

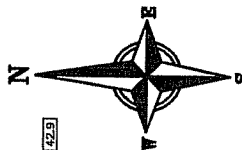
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 6018, LOTS 1 AND 3, CERTIFIED SURVEY MAP NO. 8548, LOTS 4 AND 5, ARBOR HEIGHTS COMMERCIAL PARK AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

**\* NOTE \***  
SEE NOTES ON SHEET 5 OF 5

LOT 2  
CSM No. 2043

(S0010'20"E)  
(207.33')  
S00'13'30"W  
207.29'



SCALE: 1"=100'  
GRAPHIC SCALE FEET  
0 50 100 200

\* CONTROLLED-ACCESS HIGHWAY \*  
SEE NOTE #4 ON SHEET 5 OF 5

### LEGEND

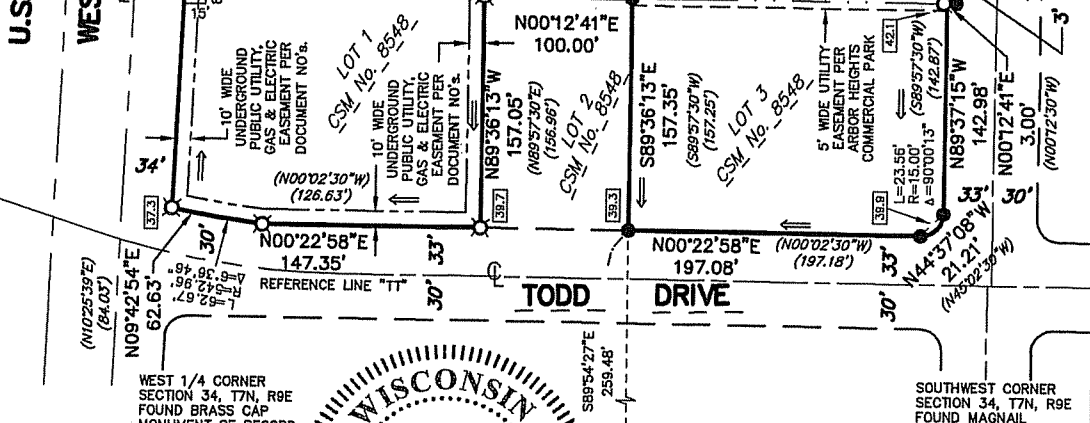
- ⊗ SET 3/4" X 24" SOLID IRON REBAR, 1.50 LBS./LINEAL FOOT
- ⊠ FOUND SECTION CORNER
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 1 1/4" REBAR
- FOUND 3/4" REBAR
- (157.25') "RECORDED AS" INFORMATION
- ← DRAINAGE ARROW
- 42.9 EXISTING LOT CORNER ELEVATION

U.S. HIGHWAY "12, 14, 18 & 151"

WEST BELTLINE HIGHWAY

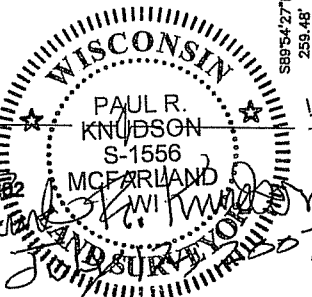
FRONTAGE ROAD

**Lot 1**  
245,236 SQ. FT.



**SURVEYED FOR:**  
ARBOR GATE DEVELOPMENT, LLC  
ATTN: BRAD HUTTER  
3001 W. BELTLINE HWY., SUITE 201  
MADISON, WI 53713

**SURVEYED BY:**  
VIERBICHER ASSOCIATES, INC.  
999 FOURIER DRIVE, SUITE 201  
MADISON, WI 53717  
(808) 828-0532



DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
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**CERTIFIED SURVEY MAP**

