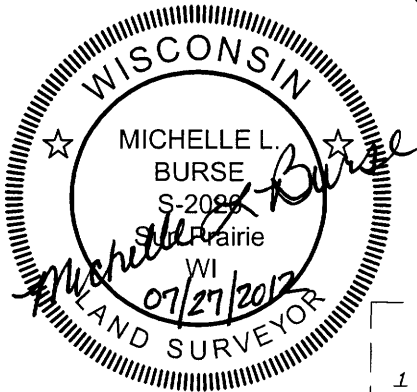
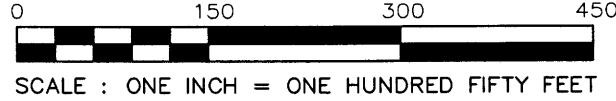
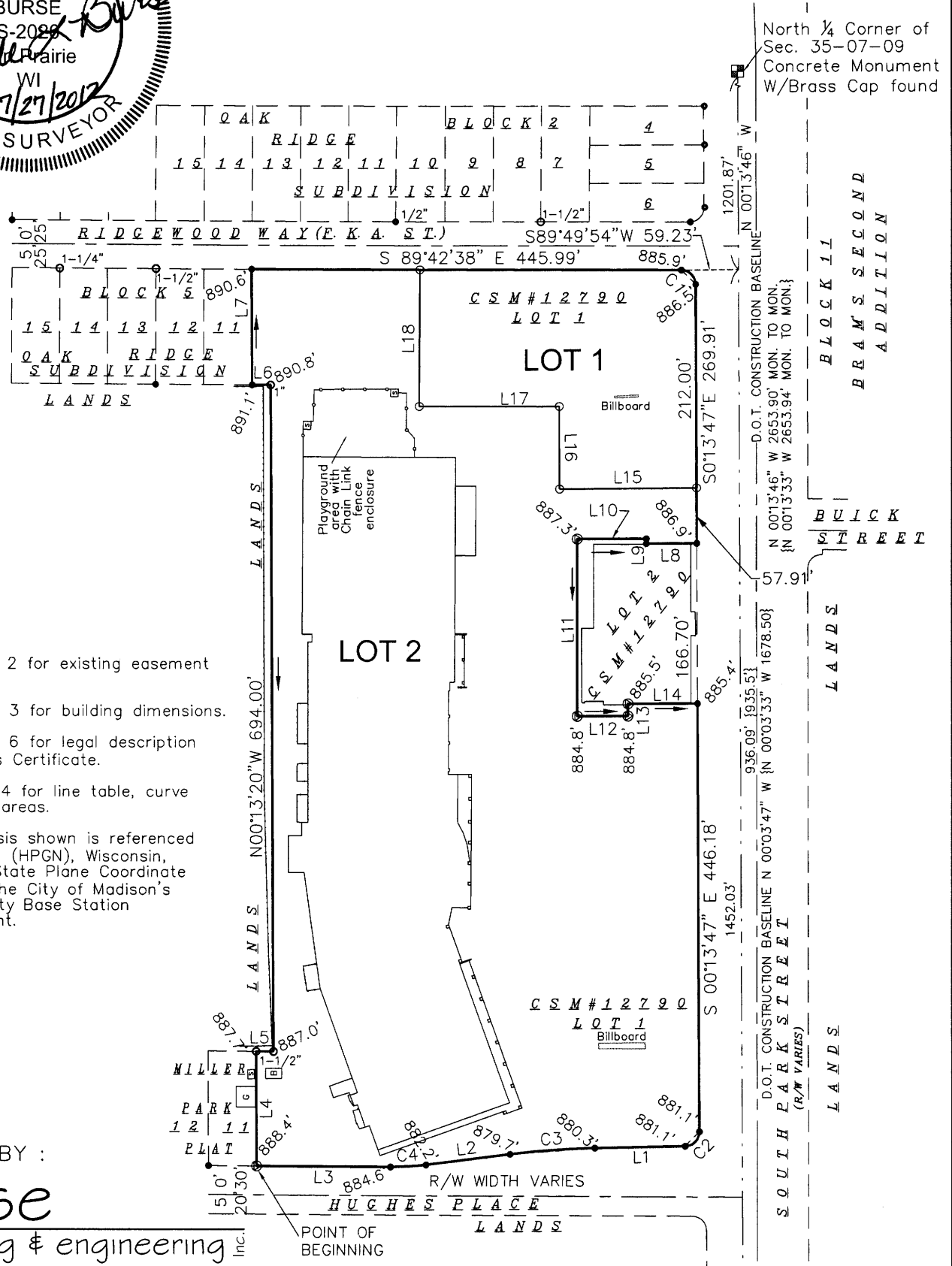


