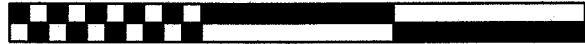


CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 3, 4 AND 5, BLOCK 3, SECOND ADDITION TO GLENDALE INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-040B OF PLATS, ON PAGE 113, AS DOCUMENT NUMBER 2069866, IN THE DANE COUNTY REGISTRY, BEING PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

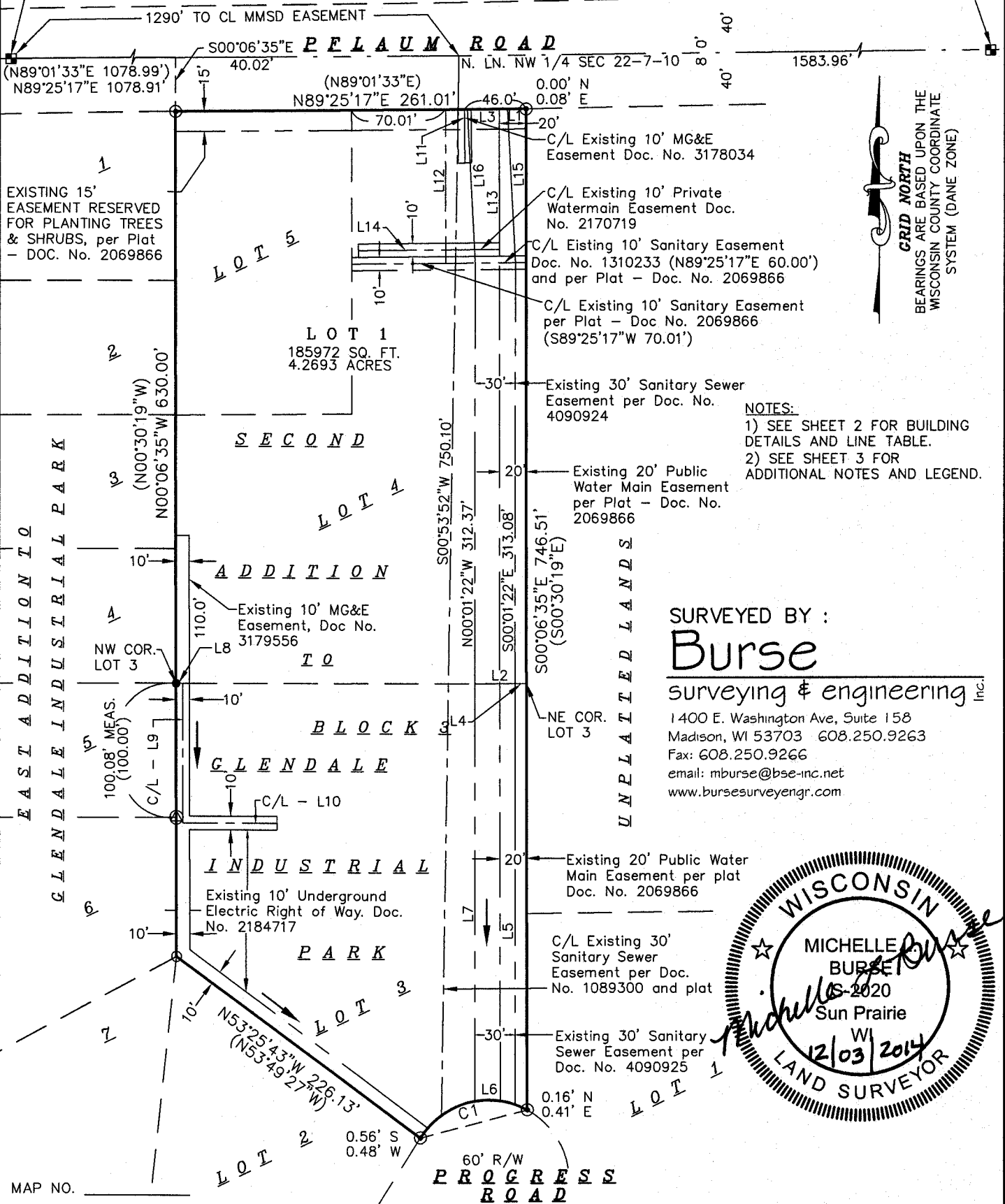
0 100 200 300



SCALE : ONE INCH = ONE HUNDRED FEET

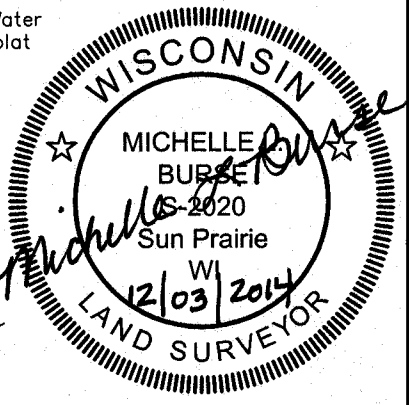
FOUND 1-1/4" REBAR AT THE NORTHWEST CORNER OF SECTION 22-07-10 N: 478357.07 E: 841966.63

FOUND 1-1/4" REBAR AT THE NORTH CORNER OF SECTION 22-07-10 N: 478382.90 E: 844629.52



