

CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 AND 2 AND PART OF LOT 3, BLOCK 2, OAKLAND HEIGHTS AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 30, AS DOCUMENT NUMBER 211232, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SE QUARTER BEARS S 89°07'19" E

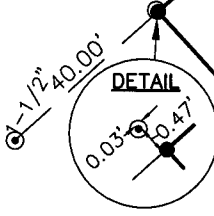
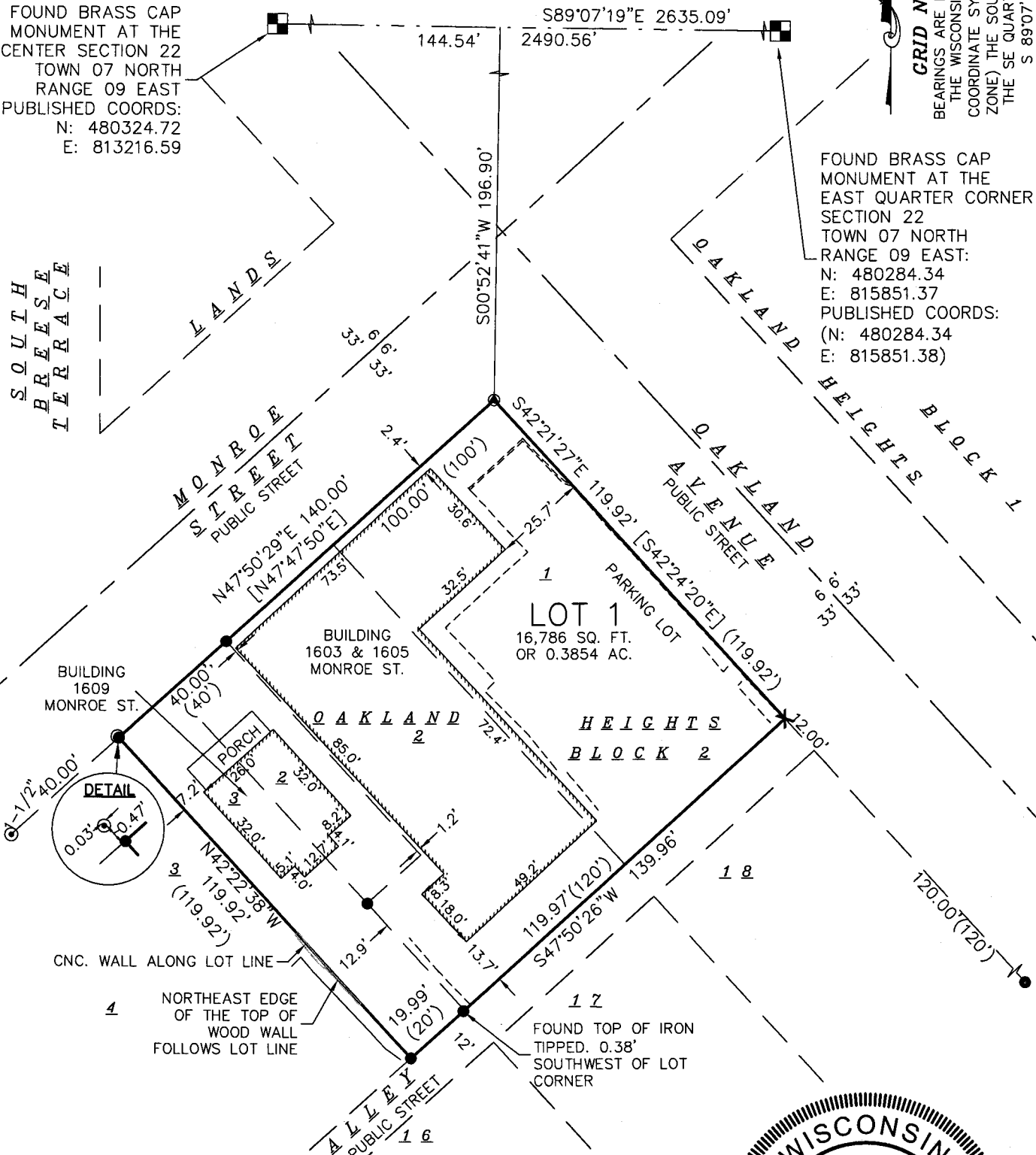
FOUND BRASS CAP MONUMENT AT THE CENTER SECTION 22 TOWN 07 NORTH RANGE 09 EAST PUBLISHED COORDS:
N: 480324.72
E: 813216.59

