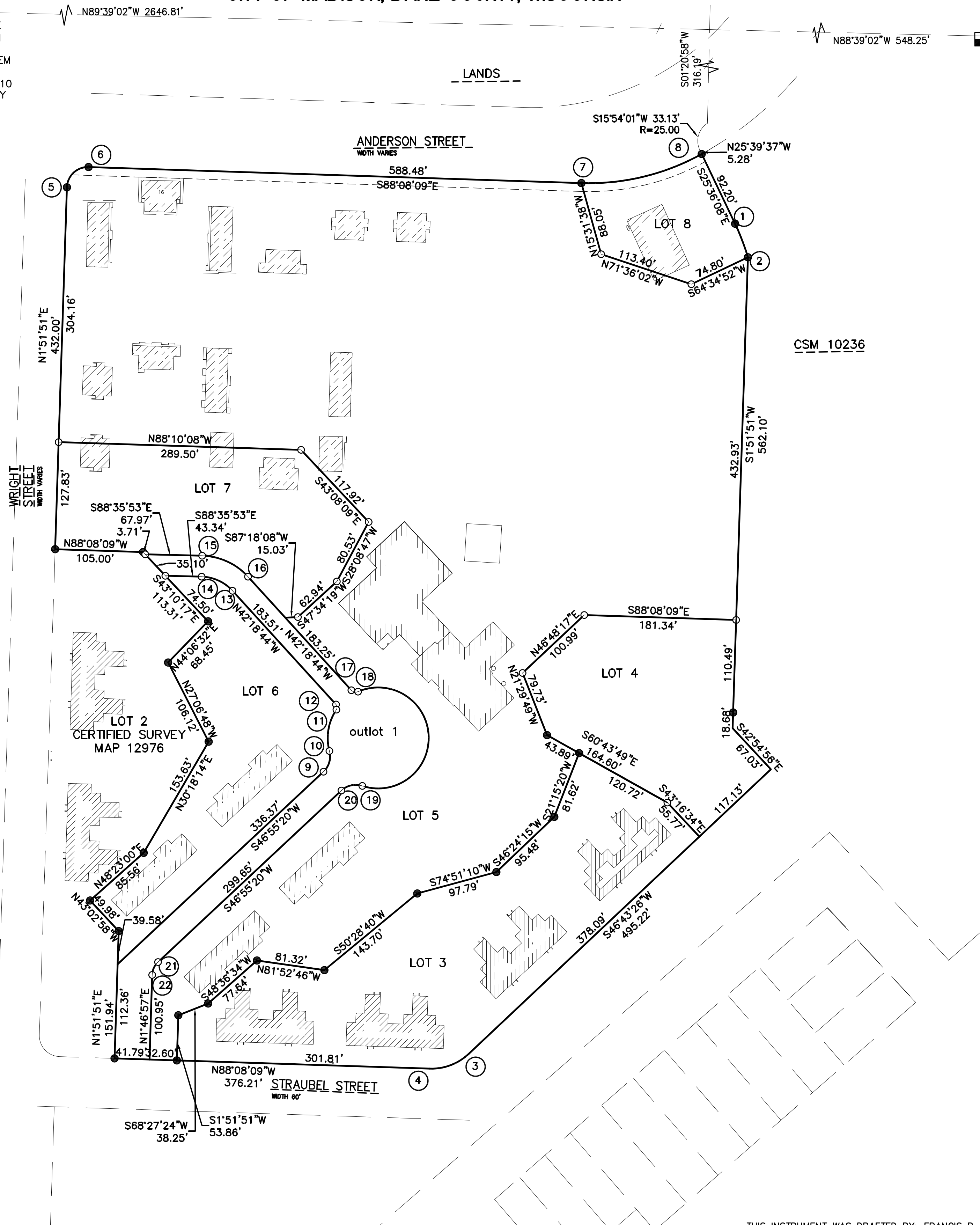
COMMON COUNCIL RESOLUTION:
 "Resolved that this plat known as Truax Phase II located in the City of Madison was hereby approved by Enactment No. -- File ID No. -- adopted on this -- day of --, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."

Dated this _____ day of _____, 20____.

