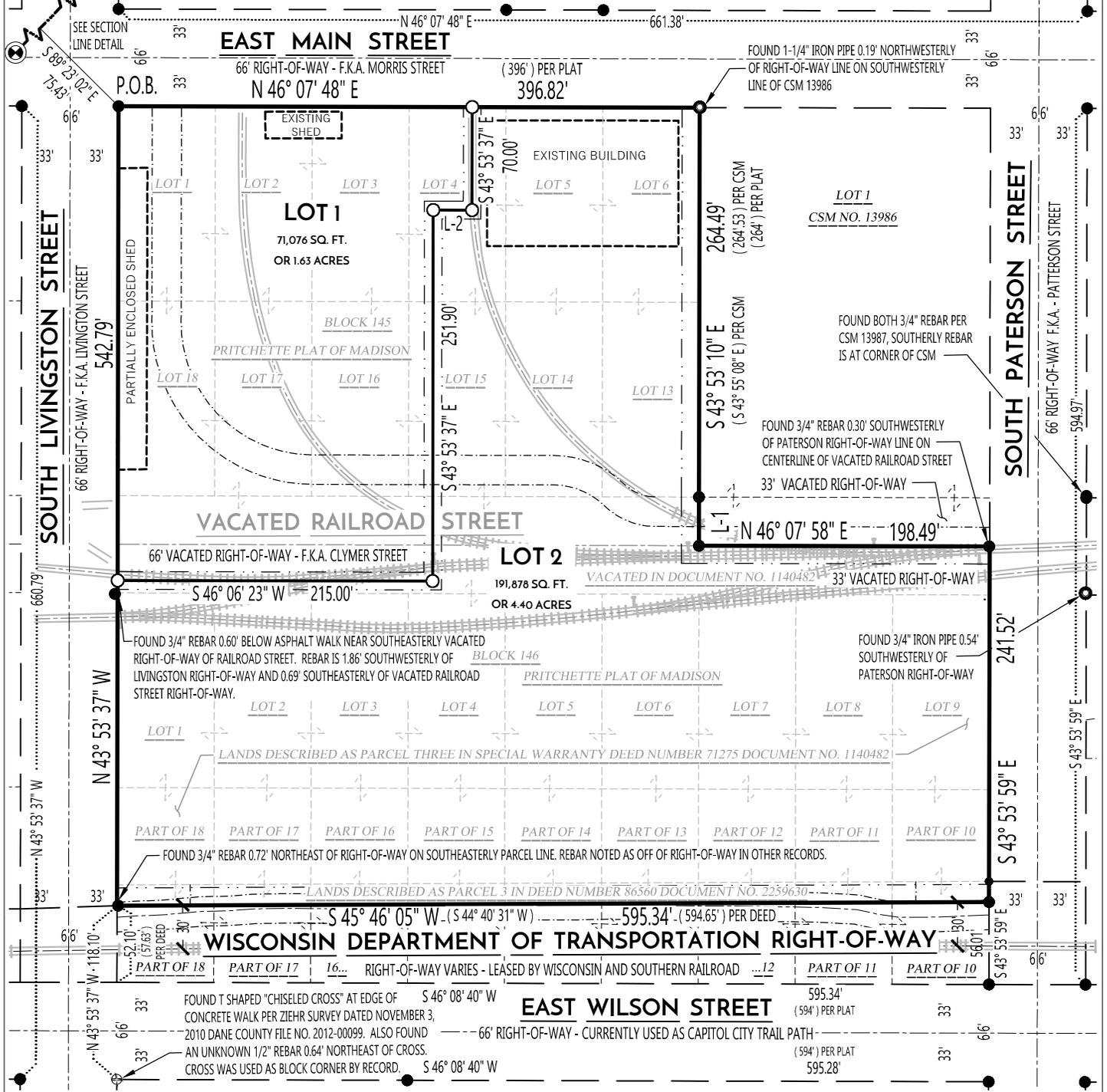


CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, AND PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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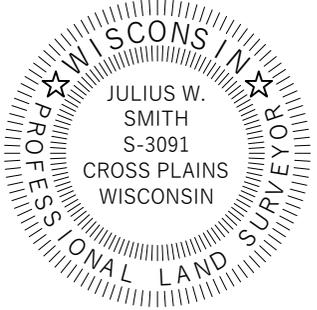
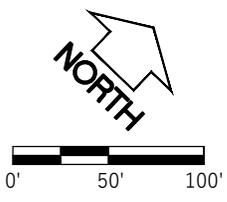
LEGEND

- COMPUTED SECTION CORNER
- 1/2" REBAR FOUND
- 3/4" REBAR FOUND
- IRON PIPE FOUND SIZE NOTED
- CUT CROSS FOUND
- 1" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE COMPUTED
- PLATTED LINE
- PREVIOUSLY PLATTED LINE
- EXISTING EASEMENT LINE
- EASEMENT CREATED PER THIS CSM
- EXISTING BUILDING
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE SEPTEMBER 19TH, 26TH AND OCTOBER 7TH, 2016 AND FEBRUARY 5TH, 2017.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTHEASTERLY LINE OF LIVINGSTON STREET BEARS N 43°53'37" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3, OF 7 FOR EASEMENT DETAILS.
5. SEE SHEET 3 OF 7 FOR SECTION LINE DETAIL
6. SEE SHEET 4 OF 7 FOR EXISTING BUILDING DETAIL