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 35-07-09 BEARING N 00°13'46" W



**NOTES:**

1. See sheet 2 for existing easement locations.
2. See sheet 3 for building dimensions.
3. See sheet 6 for legal description and Surveyor's Certificate.
4. See Sheet 4 for line table, curve table and lot areas.
5. Bearing basis shown is referenced to NAD 83/91 (HPGN), Wisconsin, South Zone, State Plane Coordinate System, per the City of Madison's GPS Community Base Station Reference Point.

SURVEYED BY :

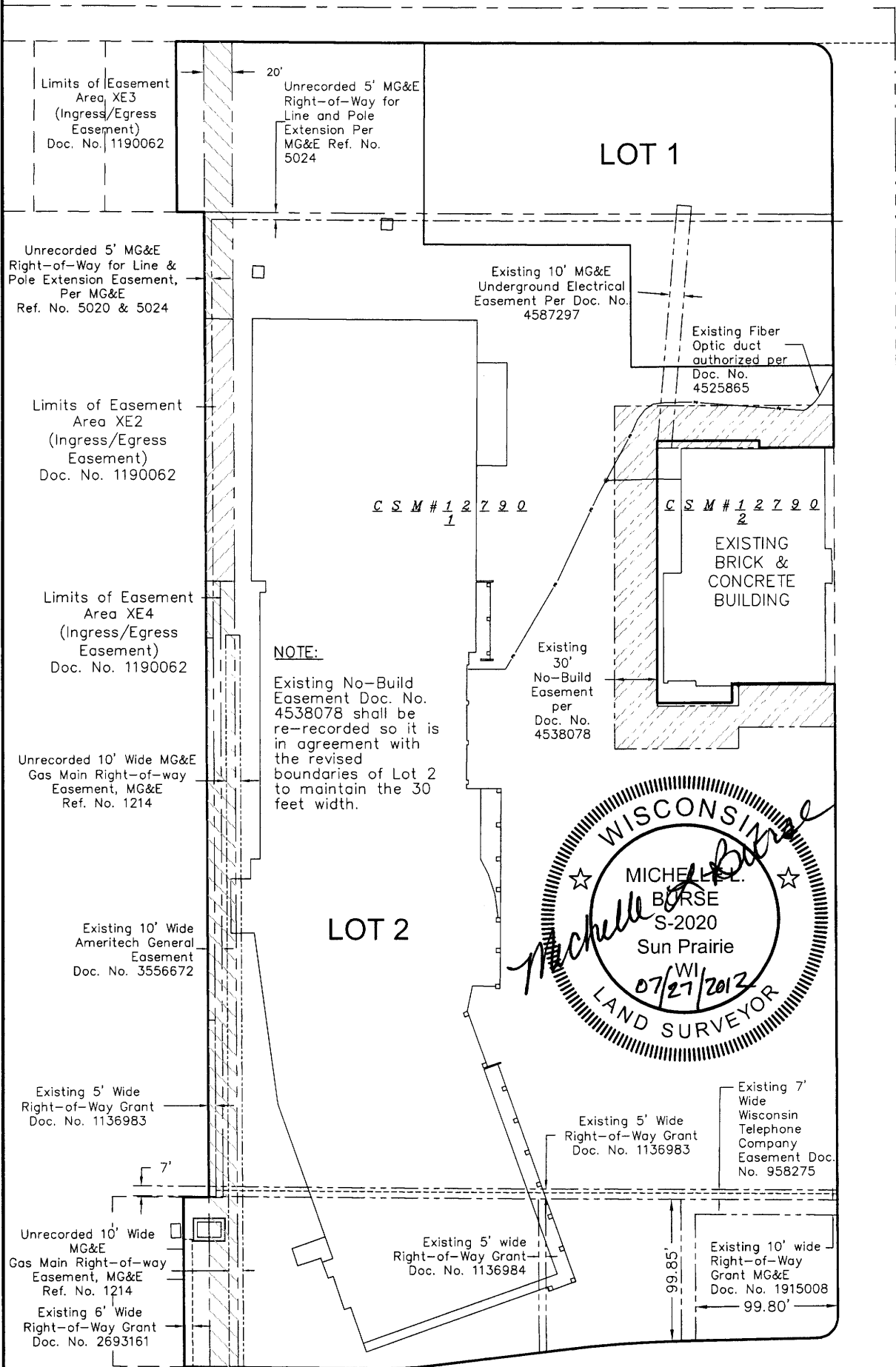
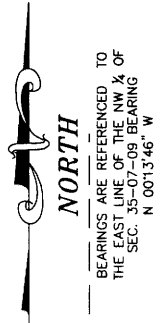
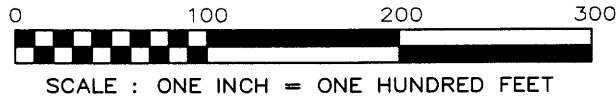
**Burse**  
surveying & engineering Inc.

