

# ROYSTER CLARK

BEING ALL OF LOT 1 AND LOT 2, C.S.M. NO. 13176, PART OF LOT 1, C.S.M. NO. 4780, AND LANDS, ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 9, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

#### **SURVEYOR'S CERTIFICATE**: I, Noa Prieve, Registered Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of RDC Development, LLC and Madison Gas and Electric Company, owners of said land, I have surveyed, divided and mapped ROYSTER CLARK, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land being all of Lot 1 and Lot 2, C.S.M. No. 13176, part of Lot 1, C.S.M. No. 4780, and lands, all located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S 00°58'53" E, 2598.73 feet; thence S 87°43'25" W, 57.40 feet to the northerly right of way line of C.T.H. "BB" and the point of Thence along said northerly right of way line, S 87.43'25" W, 1265.03 feet to the westerly line of said C.S.M. No. 4780; thence along said westerly line and the extension thereof, N 00°55'03" W, 363.57 feet; thence N 89°01'47" E, 30.00 feet to the easterly right of way line of Royster Avenue; thence along said right of way line, N 00°55'03" W, 121.02 feet; thence continuing along said right of way line and the arc of a curve concaved westerly having a radius of 50.00 feet and a long chord bearing N 00°55'03" W, a distance of 97.98 feet; thence continuing along said right of way line, N 00°55'03" W, 796.94 feet to the northeasterly right of way line of Sargent Street; thence along said right of way line, N 5911'02" W, 35.27 feet to the easterly line of Block 9, First Addition to Olbrich Park Addition; thence along said easterly line, N 00°27'51" W. 151.08 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S 59'15'41" E, 1512.02 feet to the westerly right of way line of Dempsey Road; thence along said right of way line, S 00'59'24" E, 700.64 feet; thence along the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord begring S 43°27'57" W, a distance of 34.96 feet to the point of beginning. Said parcel contains 1,431,782 square feet or 32.87 acres. Williamson Surveying and Associates, LLC by Noa T. Prieve & Chris W. Adams Noa T. Prieve S-2499 Registered Land Surveyor OWNER'S CERTIFICATE: RDC Development, a limited liability company duly organized and existing under and by the laws of the State of Wisconsin, as owner, does hereby certify that said coporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. RDC Development, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Madison Common Council Dane County Zoning and Land Regulation Committee Wisconsin Department of Administration Wisconsin Department of Transportation IN WITNESS WHEREOF, the hand seal of said owners this \_\_\_\_ day of \_\_\_\_\_\_. 20\_\_\_. RDC Development, LLC Carl Ruedebusch STATE OF WISCONSIN) DANE COUNTY ) ss Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, Carl Ruedebusch, its manager of RDC Development, LLC, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority. \_\_\_\_\_ County, Wisconsin My commission expires \_\_\_\_\_ Notary Public Print Name **CONSENT OF MORTGAGEE:** City of Madison, a municipal corporation duly organized and existing under and by the laws of the State of Wisconsin, as owner, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this subdivision plat and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said City of Madison, has caused these present to be signed by its corporate officer listed below

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, David Schmiedicke, its Finance Director, City of Madison, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation,

City of Madison

David Schmiedicke

Finance Director

Print Name

at Madison, Wisconsin, on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

STATE OF WISCONSIN)
DANE COUNTY ) ss

\_\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

by its authority.

<u>)WNER'S</u>	<u>CERTI</u>	<i>FICAT.</i>	<u>E</u> :
Madison Cas and Ele	notria Campany	a corneration	

to the following for approval or objection:

Madison Gas and Electric Company, a corporation duly organized and existing under and by the laws of the State of Wisconsin, as owner, does hereby certify that said coporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Madison Gas and Electric Company does further certify that this plat is required by s.236.10 or s.236.12 to be submitted

City of Madison Common Council Dane County Zoning and Land Regulation Committee Wisconsin Department of Administration Wisconsin Department of Transportation

IN WITNESS WHEREOF, the hand seal of said owners this day of 20	IN WITNESS WHEREOF	, the hand seal of said	owners this day of	20
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OWNER: Madison Gas and Electric Company

> John M. Yogerst Assisstant Vice President — Gas Operations

STATE OF WISCONSIN)

