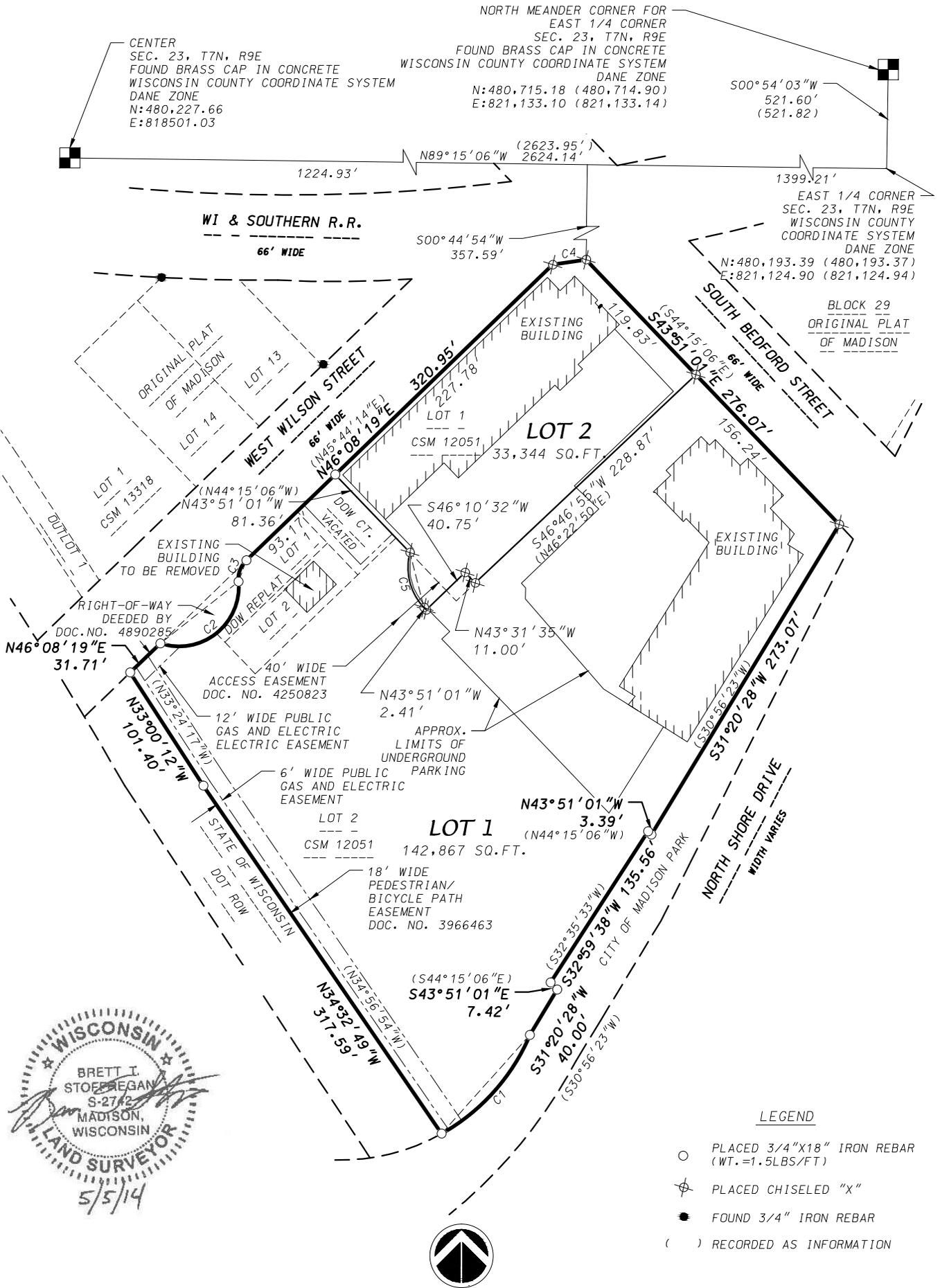


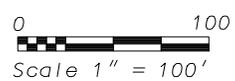
CERTIFIED SURVEY MAP

LOT 1 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 12051, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BRETT I. STOFFREGAN
 S-2712
 MADISON, WISCONSIN
 LAND SURVEYOR
 5/5/14