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 43° 55' 50" E	33.00'
L2	S 46° 06' 23" W	26.50'



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SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

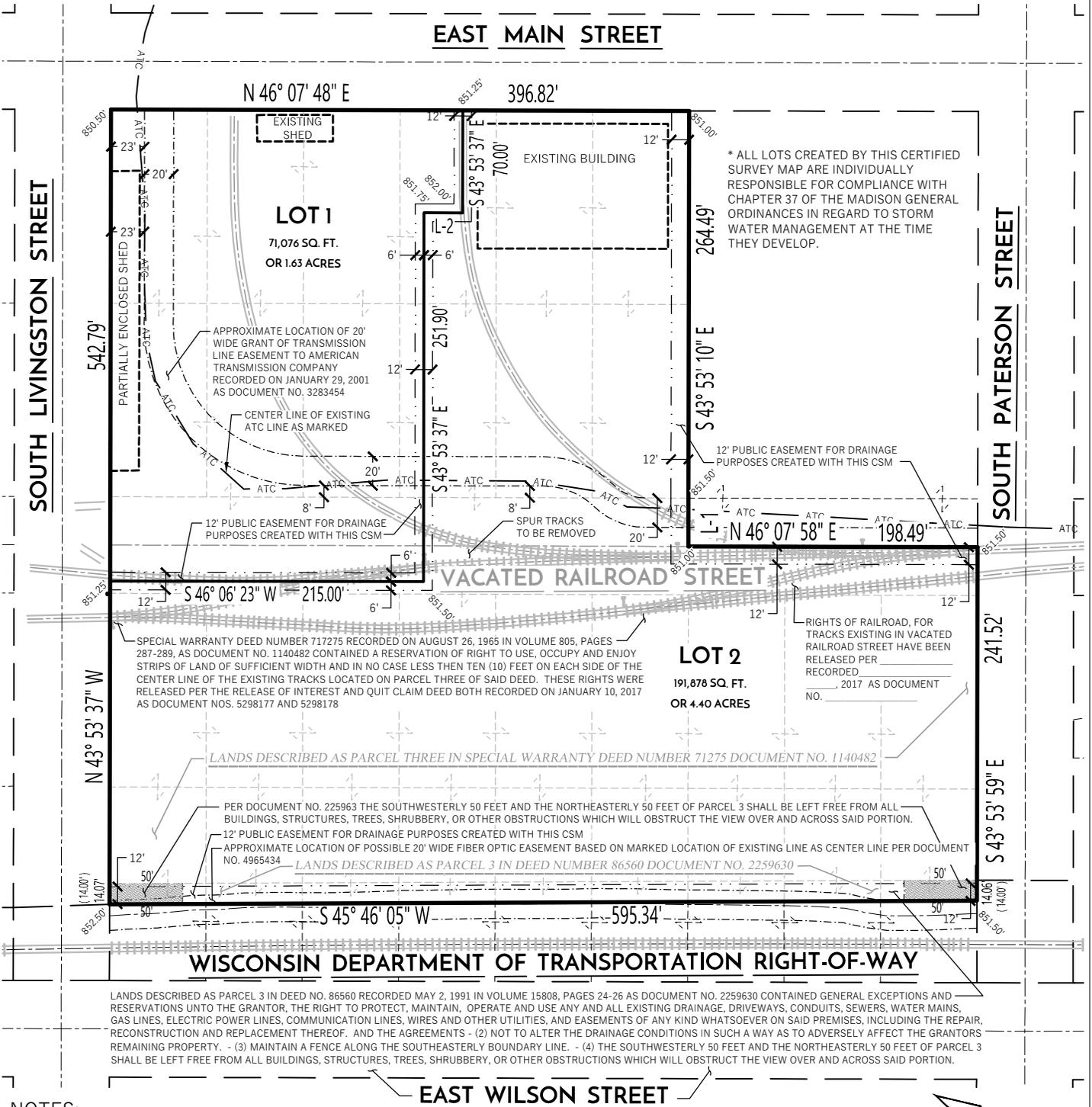
PROJECT NO: 16367
SHEET NO: 1 of 7

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, AND PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT DETAIL



* 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.

