

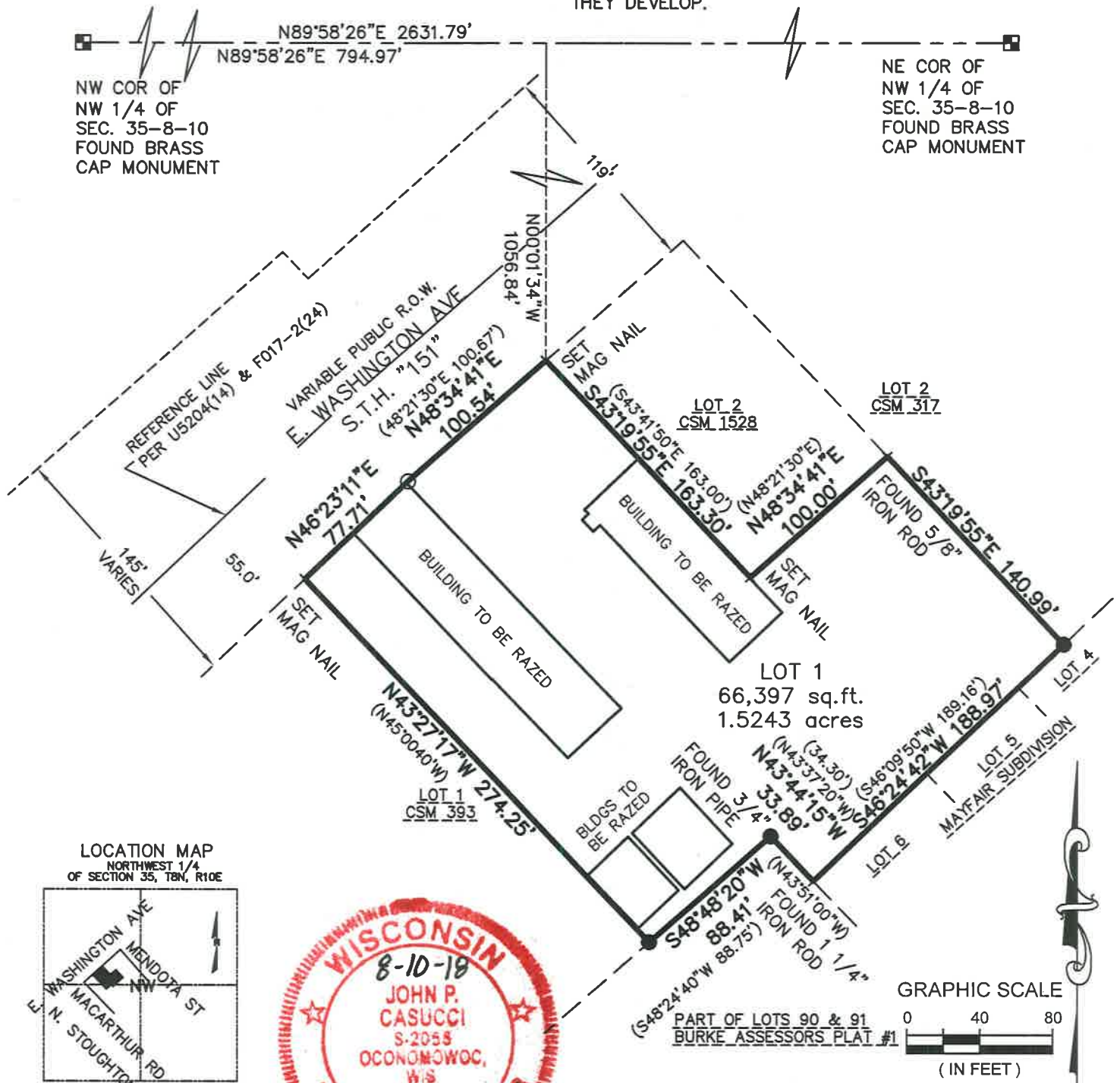
CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map No. 393 and Lot 1 of Certified Survey Map No. 1528, being a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35 Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- (_) INDICATES RECORD DIMENSION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T 8 N, R 10 E, WHICH BEARS N89°58'26"E. (WCCS DANE ZONE).

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.



