

ALTA/ACSM LAND TITLE SURVEY WITH TOPOGRAPHIC DATA

Known as 1801 East Washington Avenue, in the City of Madison, Dane County Wisconsin.

That part of the Southwest quarter of Section Six (6), and fractional Lot Two (2) of Section Seven (7) in Township Seven (7) North, Range Ten (10) East being a part of Block Two Hundred Seventy-five (275) of Farwells Replat and Addition to the City of Madison, bounded on the southwest by the Yahara River, on the southeast by East Main Street, on the northwest by East Washington Avenue and of the northeast by a line drawn from a point on the southeasterly side of East Washington Avenue four hundred fifteen and two tenths (415.2) feet southwestly from the north corner of said block where the southerly side of the right-of-way of the Chicago & Northwestern Railway Company intersects said block, thence easterly along the southerly line of said right-of-way to a point where a line drawn parallel with South First Street two hundred fifty-one (251) feet southwestly therefrom intersects said southerly line of said right-of-way; thence southeasterly parallel with South First Street to a point on the northwesterly line of East Main Street two hundred fifty-one (251) feet from the east corner of said block, excepting therefrom a strip of land fifty (50) feet in width off the southwest end of said block immediately adjoining the northeast bank of said river. Excepting therefrom those lands in Award of Compensation recorded October 11, 2005 as Document No. 4119468 corrected by Affidavit recorded September 12, 2006 as Document No. 4233949.

Prepared for: Campbell Capital Group, LLC

Survey No. 166475-BMJ

A. Basis of Bearings

Bearings are based on the South line of East Washington Avenue, which is assumed to bear North 45°58'04" East.

B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-735670-MAD, effective date of June 24, 2015, which lists the following easements and/or restrictions from schedule B-4:

1-3, 10. Visible evidence shown, if any.

4-9. Not survey related.

11. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. Affects site by location - Spur tracks shown.

12. Model Ground Use Restriction Agreement recorded December 3, 1997 as Document No. 2911860. Affects site by location - General in nature, cannot be plotted.

13. Grant of Right-of-way to Madison Gas and Electric Company recorded November 8, 1995 as Document No. 2717361. Affects site by location - Shown.

C. Flood Note

According to flood insurance rate map of the City of Madison, community panel number 55025C0428G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Elevations

Elevations refer to NGVD 1929 Datum.

LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

OR IN SECTION OR 1/4 SECTION CORNER AS DESCRIBED

1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

1" DIA. IRON PIPE, 16" LONG-SET (UNLESS OTHERWISE NOTED)

BOLLARD

SOIL BORING/MONITORING WELL

FLAGPOLE

MALIBOX

SIGN

BILLBOARD

AIR CONDITIONER

CONTROL BOX

TRAFFIC SIGNAL

RAILROAD CROSSING SIGNAL

CABLE PEDESTAL

POWER POLE

GUY WIRE

LIGHT POLE

SPOT/YARD/PEDESTAL LIGHT

HANDICAPPED PARKING

ELECTRIC MANHOLE

ELECTRIC PEDESTAL

ELECTRIC TRANSFORMER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

MARKED FIBER OPTIC

GAS VALVE

GAS METER

GAS WARNING SIGN

STORM MANHOLE

ROUND INLET

SQUARE INLET

STORM SEWER END SECTION

SANITARY MANHOLE

SANITARY CLEANOUT OR SEPTIC VENT

SANITARY INTERCEPTOR MANHOLE

MISCELLANEOUS MANHOLE

WATER VALVE

TROTTOIR

WATER SERVICE CURB STOP

WATER MANHOLE

WELL

WATER SURFACE

WETLANDS FLAG

WETLANDS

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

EDGE OF TREES

SANITARY SEWER

STORM SEWER

WATERMAIN

MARKED GAS MAIN

MARKED ELECTRIC

OVERHEAD WIRES

BUREAU ELEC. SERV.

MARKED TELEPHONE

MARKED CABLE TV LINE

MARKED FIBER OPTIC

INDICATES EXISTING

CONTOUR ELEVATION

INDICATES EXISTING

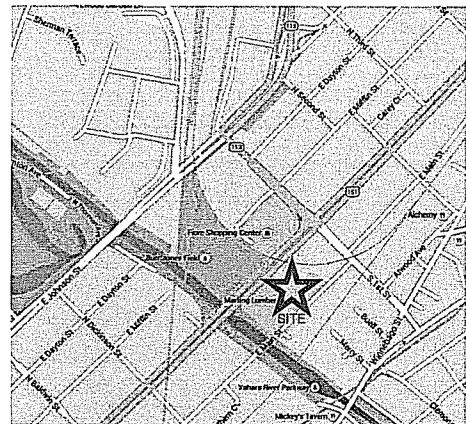
SPOT ELEVATION

DIGGERS HOTLINE NO. 2015-29-10745

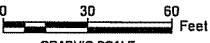
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

