



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOT 5 AND 6, McALLEN 120 BUSINESS PARK, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 23, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## PREPARED FOR:

RUEDEBUSCH DEVELOPMENT  
AND CONSTRUCTION  
4605 DOVETAIL DRIVE  
MADISON, WI 53704

EAST 1/4 CORNER  
SEC. 23, T7N, R10E  
FD. 1 1/4" REBAR

## LOT 2

129,793 SQ. FT.  
OR 2.98 ACRES

## NOTES:

- 1.) WETLANDS ARE AS DELINEATED AND MAPPED ON THE RECORDED MCALLEN 120 BUSINESS PARK PLAT.
- 2.) SEE PAGE 2 FOR 75' WETLAND BUFFER DETAIL, CURVE AND LINE TABLES.
- 5.) SEE PAGE 3 FOR NOTES.

## LEGEND

○ = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT

● = FOUND DANE COUNTY  
SECTION CORNER

10' P.U.E. = PUBLIC UTILITY EASEMENT

← = SURFACE DRAINAGE DIRECTION

- - - = 75' WETLAND BUFFER LINE

SURVEYORS SEAL

SCALE 1" = 200'



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

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

Sheet 1 of 5

13W-189



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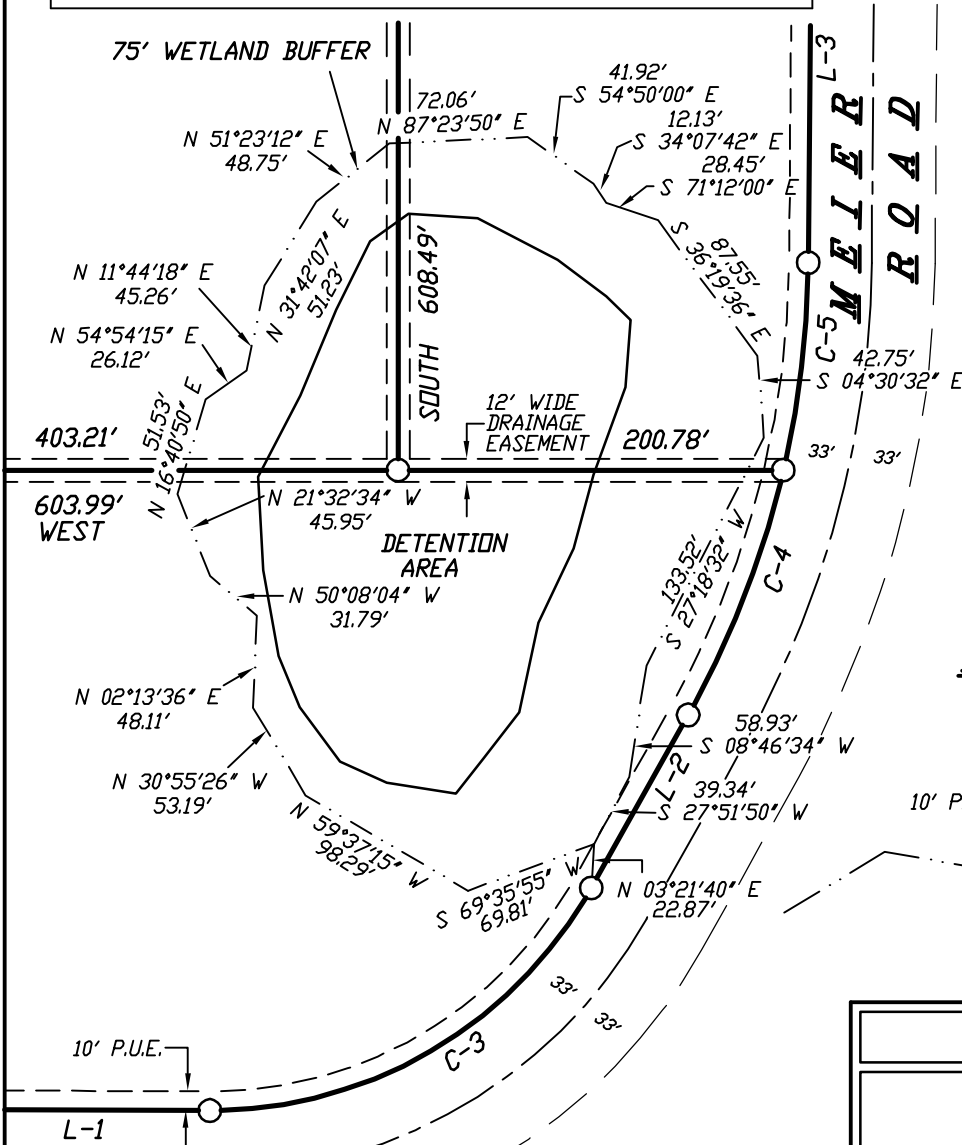
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**CURVE TABLE**