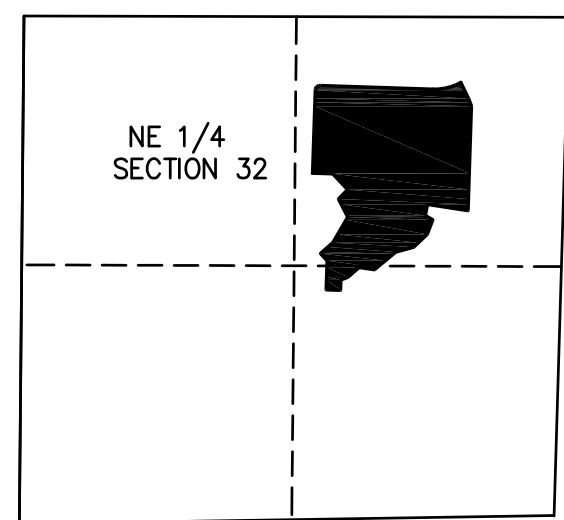
Maribeth Witzel-Behl, City Clerk
 City of Madison, Dane County Wisconsin

FOUND BRASS CAP AT THE N1/4 CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499787.12 E=834218.10 AS PUBLISHED BY THE CITY OF MADISON

FOUND BRASS CAP AT THE NE CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499724.79 E=836864.18 AS PUBLISHED BY THE CITY OF MADISON

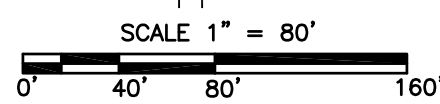


LOT AREAS	
LOT NO.	LOT AREA
3	91,704 SQ. FT.
4	47,846 SQ. FT.
5	443,471 SQ. FT.
6	52,454 SQ. FT.
7	50,171 SQ. FT.
8	19,319 SQ. FT.
OUTLOT 1	34,000 SQ. FT.



LOCATION PLAN
 SCALE 1"=1000'
 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 32, T6N, R9E, CITY OF MADISON, DANE COUNTY, WI

GRID NORTH:
 ALL BEARINGS ARE REFERENCE TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE, NAD83(97) THE NORTH LINE OF THE NE 1/4 OF SECTION 32 BEARS N88°39'02"W



SURVEYED FOR:
 COMMUNITY DEVELOPMENT AUTHORITY
 OF THE CITY OF MADISON 210 MARTIN
 LUTHER KING JR. BLVD
 MADISON, WI 53703

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

Revised this _____ day of _____, 20____.

"Received for recording this _____ day of _____, 20____, at _____ o'clock _____M., and recorded in Volume _____ of Plats, pages _____"

Kristi Chlebowski, Register of Deeds

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LAND SURVEYOR CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed hereon, I have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as: Lots 1 and 3, Certified Survey Map No. 12976, all located in part of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 32, T8N, R10E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NE corner of said Section 32; thence N88°39'02"W, 548.25 feet; thence S01°20'58"W, 316.19 feet to a point on a curve; thence Southwesterly along a curve to the left which has a radius of 25.00 feet and a chord which bears S15°54'01"W, 33.13 feet; thence S25°36'08"E, 5.28 feet to the point of beginning; thence continuing S25°36'08"E, 92.20 feet to a point on a curve; thence Southeasterly along a curve to the right which has a radius of 285.00 feet and a chord which bears S20°55'53"E, 42.92 feet; thence S01°51'51"W, 562.10 feet; thence S42°54'56"E, 67.03 feet to the North line of Straubel Street; thence along said north line, S46°43'26"W, 495.22 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 65.00 feet and a chord which bears S69°17'39"W, 49.90 feet; thence continuing along the north line of Straubel Street, N88°08'09"W, 376.21 feet; thence N01°51'51"E, 151.94 feet; thence N43°02'58"W, 49.98 feet; thence N48°23'00"E, 85.56 feet; thence N30°18'14"E, 153.63 feet; thence N27°06'48"W, 106.12 feet; thence N44°06'32"E, 68.45 feet; thence N43°10'17"W, 113.31 feet; thence N88°08'09"W, 105.00 feet to the East line of Wright Street; thence along said East Line, N01°51'51"E, 432.00 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°51'51"E, 35.36 feet; thence S88°08'09"E, 588.48 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 277.15 feet and a chord which bears N76°24'44"E, 147.38 feet to the point of beginning.

