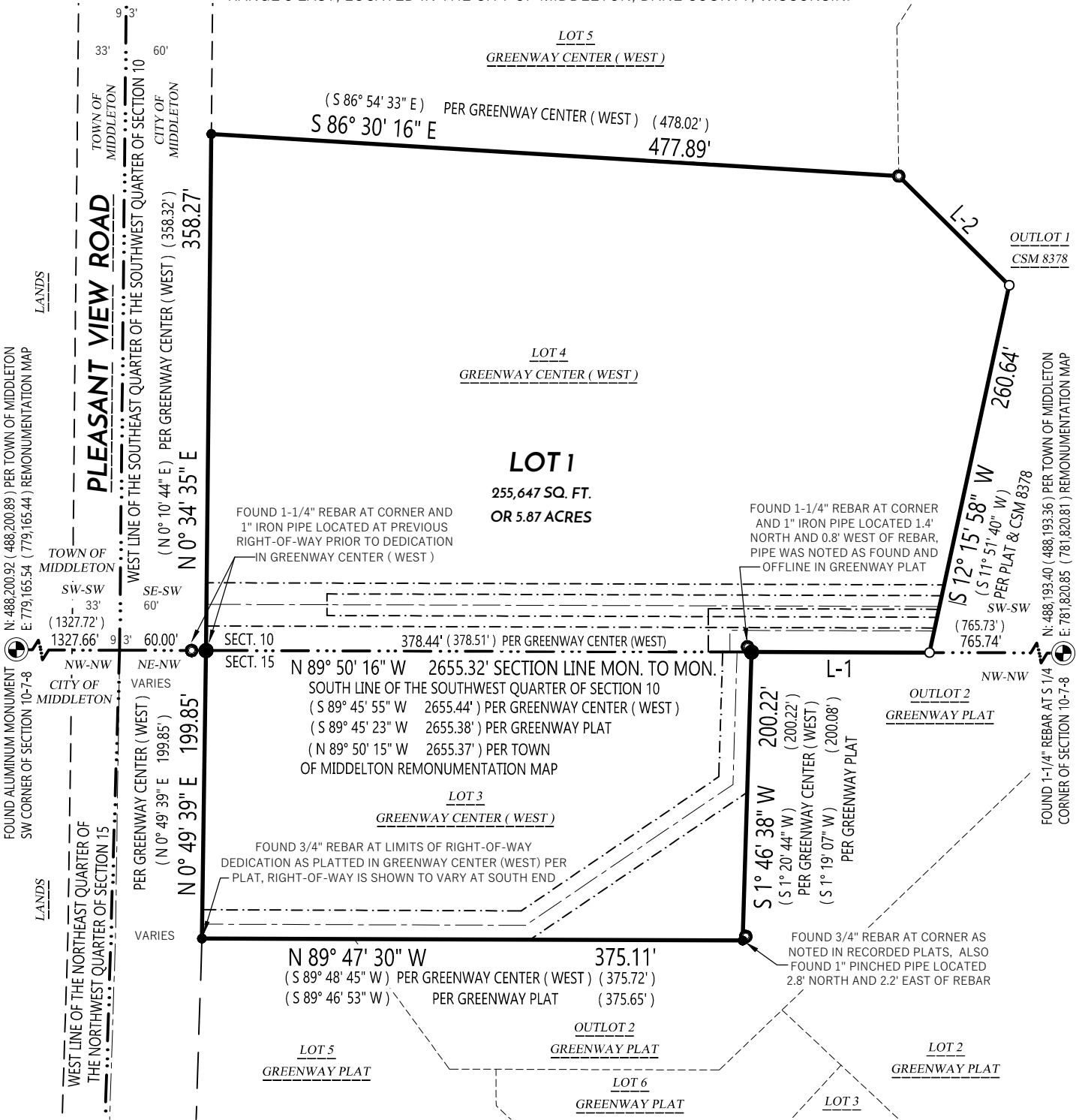


File: W:\2019\190598\_KBI - Straubel Site\dwg\19-0598\_Lot 3 and 4 CSM.dwg Layout: CSM 1 OF 4 User: Jule Plotted: Dec 20, 2019 - 10:08am

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

A CONSOLIDATION OF LOTS 3 AND 4 OF GREENWAY CENTER ( WEST ) RECORDED ON APRIL 16, 1998 IN VOLUME 57-092A OF PLATS ON PAGES 355-336 AS DOCUMENT NO. 2957900 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 10 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWN 7 NORTH, RANGE 8 EAST, LOCATED IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.



LEGEND

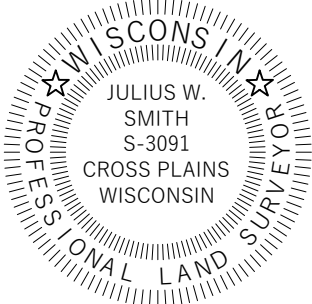
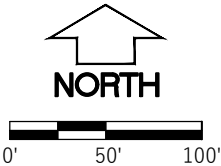
- PLSS SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 1.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- ( ) RECORDED INFORMATION

LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-1	N 89° 50' 16" W	123.48'	L-2	S 45° 18' 51" E	107.86'
(*)	(S 89° 45' 55" W)	(123.48')	(*)	(S 45° 38' 28" E)	(107.86')
(**)	(S 89° 45' 23" W)		(**)	(S 45° 38' 28" E)	(107.86')

\* PER GREENWAY CENTER (WEST) \*\* PER GREENWAY PLAT \*\*\* PER CSM 8378

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF OCTOBER 7TH, 2019 .
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T7N, R8E, BEARS N 89°50' 16" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EASEMENTS AND RESTRICTIONS.



VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

WYSER  
ENGINEERING

PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
GREENWAY PROPERTIES INC.  
3410 INDIGO BLUFF DRIVE  
GREEN BAY, WI 54311

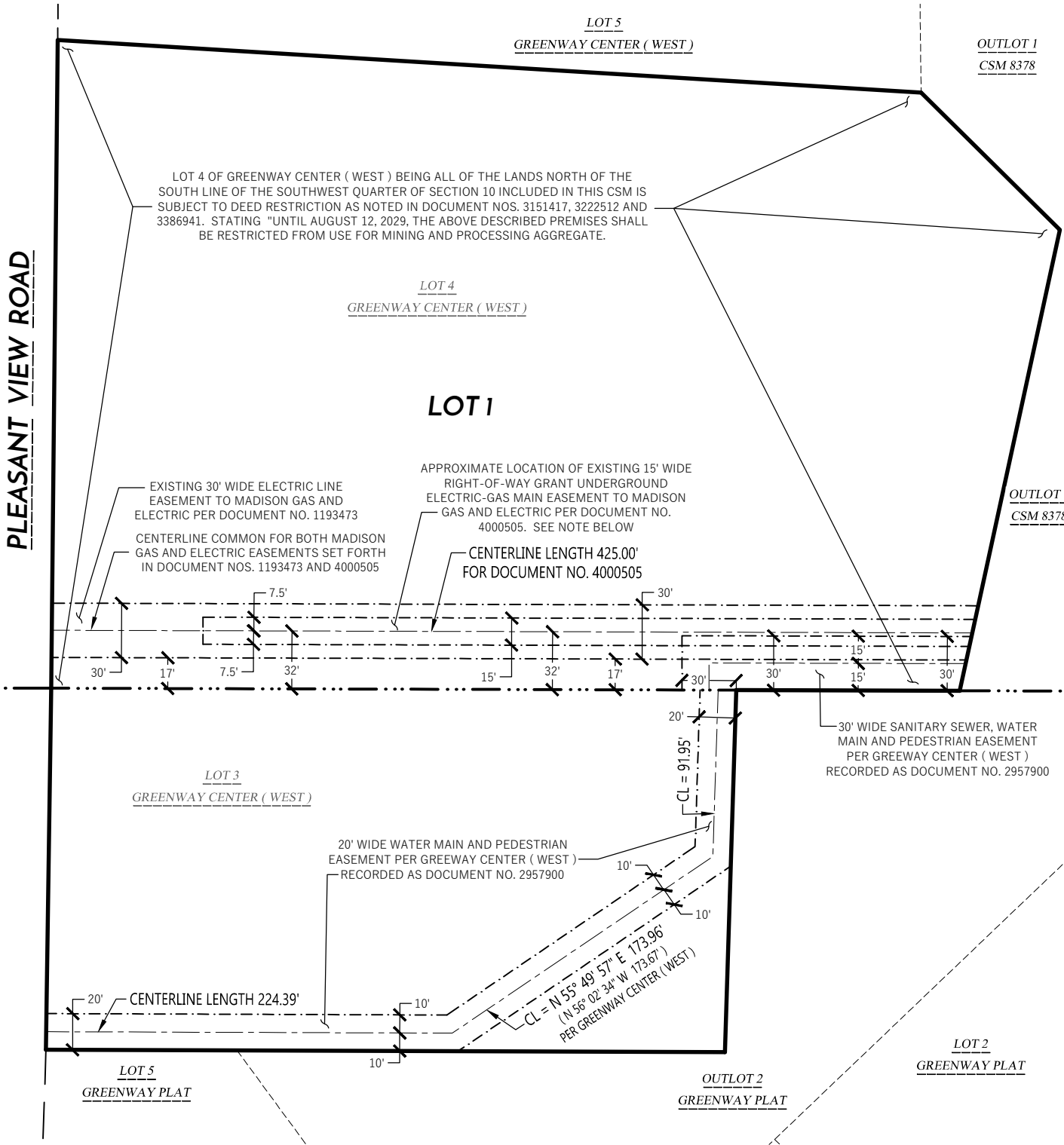
SURVEYED BY: MAL/EI  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 190598  
SHEET NO: 1 of 4

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

A CONSOLIDATION OF LOTS 3 AND 4 OF GREENWAY CENTER ( WEST ) RECORDED ON APRIL 16, 1998 IN VOLUME 57-092A OF PLATS ON PAGES 355-336 AS DOCUMENT NO. 2957900 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 10 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWN 7 NORTH, RANGE 8 EAST, LOCATED IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