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@bse-inc.net  
www.bursesurveyengr.com

SURVEYED FOR :  
COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON  
215 MARTIN LUTHER KING, JR. BLVD  
MADISON, WI 53701

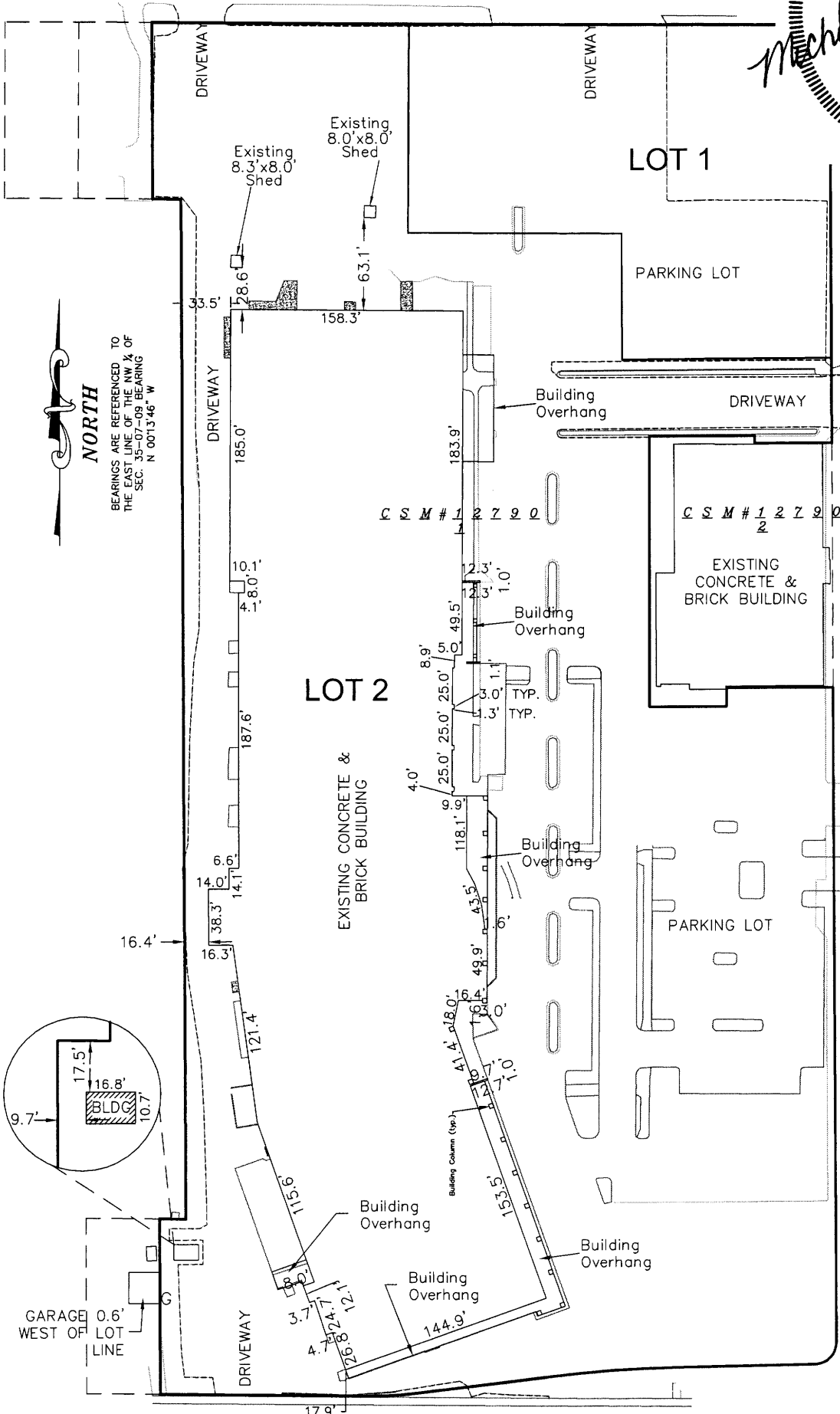
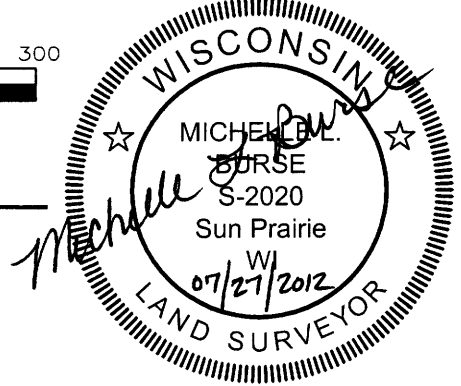
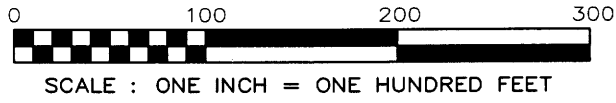
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## LEGEND