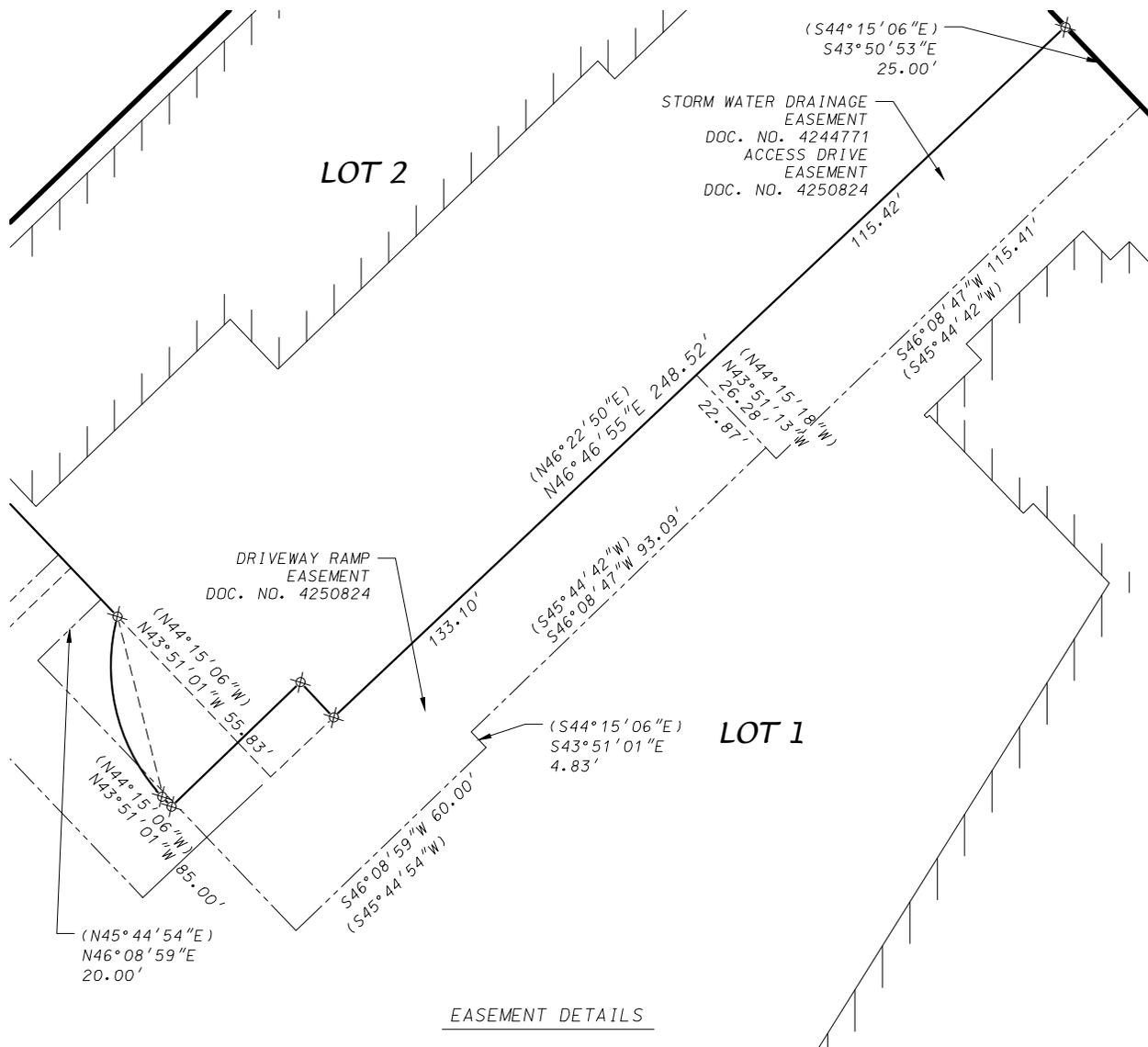
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: May 5, 2014
 F.N.: 14-07-100
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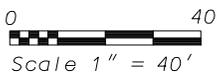
EASEMENT DETAILS