SPECIAL WARRANTY DEED NUMBER 71275 RECORDED ON AUGUST 26, 1965 IN VOLUME 805, PAGES 287-289, AS DOCUMENT NO. 1140482 CONTAINED A RESERVATION OF RIGHT TO USE, OCCUPY AND ENJOY STRIPS OF LAND OF SUFFICIENT WIDTH AND IN NO CASE LESS THEN TEN (10) FEET ON EACH SIDE OF THE CENTER LINE OF THE EXISTING TRACKS LOCATED ON PARCEL THREE OF SAID DEED. THESE RIGHTS WERE RELEASED PER THE RELEASE OF INTEREST AND QUIT CLAIM DEED BOTH RECORDED ON JANUARY 10, 2017 AS DOCUMENT NOS. 5298177 AND 5298178

LANDS DESCRIBED AS PARCEL THREE IN SPECIAL WARRANTY DEED NUMBER 71275 DOCUMENT NO. 1140482

PER DOCUMENT NO. 225963 THE SOUTHWESTERLY 50 FEET AND THE NORTHEASTERLY 50 FEET OF PARCEL 3 SHALL BE LEFT FREE FROM ALL BUILDINGS, STRUCTURES, TREES, SHRUBBERY, OR OTHER OBSTRUCTIONS WHICH WILL OBSTRUCT THE VIEW OVER AND ACROSS SAID PORTION.

12' PUBLIC EASEMENT FOR DRAINAGE PURPOSES CREATED WITH THIS CSM

APPROXIMATE LOCATION OF POSSIBLE 20' WIDE FIBER OPTIC EASEMENT BASED ON MARKED LOCATION OF EXISTING LINE AS CENTER LINE PER DOCUMENT NO. 4965434

LANDS DESCRIBED AS PARCEL 3 IN DEED NUMBER 86560 DOCUMENT NO. 2259630

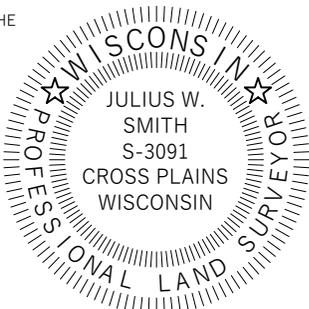
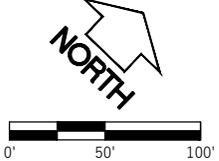
LANDS DESCRIBED AS PARCEL 3 IN DEED NO. 86560 RECORDED MAY 2, 1991 IN VOLUME 15808, PAGES 24-26 AS DOCUMENT NO. 2259630 CONTAINED GENERAL EXCEPTIONS AND RESERVATIONS UNTO THE GRANTOR, THE RIGHT TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES, AND EASEMENTS OF ANY KIND WHATSOEVER ON SAID PREMISES, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF. AND THE AGREEMENTS - (2) NOT TO ALTER THE DRAINAGE CONDITIONS IN SUCH A WAY AS TO ADVERSELY AFFECT THE GRANTORS REMAINING PROPERTY. - (3) MAINTAIN A FENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE. - (4) THE SOUTHWESTERLY 50 FEET AND THE NORTHEASTERLY 50 FEET OF PARCEL 3 SHALL BE LEFT FREE FROM ALL BUILDINGS, STRUCTURES, TREES, SHRUBBERY, OR OTHER OBSTRUCTIONS WHICH WILL OBSTRUCT THE VIEW OVER AND ACROSS SAID PORTION.

NOTES:

- LOCATION OF 20' WIDE GRANT OF TRANSMISSION LINE EASEMENT TO AMERICAN TRANSMISSION COMPANY RECORDED ON JANUARY 29, 2001 AS DOCUMENT NO. 3283454 HAS BEEN APPROXIMATED PER EXHIBIT A-7 OF THE DOCUMENT AND TWO DIMENSIONS SHOWN, 23 FEET NORTHEAST OF LIVINGSTON STREET AND 8 FEET NORTHWEST OF THE SOUTHEAST LINE OF BLOCK 145 ON THE DOCUMENT. THE EASEMENT DOES NOT PROVIDE ANY LANGUAGE TO FOLLOW THE CONSTRUCTED LINES AS PLACED, IN WHICH MARKINGS WERE FOUND OUTSIDE OF THE APPROXIMATED LIMITS.
- A FIBER OPTIC LINE WAS LOCATED AS MARKED NEAR THE SOUTHWEST LINE OF THE LANDS DESCRIBED AS PARCEL 3 DEED 86560 RECORDED AS DOCUMENT NO. 2259630. WHETHER OR NOT THIS LINE IS OWNED BY LEVEL 3 AND SUBJECT TO THE TERMS DESCRIBED IN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED ON FEBRUARY 27, 2013 AS DOCUMENT NO. 4965434 IS CURRENTLY UNKNOWN AS WELL AS HOW TO INTERPRET THE FINAL LOCATION OF THAT EASEMENT.
- ELEVATIONS OF LOT CORNERS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012a ADJUSTMENT (NAVD 88)(12a) AND ARE LISTED TO THE NEAREST 0.25'.
- SEE SHEET 3 OF 7 FOR ADDITIONAL EASEMENT NOTES.