EXISTING EASEMENT DETAIL

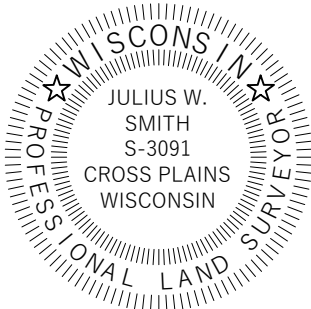


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- ( ) RECORDED INFORMATION

EASEMENT NOTES:

- 15' WIDE RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC-GAS MAIN EASEMENT PER DOCUMENT NO. 4000505, AS SHOWN HEREON IS BASED ON THE EXHIBIT "A" ATTACHED THERETO, HOWEVER DOCUMENT LANGUAGE STATED THE EASEMENT CENTER LINE TO BE LOCATED OVER THE GRANTEE'S FACILITIES AS CONSTRUCTED AND MAY DIFFER FROM PROVIDED EXHIBIT DEPICTION. EASEMENT LIES WITHIN 30' EASEMENT SET FORTH IN DOCUMENT NO. 1193473



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	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL/EI	VOL. _____ PAGE _____
	312 EAST MAIN STREET	GREENWAY PROPERTIES INC.	DRAWN BY: JWS	DOC. NO. _____
	MOUNT HOREB, WI 53572	3410 INDIGO BLUFF DRIVE	APPROVED BY: JWS	C.S.M. NO. _____
	www.wyserengineering.com	GREEN BAY, WI 54311	PROJECT NO: 190598	
			SHEET NO: 1 of X	

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

A CONSOLIDATION OF LOTS 3 AND 4 OF GREENWAY CENTER ( WEST ) RECORDED ON APRIL 16, 1998 IN VOLUME 57-092A OF PLATS ON PAGES 355-336 AS DOCUMENT NO. 2957900 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 10 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWN 7 NORTH, RANGE 8 EAST, LOCATED IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

MATTERS AS NOTED ON TITLE REPORT PROVIDED

EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PLAT OF GREENWAY CENTER ( WEST ) RECORDED IN VOLUME 57-092A OF PLATS, PAGES 355 AND 356 AS DOCUMENT NO. 2957900

UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED APRIL 13, 1967, RECORDED/FILED AUGUST 23, 1967 AS DOCUMENT NO. 1193473.

RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 01, 1999 AS DOCUMENT NO. 3151417.

-MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:WARRANTY DEED RECORDING INFORMATION:JUNE 19, 2000 AS DOCUMENT NO. 3222512

-MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:WARRANTY DEED RECORDING INFORMATION:OCTOBER 17, 2001 AS DOCUMENT NO. 338694114.

UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED SEPTEMBER 08, 2004, RECORDED/FILED DECEMBER 13, 2004 AS DOCUMENT NO. 4000505.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4 OF GREENWAY CENTER ( WEST ) RECORDED ON APRIL 16, 1998 IN VOLUME 57-092A OF PLATS ON PAGES 355 AND 356, AS DOCUMENT NO. 2957900, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 10 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWN 7 NORTH, RANGE 8 EAST, LOCATED IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

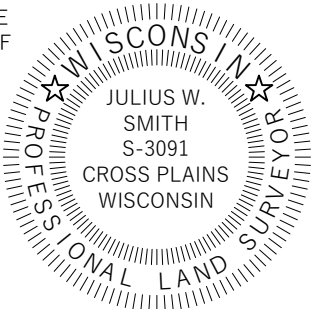
SAID PARCEL CONTAINS 255,647 SQUARE FEET OR 5.87 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF GREENWAY PROPERTIES INC. , I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MIDDLETON AND DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
GREENWAY PROPERTIES INC.  
3410 INDIGO BLUFF DRIVE  
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SURVEYED BY: MAL/EI  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 190598  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

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

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OWNER'S CERTIFICATE

GREENWAY PROPERTIES 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 WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. GREENWAY PROPERTIES INC. , DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 TO BE SUBMITTED TO THE CITY MIDDLETON.

IN WITNESS WHEREOF THE SAID GREENWAY PROPERTIES INC., HAS CAUSED THESE PRESENTS TO SIGNED BY

JEFF STRAUBEL, ITS PRESIDENT AND ITS CORPORATE SEAL TO HEREUNTO AFFIXED

BY: \_\_\_\_\_  
JEFF STRAUBEL

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,

THE ABOVE NAMED PRESIDENT FOR GREENWAY PROPERTIES INC.

JEFF STRAUBLE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT,

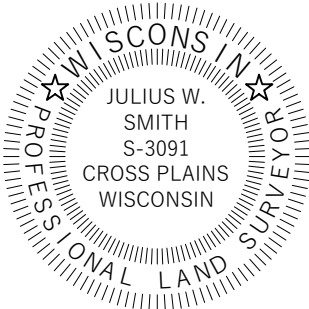
AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF MIDDLETON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER CITY OF MIDDLETON PLANNING COMMISSION ACTION OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE DATE



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:  
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MOUNT HOREB, WI 53572  
www.wyserengineering.com

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PROJECT NO: 190598  
SHEET NO: 4 of 4