NOTES

1. This Certified Survey Map is subject to the following instruments:
 - a. PUD-GDP-SIP Plans recorded as Document No. 3274041.
 - b. PUD-GDP-SIP Plans recorded as Document No. 4257484, altered by Doc. No. 4274020.
 - c. Easement Agreement recorded as Document No. 4129287 for cross access and parking, amended as Document No. 4250824.
 - d. Storm Water Drainage Easement recorded as Document No. 4244771.
 - e. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 4312106.
 - f. Declaration of Conditions, Covenants and Restrictions recorded as Document Nos. 4323128 and 4323129.
 - g. Terms and conditions contained in Permanent Limited Easement for public sidewalk recorded as Document Nos. 4272303 and 4272304.
 - h. Part of the lands within Lot 1 of this Certified Survey Map lying southerly and westerly of the underlying Block 2 of the Dow Replat were involved in an environmental contamination case closed out by the Wisconsin Department of Natural Resources. However, certain notices and conditions continue and run with the land. Refer to Document Nos. 2719568, 3138248 and 3289954.
2. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. Public Gas and Electric utility easements are for the use of Public Bodies and Private Public Utilities having the right to serve the area.



GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE
THE NORTH LINE OF THE
SE 1/4. SEC.23, T7N, R9E
BEARS N89°15'06"W