| C-# | RADIUS  | L.C. BEARING  | DISTANCE | ARC     | DELTA     |
|-----|---------|---------------|----------|---------|-----------|
| C-1 | 25.00'  | S 43°58'09" W | 34.42'   | 37.96'  | 87°00'26" |
| C-2 | 117.00' | S 44°40'26" E | 165.86'  | 184.34' | 90°16'29" |
| C-3 | 227.00' | N 59°44'12" E | 230.10'  | 241.30' | 60°54'38" |
| C-4 | 490.00' | N 21°15'38" E | 136.79'  | 137.23' | 16°02'49" |
| C-5 | 490.00' | N 06°51'17" E | 108.94'  | 109.17' | 12°45'53" |
| C-6 | 25.00'  | N 46°01'51" W | 36.27'   | 40.58'  | 93°00'15" |

**LINE TABLE**

| L-# | BEARING       | DISTANCE |
|-----|---------------|----------|
| L-1 | S 89°48'39" E | 190.31'  |
| L-2 | N 29°17'03" E | 103.23'  |
| L-3 | N 00°28'17" E | 211.97'  |
| L-4 | N 03°32'31" W | 100.00'  |
| L-5 | N 00°28'17" E | 171.55'  |



**LEGEND**

○ = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT

10' P.U.E. = PUBLIC UTILITY EASEMENT

--- = 75' WETLAND BUFFER LINE

**SURVEYORS SEAL**



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## NOTES:

1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE AT INDIVIDUAL PROPERTY LINES AND ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, WHICH SHALL BE MAINTAINED BY THE LOT OWNER.

3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.

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

6.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being Lot 5 and 6, McAllen 120 Business Park, located in the Southeast 1/4 of the Southeast 1/4 Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S 00°28'17" W, 1,368.38 feet; thence S 87°28'00" W, 66.41 feet to the point of beginning.

thence continue S 87°28'00" W, 559.85 feet; thence along an arc of a curve concaved southeasterly having a radius of 25.00 feet and a long chord bearing of S 43°58'09" W, 34.42 feet; thence S 00°28'17" W, 782.07 feet; thence along an arc of a curve concaved northeasterly having a radius of 117.00 feet and a long chord bearing of S 44°40'26" E, 165.86 feet; thence S 89°48'39" E, 190.31 feet; thence along an arc of a curve concaved northwesterly having a radius of 227.00 feet and a long chord bearing of N 59°44'12" E, 230.10 feet; thence N 29°17'03" E, 103.23 feet; thence along an arc of a curve concaved westerly having a radius of 490.00 feet and a long chord bearing of N 14°52'42" E, 243.81 feet; thence N 00°28'17" E, 211.97 feet; thence N 03°32'31" W, 100.00 feet; thence N 00°28'17" E, 171.55 feet; thence along an arc of a curve concaved southwesterly having a radius 25.00 feet and a long chord bearing of N 46°01'51" W, 36.27 feet to the point of beginning. This parcel contains 541,021 sq. ft. or 12.42 acres thereof.

Williamson Surveying and Associates, LLC

by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499

Registered Land Surveyor - Owner

**SURVEYORS SEAL**



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SOUTHEAST 1/4 SECTION 23, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## **CONSENT OF MORTGAGEE:**

Anchorbank, FSB, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchorbank, FSB, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Anchorbank, FSB

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Authorized Signature

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, \_\_\_\_\_ its  
\_\_\_\_\_ of the above named bank, to me known to be the person who executed the  
foregoing instrument and to me known to be such officer of said bank, and acknowledge that  
they executed the foregoing instrument as such officer as the deed of said bank, by its  
authority.

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

\_\_\_\_\_  
Notary Public

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

\_\_\_\_\_  
Print Name

## **OWNERS' CERTIFICATE:**

McAllen Properties 120 LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said McAllen Properties 120 LLC, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

McAllen Properties 120, LLC

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Claude E. McAllen

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, Claude E. McAllen its  
\_\_\_\_\_ of the above named limited liability company, to me known to be the person who  
executed the foregoing instrument and to me known to be such officer of said company, 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

**SURVEYORS SEAL**



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## **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Steven R. Cover  
Secretary Plan Commission

## **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_.M. and  
recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_  
through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

**SURVEYORS SEAL**

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

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