- NOTES:
- 1) SEE SHEET 2 FOR BUILDING DETAILS AND LINE TABLE.
 - 2) SEE SHEET 3 FOR ADDITIONAL NOTES AND LEGEND.

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 surveying & engineering inc.
 1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com



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NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	90.69	86°36'23"	60.00	S75°19'06"W	82.30

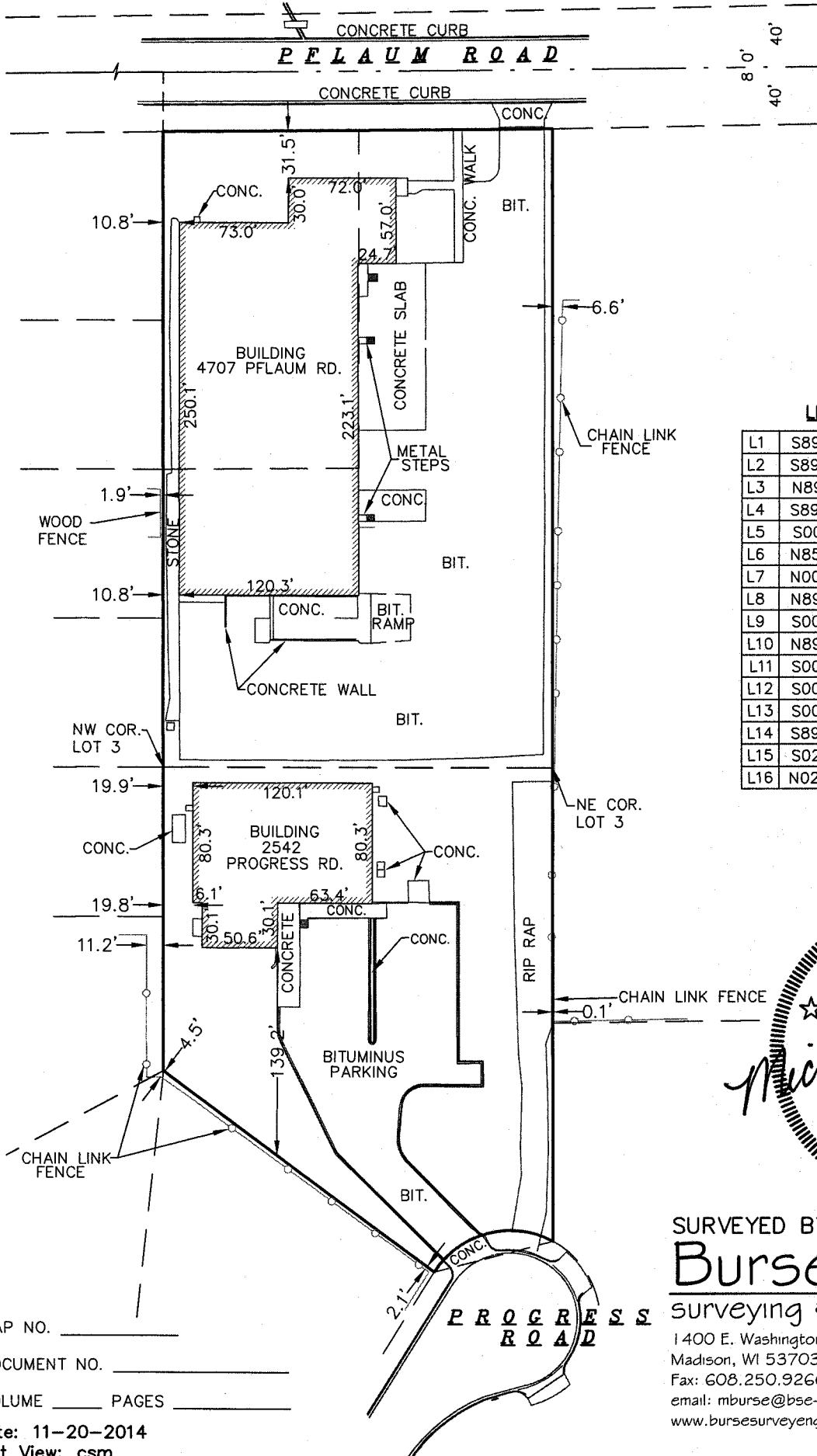
Date: 11-20-2014
 Plot View: csm
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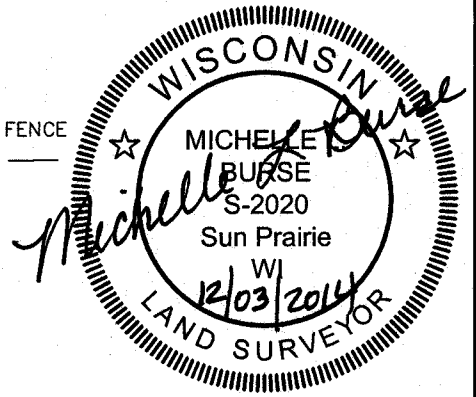
SCALE : ONE INCH = ONE HUNDRED FEET