SHEET 2 OF 10



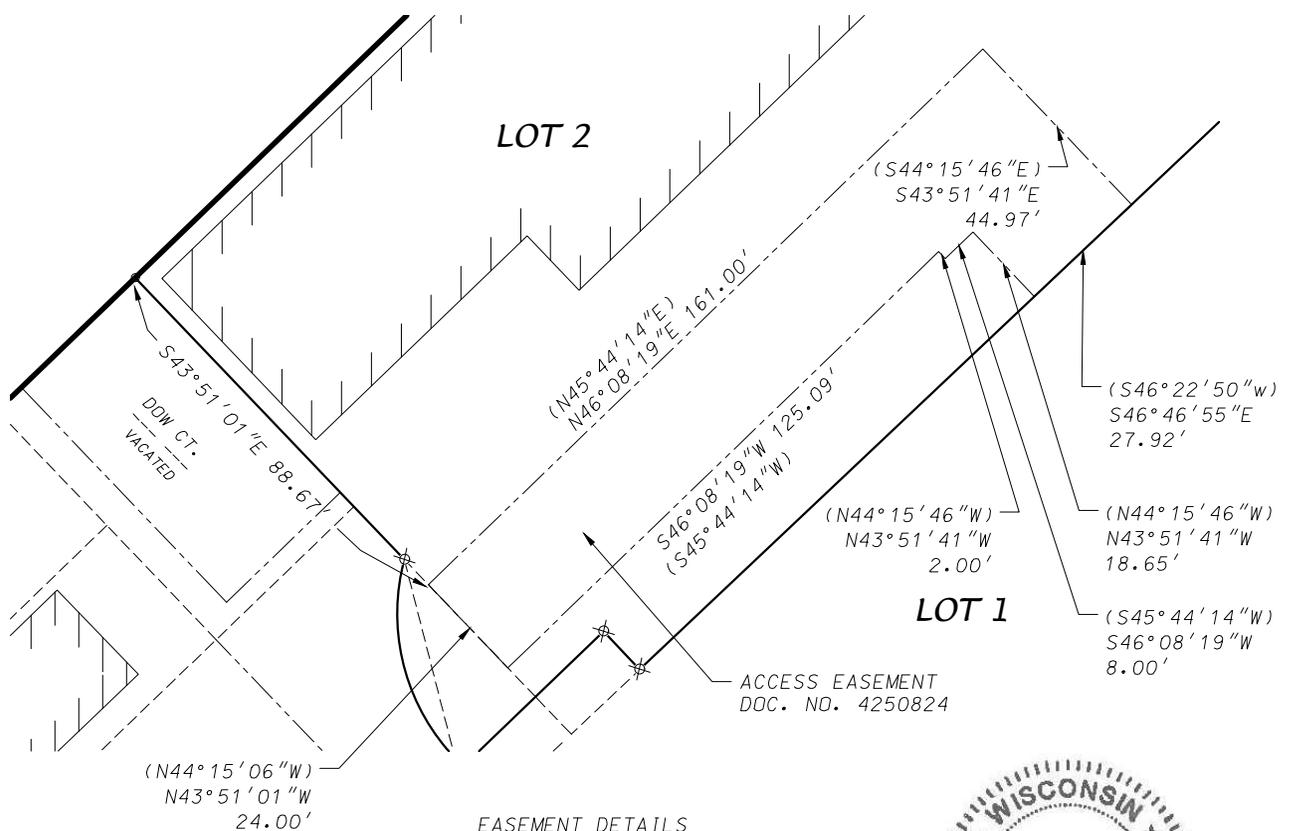
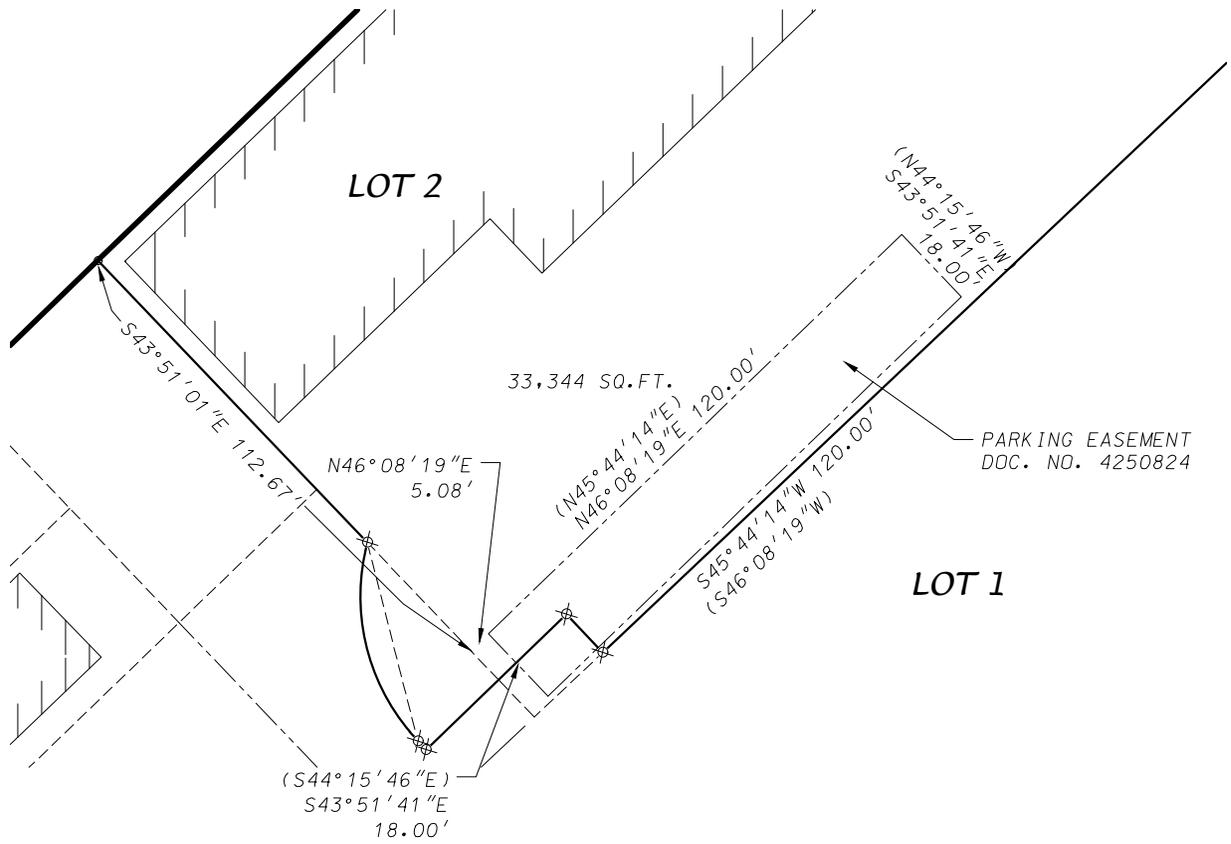
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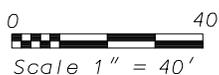
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EASEMENT DETAILS



GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE
THE NORTH LINE OF THE
SE 1/4. SEC. 23, T7N, R9E
BEARS N89°15'06"W



SHEET 3 OF 10



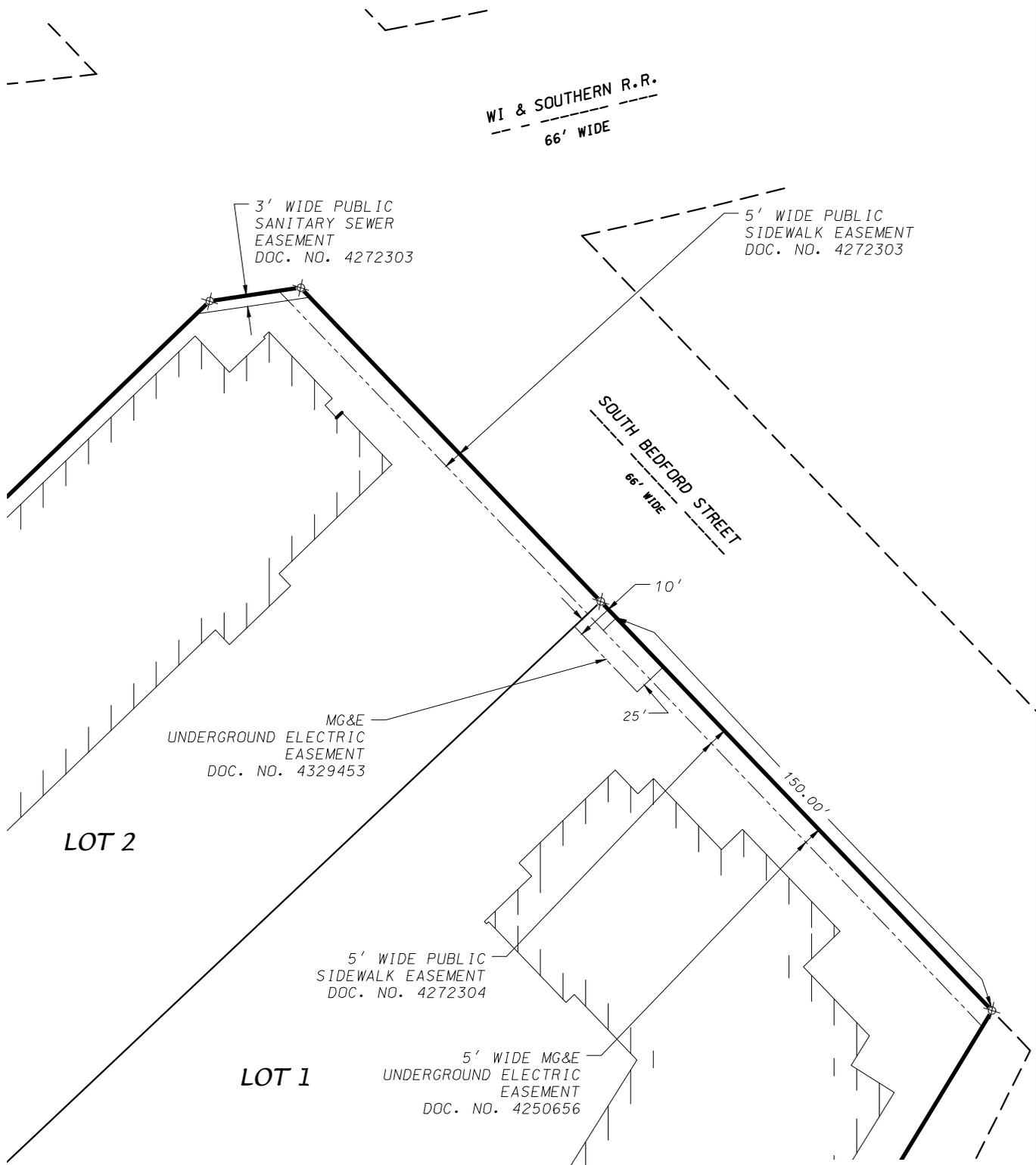
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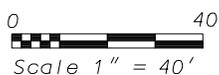
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EASEMENT DETAILS



