

DANE COUNTY CERTIFIED SURVEY MAP

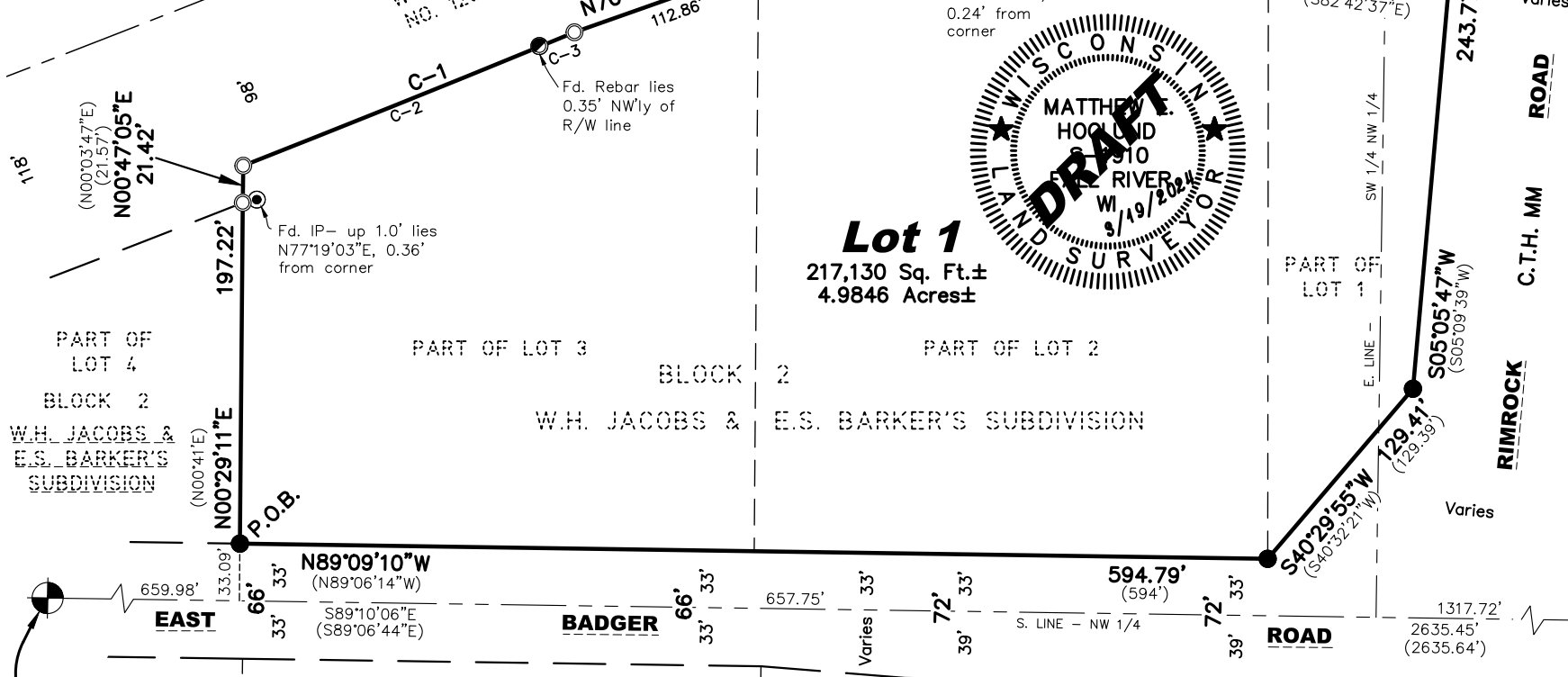
Part of Lots 1 through 3, Block 2, W.H. Jacobs & E.S. Barker's Subdivision, being located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 36, T.7N., R.9E., City of Fitchburg, Dane County, Wisconsin.