LEGEND

	CSM BOUNDARY		LOT CORNER ELEVATION TO NEAREST 0.25'
	CENTERLINE		EASEMENT CREATED PER THIS CSM
	PREVIOUSLY PLATTED LINE		PREVIOUS EASEMENT LINE
	EXISTING EASEMENT LINE		EXISTING BUILDING
			RECORDED INFORMATION



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SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16367
SHEET NO: 2 of 7

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DOC. NO. _____
C.S.M. NO. _____

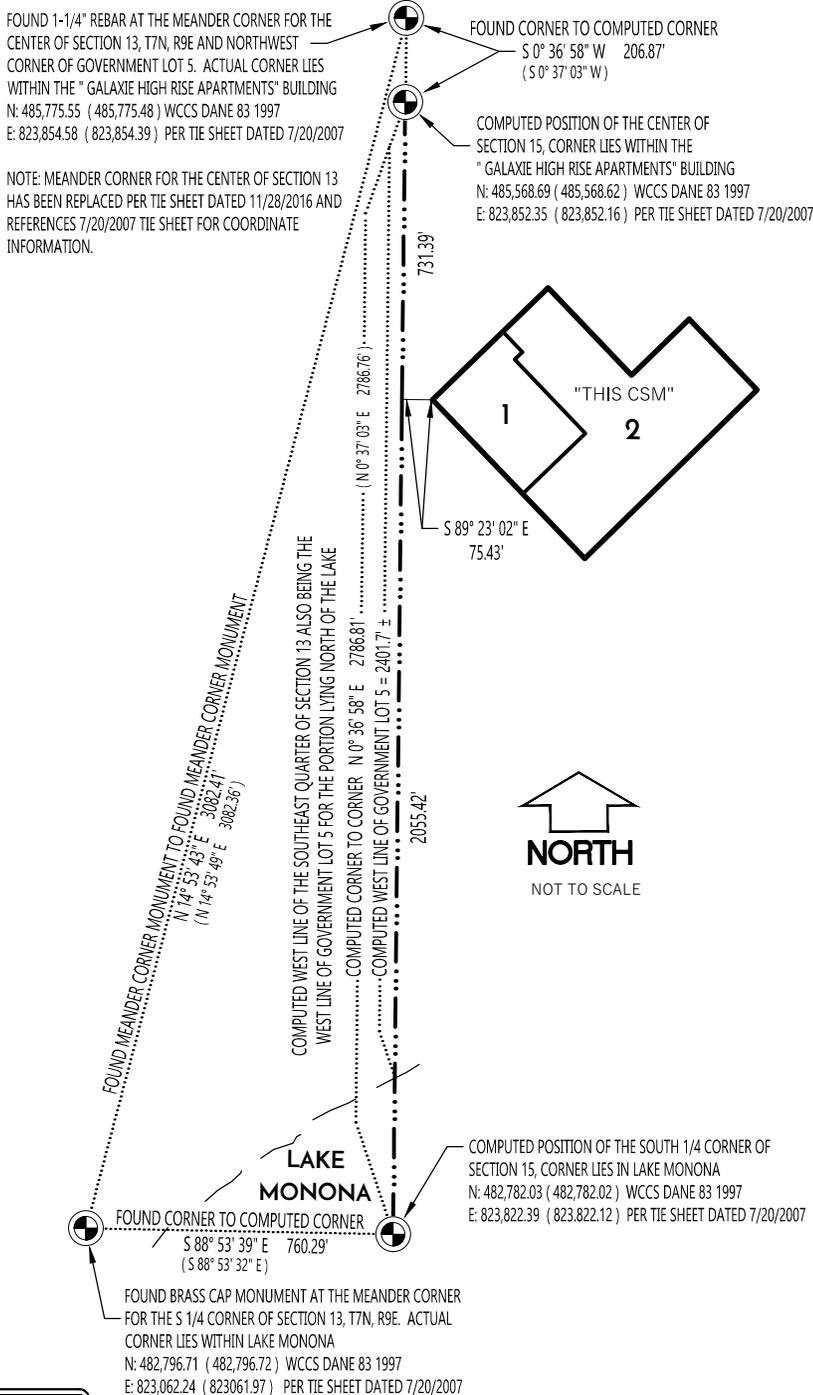
CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, AND PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES RELATED TO CREATION OF 12' PUBLIC EASEMENT FOR DRAINAGE PURPOSES

- A. ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12- FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. 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 CERTIFIED SURVEY. 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.
- B. NOTE: 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.
- C. 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.

SECTION LINE DETAIL

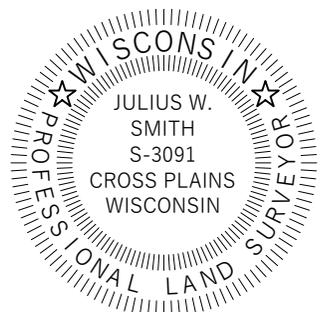


LEGEND

- PLSS SECTION CORNER / MEANDER CORNER AS NOTED
- CSM BOUNDARY
- EDGE OF WATER
- SECTION LINE COMPUTED
- RECORDED INFORMATION PER TIE SHEET COORDINATES NOTED

NOTES:

1. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH.