- 3/4 " SOLID IRON ROD FOUND UNLESS NOTED
- SET 3/4"x18" SOLID IRON ROD WT. 1.50 lbs/ft
- ⊙ MAG NAIL FOUND
- IRON PIPE FOUND (OUTSIDE DIAMETER DENOTED)
- ( ) INDICATES RECORDED AS
- { } INDICATES PER R/W MAP #5992-3-11
- 890.8 SPOT ELEVATION AT LOT CORNER

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← 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 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 THE LOT OWNER.

## NOTES

- 1) 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 greenways 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.
- 2) In the event that 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 subdivision.
- 3) Lands within this Certified Survey Map are within Well Head Protection District WP-18.
- 4) Lands in the Certified Survey Map are subject to the Redevelopment Plan recorded as Document No. 4315648.
- 5) No Build Zone: In accordance with Chapter 6, Tables 601 and 602, of the Wisconsin Commercial Building Code and any successive revisions that cover the fire rating of exterior walls, there shall be a 30 foot-wide No-Build Setback Area surrounding the exterior perimeter of the building to be built on Lot 2 of this CSM.
- 6) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492666.
- 7) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492669.
- 8) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded March 26, 2009 as Document Number 4523135.
- 9) Lands in the Certified Survey Map are subject to Operation and Easement Agreement recorded April 1, 2009 as Document Number 4525865.
- 10) Lands in the Certified Survey Map are subject to all matters that may affect the captioned premises as shown on Certified Survey map No. 12600, recorded as Document Number 4487383; as corrected by Affidavit of Correction recorded January 9, 2009 as Document Number 4492149.
- 11) Lands in the Certified Survey Map are subject to the conditions contained in the Badger Ann Park Redevelopment District Redevelopment Plan recorded as Doc. No. 4315648 and re-recorded as Doc. No. 4523189.

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 89°02'35" W	93.72'	L11	N 00°00'00" E	184.49'
L2	S 83°05'14" W	87.74'	L12	S 90°00'00" W	52.44'
L3	N 89°28'42" W	139.23'	L13	S 00°00'00" E	12.78'
L4	N 00°09'37" W	119.77'	L14	S 90°00'00" W	72.10'
L5	S 89°30'00" E	17.97'	L15	S 89°46'13" W	142.00'
L6	N 89°41'17" W	19.24'	L16	N 00°13'47" W	85.81'
L7	N 00°13'28" W	120.29'	L17	N 89°42'38" W	145.15'
L8	N 90°00'00" E	52.27'	L18	N 00°17'22" E	142.33'
L9	S 00°00'00" W	5.00'			
L10	N 90°00'00" E	71.61'			