This parcel contains 738,967 sq. ft. - 16.96 acres.

Dated this _____ day of _____, 20____.

Madison, Wisconsin _____
Francis R. Thousand
Land Surveyor # S-1363

OWNERS CERTIFICATE:

Community Development Authority of the City of Madison, a redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said redevelopment authority caused the land described on Truax Phase II to be surveyed, divided, mapped and dedicated as represented hereon. Said redevelopment authority also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection: Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council, City of Madison

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed below by Gregg Shimanski, Chair and Natalie Erdman, Executive Director and Secretary and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

By: _____ By: _____
Gregg Shimanski, Chair Natalie Erdman, Executive Director and Secretary

STATE OF WISCONSIN)
) S.S.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, the above named Gregg Shimanski, its Chair and Natalie Erdman, its Executive Director and Secretary, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____

(print or type name)

CONSENT OF CORPORATE MORTGAGEE:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the foregoing described land, hereby consents to the surveying, dividing, mapping and dedicating of the land described on this plat and hereby consents to the forgoing owners certificate.

In Witness where of, the said corporation has caused these presents to be signed and countersigned by its officers listed below. At _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

City of Madison

By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____

(print or type name)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____

(print or type name)

OWNERS CERTIFICATE:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on Truax Phase II to be surveyed, divided, mapped and dedicated as represented hereon. Said municipal corporation also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection: Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council, City of Madison

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its mayor and city clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

City of Madison

By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____

(print or type name)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____

(print or type name)

(print or type name)

Notes:

Outlot 1 is for access for lots 5, 6, and 7.

All streets and roads within the plat boundary are dedicated to the public unless otherwise noted.

(a) All lots within this plat are subject to non-exclusive easements for drainage purposes as shown. 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 re-devision 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.

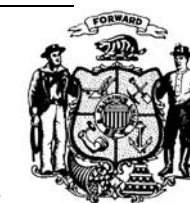
(b) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.

All the lots within this subdivision are subject to impact fees that are payable at the issuance of building permit(s).

CURVE TABLE							
CURVE	RADIUS	CHORD	CHORD BEARING	I-ANGLE	TAN BEARING	TAN BEARING	ARC
1-2	285.00'	42.91'	S20°55'53"E	8°38'08"	S09°08'30"W	S16°54'29"W	42.96'
3-4	65.00'	49.90'	S69°17'39"W	45°08'26"	S46°43'26"W	S88°08'09"W	51.21'
5-6	25.00'	35.36'	N46°51'51"E	90°00'00"	N01°15'51"W	N88°08'09"W	39.27'
7-8	277.15'	147.68'	N76°24'44"E	30°54'15"	N88°08'09"W	N60°57'37"E	149.49'
9-10	25.00'	25.70'	N15°59'26"E	61°51'47"	N46°55'20"E	N14°56'27"W	26.99'
10-11	60.27'	50.00'	N09°33'54"E	49°00'44"	N14°56'27"W	N34°04'16"E	51.55'
11-12	5.00'	6.18'	N04°07'14"W	76°23'00"	N34°04'16"E	N42°18'44"W	6.67'
13-14	51.50'	40.48'	N65°27'18"W	46°17'09"	N42°18'44"W	N88°35'53"W	41.60'
15-16	76.50'	60.13'	S65°27'18"E	46°17'09"	S88°35'53"E	S42°18'44"E	61.80'
17-18	7.00'	8.15'	S77°55'54"E	71°14'20"	S42°18'44"E	N66°26'56"E	8.70'
18-19	60.27'	112.57'	S02°36'15"E	221°53'38"	N66°26'56"E	S71°39'26"W	233.40'
19-20	25.00'	25.53'	S77°37'57"W	61°25'14"	S71°39'26"W	S46°55'20"W	26.80'
21-22	22.00'	16.89'	S24°21'08"W	45°08'22"	S46°55'20"W	S01°46'57"W	17.33'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



