

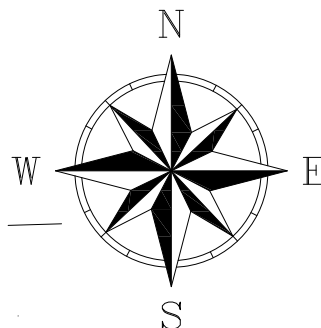
# CERTIFIED SURVEY MAP No.

LOT 1, MARSH ROAD INDUSTRIAL SUBDIVISION, AS RECORDED IN VOLUME 58-014B OF PLATS, ON PAGES 75-76, AS DOCUMENT NUMBER 3661189, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

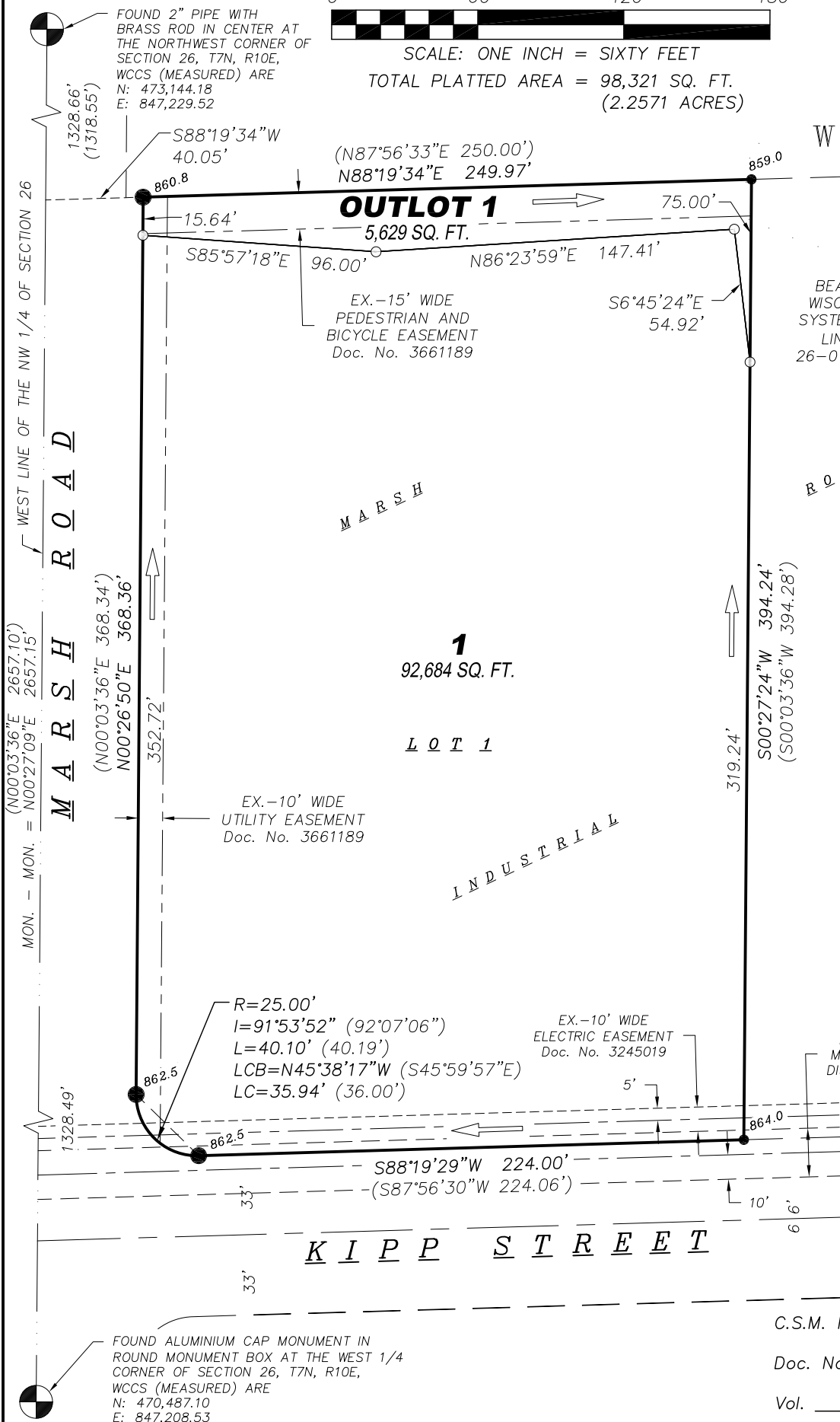


SCALE: ONE INCH = SIXTY FEET

TOTAL PLATTED AREA = 98,321 SQ. FT.  
(2.2571 ACRES)