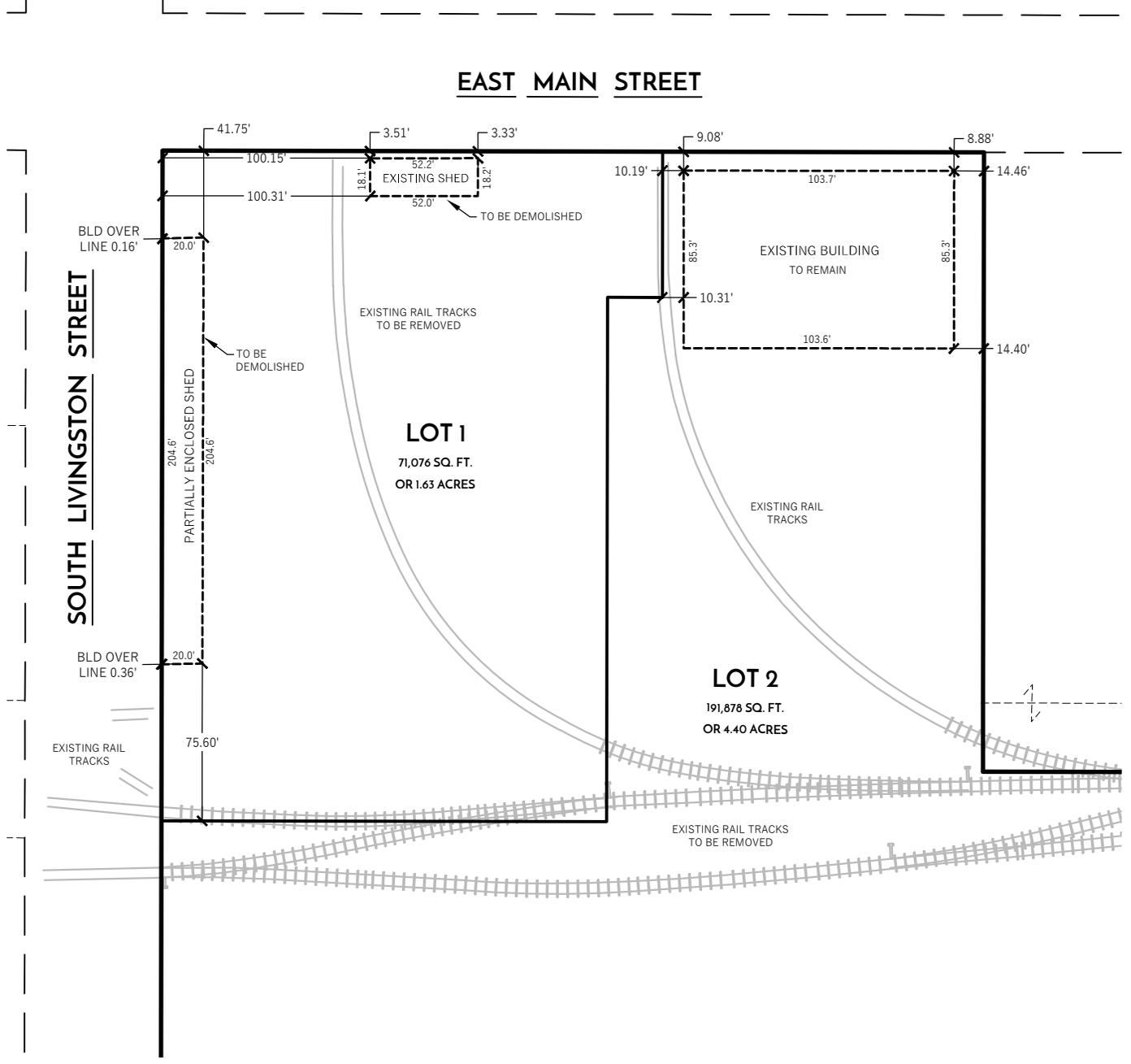
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	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING JR. BLVD. MADISON, WI 53701	SURVEYED BY: JWS/BJK DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 16367 SHEET NO: 3 of 7	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSE ENGINEERING				

CERTIFIED SURVEY MAP NO. _____

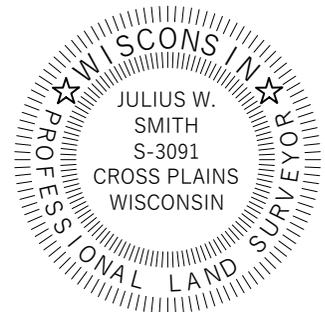
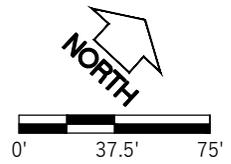
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EXISTING BUILDING DETAIL

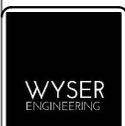


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LINE
- EXISTING BUILDING



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DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16367
SHEET NO: 4 of 7

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CERTIFIED SURVEY MAP NO. _____

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OTHER MATTERS OF TITLE NON-TRACEABLE ON SURVEY THAT AFFECT THIS PARCEL

INDENTURE OF MORTGAGE AND DEED OF TRUST EXECUTED BY MADISON GAS AND ELECTRIC COMPANY TO US BANK NATIONAL ASSOCIATION FORMERLY KNOWN AS FIRST WISCONSIN TRUST COMPANY, AS TRUSTEE SECURING FIRST MORTGAGE BONDS RECORDED FEBRUARY 9, 1946, IN VOLUME 583 OF MORTGAGES, PAGE 1, AS DOCUMENT NO. 718486.