DANE COUNTY ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, John M. Yogerst, its Assisstant Vice President — Gas Operations, of Madison Gas and Electric Company, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

	14.00
 County,	Wisconsin
•	

My commission expires \_\_\_

Notary Public

Print Name

### OWNER'S CERTIFICATE:

Agrium U.S. Incorporated, a corporation duly organized and existing under and by the laws of the State of Colorado, as owner, does hereby certify that said coporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Agrium U.S. Incorporated does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison Common Council Dane County Zoning and Land Regulation Committee Wisconsin Department of Administration Wisconsin Department of Transportation

IN	WITNESS	WHEREOF,	the	hand	seal	of	said	owners	this	day of	· -	20
												) M/A/C

OWNER: Agrium U.S. Incorporated

Bruce G. Waterman Executive Vice President

PROVINCE OF ALBERTA) CANADA ) ss

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, Bruce G. Waterman, its Executive Vice President, of Agrium U.S. Incorporated, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Alberta Province, Canada

My commission expires \_\_\_\_\_

Print Name

## REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, at \_\_\_\_\_ o'clock \_\_.M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ through \_\_\_\_\_.

Kristi Chlebowski, Register of Deeds, Dane County

## CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as Royster Clark, located in the City of Madison, was hereby approved by enactment number \_\_\_\_\_\_, file ID number \_\_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and the rights conveyed by said plat to the City of Madison for public use.

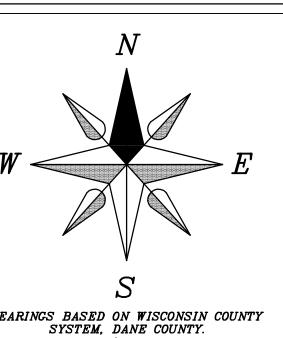
Dated this \_\_\_\_\_, 20\_\_\_.

Maribeth Witzel-Behl, City Clerk, City of Madison

## DANE COUNTY TREASURER'S CERTIFICATE:

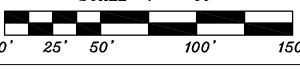
I, David J. Worzala, being duly appointed, qualified, and acting treasurer of the county of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes, or unpaid special assessments as of this \_\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, on any of the lands included in the plat of ROYSTER CLARK

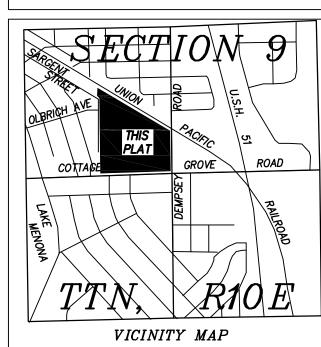
David J. Worzala, Treasurer, Dane County



BEARINGS BASED ON WISCONSIN COUNTY
SYSTEM, DANE COUNTY.