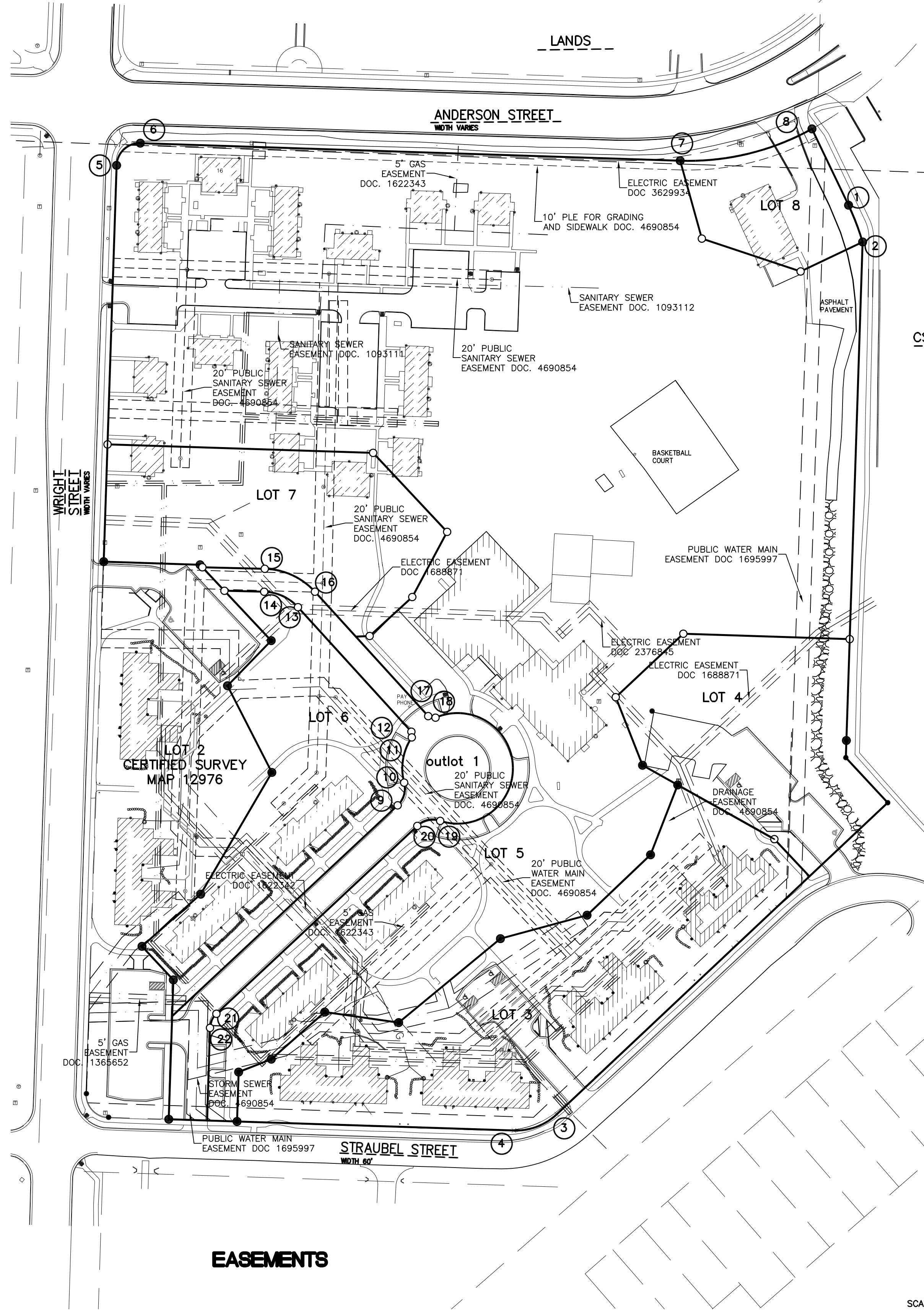
Department of Administration

THIS INSTRUMENT WAS DRAFTED BY:
FRANCIS R. THOUSAND

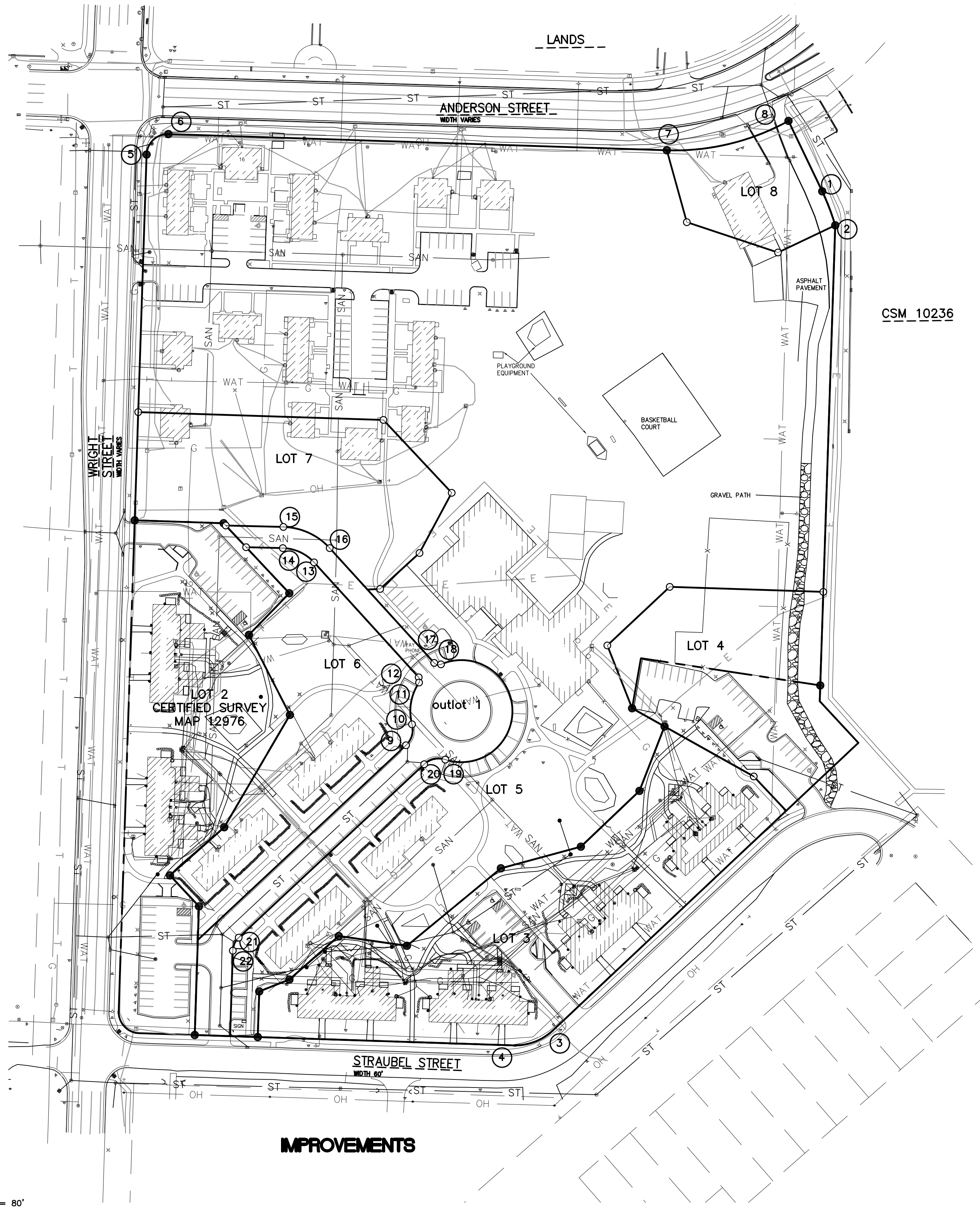
SHEET 2 OF 3

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENTS



IMPROVEMENTS

SCALE 1" = 80'
40' 80' 160'

THIS INSTRUMENT WAS DRAFTED BY: FRANCIS R. THOUSAND

SHEET 3 OF 3