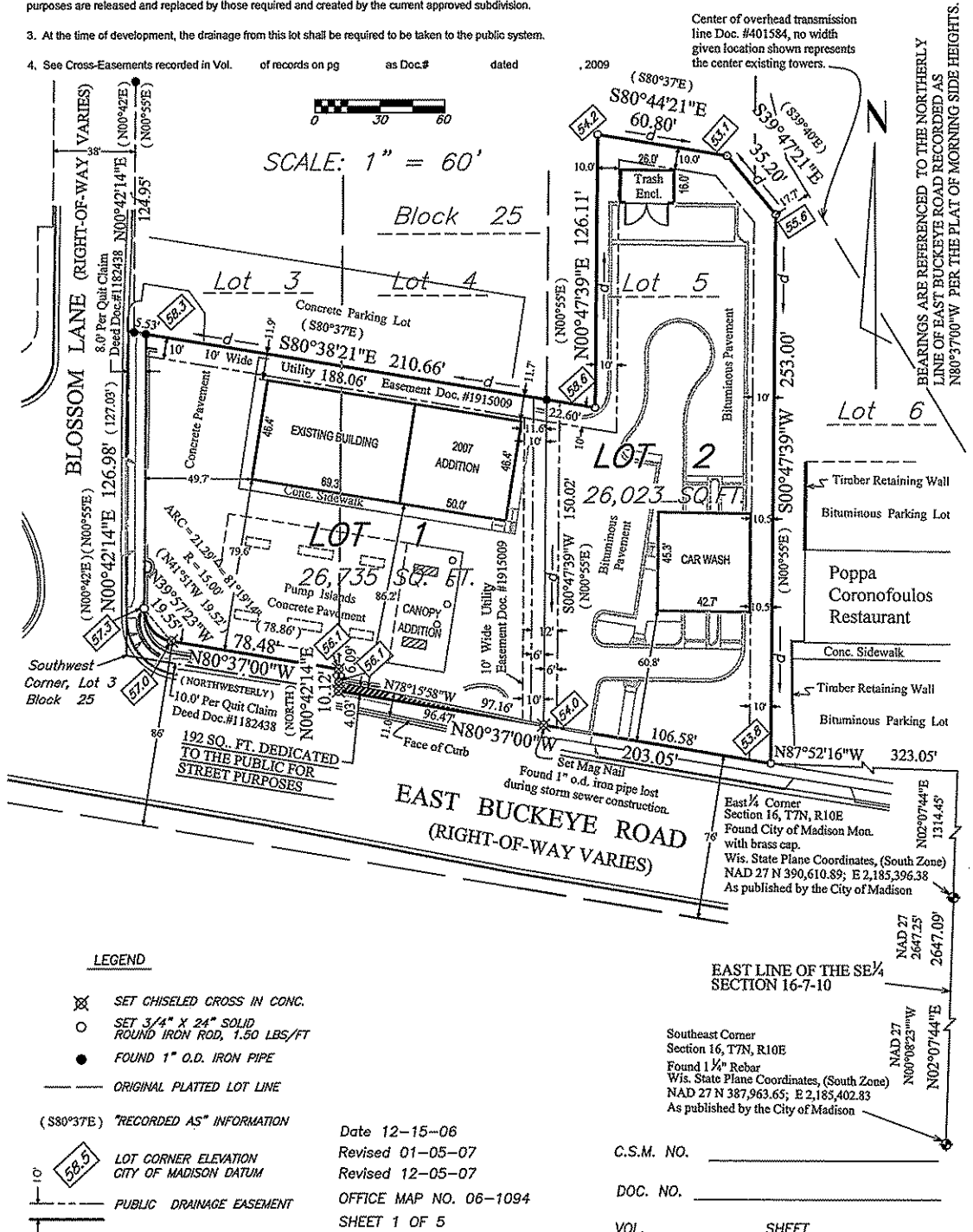


CERTIFIED SURVEY MAP

PART OF LOTS 3, 4, 5 AND 6, BLOCK 25, PLAT OF BLOCKS 23, 24 AND 25, MORNING SIDE HEIGHTS, LOCATED IN THE NE ¼ OF THE NE ¼ OF SECTION 16, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. Arrows indicate the direction of surface drainage swales at individual property lines. Said drainage swales 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.
2. All lots within this certified survey map 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 10-feet in width on the perimeter of the certified survey map. For the purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be (10) feet in width along the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
NOTE: In the event of a city of madison plan commission and/or common council approved redivision 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. At the time of development, the drainage from this lot shall be required to be taken to the public system.
4. See Cross-Easements recorded in Vol. _____ of records on pg _____ as Doc.# _____ dated _____, 2009.



BEARINGS ARE REFERENCED TO THE NORTHERLY LINE OF EAST BUCKEYE ROAD RECORDED AS N80°37'00"W PER THE PLAT OF MORNING SIDE HEIGHTS.

Center of overhead transmission line Doc. #401584, no width given location shown represents the center existing towers.

Timber Retaining Wall
Bituminous Parking Lot
Poppa Coronofoulos Restaurant
Conc. Sidewalk
Timber Retaining Wall
Bituminous Parking Lot

East ¼ Corner Section 16, T7N, R10E Found City of Madison Moa. with brass cap. Wis. State Plane Coordinates, (South Zone) NAD 27 N 390,610.89; E 2,185,396.38 As published by the City of Madison

Set Mag Nail Found 1" o.d. iron pipe lost during storm sewer construction.

East ¼ Corner Section 16, T7N, R10E Found City of Madison Moa. with brass cap. Wis. State Plane Coordinates, (South Zone) NAD 27 N 387,963.65; E 2,185,402.83 As published by the City of Madison

8.0' Per Quit Claim Deed Doc.#1182438 (N00°42'E) (N00°55'E) 124.95'

10' Wide Utility 188.06' Easement Doc. #1915009 (S80°37'E) 210.66'

Concrete Parking Lot (S80°37'E) 26,023.50 FT.

EXISTING BUILDING 2007 ADDITION

LOT 1 26,735 SQ. FT.

CONCRETE SIDEWALK

10' Wide Utility Easement Doc. #1915009

192 SQ. FT. DEDICATED TO THE PUBLIC FOR STREET PURPOSES

Face of Curb

Set Mag Nail Found 1" o.d. iron pipe lost during storm sewer construction.