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

LINE TABLE

L1	S89°25'17"W	13.72'
L2	S89°52'25"W	30.00'
L3	N89°25'17"E	30.03'
L4	S89°52'25"W	8.51'
L5	S00°01'24"E	313.71'
L6	N85°19'49"W	30.12'
L7	N00°01'24"W	311.20'
L8	N89°53'25"E	5.00'
L9	S00°06'35"E	104.00'
L10	N89°53'25"E	5.00'
L11	S00°27'34"E	40.00'
L12	S00°06'35"E	115.00'
L13	S00°06'35"E	105.00'
L14	S89°25'17"W	110.01'
L15	S02°55'30"E	115.75'
L16	N02°55'30"W	116.21'



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Date: 11-20-2014

Plot View: csm

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LEGEND

- 3/4" DIAMETER SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 lbs/ft
- ⊙ 1-1/4" SOLID IRON ROD FOUND
- ⊗ 1" IRON PIPE FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← 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 SHOWN ON THIS MAP ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTES:

- Dates of field work: October 29th – November 4th, 2014.
- Parcel 1 Area: 185972 Square Feet or 4.2693 Acres,
- Site Addresses: 2542 Progress Way and 4707 Pflaum Road.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment No NCS-694430-MAD, which references the following items from Schedule B, Section II:
Easements and Restrictions recorded during the past sixty (60) years from the date hereof and recording data:
Right of Way Easement recorded December 3, 1963, in Volume 401 of Misc., Page 466, as Document No. 1089300. [Shown hereon]
Sanitary Sewer Easement recorded November 22, 1971, in Volume 299 of Misc., Page 348, as Document No. 1310233. [Shown hereon]
Declaration of Conditions and Covenants recorded March 21, 1988, in Volume 11200 of Records, Page 92, as Document No. 2071142. [Not Mappable]
Easements, Drainage Swales, Notes, and other matters as shown on the Plat, Document No. 2069866. [Shown hereon]
Right-of-Way Grant Underground Electric recorded February 12, 1990, in Volume 13845 of Records, Page 90, as Document No. 2184717. [Shown hereon]
Permanent Sanitary Sewer Easement recorded August 5, 2005, as Document No. 4090925. [Shown hereon]
The effect, if any, of the encroachment of the improvements onto the easement at Document 2184717 listed above, as shown on Survey by Burse Surveying & Engineering, Inc. dated August 3, 2007, job #\Projects\BSE1123\DWG\ALTA.DWG
(SEE SHEET 4 for Continuation)

SURVEYED BY :

Burse

surveying & engineering INC.