EAST LINE OF SE 1/4, SECTION 5, T8N, R8E,
BEARS S 00°00'00" E





## CURVE TABLE:

CURVE #	RADIUS	CHORD BEARING	LENGTH	ARC LENGTH	DELTA	TAN. BEARING IN	TAN. BEARING OUT
C1	25.00	S 43°27'57" W	34.96	38.71	88°43'15"	S 00°53'41" E	S 87*49'34" W
C1		(S 43°22'35.5" W)					
C2	50.00	N 00°55'03" W	97.98	136.95	156 <b>°</b> 55'42"	N 77*32'48" E	N 79°22'54" W
C2		(S 01°18'28" E)		(136.94)			
C3	25.00	S 43°22'18" W	34.95	<i>38.71</i>	88 <b>°</b> 42'22"	S 00°58'53" E	
C4	15.00	S 45°58'53" E	21.21	<i>23.56</i>	90°00'00"	N 89°01'07" E	
C5	15.00	N 44°01'07" E	21.21	23.56	90°00'00"	N 00°58'53" W	
C6	15.00	N 46°37'42" W	21.45	23.90	9117'38"	S 87°43'29" W	
<i>C7</i>	15.00	N 46°32′18″ W	21.48	23.95	91°28'25"	S 87°43'29" W	
C8	265.00	N 05°37°48" E	59.37	59.49	12 <b>°</b> 51'47"	N 00°48'05" W	
C9	15.00	S 44°10'25" W	21.27	23.64	9018'36"	S 00°58'53" E	
C10	185.00	N 05°35'08" E	41.73	41.82	12 <b>°</b> 57'07"	N 12°03'41" E	
C11	20.00	N 44°03'51" E	26.32	28.72	8276'51"	N 02°55'25" E	
C12	15.00	S 45°58'53" E	21.21	23.56	90°00'00"	N 89°01'07" E	
C13	15.00	S 43°27'42" W	20.94	23.18	88°31'35"	S 00°48'05" E	
C14	185.00	S 05°37'48" W	41.45	41.53	12°51'47"	S 12°03'41" W	
C15	115.00	S 05°35'08" W	25.94	26.00	12 <b>°</b> 57'07"	S 00°53'25" E	
C16	20.00	S 45°27'21" E	26.11	28.45	81°30'10"	S 86°12'26" E	
C17	15.00	N 43°58'36" E	21.17	23.51	89°47 <b>'</b> 18"	N 00°55'03" W	
C18	15.00	S 46°02'54" E	21.24	23.60	90'09'42"	N 88*52'15" E	
C19	15.00	N 5217'06" E	24.04	27.88	106 <b>:</b> 30 <b>'</b> 18"	N 00°58'03" W	
C20	117.00	S 68°25'23" E	24.62	24.67	12°04'44"	S 74°27'45" E	
C21	117.00	S 60°50'09" E	6.32	6.32	03°05'43"	S 62°23'01" E	
C22	56.00	S 22°52'05" W	15.28	15.33	15°41'15"	S 30°42'43" W	
C23	56.00	S 07°01'42" W	15.58	15.63	15 <b>:</b> 59'30"	S 15°01'27" W	
C24	15.00	N 45°58'28" W	21.22	23.57	90°00'50"	S 89°01'07" W	
C25	20.00	S 43°35'02" W	26.06	28.39	8119'14"	S 02°55'25" W	
C26	117.00	S 06°31'20" E	22.96	23.00	11"15'49"	S 12°09'15" E	
C27	117.00	S 35°43'16" E	93.56	96.25	47°08'03"	S 59°17'17" E	
C28	30.00	N 14°52'20" E	16.38	16.59	31°40′46″	N 00°58'03" W	
C29	15.00	N 46°01'24" W	21.25	23.62	9012'42"	S 88*52'15" W	
C30	183.00	N 7512'31" W	100.40	101.70	<i>31°50'28"</i>	N 5917'17" W	
C31	183.00	N 32°25'52" W	165.35	171.56	53 <b>°</b> 42 <b>'</b> 51"	N 05°34'26" W	
C32	20.00	N 45°56'09" W	26.36	28.78	82 <b>°</b> 27 <b>'</b> 46"	N 8710'02" W	
C33	15.00	S 44°01'07" W	21.21	23.56	90°00'00"	S 00°58′53″ E	

## LOT AREA TABLE:

LOT	SQ. FT.	ACRES		LOT	SQ. FT.	ACRES
7	7683	0.18		33	3460	0.08
8	7700	0.18	1	34	3460	0.08
9	7698	0.18	i	35	3460	0.08
10	7696	0.18		36	3973	0.09
11	7694	0.18		37	4408	0.10
12	7692	0.18		38	<i>3267</i>	0.08
13	7691	0.18		39	3360	0.08
14	7623	0.18		40	3448	0.08
15	7663	0.18		41	3469	0.08
16	7695	0.18		42	3471	0.08
17	7696	0.18		43	3473	0.08
18	7698	0.18		44	3474	0.08
19	7699	0.18		45	3476	0.08
20	7700	0.18		46	3461	0.08
21	7701	0.18		47	5475	0.13
22	7719	0.18		48	7370	0.17
23	4137	0.10		49	7700	0.18
24	4764	0.11		50	7400	0.17
25	3471	0.08		51	7200	0.17
26	3460	0.08		<i>52</i>	6286	0.14
27	3460	0.08		53	6283	0.14
28	3460	0.08		54	6283	0.14
29	3460	0.08		55	6264	0.14
30	3460	0.08		56	6050	0.14
31	3460	0.08		<i>57</i>	5730	0.13
32	3460	0.08	]			

DOA FILE NO. = JOB NO. = 13W-23 REV. 03-19-13 SHEET 5 OF 5