GRID NORTH
WISCONSIN COUNTY COORDINATE
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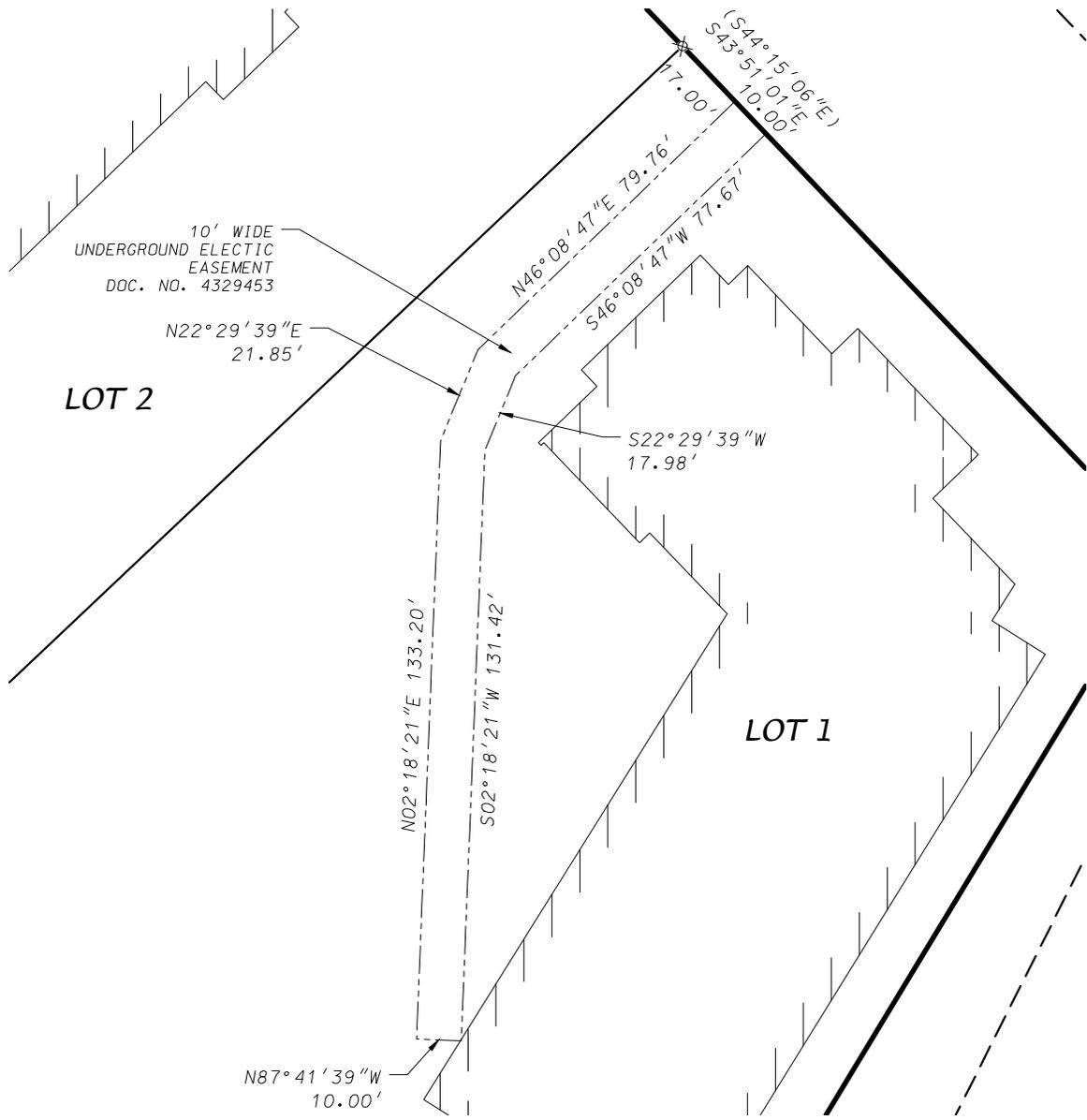
SHEET 4 OF 10