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER SECTION 22 TOWN 07 NORTH RANGE 09 EAST:
N: 480284.34
E: 815851.37
PUBLISHED COORDS:
(N: 480284.34
E: 815851.38)

SOUTH
BERRIDGE
TERRACE

MONROE
STREET
PUBLIC STREET

OAKLAND
HEIGHTS
BLOCK 1
AVENUE
PUBLIC STREET



SURVEYED FOR :
Sixteen O Three, LLC

SURVEYED BY :

Burse

surveying & engineering inc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 04-01-2016

Plot View: CSM

\\BSE1879\CSM\BSE1879CS.DWG

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NOTES:

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Surveyor was provided Title Report Number NCS-763740-MAD, prepared by First American Title Insurance Company, dated November 11, 2015, this land is subject to: [Surveyor's notes are in brackets]

[No easements or restrictions in the report]

DESCRIPTION FURNISHED

All of Lots One (1) and Two (2) part of Lot Three (3), Oakland Heights as recorded in Volume 1 of Plats on Page 30, as Document Number 211232, Dane County Registry, located in the Northwest Quarter of the Southeast Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the East Quarter Corner of said Section 22; thence North 89 degrees 07 minutes 19 seconds West, 2490.56 feet; thence South 00 degrees 52 minutes 41 seconds West, 196.90 feet; to the Point of Beginning; thence South 42 degrees 21 minutes 27 seconds East, 119.92 feet along the Southwesterly right-of-way line of Oakland Avenue; thence South 47 degrees 50 minutes 26 seconds West, 139.96 feet along the Northwesterly right-of-way of a public alley; thence North 42 degrees 22 minutes 38 seconds West, 119.92 feet; thence North 47 degrees 50 minutes 29 seconds East, 140.00 feet along the Southeasterly right-of-way line of Monroe Street to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the below described lands under the direction of Sixteen O Three, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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.

DESCRIPTION:

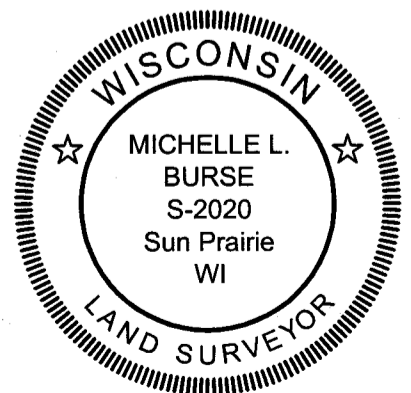
Dated this 1st day of APRIL, 2016

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND WITH CAP
- FOUND MAG NAIL
- ⊙ SOLID IRON ROD WITH CAP FOUND
- X CHISELED "X" FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



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CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 20__.

Natalie Erdman, Acting Secretary of Planning Commission.

OWNER'S CERTIFICATE

Sixteen O Three, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Sixteen O Three, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and Land Division Ordinance of the City of Madison to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Sixteen O Three, LLC has caused these presents to be signed by Gregg T. Shimanski, its managing member on this ____ day of _____, 201__.

Sixteen O Three, LLC

By: _____
Gregg T. Shimanski

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 201__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____



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 _____, 201__, 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 _____, 201__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at
_____ o'clock __M as
Document No. _____
in _____

Register of Deeds

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CORPORATE MORTGAGEE CERTIFICATE:

AnchorBank, fsb, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the owner's certificate of Sixteen O Three LLC.

IN WITNESS WHEREOF, the said AnchorBank, fsb, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this ____ day of _____, 20__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

