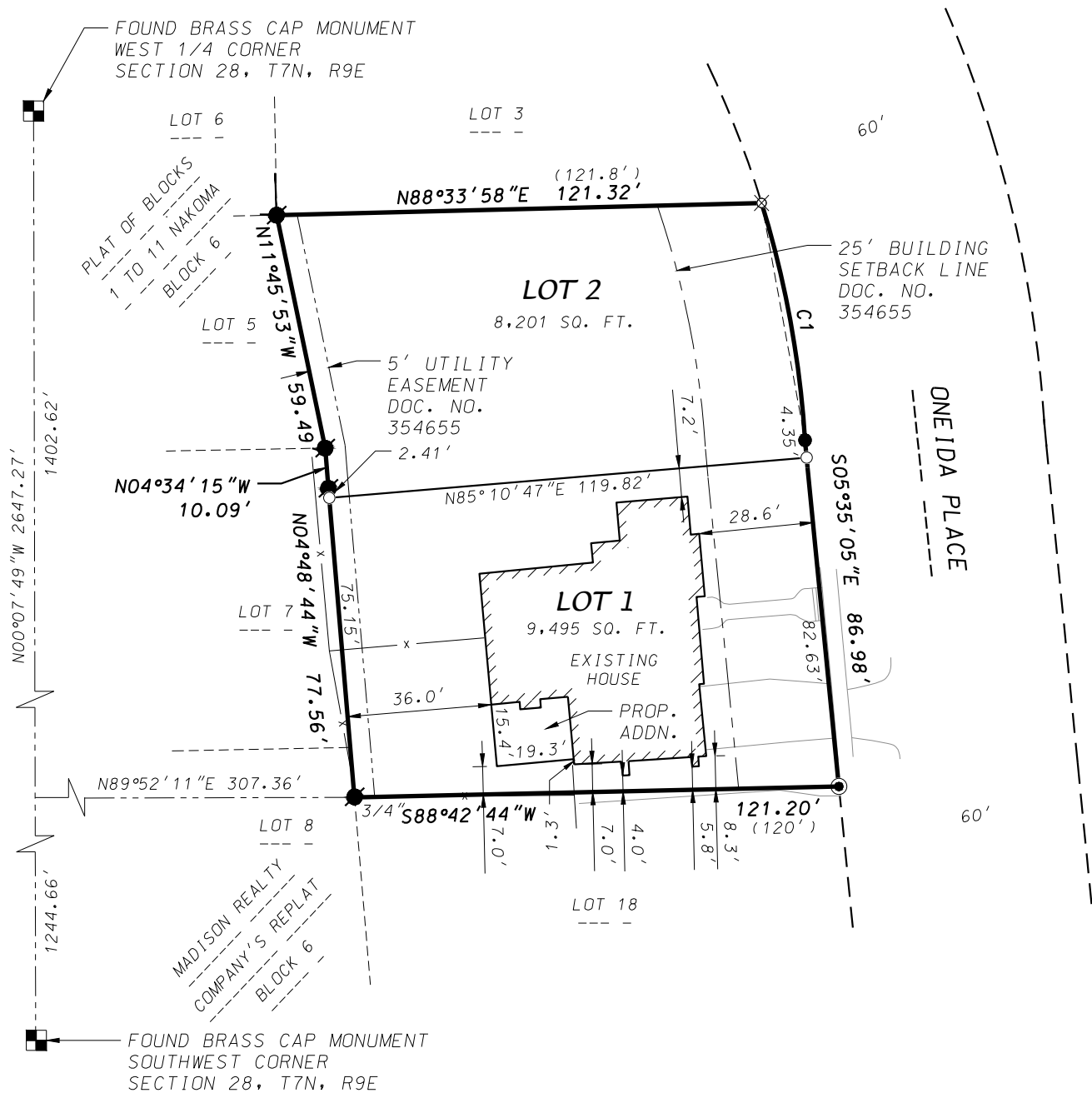


CERTIFIED SURVEY MAP

LOT 19, BLOCK 6, MADISON REALTY COMPANY'S REPLAT AND LOT 4, BLOCK 6, PLAT OF BLOCKS 1 TO 11, NAKOMA,
 LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF
 SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

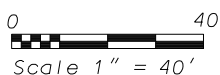


LEGEND

- ⊗ FOUND DRILL HOLE IN CONCRETE
- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR
- FOUND 1" PIPE (UNLESS NOTED)
- PLACED 3/4"X18" REBAR WT=1.5 LBS/FT
- () RECORDED AS INFORMATION



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 DANE ZONE
 NAD83(1991)
 THE WEST LINE OF THE
 SW1/4 OF SECTION 28,
 T7N, R9E BEARS
 N00°07'49"W



SHEET 1 OF X

DATE: June 29, 2021
 F.N.: 21-07-114
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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

CERTIFIED SURVEY MAP

LOT 19, BLOCK 6, MADISON REALTY COMPANY'S REPLAT AND LOT 4, BLOCK 6, PLAT OF BLOCKS 1 TO 11, NAKOMA,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF
SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional 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 19, Block 6, Madison Realty Company's Replat, recorded in Volume 3 of Plats on page 124 as Document Number 432037 and Lot 4, Block 6, Plat of Blocks 1 to 11 Nakoma, recorded in Volume 5 of Plats on page 42 as Document Number 354655, in the Dane County Register of Deeds Office, located in the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 28, T7N, R9E, City of Madison, Dane County, Wisconsin.
Containing 13,097 square feet (0.301 acres).

Dated this 22rd day of March, 2022

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



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DATE: March 22, 2022

F.N.: 21-07-114

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CERTIFIED SURVEY MAP

LOT 19, BLOCK 6, MADISON REALTY COMPANY'S REPLAT AND LOT 4, BLOCK 6, PLAT OF BLOCKS 1 TO 11, NAKOMA, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of (six) 6 feet in width measured from the property line to the interior of each lot except that the easements shall be six (6) feet in width on the perimeter of the Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. For 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 six (6) 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

2. Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within 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 and bike path 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 and bike path 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 Engineer.

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.



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SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

U.S. Bank, National Association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said U.S. Bank, National Association 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 _____, 2022.

U.S. Bank, National Association

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

Personally came before me this _____ day of _____, 2022, 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.

Notary Public, Dane County, Wisconsin
My commission expires _____



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SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

We, Aaron and Elizabeth Mann, as owners, do hereby certify that the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

We also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, we have caused these presents to be signed
this _____ day of _____, 2022.

Aaron Mann

Elizabeth Mann

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

Personally came before me this _____ day of _____, 2022, the above named
persons to me known to be the person(s) who executed the foregoing instrument and acknowledged the
same.

Notary Public, Dane County, Wisconsin
My commission _____



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SECTION 28, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by
Resolution Number _____, File ID Number _____, adopted on the _____ day of
_____, 2022 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 _____, 2022.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2022 at
_____.M. and recorded in Volume _____ of Certified Survey
Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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