ALL OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP NO. 6018, LOTS 1 AND 3, CERTIFIED SURVEY MAP NO. 8548, LOTS 4 AND 5, ARBOR HEIGHTS COMMERCIAL PARK AND PART OF THE SW ¼ OF THE SW ¼ OF SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Paul R. Knudson, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Arbor Gate Development, LLC, owner of said land, I have surveyed, divided, mapped and dedicated the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lots 1, 2 and 3 of Certified Survey Map Number 6018, Lots 1 and 3 of Certified Survey Map Number 8548, Lots 4 and 5 of Arbor Heights Commercial Park and lands in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

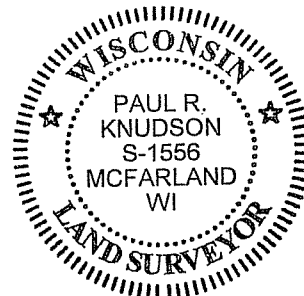
Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the northwest corner of Lot 3, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E along the north line of Lot 3, CSM No. 8548, 157.35 feet to the northeast corner thereof; thence N00°12'41"E along the east line of Lot 2, CSM No. 8548, 100.00 feet to the southeast corner of Lot 1, CSM No. 8548; thence N89°36'13"W along the south line of Lot 1, CSM No. 8548, 157.05 feet to the southwest corner thereof; thence N00°22'58"E along the west line of Lot 1, CSM No. 8548 and the easterly right-of-way of Todd Drive, 147.35 feet to the intersection with a curve; thence Northeasterly, 62.67 feet along the arc of a curve to the right and said easterly right-of-way, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet to the intersection with the southerly right-of-way of the West Beltline Highway Frontage Road; thence S87°20'37"E along the southerly right-of-way of the West Beltline Highway Frontage Road, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right and said southerly right-of-way, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet to the northeast corner of Lot 3, CSM No. 6018; thence S00°13'30"W along the east line of Lot 3, CSM No. 6018, 207.29 feet to the southeast corner thereof; thence N87°31'14"W along the south line of Lots 2 and 3, CSM No. 6018, 330.08 feet to the southwest corner of Lot 2, CSM No. 6018; thence S00°13'39"W along the east line of Lot 1, CSM No. 6018 and said Lot 5, 295.28 feet to the southeast corner of said Lot 5; thence N89°37'15"W along the south line of said Lots 4 and 5, 214.09 feet to the southwest corner of said Lot 4; thence N00°12'41"E along the west line of said Lot 4, 3.00 feet to the southeast corner of Lot 3, CSM No. 8548; thence N89°37'15"W along the south line of Lot 3, CSM No. 8548, 142.98 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E along the west line of Lot 3, CSM No. 8548 and the easterly right-of-way of Todd Drive, 197.08 feet to the Point of Beginning. Containing 245,878 square feet, more or less.

Vierbicher Associates, Inc.  
By Paul R. Knudson

Dated this 12<sup>th</sup> day of JULY, 2007.

Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Paul R. Knudson  
Paul R. Knudson, RLS No. 1556



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**CERTIFIED SURVEY MAP**

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**REGISTER OF DEEDS CERTIFICATE**

RECEIVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT \_\_\_\_ O'CLOCK IN THE \_\_\_\_ M.  
AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGE(S) \_\_\_\_\_.

DOCUMENT NUMBER \_\_\_\_\_

CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

REGISTER OF DEEDS, DANE COUNTY, WISCONSIN

**NOTES:**

1. Drainage arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.
2. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
3. Bearings are referenced to the Wisconsin County Coordinate System of Dane County, 83/91 Adjustment.
4. Lot 1 of this certified survey shall not have direct vehicular access to United States Highway No. 12, 14, 18, & 151 (West Beltline Highway) per the limitations set forth in a finding, determination, and declaration by the State Highway Commission of Wisconsin, recorded in Volume 232 of Miscellaneous, page 204 as Document Number 802720. Said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.  
  
Lot 1 of this certified survey shall have direct vehicular access to the West Beltline Highway Frontage Road.
5. Lot 1 of this certified survey is subject to the redevelopment plan for the Todd Drive Redevelopment District per Document Number 4286829.



DOCUMENT NO. \_\_\_\_\_

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