FIRST SUPPLEMENTAL INDENTURE RECORDED FEBRUARY 9, 1946, IN VOLUME 583 OF MORTGAGES, PAGE 197, AS DOCUMENT NO. 718487.

SECOND SUPPLEMENTAL INDENTURE RECORDED NOVEMBER 17, 1949, IN VOLUME 667 OF MORTGAGES, PAGE 479, AS DOCUMENT NO. 789266.

THIRD SUPPLEMENTAL INDENTURE RECORDED OCTOBER 15, 1958, IN VOLUME 904 OF MORTGAGES, PAGE 1, AS DOCUMENT NO. 967499.

FOURTH SUPPLEMENTAL INDENTURE RECORDED MAY 3, 1961, IN VOLUME 975 OF MORTGAGES, PAGE 1, AS DOCUMENT NO. 1023852.

FIFTH SUPPLEMENTAL INDENTURE RECORDED JULY 1, 1966, IN VOLUME 1154 OF MORTGAGES, PAGE 1, AS DOCUMENT NO. 1164476.

SIXTH SUPPLEMENTAL INDENTURE RECORDED JULY 3, 1969, IN VOLUME 118 OF RECORDS, PAGE 1, AS DOCUMENT NO. 1245047.

SEVENTH SUPPLEMENTAL INDENTURE RECORDED JANUARY 15, 1971, IN VOLUME 223 OF RECORDS, PAGE 213, AS DOCUMENT NO. 1281196.

EIGHTH SUPPLEMENTAL INDENTURE RECORDED MAY 3, 1974, IN VOLUME 509 OF RECORDS, PAGE 797, AS DOCUMENT NO. 1396306.

NINTH SUPPLEMENTAL INDENTURE RECORDED NOVEMBER 17, 1975, IN VOLUME 630 OF RECORDS, PAGE 613, AS DOCUMENT NO. 1449854.

TENTH SUPPLEMENTAL INDENTURE RECORDED NOVEMBER 16, 1976, IN VOLUME 747 OF RECORDS, PAGE 398, AS DOCUMENT NO. 1495584.

ELEVENTH SUPPLEMENTAL INDENTURE RECORDED DECEMBER 20, 1982, IN VOLUME 4073 OF RECORDS, PAGE 45, AS DOCUMENT NO. 1762190.

TWELFTH SUPPLEMENTAL INDENTURE RECORDED NOVEMBER 18, 1986, IN VOLUME 9104 OF RECORDS, PAGE 22, AS DOCUMENT NO. 1978564.

THIRTEENTH SUPPLEMENTAL INDENTURE RECORDED OCTOBER 14, 1988, IN VOLUME 120075 OF RECORDS, PAGE 21, AS DOCUMENT NO. 2109068.

FOURTEENTH SUPPLEMENTAL INDENTURE RECORDED APRIL 20, 1992, IN VOLUME 18599 OF RECORDS, PAGE 56, AS DOCUMENT NO. 2344640.

FIFTEENTH SUPPLEMENTAL INDENTURE RECORDED APRIL 27, 1992, IN VOLUME 18670 OF RECORDS, PAGE 36, AS DOCUMENT NO. 2346772.

SIXTEENTH SUPPLEMENTAL INDENTURE RECORDED OCTOBER 23, 1992, IN VOLUME 20631 OF RECORDS, PAGE 39, AS DOCUMENT NO. 2405629.

SEVENTEENTH SUPPLEMENTAL INDENTURE RECORDED FEBRUARY 23, 1993, IN VOLUME 21811 OF RECORDS, PAGE 70, AS DOCUMENT NO. 2441501.

PARTIAL RELEASE RECORDED AS DOCUMENT NO. 3282852.

LEGAL DESCRIPTION

AS FURNISHED BY FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-829302-MAD