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF NW 1/4 OF SECTION 26-07-10, MEASURED AS BEARING N00°27'09"E



**NOTE:**  
SEE SHEET 2 OF 4 FOR NOTES AND THE LEGEND.

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<p><b>SURVEYED FOR:</b> Fallen Oak, LLC 5301 Voges Road Madison, WI 53718</p>	<p><b>SURVEYED BY:</b> Snyder &amp; Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p><b>S</b> <b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners</p> <p>Plot View: Sheet 1 P: \PROJECTS\N\NEI35-Kipp Street\Survey\CSM\NEI35-CSM.dwg</p>	<p>FN: NEI35 DATE: 06-04-14</p> <p>REVISIONS:</p>	<p><b>SHEET</b> <b>1 OF 4</b></p>
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**NOTES:**

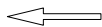
- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. 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. In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
- 2) All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 3) No changes in drainage patterns associated with the development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 4) Lands within this certified survey map are subject to the Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3660423.
- 5) Lands within this certified survey map are subject to the Declaration of Conditions and Covenants recorded as Doc. No. 3718617.
- 6) Lands within this certified survey map are subject to the Declaration of Conditions and Covenants recorded as Doc. No. 3867644.
- 7) Lands within this certified survey map are subject to the Declaration of Conditions and Covenants recorded as Doc. No. 3867645.
- 8) Lands within this certified survey map are subject to the Declaration of Protective Covenants and Restrictions recorded as Doc. No. 4042588.

LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS


DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

860.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. 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. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

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<p><u>SURVEYED FOR:</u>          TNT of McFarland, LLC          5301 Voges Road          Madison, WI 53718</p>	<p><u>SURVEYED BY:</u>          Snyder &amp; Associates, Inc.          5010 Voges Road          Madison, WI 53718          (608) 838-0444          www.snyder-associates.com</p>	 <p><b>SNYDER &amp; ASSOCIATES</b>          Engineers and Planners</p>	<p>FN: NEI35          DATE: 06-04-14</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				<p><b>SHEET          2 OF 4</b></p>
		Plot View: Sheet 2					
		P: \PROJECTS\N\NEI35-Kipp Street\Survey\CSM\NEI35-CSM.dwg					

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## OWNER'S CERTIFICATE

\_\_\_\_\_, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
By: \_\_\_\_\_  
Authorized Member

State of Wisconsin )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, and countersigned by \_\_\_\_\_ its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.


\_\_\_\_\_  
By: \_\_\_\_\_

State of Wisconsin )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

C.S.M. No. \_\_\_\_\_  
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<b>SURVEYED FOR:</b> TNT of McFarland, LLC 5301 Voges Road Madison, WI 53718	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	 <b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners Plot View: Sheet 3 P: \PROJECTS\N\NEI35-Kipp Street\Survey\CSM\NEI35-CSM.dwg	FN: NEI35 DATE: 06-04-14 REVISIONS:	<b>SHEET</b> <b>3 OF 4</b>

# **CERTIFIED SURVEY MAP No.**

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## LEGAL DESCRIPTION

Lots 1, Marsh Road Industrial Subdivision, as recorded in Volume 58-014B of Plats, on Pages 75-76, as Document Number 3661189, Dane County Registry, and located in the Southwest quarter of the Northwest quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land 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 State Statutes in surveying, dividing and mapping the same.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. S-3017

Date: \_\_\_\_\_

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map 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 rights conveyed by said certified survey map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

## CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE


Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_  
\_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc.  
No. \_\_\_\_\_.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

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\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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