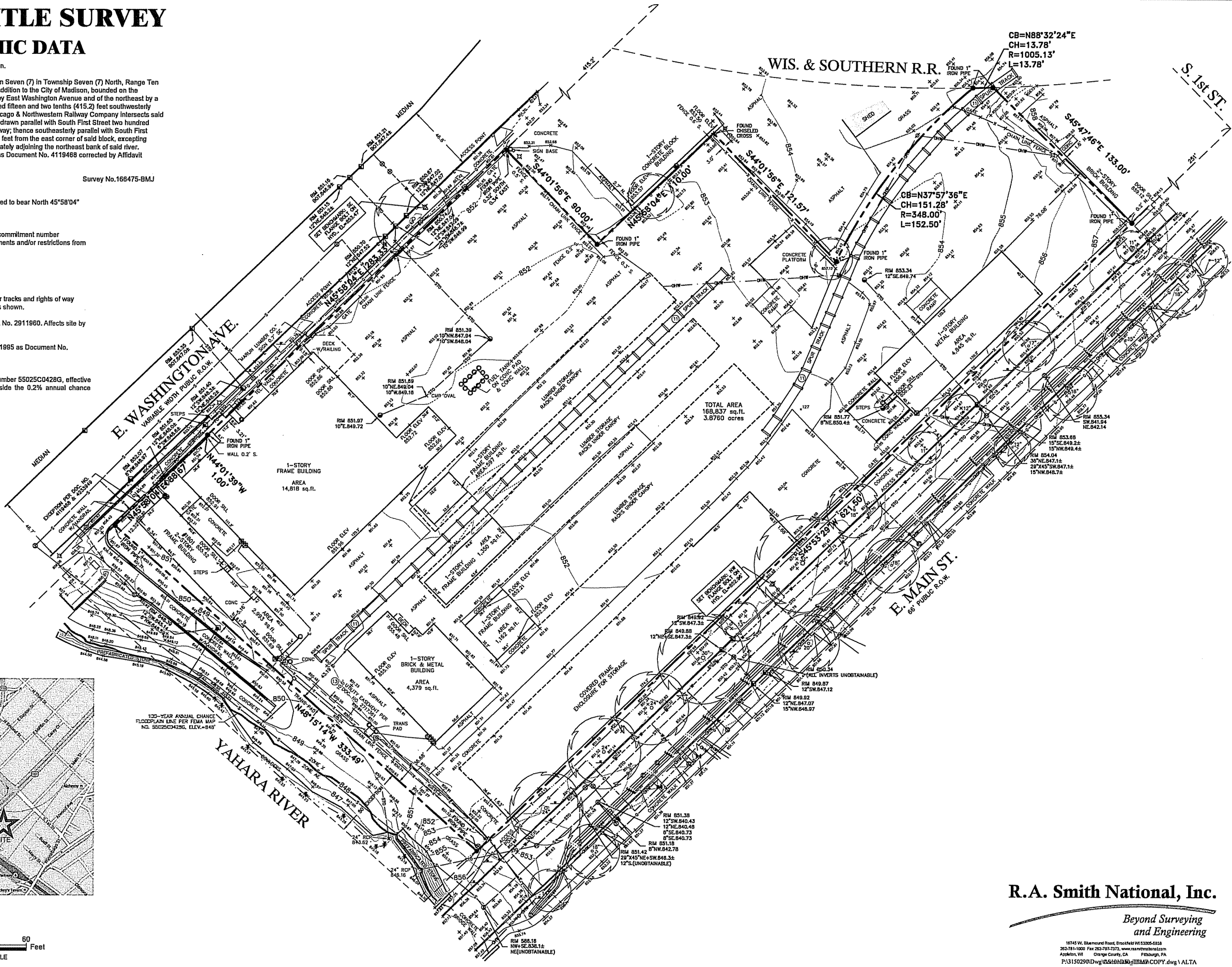
STARTING BENCHMARK:
NW COR. OF NW 1/4
SEC. 7-10, T.7N, R.10E
CONC. MON. W/BRASS
CAP, EL.=852.51'