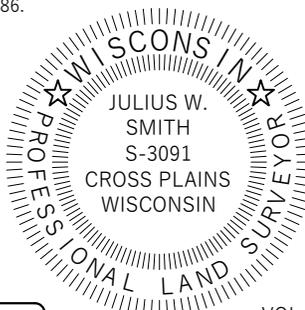
PARCEL THREE OF SPECIAL WARRANTY DEED NUMBER 717275 RECORDED ON AUGUST 26, 1965 IN VOLUME 805, PAGES 287-289, AS DOCUMENT NO. 1140482 ALL THAT PART OF BLOCK ONE HUNDRED FORTY-SIX (146) OF THE ORIGINAL PLAT OF THE CITY OF MADISON, WISCONSIN IN THE SOUTH HALF OF SECTION THIRTEEN (13), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID BLOCK ONE HUNDRED FORTY-SIX (146); THENCE ALONG THE SOUTHEASTERLY SIDE OF RAILROAD STREET AT AN ASSUMED BEARING OF NORTH FORTY-FIVE DEGREES, ZERO ZERO MINUTES (45° 00') EAST, FIVE HUNDRED NINETY-FIVE AND EIGHT-TENTHS (595.8) FEET; THENCE SOUTH FORTY-FOUR DEGREES, FIFTY-NINE MINUTES (44° 59') EAST ALONG THE SOUTHWESTERLY SIDE OF SOUTH PATTERSON STREET, ONE HUNDRED NINETY-FOUR AND NINE-TENTHS (194.9) FEET TO A POINT FORTY-FOUR (44) FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES FROM, THE CENTER LINE OF THE SOUTH-BOUND OR MOST SOUTHEASTERLY MAIN TRACK OF TWO MAIN TRACKS OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY AS NOW LOCATED AND ESTABLISHED; THENCE SOUTH FORTY-FOUR DEGREES, FORTY MINUTES (44° 40') WEST AND PARALLEL TO SAID TRACK, FIVE HUNDRED NINETY-SIX AND ZERO-TENTHS (596.0) FEET; THENCE NORTH FORTY-FOUR DEGREES, FIFTY-FIVE MINUTES (44° 55') WEST, ALONG THE NORTHEASTERLY SIDE OF SOUTH LIVINGSTON STREET, ONE HUNDRED NINETY-EIGHT AND FOUR-TENTHS (198.4) FEET TO THE POINT OF BEGINNING.

ALSO, LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED FORTY-FIVE (145), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ALSO, PARCEL 3 IN DEED NO. 86560 RECORDED MAY 2, 1991 IN VOLUME 15808, PAGES 24-26 AS DOCUMENT NO. 225963 PART OF BLOCK 146, ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TO WIT: COMMENCING AT THE SOUTH CORNER OF SAID BLOCK 146, AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SOUTH LIVINGSTON STREET AND THE NORTHWESTERLY LINE OF EAST WILSON STREET; THENCE NORTH 44°52' 37" WEST, ALONG THE NORTHEASTERLY LINE OF SOUTH LIVINGSTON STREET, 57.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 44°52'37" WEST, ALONG THE NORTHEASTERLY LINE OF SOUTH LIVINGSTON STREET, 14.00 FEET; THENCE NORTH 44°40' 31" EAST, 594.62 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SOUTH PATERSON STREET; THENCE SOUTH 44°58'18" EAST ALONG THE SOUTHWESTERLY LINE OF SOUTH PATERSON STREET, 14.00 FEET; THENCE SOUTH 44°40' 31" WEST, 594.65 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PART OF VACATED RAILROAD STREET BETWEEN S. PATTERSON STREET AND S. LIVINGSTON STREET, EXCEPT THE NORTH THIRTY-THREE (33) FEET OF VACATED RAILROAD STREET LYING ADJACENT TO CERTIFIED SURVEY MAP NO. 13986.



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CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, AND PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION AS SURVEYED FOR THIS CSM

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, SAID PORTION OF BLOCK 146 FURTHER DESCRIBED AS THE LANDS CONVEYED AS PARCEL 3 OF DEED NO. 86560, RECORDED MAY 2, 1991 IN VOLUME 15808, PAGES 24-26 AS DOCUMENT NO. 2259630 AND PARCEL THREE OF SPECIAL WARRANTY DEED NUMBER 717275 RECORDED ON AUGUST 26, 1965 IN VOLUME 805, PAGES 287-289, AS DOCUMENT NO. 1140482, ALSO INCLUDING PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE THEORETICAL NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

