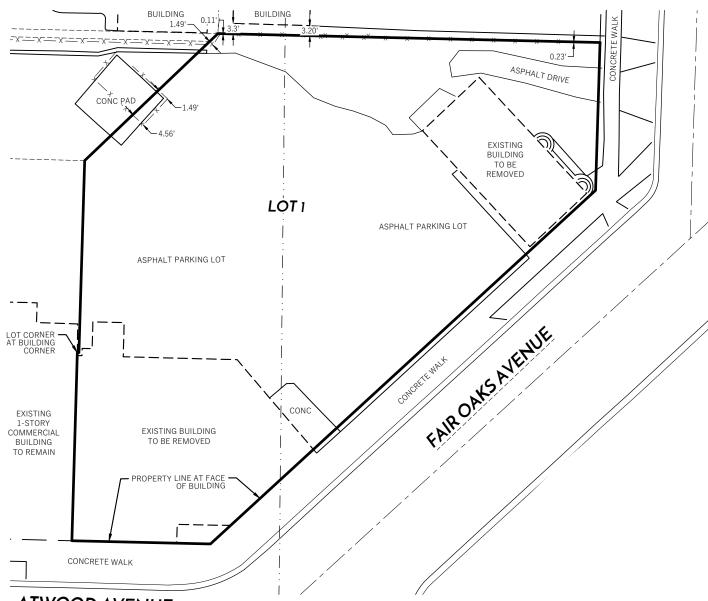


A CONSOLIDATION OF LOTS 3-6 AND PART OF LOT 2, BLOCK 24, SECOND ADDITION TO FAIR OAKS, RECORDED IN VOLUME 3, PAGE 10, AS DOCUMENT 253234, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



ATWOOD AVENUE

LEGEND

- 11:44am 2025 8, Sep

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CSM 2 OF 7

Layout:

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 CSM BOUNDARY - RIGHT-OF-WAY LINE - CENTERLINE

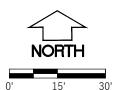
SECTION/QUARTER LINE

---- PLATTED LINE — — BUILDING FOOTPRINT

__ x __ x __ FENCE

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 1 OF 7 FOR DETAILS ON OVERALL CSM BOUNDARY.





PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572

749 UNIVERSITY ROW SUITE 300 MADISON, WI 53705

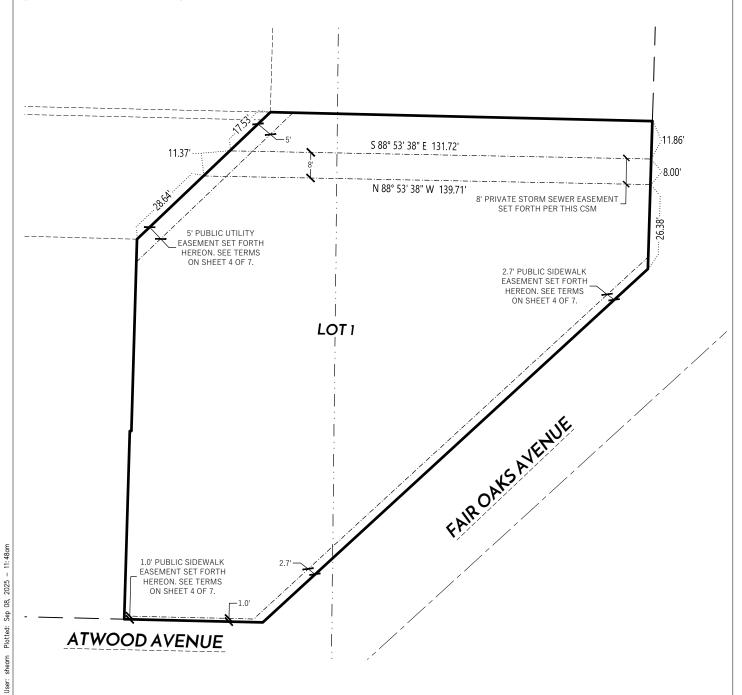
SURVEYED BY: SCH DRAWN BY: CHECKED BY: 7MR

PROJECT NO: 241313 SHEET NO: 2 of 7

_PAGE _ VOL. _ DOC. NO. C.S.M. NO.