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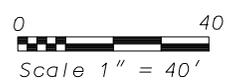
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EASEMENT DETAILS



GRID NORTH
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SHEET 5 OF 10

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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1 and part of Lot 2, Certified Survey Map No. 12051, Part of Lot 1 and Lot 2, Block 2, Dow Replat of Lots 4, 5, 6 & S.W. 57' of 7, Block 28 and a portion of discontinued/vacated Dow Court located in the NW1/4 of the SE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the East 1/4 Corner of Section 23 which lies S00°54'03"W, 521.60 feet from the North Meander Corner of said East 1/4 corner; thence N89°15'06"W along the North line of said SE1/4, 1399.21 feet; thence S00°44'54"W, 357.59 feet to the most Northerly corner of Lot 1, Certified Survey Map No. 12051 also being on the Southwesterly right-of-way line of South Bedford Street and the point of beginning; thence S43°51'01"E along said Southwesterly right-of-way line, 276.07 feet; thence S31°20'28"W, 273.07 feet; thence N43°51'01"W, 3.39 feet; thence S32°59'38"W, 135.56 feet; thence S43°51'01"E, 7.42 feet; thence S31°20'28"W, 40.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 155.00 feet and a chord which bears S41°56'00"W, 99.51 feet to a point on the Northeasterly right-of-way line of a Wisconsin Department of Transportation right-of-way line; thence N34°32'49"W along said Northeasterly right-of-way, 317.59 feet; thence N33°00'12"W along said Northeasterly right-of-way line, 101.40 feet to a point on the Southeasterly right-of-way line of West Wilson Street; thence N46°08'19"E along said Southeasterly right-of-way line, 31.71 feet to a point of curve; thence continuing along said Southeasterly right-of-way line, Northeasterly along a curve to the left which has a radius 45.00 feet and a chord which bears N51°46'05"E, 74.97 feet to a point of reverse curve; thence continuing along said Southeasterly right-of-way line Northeasterly along a curve the the right which has a radius of 20.00 feet and a chord which bears N20°44'53"E, 17.15 feet; thence N46°08'19"E along said Southeasterly right-of-way line, 320.95 feet to the Southerly right-of-way line of a Wisconsin and Southern Railroad right-of-way to a point of curve; thence Easterly along a curve to the left which has a radius of 1452.39 feet and a chord which bears N81°39'17"E, 25.46 feet to the point of beginning. Containing 176,211 square feet (4.045 acres).

Dated this 5th day of May, 2014.



Brett T. Stoffregan, Registered Land Surveyor, S-2742



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	155.00	99.51	101.30	S41°56'00"W (S41°31'55"W)	037°26'42"	IN-S23°12'39"W (S22°48'34"W) OUT-S60°39'21"W (S60°15'16"W)
2	45.00	74.97	88.61	N51°46'05"E	112°49'16"	IN-S71°49'17"E OUT-N04°38'33"W
3	20.00	17.15	17.73	N20°44'53"E	050°46'52"	IN-N04°38'33"W
4	1452.39	25.46	25.46	N81°39'17"E	001°00'16"	IN-N82°09'24"E (N80°45'03"E) OUT-N81°09'09"E (N81°45'19"E)
5	43.50	42.79	44.73	N14°23'25"W	058°55'12"	

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CERTIFIED SURVEY MAP

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OWNERS CERTIFICATE

Findorff Development Co., Inc., a Wisconsin corporation, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this _____ day of _____, 2014.

Findorff Development Co., Inc.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

OWNERS CERTIFICATE

J.H. Findorff & Son Inc., a Wisconsin corporation, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this _____ day of _____, 2014.

J.H. Findorff & Son Inc.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin



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OWNERS CERTIFICATE

The National Conference of Bar Examiners, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this _____ day of _____, 2014.

The National Conference of Bar Examiners

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin



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CONSENT OF CORPORATE MORTGAGEE

Associated Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Associated Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2013.

Associated Bank

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2013, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

My commission expires _____
Notary Public, Dane County, Wisconsin



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MADISON PLAN COMMISSION CERTIFICATE

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

By: Steven R. Cover, Secretary Plan Commission Date: _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map, located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at _____ o'clock ____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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