

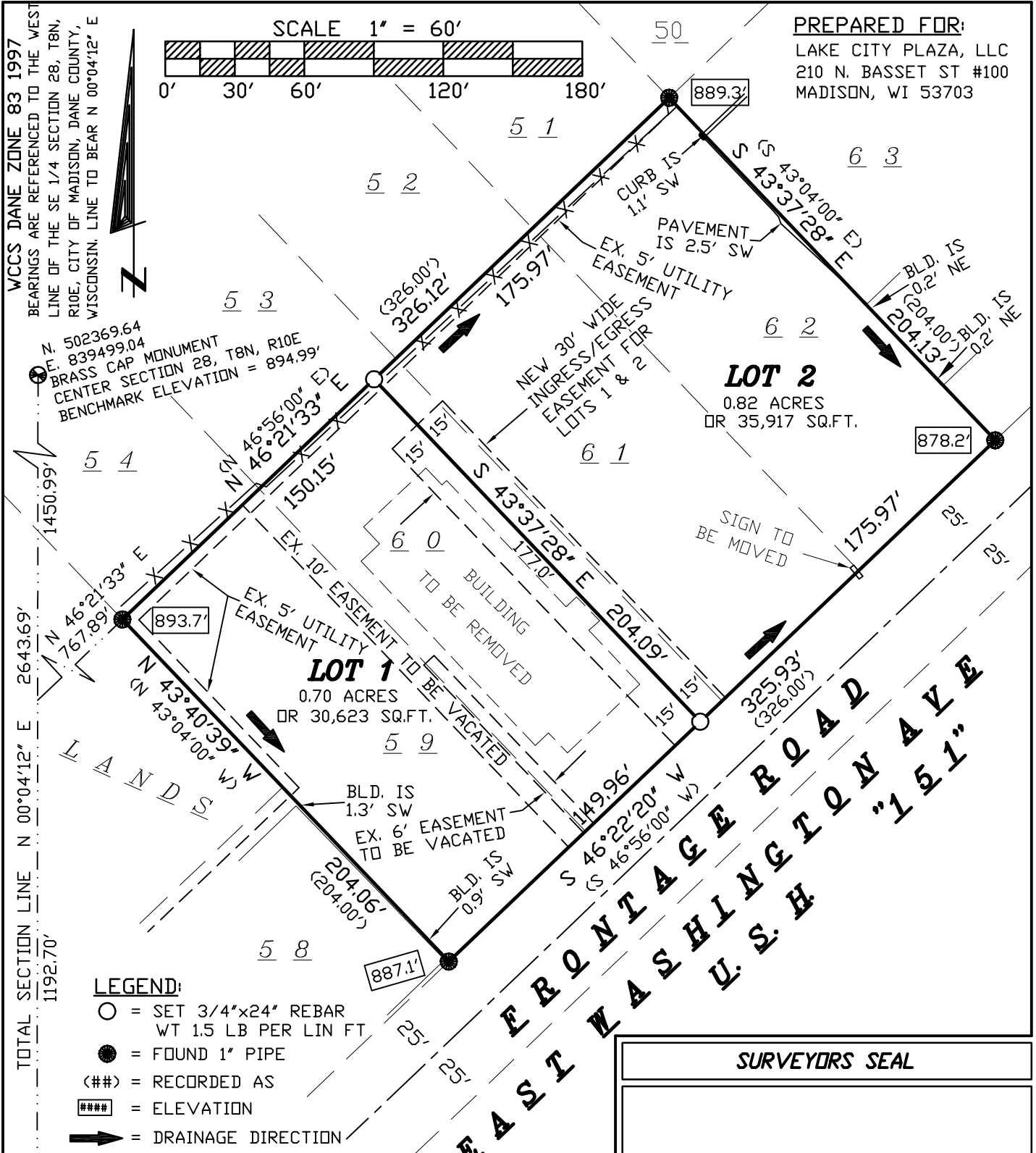


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Part of the NW 1/4 of the SE 1/4 of Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, being all of Lots 59, 60, 61 & 62, First Add. to Norman Acres.