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

C-1
R=11,569.16'
Δ=01°01'23"
L=206.61'
CH=N68°03'24"E
(N67°35'47"E)
206.60'
Tan. In N68°34'06E
Tan. Out N67°32'43"E

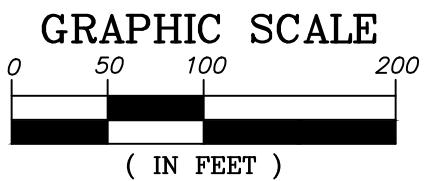
C-2
R=11,569.16'
Δ=00°54'55"
L=184.83'
CH=N68°06'38"E
184.83'

C-3
R=11,569.16'
Δ=00°06'28"
L=21.78'
CH=N67°35'57"E
21.77'



W 1/4 Corner
Sec. 36-7-9
Fd. Alum. Cap Mon.
Dane Co. Coords:
NAD'83(2011)
N=469,587.37
E=821,159.91
Fd. & Verified Ties

Owner/Subdivider:
Zimbrick Inc.
1601 W. Beltline Hwy.
Madison, WI 53713



Bearings are referenced to the South line of the NW 1/4 of Section 36, which bears S89°10'06"E on the Dane County Coordinate System - NAD 83 (2011).



LEGEND

- Found 3/4" Rebar
- ⊙ Found 1-1/4" Rebar
- ⊙ Found 1" Iron Pipe
- ⊙ Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Line
- - - Lot Line of Record
- - - Existing R/W Line
- - - Sectional Subdivision Line
- - - Center Line

NOTES:

1. This CSM is to consolidate adjoining properties into a single lot.
2. Dates of field survey: February 21, 22 & 26, 2024.
3. This survey is a retracement of Plat of Survey 2003-00574 on file with the Dane County Surveyor's Office.
4. See Sheet 2 for Easement Details.
5. See Sheet 3 for Building and Fence Details.

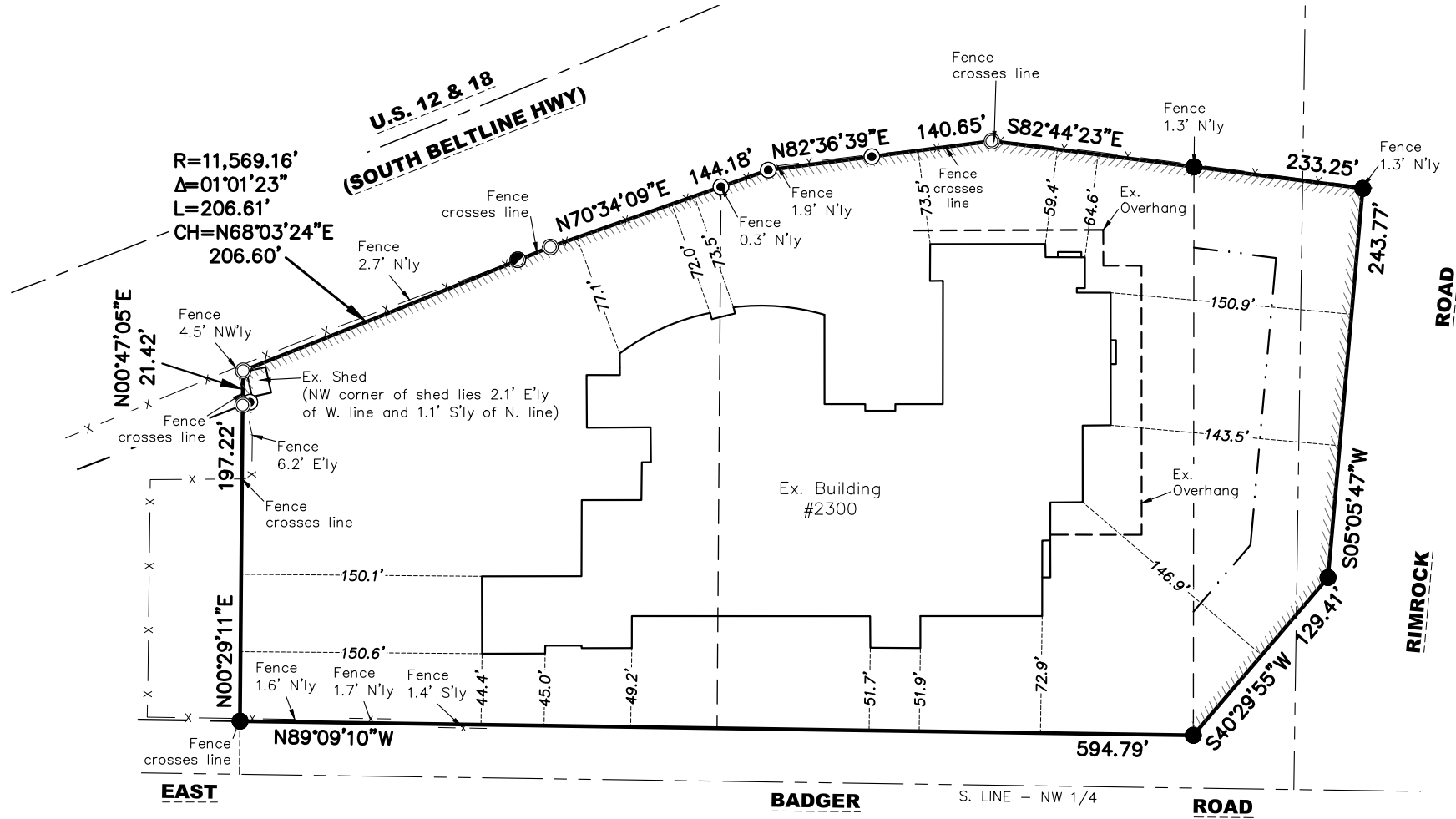
Center of Sec. 36-7-9
Fd. Alum. Cap Mon.
Dane Co. Coords:
NAD'83(2011)
N=469,549.08
E=823,795.24
Fd. & Verified Ties