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Date: 11-20-2014

Plot View: csm

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SURVEYED FOR :
PFLAUM Investments, LLC
4707 PFLAUM ROAD
MADISON, WI 53718

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NOTES: (Continued)

Right-of-Way Grant Underground Electric, to Madison Gas and Electric Company, recorded May 19, 1987 as Document No. 2018931. [Does not affect Property]

Private Water Main Easement, recorded November 3, 1989 as Document No. 2170719. [Shown hereon]

Matters contained in Warranty Deed, recorded March 29, 1999 as Document No. 3096172.

Right-of-Way Grant Electric Pole Line, recorded December 13, 1999 as Document No. 3178034. [Shown hereon]

Private Water Main Easement, recorded November 3, 1989 as Document No. 2170719. [Shown hereon]

Right-of-Way Grant Electric Pole Line, recorded December 13, 1999 as Document No. 3178034. [Shown hereon]

Right-of-Way Grant Underground Electric, recorded December 20, 1999 as Document No. 3179556. [Shown hereon]

Permanent Sanitary Sewer Easement, recorded August 5, 2005 as Document No. 4090924. [Shown hereon]

Right of Way Grant for Underground Electric to Madison Gas and Electric Company recorded in Vol. 13845 of Records, page 90, as #2184717. This item does affect the subject property, and is plotted hereon. **NOTICE THAT THIS ITEM LIES WITHIN THE BUILDING.** [Shown hereon]

Permanent Sanitary Sewer Easement to Madison Metropolitan Sewerage District record as #4090925. This item does affect the subject property, and is plotted hereon.

LEGAL DESCRIPTION: Warranty Deeds, Doc. No. 4347265 and Doc. No. 3096172

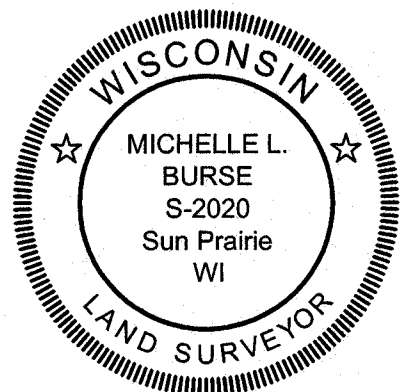
All of Lot Three (3), Four (4), and Five (5), Block Three (3), Second Addition to Glendale Industrial Park, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of The Perkins Oil Company, Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 3RD day of DECEMBER, 2014.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering Inc.

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Madison, WI 53703 608.250.9263

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OWNER'S CERTIFICATE

Pflaum Investments, LLC, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this ____ day of _____, 20__.

Pflaum Investments, LLC

Richard D. Perkins, President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20__, the above named Richard D. Perkins, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 2010, 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 _____, 20__.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 20__.

Steven R. Cover, Secretary of Planning Commission.

SURVEYED BY :

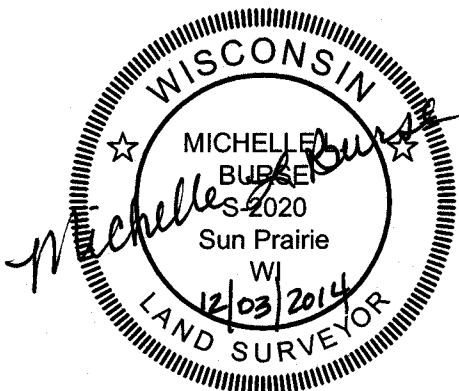
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Office of the Register of Deeds	
_____ County, Wisconsin	
Received for Record	
_____, 20__ at _____	
_____ o'clock __M as	
Document No. _____	
in _____	

Register of Deeds	



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DOCUMENT NO. _____
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