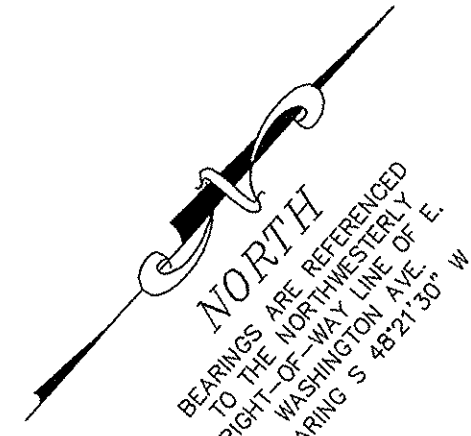


PLAT OF SURVEY

THE SOUTHEASTERLY 189.6 FEET OF OUTLOTS 111, 112, 113 AND ALL OF OUTLOT 110, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGE 20, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, EXCEPTING THEREFROM THAT PART CONVEYED IN AWARD OF DAMAGES, RECORDED JULY 03, 1970, IN VOLUME 185, PAGE 169, AS DOCUMENT NUMBER 1267601, DANE COUNTY REGISTRY, ALSO BEING A PART OF THE NORTHWEST QUARTER (¼) OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: ONE INCH = TWENTY FEET



NUMBER	DIRECTION	DISTANCE
L1	N 47°50'08" E	49.94'
L2	S 43°07'28" E	50.80'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	91°26'54"	25.00	39.90	S 02°38'03" W	35.80

LEGEND

- 3/4" SOLID IRON ROD FOUND
- PIPE FOUND, SIZE DENOTED
- FOUND CHISELED "X" IN CONCRETE
- SET MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SPOT ELEVATION
- OH—OVERHEAD POWER LINE
- B—BURIED GAS LINE
- W—8" D.I. WATER MAIN
- SAN—8" SANITARY SEWER
- Butel—BURIED TELEPHONE
- E—BURIED ELECTRIC
- Butv—BURIED CABLE ACCESS TELEVISION LINE
- WATER VALVE
- GAS VALVE
- TV BOX
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- STOPLIGHT
- TELEPHONE BOX
- FIRE HYDRANT
- SIGN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- () RECORDED AS
- O.P. ORIGINAL PLAT OF MADISON

NOTES

- 1) Description Furnished: The southeasterly 189.6 feet of Outlots 111, 112, and 113 and all of Outlot 110 of Burke Assessor's Plat No. 1, City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed in Award of Damages, recorded July 3, 1970, in Volume 185, Page 169, as Document Number 1267601.
- 2) Parcel Number: 251/0810-332-0316-8
- 3) Utility locations are as marked by Digger's Hotline One-Call ticket numbers 20041201559, 20041201563, and 20041201571.
- 4) Surveyor has been provided a copy of the Title Commitment No. NCS-673284-MAD-A, dated March 11, 2004, from First American Title Insurance Company.
- 5) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agencies.
- 6) No trees, (except trees along street), hedges or ground cover on the property have been shown.
- 7) By graphic platting only, this parcel is located in Zone X - "Areas determined to be outside the 500-year floodplain", of the Flood Insurance Rate Map Community Panel Number 55025C0427F, Effective Date June 17, 2003.
- 8) Total Area of Parcel Surveyed: 39,219 sq. ft.

- 9) Current zoning per the City of Madison Assessor's web page is: C3L - Commercial Service and Distribution District (Nonresidential).
-Yard requirements per the City of Madison zoning ordinance are as follows:
1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residential district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot line abutting a street for a distance of at least 25 feet, including the width of any intervening alley, from such residential lot.
2. A yard shall be provided where a side lot line abuts a residential district. Such yard along such side lot line shall be equal in dimension to the minimum side yard which would be required under this ordinance for any residential use in the adjacent residential district.
3. A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line of an adjacent parcel. Such yard along such rear lot line shall be 10 feet in depth for buildings less than two stories in height, and 30 feet for buildings two stories or more in height.
4. For residential uses, there shall be provided a side and rear yard as established in the RS district regulations. For residential uses located above the ground floor, such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.

- 10) Title Commitment references no special exceptions, easements, or restrictions that are of public record.
- 11) At the time of this survey there do not appear to be any apparent easements on the property.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Registered Land Surveyor, No. 2452, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 08th day of April, 2004.

Signed: Michael S. Marty
Michael S. Marty, R.L.S. No. 2452



C. S. M. 2 1 2 2
RAILROAD SPIKE 114.85'

Top Nut of Fire Hydrant
City of Madison
Elevation = 40.49'

BURKE ASSESSOR'S
PLAT NO. 1
Q. L. 1 0 2

200.42'

SAN 8" V.P.

8" D.I.

EAST WASHINGTON AVENUE
(U.S.H. 151)

NOTE: U.S.H. "151" is an Access Controlled Highway By the State of Wisconsin

115.00'

82.00'

SAN 8" V.P.

8" D.I.

SAN 8" V.P.

8" D.I.

SAN 8" V.P.

8" D.I.

SURVEYED FOR:
HOME SAVINGS BANK
2 S. CARROLL STREET
MADISON, WI
PHONE: 608 282-6000
FAX: 608 282-6350

SURVEYED BY:
Burse
surveying & engineering
1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

Date: April 07, 2004
PAPER SPACE VIEW PLOT: SHEET1
PROJECTS\BSE615\BSE615.DWG

L Q T 1

L Q T 2

L Q T 2

L Q T 1

SHEET 1 OF 1

2004-00463