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # SU-15-04

DANE COUNTY CERTIFIED SURVEY MAP

Part of Lots 1 through 3, Block 2, W.H. Jacobs & E.S. Barker's Subdivision, being located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 36, T.7N., R.9E., City of Fitchburg, Dane County, Wisconsin.

BUILDING & FENCE DETAILS

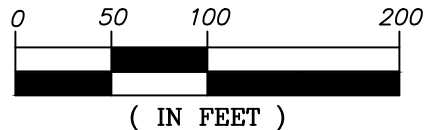


LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- Boundary Line
- - - Lot Line of Record
- - - Existing R/W Line
- - - Sectional Subdivision Line
- - - Center Line
- - - Bldg. Dimension Line (right angles to Boundary)

See Sheet 1 for Boundary Details.
See Sheet 2 for Easement Details.

GRAPHIC SCALE



Bearings are referenced to the South line of the NW 1/4 of Section 36, which bears S89°10'06"E on the Dane County Coordinate System - NAD 83 (2011).

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Vol. _____ Page _____

Drawn By: MEH
Project # SU-15-07

DANE COUNTY CERTIFIED SURVEY MAP

Part of Lots 1 through 3, Block 2, W.H. Jacobs & E.S. Barker's Subdivision, being located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 36, T.7N., R.9E., City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hogle, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey of part of Lots 1, 2 and 3, Block 2 of W.H. Jacobs and E.S. Barker's Subdivision, recorded in Volume 2 of Plats on Page 1 as Document No. 217049, being a part the Southwest one-quarter of the Northwest one-quarter and a part the Southeast one-quarter of the Northwest one-quarter, Section 36, Township 7 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING the West one-quarter corner of said Section 36; thence, along the South line of said Northwest one-quarter, South 89°10'06" East, 659.98 feet to its intersection with the Southerly prolongation of the West line of said Lot 3; thence, along said Southerly prolongation, North 00°29'11" East, 33.09 feet to the **POINT OF BEGINNING**, lying on the North right-of-way line of East Badger Road and being the Southwest corner of said Lot 3;

thence, along said West line, North 00°29'11" East, 197.22 feet to the Southerly right-of-way line of U.S. Highway 12 & 18 - South Beltline Highway;

thence, along said Southerly right-of-way line, North 00°47'05" East, 21.42 feet to the beginning of a non-tangent curve, being concave Northerly, having a radius of 11,569.16 feet and a chord which bears North 68°03'24" East, 206.60 feet;

thence, continuing along said Southerly right-of-way line, Northeasterly, 206.61 feet along the arc of said curve through a central angle of 01°01'23";

thence, continuing along said Southerly right-of-way line, North 70°34'09" East, 144.18 feet;

thence, continuing along said Southerly right-of-way line, North 82°36'39" East, 140.65 feet;

thence, continuing along said Southerly right-of-way line, South 82°44'23" East, 233.26 feet to the Westerly right-of-way line of County Trunk Highway MM - Rimrock Road;

thence, along said Westerly right-of-way line, South 05°05'47" West, 243.77 feet;

thence, continuing along said Westerly right-of-way line, South 40°29'55" West, 129.41 feet to the Southeast corner of said Lot 2, lying on aforesaid North right-of-way line of East Badger Road;