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.43	89°28'51"	15.00	S 44°58'12" E	21.12'
C2	23.37	89°16'21"	15.00	S 44°24'24" W	21.08
C3	88.25	05°57'20"	849.00	S 86°03'54" W	88.21
C4	36.98	07°26'04"	285.00	S 86°48'16" W	36.95

LOT AREA TABLE

NAME	SQUARE FEET	ACRES
LOT 1	52827	1.2127
LOT 2	338051	7.7606



SURVEYED BY :

**Burse**

surveying & engineering <sup>LLC</sup>

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@bse-inc.net  
www.bursesurveyengr.com

Plot View: Sheet4

\PROJECTS\BSE621\CSM\2012\CSBSE621.DWG

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### OWNER'S CERTIFICATE

Community Development Authority of the City of Madison, a redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said redevelopment authority caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Community Development Authority of the City of Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed by Gregg Shimanski, Chair and Mark A. Olinger, its Secretary on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By: \_\_\_\_\_  
Gregg Shimanski, Chair

By: \_\_\_\_\_  
Steven R. Cover, Secretary

STATE OF WISCONSIN )  
                                  )ss  
County of Dane       )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, Gregg Shimanski, Chair of the Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

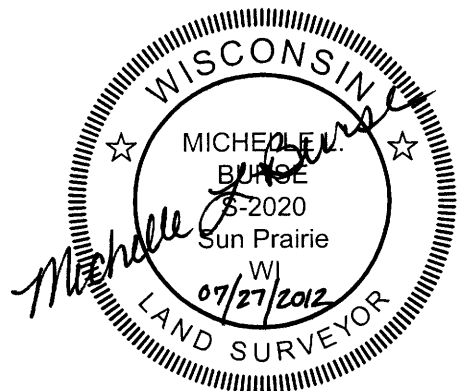
\_\_\_\_\_  
Notary Public, Wisconsin

STATE OF WISCONSIN )  
                                  )ss  
County of Dane       )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, Steven R. Cover, Secretary of the Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Wisconsin



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION:

All of Lot 1, Certified Survey Map No. 12790 (CSM), as recorded in Volume 81 of Certified Survey Maps, on Pages 55-63, as Document No. 4605498, Dane County Registry, located in the Southeast Quarter and Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

**Beginning** at the southwest corner of Lot 1, said CSM; thence North 00 degrees 09 minutes 37 seconds West, along the West line of said Lot 1, 119.77 feet; thence South 89 degrees 30 minutes 00 seconds East along the boundary line of said Lot 1, 17.97 feet; thence North 00 degrees 13 minutes 20 seconds West, along the West line of said Lot 1, 694.00 feet; thence North 89 degrees 41 minutes 17 seconds West along a boundary line of said Lot 1, 19.24 feet to the West line of said Lot 1; thence North 00 degrees 13 minutes 28 seconds West along said West line, 120.29 feet to the northwest corner of said Lot 1 and the south right-of-way line of Ridgewood Way (formerly known as Ridgewood Street); thence South 89 degrees 42 minutes 38 seconds East along said south right-of-way line and the North line of said Lot 1, 445.99 feet to a point of curvature; thence 23.43 feet along a curve concave southwesterly through a central angle of 89 degrees 28 minutes 51 seconds said curve having a radius of 15.00 feet and having a chord direction of South 44 degrees 58 minutes 12 seconds East and a chord length of 21.12 feet to the westerly right-of-way line of S. Park Street; thence South 00 degrees 13 minutes 47 seconds East along said westerly right-of-way line and along the east line of said Lot 1, 269.91 feet to the northeast corner of Lot 2 of CSM No. 12790; thence South 90 degrees 00 minutes 00 seconds West, along the North line of said Lot 2, 52.27 feet; thence North 00 degrees 00 minutes 00 seconds East along the boundary line of said Lot 2, 5.00 feet; thence South 90 degrees 00 minutes 00 seconds West, along the North line of said Lot 2, 71.61 feet to the northwest corner of said Lot 2; thence South 00 degrees 00 minutes 00 seconds West along the West line of said Lot 2, 184.49 feet to the southwest corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 2, 52.44 feet; thence North 00 degrees 00 minutes 00 seconds West along the boundary line of said Lot 2, 12.78 feet; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 2, 72.10 feet to the westerly right-of-way line of S. Park Street; thence South 00 degrees 13 minutes 47 seconds East along said westerly right-of-way line, 446.18 feet to a point of curvature; thence 23.37 feet along a curve concave northwesterly through a central angle of 89 degrees 16 minutes 21 seconds said curve having a radius of 15.00 feet and having a chord direction of South 44 degrees 24 minutes 24 seconds West and a chord length of 21.08 feet to the north right-of-way line of Hughes Place and the South line of said Lot 1; thence North 89 degrees 02 minutes 35 seconds West along said right-of-way line and said South line, 93.72 feet to a point of curvature; thence 88.25 feet along a curve concave southerly through a central angle of 05 degrees 57 minutes 20 seconds said curve having a radius of 849.00 feet and having a chord direction of South 86 degrees 03 minutes 54 seconds West and a chord length of 88.21 feet; thence South 83 degrees 05 minutes 14 seconds West along the south line of said Lot 1, 87.74 feet to a point of curvature; thence 36.98 feet along a curve concave northerly through a central angle of 07 degrees 26 minutes 04 seconds said curve having a radius of 285.00 feet and having a chord direction of South 86 degrees 48 minutes 16 seconds West and a chord length of 36.95 feet; thence North 89 degrees 28 minutes 42 seconds West along the south line of said Lot 1, 139.23 feet to the **point of beginning**. This description contains 390,878 square feet or 8.9733 acres, more or less.