PREPARED FOR: POTTER LAWSON, INC

A CONSOLIDATION OF LOTS 3-6 AND PART OF LOT 2, BLOCK 24, SECOND ADDITION TO FAIR OAKS, RECORDED IN VOLUME 3, PAGE 10, AS DOCUMENT 253234, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN





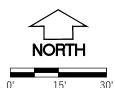
CSM BOUNDARY

RIGHT-OF-WAY LINE

CENTERLINE

SECTION/QUARTER LINE

----- PLATTED LINE
----- EASEMENT



NOTES:

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- SEE SHEET 1 OF 7 FOR DETAILS ON OVERALL CSM BOUNDARY.



WYSER engineering

PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 PREPARED FOR:
POTTER LAWSON, INC
749 UNIVERSITY ROW, SUITE 300
MADISON, WI 53705

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241313 SHEET NO: 3 of 7

VOL. ______PAGE _____

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C.S.M. NO. ____

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CSM 3 OF 7

Layout:

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 3-6 AND PART OF LOT 2, BLOCK 24, SECOND ADDITION TO FAIR OAKS, RECORDED IN VOLUME 3, PAGE 10, AS DOCUMENT 253234, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC SIDEWALK EASEMENT:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT. CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY FINGINFER

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC UTILITY EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON OR ANY PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON OR ANY REGISTERED PUBLIC UTILITY COMPANY AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE REGISTERED PUBLIC UTILITY SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON, AND ANY OTHER PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON, AND THE OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.





PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:

POTTER LAWSON, INC. 749 UNIVERSITY ROW, SUITE 300 MADISON, WI 53705 SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241313
SHEET NO: 4 of 7

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CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 3-6 AND PART OF LOT 2, BLOCK 24, SECOND ADDITION TO FAIR OAKS, RECORDED IN VOLUME 3, PAGE 10, AS DOCUMENT 253234, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OTHER MATTERS OF TITLE

- THIS PARCEL IS SUBJECT TO RESTRICTIONS IN AN INSTRUMENT RECORDED JUNE 1, 1904 AS DOCUMENT NO. 258492.
- THIS PARCEL IS SUBJECT TO RESTRICTIONS IN AN INSTRUMENT RECORDED MARCH 7, 1907 AS DOCUMENT NO. 278302.
- THIS PARCEL IS SUBJECT TO RESTRICTIONS IN AN INSTRUMENT RECORDED APRIL 30, 1907 AS DOCUMENT NO. 280175.

LEGAL DESCRIPTION - AS FURNISHED

PER QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 6035842:

LOT SIX (6), BLOCK TWENTY-FOUR (24), SECOND ADDITION TO FAIR OAKS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5971031.

LOT THREE (3) AND THE FAST SIX (6) INCHES OF THE SOUTH ONE-HALE (1/2) OF LOT TWO (2), AND LOTS FOUR (4) AND FIVE (5), BLOCK TWENTY-FOUR (24), SECOND ADDITION TO FAIR OAKS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION - AS SURVEYED

A CONSOLIDATION OF LOTS 3-6 AND PART OF LOT 2, BLOCK 24, SECOND ADDITION TO FAIR OAKS, RECORDED IN VOLUME 3, PAGE 10, AS DOCUMENT 253234, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST:

THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 51 MINUTES 31 SECONDS WEST, 1314.78 FEET;

THENCE, NORTH 00 DEGREES 37 MINUTES 29 SECONDS EAST, 1074.52 FEET;

THENCE, NORTH 89 DEGREES 22 MINUTES 31 SECONDS WEST, 21.60 FEET TO INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ATWOOD AVENUE AND THE NORTHWESTERLY RIGHT-OF-WAY OF FAIR OAKS AVENUE, AND THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY OF ATWOOD AVENUE AND THE SOUTH LINE OF AFORESAID BLOCK 24.

NORTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, 43.29 FEET;

THENCE, NORTH 01 DEGREE 41 MINUTES 33 SECONDS EAST, 58.82 FEET;

THENCE, SOUTH 88 DEGREES 18 MINUTES 27 SECONDS EAST, 0.50 FEET TO THE WEST LINE OF AFORESAID LOT 3;

THENCE, ALONG SAID WEST LINE, NORTH 01 DEGREE 41 MINUTES 33 SECONDS EAST, 60.00 FEET TO THE NORTHERNMOST CORNER OF

THENCE, ALONG THE NORTHWESTERLY LINES OF AFORESAID LOTS 4 AND 5, NORTH 46 DEGREES 22 MINUTES 46 SECONDS EAST, 57.54 TO THE SOUTHWEST CORNER OF LOT 7, OF AFORESAID SECOND ADDITION TO FAIR OAKS; THENCE, ALONG THE SOUTH LINE OF SAID LOT 7, SOUTH 88 DEGREES 40 MINUTES 03 SECONDS EAST, 119.40 FEET TO THE NORTHEAST

CORNER OF AFORESAID LOT 6. ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF DIXON STREET:

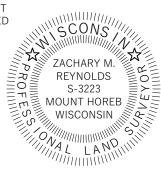
THENCE, ALONG THE EAST LINE OF SAID LOT 6 AND SAID WEST RIGHT-OF-WAY, SOUTH 01 DEGREE 44 MINUTES 06 SECONDS WEST, 46.24 FEET TO A POINT ON AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF FAIR OAKS AVENUE;

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 47 DEGREES 27 MINUTES 22 SECONDS WEST, 163.35 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 18,068 SOUARE FEET OR 0,41 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF POTTER LAWSON INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.



ZACHARY M. REYNOLDS, S-3223 WISCONSIN PROFESSIONAL LAND SURVEYOR DATE

ë.

PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572

PREPARED FOR: POTTER LAWSON, INC. 749 UNIVERSITY ROW, SUITE 300 MADISON WI 53705

SURVEYED BY: SCH DRAWN BY: CHECKED BY: 7MR

PROJECT NO: 241313 SHEET NO: 5 of 7

_PAGE _ VOL. _ DOC. NO. C.S.M. NO.

SURVEYED BY:

CHECKED BY:

DRAWN BY:

SCH

7MR

PROJECT NO:

SHEET NO:

241313

6 of 7

PREPARED FOR:

POTTER LAWSON, INC.

749 UNIVERSITY ROW, SUITE 300 MADISON, WI 53705

WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572

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C.S.M. NO.

CERTIFIED SURVEY MAP NO.

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CERTIFIED SURVEY MAP NO.					
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MADISON COMP	MON COUNCIL CERTI	FICATE			
RESOLVED THAT TH	IIS CERTIFIED SURVEY MA	AP LOCATED IN THE	CITY OF MADISON WAS	HERBY APPROVED BY ENA	ACTMENT
NUMBER	, FILE ID NUMBER		, ADOPTED ON THIS	DAY OF	, 2025.
DATED THIS	_ DAY OF	, 2025.			
LYDIA A. McCOMAS, CITY OF MADISON	CITY CLERK,				
CITY OF MADISC	N PLAN COMMISSIO	N CERTIFICATE	<u>.</u>		
APPROVED FOR REC	ORDING PER THE SECRET LAN COMMISSION.	TARY OF THE			
NATALIE ERDMAN		DATE:			



OFFICE OF THE REG	ISTER OF DEEDS			
	_COUNTY, WISCONSIN			
RECEIVED FOR RECORD	2			
20 AT	O'CLOCKM AS			
DOCUMENT #				
IN VOLC	F CERTIFIED SURVEY			
MAPS ON PAGE(S)				
KRISTI CHLEBOWSKI, REGISTER OF DEEDS				



PREPARED BY:
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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
POTTER LAWSON, INC.
749 UNIVERSITY ROW, SUITE 300
MADISON, WI 53705

SECRETARY OF THE PLAN COMMISSION

SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR

PROJECT NO: 241313 SHEET NO: 7 of 7