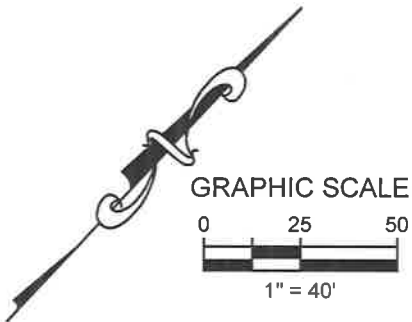
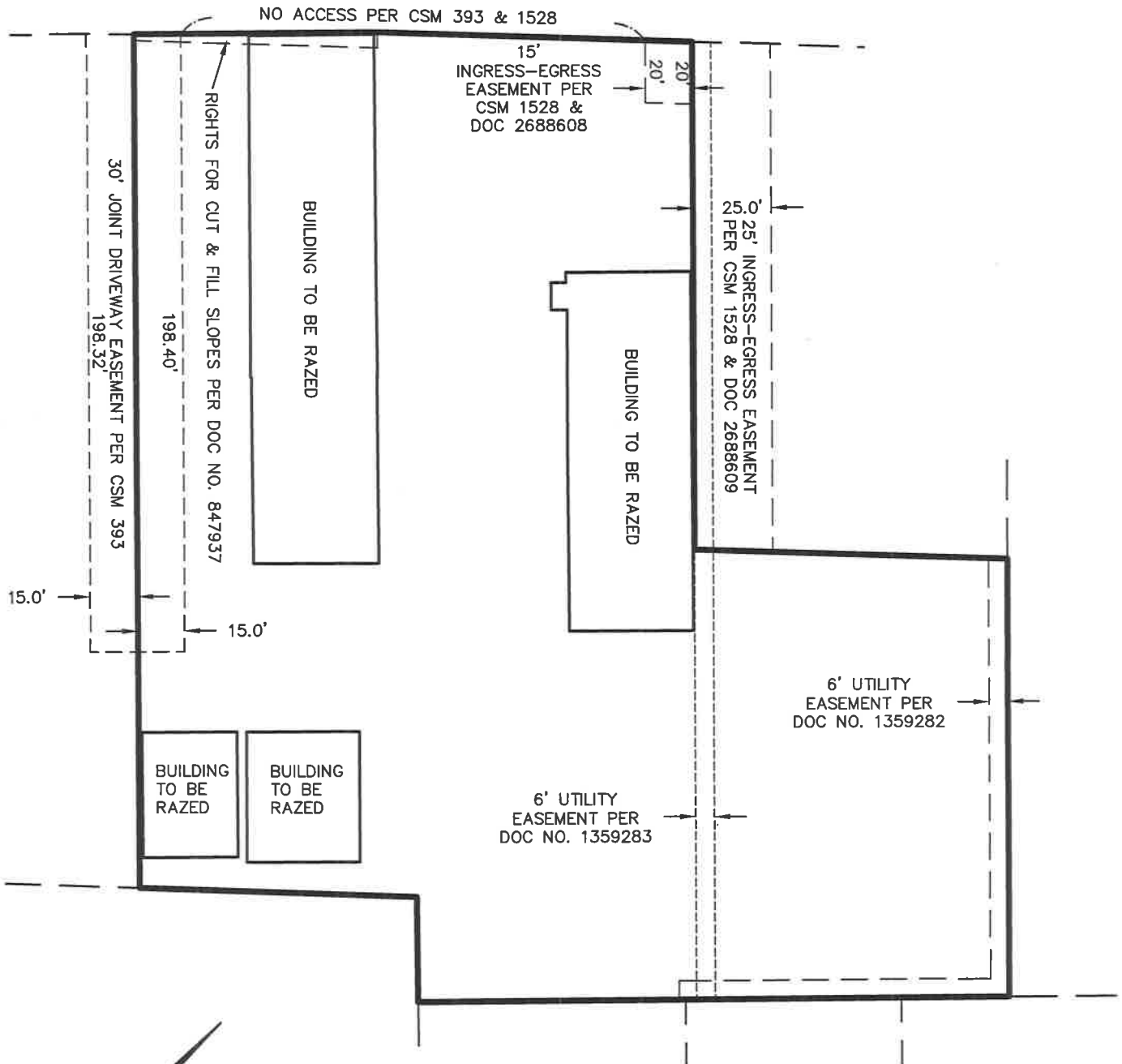
MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 S:\5167514\dwg\CS101L.dwg\ SHEET 1

raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

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E. WASHINGTON AVE
S.T.H. "151"