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



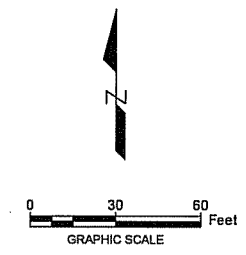
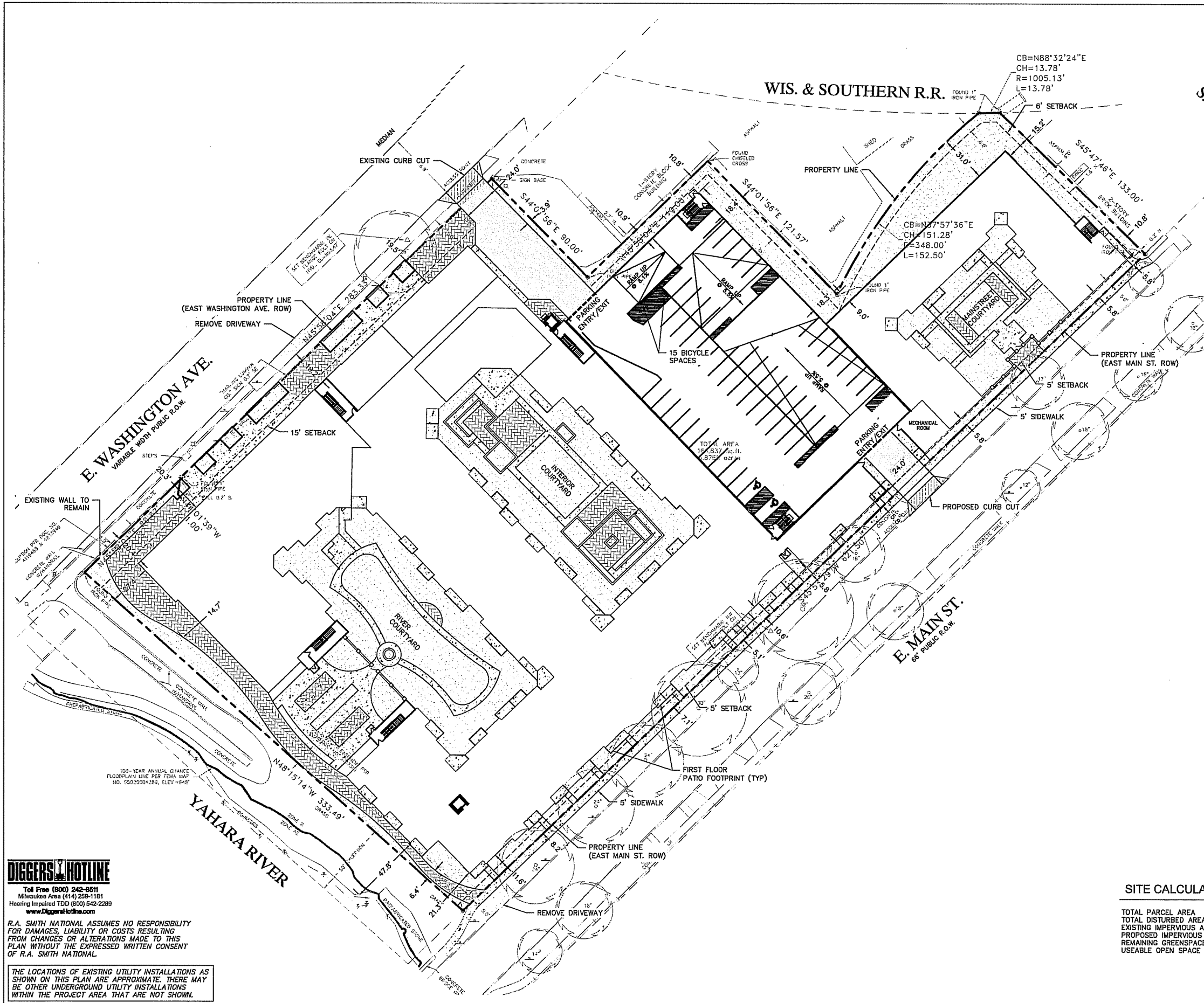
R.A. Smith National, Inc.

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*Beyond Surveying
and Engineering*

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Appleton, WI Orange County, CA Pittsburgh, PA
P:\31502901\dwg\056161330\01MAR COPY.dwg \ALTA

SHEET NUMBER C001 SHEET 1 OF 1



LEGEND

	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LANDSCAPED, PLANTING BED OR LAWN AREA (SEE LANDSCAPING PLAN)
	HARDSCAPE PAVEMENT

GENERAL NOTES

EXISTING TOPOGRAPHY OBTAINED BY R.A. SMITH NATIONAL, INC. DATED JULY 2014, REVISED SEPTEMBER 2014.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL STANDARDS AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE CALCULATIONS

	ACRES	SQUARE FEET	% OF OVERALL DEVELOPMENT
TOTAL PARCEL AREA	3.88	168,837	100%
TOTAL DISTURBED AREA	4.08	177,751	
EXISTING IMPERVIOUS AREA	3.72	162,016	
PROPOSED IMPERVIOUS AREA	2.95	128,837	76.3%
REMAINING GREENSPACE	0.92	40,000	23.7%
USEABLE OPEN SPACE	0.46	26,477	15.7%

DATE		DESCRIPTION							
<p>R.A. Smith National Beyond Surveying and Engineering www.ra-smithnational.com</p>									
<p>1801 WASHINGTON CITY OF MADISON, WI</p>					<p>DIMENSIONED SITE PLAN</p>				
<p>© COPYRIGHT 2015 R.A. Smith National, Inc. DATE: 11/23/15 SCALE: 1" = 30' JOB NO. 3150290 PROJECT MANAGER: CHRISTOPHER HITCH, P.E. DESIGNED BY: MAB CHECKED BY: CDH</p>									
<p>SHEET NUMBER C200</p>									

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1161
Hearing Impaired TDD (800) 542-2289
www.DiggerHotline.com

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.