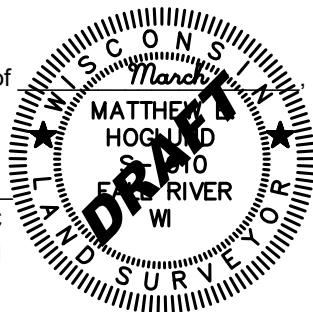
thence, along said North right-of-way line, North 89°09'10" West, 594.79 feet to the **POINT OF BEGINNING**.

Said parcel contains 217,130 square feet or 4.9846 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Thomas Zimbrick of Zimbrick, Inc. and TMJ II, LLP, the owners of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Fitchburg Land Division Ordinance in surveying, dividing, and mapping the same.

Dated this 19th day of March, 2024.

Quam Engineering, LLC
By: Matthew E. Hogle
P.L.S. S-1910



COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map is acknowledged and approved by the Common Council of the City of Fitchburg.

Date

Approved

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Fitchburg.

Date

Tracy Oldenburg, City Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # SU-15-07

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

Part of Lots 1 through 3, Block 2, W.H. Jacobs & E.S. Barker's Subdivision, being located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 36, T.7N., R.9E., City of Fitchburg, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Zimbrick, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Zimbrick, Inc. does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Fitchburg

IN WITNESS WHEREOF, the said Zimbrick, Inc. has caused these presents to be signed by

Thomas J. Zimbrick, its Chief Executive Officer, on this ____, day of _____, 20__.

In the presence of: _____
Thomas J. Zimbrick - Chief Executive Officer

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Thomas J. Zimbrick of the above named Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the Chief Executive Officer of said Company and acknowledged that he executed the foregoing instrument as such officer, as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

OWNER'S CERTIFICATE:

TMJ II, LLP, a limited liability partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. TMJ II, LLP does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Fitchburg

IN WITNESS WHEREOF, the said TMJ II, LLP, has caused these presents to be signed by

Thomas J. Zimbrick, its Partner, on this ____, day of _____, 20__.

In the presence of: _____
Thomas J. Zimbrick - Partner

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Thomas J. Zimbrick of the above named Partnership, to me known to be the person(s) who executed the foregoing instrument, and to me known to be a Partner of said TMJ II, LLP and acknowledged that he executed the foregoing instrument as such officer, as the deed of said Partnership, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # SU-15-07

DANE COUNTY
CERTIFIED SURVEY MAP # _____

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CONSENT OF CORPORATE MORTGAGEE:

M&I Marshall & Ilsley Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificates of Zimbrick, Inc. and TMJ II, LLP, owners.

IN WITNESS WHEREOF, the said M&I Marshall & Ilsley Bank has caused these presents to be signed by its

authorized representative(s) listed below at _____, Wisconsin and its

corporate seal affixed on the _____ day of _____, 20__.

By: _____ Title: _____

By: _____ Title: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

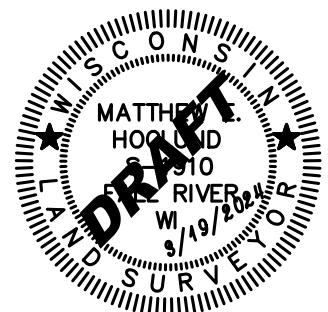
Personally came before me this ___ day of _____, 20__,

_____, its _____ and

_____, its _____ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



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 Document No. _____.

C.S.M. No. _____

Kristi Chlebowski, Dane County Register of Deeds

Doc. No. _____

Vol. _____ Page _____

Legal Description

A part of Lots 1, 2 and 3, Block 2 of W.H. Jacobs and E.S. Barker's Subdivision, recorded in Volume 2 of Plats on Page 1 as Document No. 217049, being a part the Southwest one-quarter of the Northwest one-quarter and a part the Southeast one-quarter of the Northwest one-quarter, Section 36, Township 7 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

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