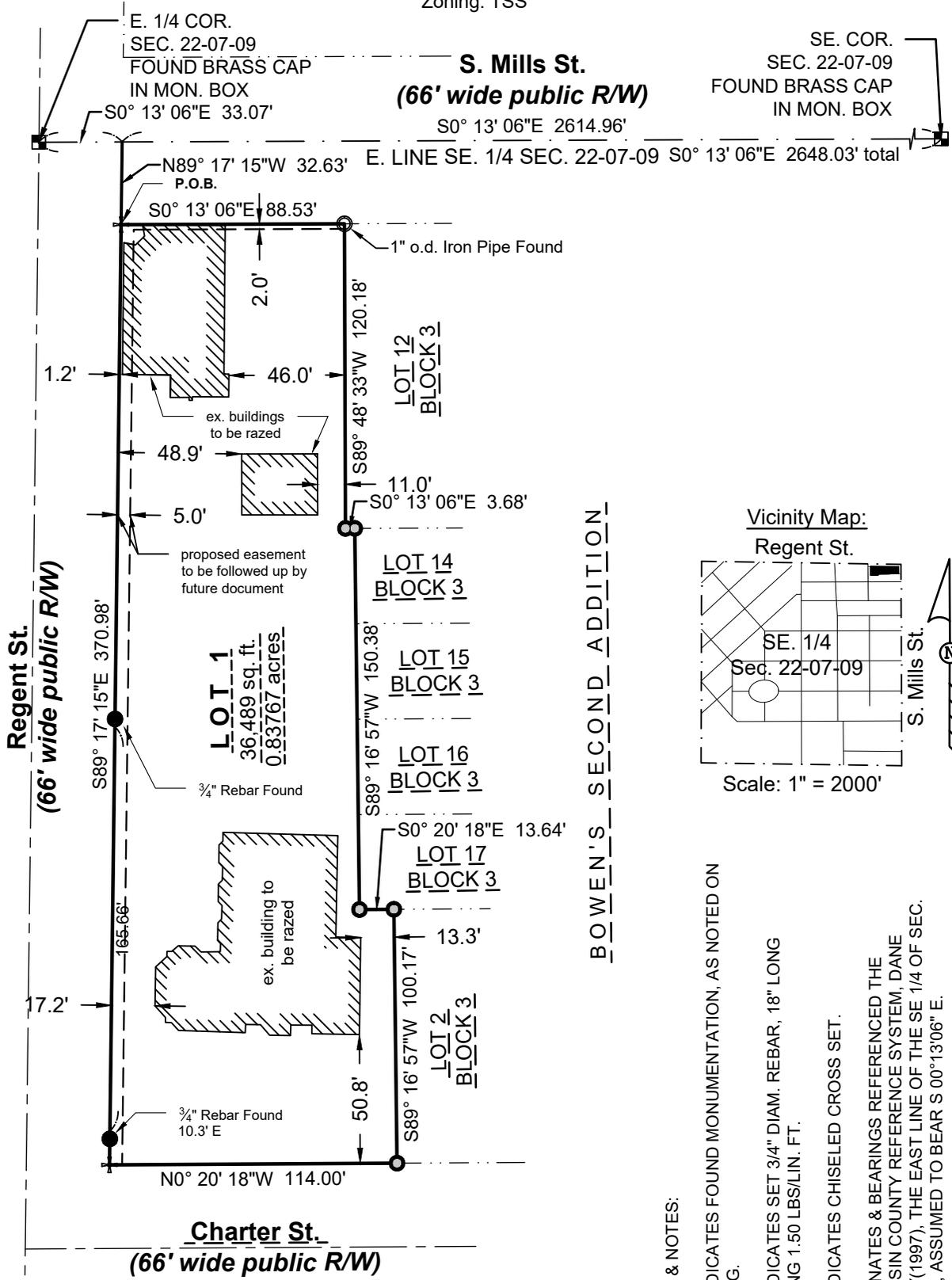


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

Address: 1113 & 1111 Regent St., 2 S. Mills St., Madison WI.  
 Parcel Number: 070922401058, 070922401032 & 070922401016  
 Zoning: TSS



Prepared for:  
 Peerless Development  
 105 S. York Street, Suite 350  
 Elmhurst, IL 60126



www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210



GRAPHIC SCALE



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

## LEGAL DESCRIPTION

All of Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence South 00°13'06" East along the East Line of the Southeast quarter of said section, 33.07 feet; thence North 89°17'15" West 32.63 feet to the west right-of-way line of South Mills Street and to the point of beginning of this description; thence South 00°13'06" East along said west line, 88.53 feet to the north line of Lot 12 of Block 3 of Bowen's Second Addition; thence South 89°48'33" West along said north line of said Lot 12, 120.18 feet; thence South 00°13'06" East along the west line of said Lot 12, 3.68 feet to the north line of Lots 14 through 17 of Block 3 of said Bowen's Second Addition; thence South 89°16'57" West along the north line of said Lots 14 through 17, 150.38 feet to the west line of Lot 17; thence South 00°20'18" East along said west line of Lot 17, 13.64 feet to the north line of Lot 2 of Block 3 of said Bowen's Second Addition; thence South 89°16'57" West along said north line of Lot 2, 100.17 feet to the east right-of-way line of Charter Street; thence North 00°20'18" West along said east line of Charter Street, 114.00 feet to the south right-of-way line of Regent Street; thence South 89°17'15" East along said south line of Regent Street, 370.98 feet to the west right-of-way line of South Mills Street and to the point of beginning of this description.

Said Parcel contains 36,489 square feet or 0.83767 more or less.

## SURVEYOR'S CERTIFICATE

I, Kevin A. Slotke, Professional Land Surveyor S-2503, do hereby certify that by direction of Peerless Development, OWNER, of said lands, I have surveyed, divided, mapped and dedicated 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, Dane County, State of Wisconsin:

\_\_\_\_\_  
Kevin A. Slotke S-2503



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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

## OWNER'S CERTIFICATE

Peerless Development, company in the State of Wisconsin, as the Owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. Said owner further certifies that this Certified Survey Map is required by s.236.34, Wisconsin Statutes to be submitted to the City of Madison for approval.

In WITNESS whereof, the said hand and seal of said OWNER on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Owner

STATE OF WISCONSIN) <sub>ss</sub>

DANE COUNTY)

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ the above named Peerless Development, a Company in the State of Wisconsin, Owner, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Notary Public Name

Commission expires \_\_\_\_\_



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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

## CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_  
Matthew Wachter, Secretary of the Plan Commission      Date \_\_\_\_\_

## CITY OF MADISON COMMON COUNCIL APPROVAL:

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\_\_\_\_

\_\_\_\_\_  
Lydia A. McComas, City Clerk  
City of Madison, Dane County Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Office of the Register of Deeds  
Dane County, Wisconsin

Received for recording \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_M, and  
recorded in Volume \_\_\_\_\_ of CSMs on page(s) \_\_\_\_\_, Document No. \_\_\_\_\_, CSM No. \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds



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