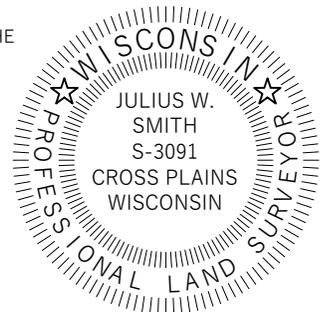
COMMENCING AT THE MEANDER CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 13, AFORESAID; THENCE SOUTH 88 DEGREES 53 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 760.29 FEET TO THE COMPUTED LOCATION OF THE SOUTH QUARTER CORNER OF SAID SECTION 13 LOCATED IN LAKE MONONA; THENCE THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER SAID SECTION 13 AND CONTINUING ALONG THE WEST LINE OF AFORESAID GOVERNMENT LOT 5 NORTH 00 DEGREES 36 MINUTES 58 SECONDS EAST, 2055.42 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 02 SECONDS EAST TO THE WEST CORNER OF AFORESAID BLOCK 145 OF PRICHETTE PLAT OF MADISON ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 145 ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST MAIN STREET NORTH 46 DEGREES 07 MINUTES 48 SECONDS EAST, 396.82 FEET TO THE NORTHEASTERLY LINE OF LOT 6 OF SAID BLOCK 145 ALSO BEING THE SOUTHWESTERLY LINE OF CERTIFIED SURVEY MAP NUMBER 13986 (CSM 13986); THENCE ALONG SAID NORTHEASTERLY LINE OF LOT 6 AND CONTINUING ALONG LOT 13 SOUTH 43 DEGREES 53 MINUTES 10 SECONDS EAST, 264.49 FEET TO SOUTH CORNER OF SAID CSM 13986 AND THE PREVIOUS NORTHWESTERLY RIGHT-OF-WAY LINE OF RAILROAD STREET NOW VACATED; THENCE SOUTH 43 DEGREES 55 MINUTES 50 SECONDS EAST, 33.00 FEET TO THE PREVIOUS CENTER LINE OF SAID VACATED RAILROAD STREET RIGHT-OF-WAY; THENCE ALONG SAID CENTER LINE RAILROAD STREET NORTH 46 DEGREES 07 MINUTES 58 SECONDS EAST, 198.49 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH PATERSON STREET; THENCE ALONG THE SAID RIGHT-OF-WAY OF SOUTH PATERSON STREET SOUTH 43 DEGREES 53 MINUTES 59 SECONDS EAST, 241.52 FEET TO THE NORTHWESTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OWNED RIGHT-OF-WAY CURRENTLY LEASED BY WISCONSIN AND SOUTHERN RAILROAD ALSO BEING THE EASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED AS PARCEL 3 OF DEED NO. 86560, RECORDED MAY 2, 1991 IN VOLUME 15808, PAGES 24-26 AS DOCUMENT NO. 2259630; THENCE ALONG THE SAID NORTHWESTERLY LINE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SOUTH 45 DEGREES 46 MINUTES 05 SECONDS WEST, 595.34 FEET TO NORTHEASTERLY RIGHT-OF-WAY OF SOUTH LIVINGSTON STREET ALSO BEING THE SOUTH CORNER OF THE SAID LANDS DESCRIBED AS PARCEL 3, DOCUMENT NO. 2259630; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SOUTH LIVINGSTON STREET NORTH 43 DEGREES 53 MINUTES 37 SECONDS WEST, 542.79 FEET BACK TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 262,954 SQUARE FEET OR 6.04 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF THE CITY OF MADISON, 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 MADISON AND DANE COUNTY, WISCONSIN.



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

DATE

OWNER'S CERTIFICATE

MADISON GAS AND ELECTRIC COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. MADISON GAS AND ELECTRIC COMPANY DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MADISON GAS AND ELECTRIC COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS PRESIDENT,

AND COUNTERSIGNED BY _____, ITS SECRETARY OR CASHIER,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON

THIS _____, DAY OF _____, 2017.

IN THE PRESENCE OF:

MADISON GAS AND ELECTRIC COMPANY PRESIDENT

COUNTERSIGNED: _____
SECRETARY OR CASHIER

File: W:\2016\160367_MG&E - 211 S Livingston\dwg\160367_211 LIVINGSTON CSM.dwg Layout: CSM 6 of 7 User: Julie Plotted: Feb 20, 2017 - 11:20am



PREPARED BY:
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PREPARED FOR:
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215 MARTIN LUTHER
KING JR. BLVD.
MADISON, WI 53701

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16367
SHEET NO: 6 of 7

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION AND REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, AND 18 OF BLOCK 145, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, PARTS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF BLOCK 146, OF PRITCHETTE PLAT OF MADISON - ALSO KNOWN AS, PLAT OF MADISON THE CAPITAL OF WISCONSIN, RECORDED OCTOBER 10, 1839 IN VOLUME A, PAGE 3 BOOK OF PLATS, AND PART OF VACATED RAILROAD STREET RECORDED AS DOCUMENT NO. 2071015, ALL BEING A PART OF GOVERNMENT LOT 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017,
PRESIDENT OF MADISON GAS AND ELECTRIC COMPANY _____, AND
_____ SECRETARY OR CASHIER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OR CASHIER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

US BANK NATIONAL 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 SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

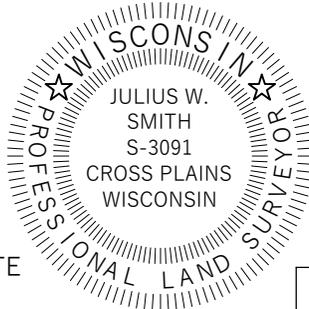
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE
AUTHORIZED MEMBER OF US BANK NATIONAL ASSOCIATION _____
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2017.
DATED THIS _____ DAY OF _____, 2017.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON



CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF
MADISON PLAN COMMISSION.

NATALIE ERDMAN, DATE: _____
SECRETARY OF THE PLAN COMMISSION



PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING JR. BLVD. MADISON, WI 53701	SURVEYED BY: JWS/BJK DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 16367 SHEET NO: 7 of 7
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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