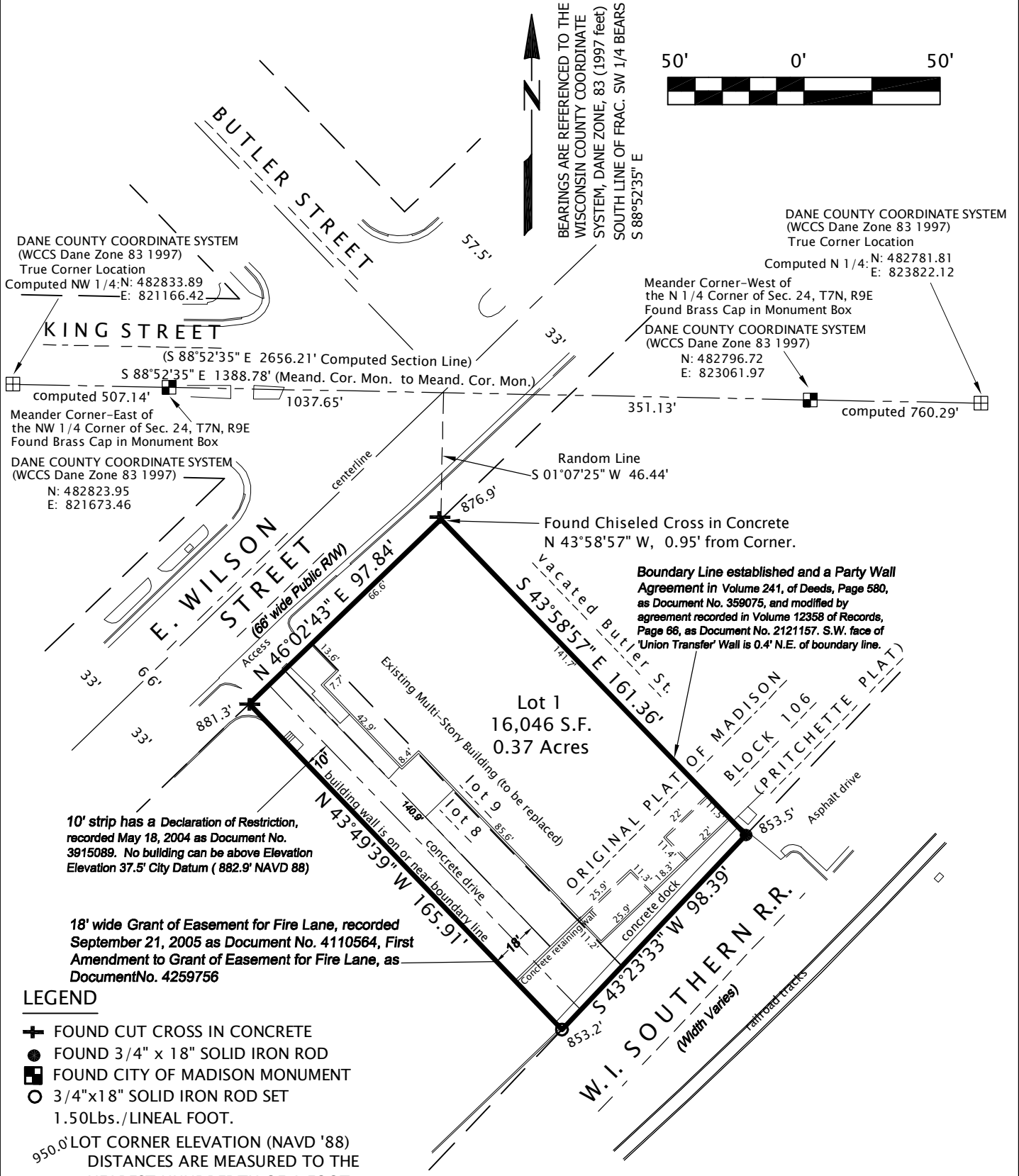


CERTIFIED SURVEY MAP

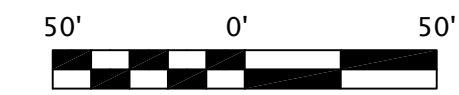
LOCATED IN:

LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997)
True Corner Location
Computed NW 1/4: N: 482833.89
E: 821166.42

DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997)
N: 482823.95
E: 821673.46



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997 feet) SOUTH LINE OF FRAC. SW 1/4 BEARS S 88°52'35\" E

DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997)
True Corner Location
Computed N 1/4: N: 482781.81
E: 823822.12

Meander Corner—West of the N 1/4 Corner of Sec. 24, T7N, R9E
Found Brass Cap in Monument Box
DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997)
N: 482796.72
E: 823061.97

Random Line
S 01°07'25\" W 46.44'

Found Chiseled Cross in Concrete
N 43°58'57\" W, 0.95' from Corner.

Boundary Line established and a Party Wall Agreement in Volume 241, of Deeds, Page 580, as Document No. 359075, and modified by agreement recorded in Volume 12358 of Records, Page 66, as Document No. 2121157. S.W. face of 'Union Transfer' Wall is 0.4' N.E. of boundary line.

10' strip has a Declaration of Restriction, recorded May 18, 2004 as Document No. 3915089. No building can be above Elevation 37.5' City Datum (882.9' NAVD 88)

18' wide Grant of Easement for Fire Lane, recorded September 21, 2005 as Document No. 4110564, First Amendment to Grant of Easement for Fire Lane, as Document No. 4259756

LEGEND

- ✚ FOUND CUT CROSS IN CONCRETE
- FOUND 3/4" x 18" SOLID IRON ROD
- FOUND CITY OF MADISON MONUMENT
- 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.
- 950.0' LOT CORNER ELEVATION (NAVD '88)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
ELEVATIONS ARE BASED ON NAVD 88 DATUM

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED FOR:
McGRATH PROPERTY GROUP LLC
c/o LANCE McGRATH
222 S. BEDFORD STREET
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

LOCATED IN:

LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of McGrath Property Group, LLC, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

The Northeast 32 feet of Lot Eight (8), and all of Lot Nine (9), Block One Hundred Six (106), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin to wit: Beginning at the Northeast corner of said Lot 9; thence South 44°24'17" East 160.32 feet; thence South 42°54'45" West, 98.39 feet; thence North 44°14'59" West, 165.04 feet; thence North 45°39'29" East, 97.84 feet to the point of beginning.

LOCATED IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Measured Description as Surveyed (Wisconsin County Coordinate System–Dane Zone 83 1997 feet) :

A parcel of land being parts of Lot Eight (8) and Nine (9), Block One Hundred and Six (106), Pritchette Original Plat of Madison, located in the Fractional NE $\frac{1}{4}$ of the Fractional NW $\frac{1}{4}$ of the Fractional Section 24, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Dane County Monument representing the Meander Corner East of the Northwest $\frac{1}{4}$ Corner of Fractional Section 24, T7N, R9E, thence S 88°52'35" E, along the North line of said Fractional Northwest $\frac{1}{4}$ of Section 24, 1037.65 feet; thence S 01°07'25" W, along a random line, 46.44 feet to a point on the Northerly platted boundary line of Lot 9, Block 106, said line also being the Southeasterly platted Right-of-way line of East Wilson Street, said point being the point of beginning of this description.
thence S 43°58'57" E, along the Northeasterly platted boundary line of said Lot 9, Block 106, 161.36 feet;
thence S 43°23'33" W, along the Northwesterly platted Right-of-way of the Wisconsin Southern Railroad, 98.39 feet;
thence N 43°49'39" W, 165.91 feet;
thence N 46°02'43" E, along the Northwesterly platted boundary line of said Lot 8 and Lot 9, Block 106, said line also being the Southeasterly platted right-of-way line of East Wilson Street, 97.84 feet to the point of beginning. This Description contains 16,046 square feet, or 0.37 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 201__.

Paul A. Spetz, S 2525

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.

2. All lots within this survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: 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 easements for drainage purposes are released and replaced by those required and created by the current approved subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. 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 _____ PAGE _____

SURVEYED FOR:
McGRATH PROPERTY GROUP LLC
c/o LANCE McGRATH
222 S. BEDFORD STREET
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