PREPARED FOR:
LAKE CITY PLAZA, LLC
210 N. BASSET ST #100
MADISON, WI 53703

WCCS DANE ZONE 83 1997
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SE 1/4 SECTION 28, T8N,
R10E, CITY OF MADISON, DANE COUNTY,
WISCONSIN, LINE TO BEAR N 00°04'12" E
N. 502369.64
E. 839499.04
BRASS CAP MONUMENT
CENTER SECTION 28, T8N, R10E
BENCHMARK ELEVATION = 894.99'

LEGEND:

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1" PIPE
- (##) = RECORDED AS
- #### = ELEVATION
- ➔ = DRAINAGE DIRECTION

NOTES:

THIS PARCEL IS SUBJECT
TO ANY AND ALL EASEMENTS
AND AGREEMENTS RECORDED
AND UNRECORDED.

N. 499725.95
E. 839495.81
BRASS CAP MONUMENT
SOUTH 1/4 CORNER
SECTION 28, T8N, R10E

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF 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.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 7.) THIS PARCEL SHALL HAVE NO RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH U.S.H. 151 AS SHOWN ON FIRST ADDITION TO NORMAN ACRES; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being all of Lots 59, 60, 61 and 62 of First Addition to Norman Acres, in the City of Madison, Dane County, Wisconsin located in part of the NW 1/4 of the SE 1/4 of Section 28, T8N, R10E. Said parcel contains 1.52 acres or 66,540 sq. ft.

Williamson Surveying And Associates LLC
by Noa T. Prieve & Chris W. Adams

SURVEYORS SEAL

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner



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Part of the NW 1/4 of the SE 1/4 of Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, being all of Lots 59, 60, 61 & 62, First Add. to Norman Acres.

OWNERS' CERTIFICATE:

Lake City Plaza, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Lake City Plaza, LLC, does further certify that this plat is required to be submitted to the City of Madison for approval or objection.

IN WITNESS WHEREOF, the said Lake City Plaza, LLC has caused these present to be signed by Tom Sanford and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

Lake City Plaza, LLC

STATE OF WISCONSIN)
DANE COUNTY)ss

Scott Faust
Authorized Representative

Personally came before me this _____ day of _____, 20____ the above named Scott Faust, authorized representative of Lake City Plaza, LLC, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledge the same.

My commission expires _____

Notary Public

Print Name

County, Wisconsin.

CONSENT OF MORTGAGEE:

Capitol Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Capitol Bank, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this _____ day of _____, 20____.

Capitol Bank

STATE OF WISCONSIN)
DANE COUNTY) SS

Authorized Representative

Personally came before me this _____ day of _____, 20____, _____, an Authorized Representative of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

Print Name

County, Wisconsin.

My commission expires _____

SURVEYORS SEAL



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CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the ____ day of _____, 20____, 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 _____, 20____

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission
action of ____ day of _____, 20____

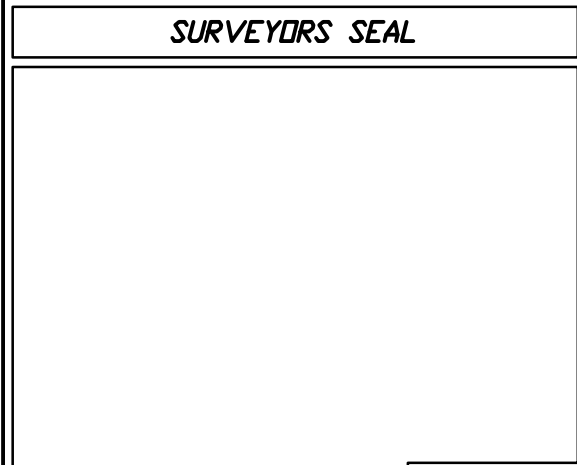
Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this _____ day of _____, 20____ at
_____ o'clock _____ M. and recorded in Volume _____ of Dane County

Certified Surveys on pages _____, _____, _____ and _____.

Kristi Chlebowski
Register of Deeds



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____