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

S:\5167514\dwg\CS101L.dwg \ SHEET 2

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided mapped and dedicated a division of Lots 1 thru 4, Lot 11 and part of Lot 5 in Block 1 and vacated alley adjacent in Moran's Addition to the City of Madison, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence North 89°58'26" East along the North line of said 1/4 Section a distance of 794.97 feet to a point; thence South 00°01'34" West 1056.84 feet to a point in the South line of East Washington Street, said point also the point of beginning of lands to be described; thence South 43° 19' 55" East along the Easterly line of said Lot 163.30 feet to a point; thence North 48° 34' 41" East 100.00 feet to a point in the Westerly line of Lot 2 of Certified Survey Map No. 317; thence South 43° 19' 55" East along the Westerly line of said Lot 140.99 feet to a point in the Northerly line of Lot 4 of Mayfair Subdivision; thence South 46° 24' 42" West along Northerly line of Lots 4, 5 & 6 of said Subdivision 188.97 feet to a point; thence North 43° 44' 15" West 33.89 feet to a point; thence South 48° 48' 20" West 88.41 feet to the Southeast corner of Lot 1 of Certified Survey Map No 393; thence North 43° 27' 17" West along the Easterly line of said Lot 274.25 feet to a point in the Southerly line of East Washington Avenue; thence North 46° 23' 11" East along said Southerly line 77.71 feet to a point; thence North 48° 34' 41" East along said Southerly line 100.54 feet to the point of beginning.

Containing 66,397 square feet or 1.5243 acres.

THAT I have made the survey, land division and map by the direction of Halle Properties, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Ordinances of the City of Madison in surveying, dividing, mapping and dedicating the same.

DATE

_____(SEAL)
JOHN P. CASUCCI,
PROFESSIONAL LAND SURVEYOR S-2055

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NOTES

- Date of field work June 13, 2018.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 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.
- The demolition of structures on this site will require Plan Commission approval of demolition permit(s).
- Surveyor was provided with a First American Title Insurance Company title commitment number NCS-904627-PHXI, effective date of May 07, 2018, which references the following: (Surveyors notes in parenthesis).
 1. Limitations imposed upon ingress to and egress from the above-described premises to U.S. Highways 51 & 151, including ramps and connection roads on the right-of-way thereof, as set forth in finding, determination and declaration by the State Highway Commission of Wisconsin establishing a controlled-access highway Recorded: February 24, 1956 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 288 of Miscellaneous, page 374 as Document No. 913143, wherein said highway is designated a controlled-access highway under the provisions of Section 94.35 of the Wisconsin Statutes.(general in nature, cannot be plotted)
 2. Rights and conditions contained in Warranty Deed, Recorded: January 28, 1953, Volume 590 of Deeds, Page 76, as Document No. 847937. (shown)
 3. Easement to Town Sanitary District No. 4, Recorded: April 30, 1953, Volume 257 of Miscellaneous, Page 182, as Document No. 852767. (does not affect)
 4. Joint driveway between Lots 1 and 2, as disclosed on Certified Survey Map No. 393, recorded as Document No. 1272778. (shown)
 5. No access to E. Washington Avenue (USH 51) from a portion of Lot 2, as disclosed on Certified Survey Map No. 393, recorded as Document No. 1272778. (shown)
 6. Access Restriction Clause set forth on Certified Survey Map No. 393, recorded as Document No. 1272778. (shown)
 7. Easement to Town Sanitary District No 4 of the Town of Burke, Dane County Wisconsin recorded in Volume 257 of Records, Page 183, as Document No. 852768. (does not affect)
 8. Right of Way Grant to Madison Gas and Electric Company recorded in Volume 425 of Records, Page 455, as Document No. 1359282. (shown)
 9. Right of Way Grant to Madison Gas and Electric Company recorded in Volume 425 of Records, Page 456, as Document No. 1359283. (shown)
 10. Easement Agreement recorded July 14, 1995, as Document No. 2688608. (shown)
 11. Easement Agreement recorded July 14, 1995, as Document No. 2688609. (does not affect, shown)
 12. Declaration of Conditions, Covenants and Restrictions recorded December 27, 2004, as Document No. 4005292. (general in nature, cannot be plotted)

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OWNER'S CERTIFICATE

Halle Properties, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of _____, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

Halle Properties, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, Halle Properties, LLC, has caused these presents to be signed by Halle Properties, LLC, a limited liability company, its sole member,

this _____ day of _____, 2018.

Halle Properties, LLC,
a limited liability company

By: Halle Properties, LLC,
a limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____ }
 }SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2018,

_____, to me known as the person who executed the

foregoing instrument and to me known to be the _____ of Halle Properties, LLC., a limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires _____

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PLAN COMMISSION APPROVALS

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

Dated this _____ day of _____, 2018

SECRETARY

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 _____, 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 _____, 2018

CITY CLERK

<u>Office of the register of Deeds</u>	
Dane County, Wisconsin	
Received for Record _____,	20 ____
At _____ o'clock _____ M as	
Document # _____	in _____

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____