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Community Development Authority of the City of Madison 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 Madison in surveying, dividing, and mapping the same.

Dated this 27<sup>TH</sup> day of JULY, 2012

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

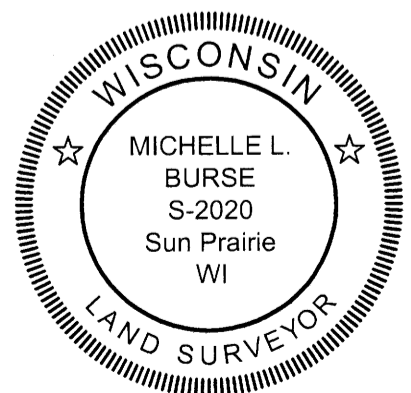
## CITY OF MADISON APPROVAL

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

Dated this \_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Steven R. Cover, Secretary of Planning Commission

Note: Execution of the Owner's Certificate in this Certified Survey Map by the Community Development Authority of the City of Madison is authorized by the Community Development Authority's Resolution No. 2812, adopted July 30, 2008. This resolution is also the authority for the Community Development Authority's execution of the Owner's Certificate in Certified Survey Map No. 12600, recorded in the Dane County Register of Deeds on December 18, 2008, as Document No. 4487383.



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CONSENT OF MORTGAGEE

WCDLF SUB CDE I, LLC, 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said WCDLF SUB CDE I, LLC, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public:

My commission expires/is permanent: \_\_\_\_\_

## CONSENT OF MORTGAGEE

Johnson Bank, 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public:

My commission expires/is permanent: \_\_\_\_\_



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12790, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 55-63, AS DOCUMENT NUMBER 4605498, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### CONSENT OF MORTGAGEE

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and Interim City Clerk and its corporate seal to be hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Paul Soglin, Mayor

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2012, the above-named Paul Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2012, the above-named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

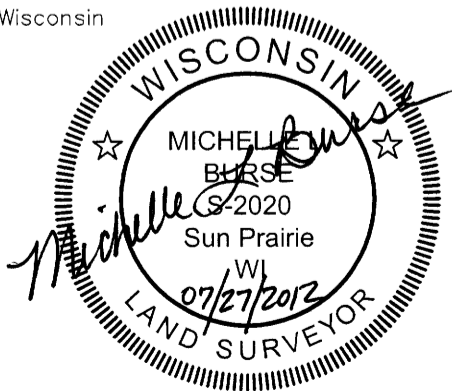
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

### CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-08-00870, File I.D. Number 11674, adopted on the 2nd day of September, 2008, 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 \_\_\_\_\_, 2012.

\_\_\_\_\_  
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