

DANE COUNTY CERTIFIED SURVEY MAP

Lots 1 and 2 of CSM No. 13842, being located in the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.9E., City of Madison, Dane County, Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

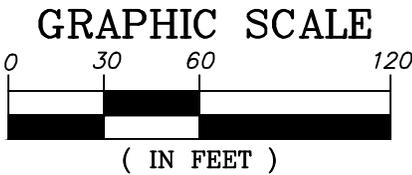
NW Cor.
Sec. 21-7-9
Fd. 1-1/4"
Rebar in Conc.
Dane Co. Coords.
N=483,044.76
E=805,250.46

NW Cor.
Sec. 21-7-9
Fd. Brass Cap in
Conc.
Dane Co. Coords.
N=483,025.74
E=807,926.39

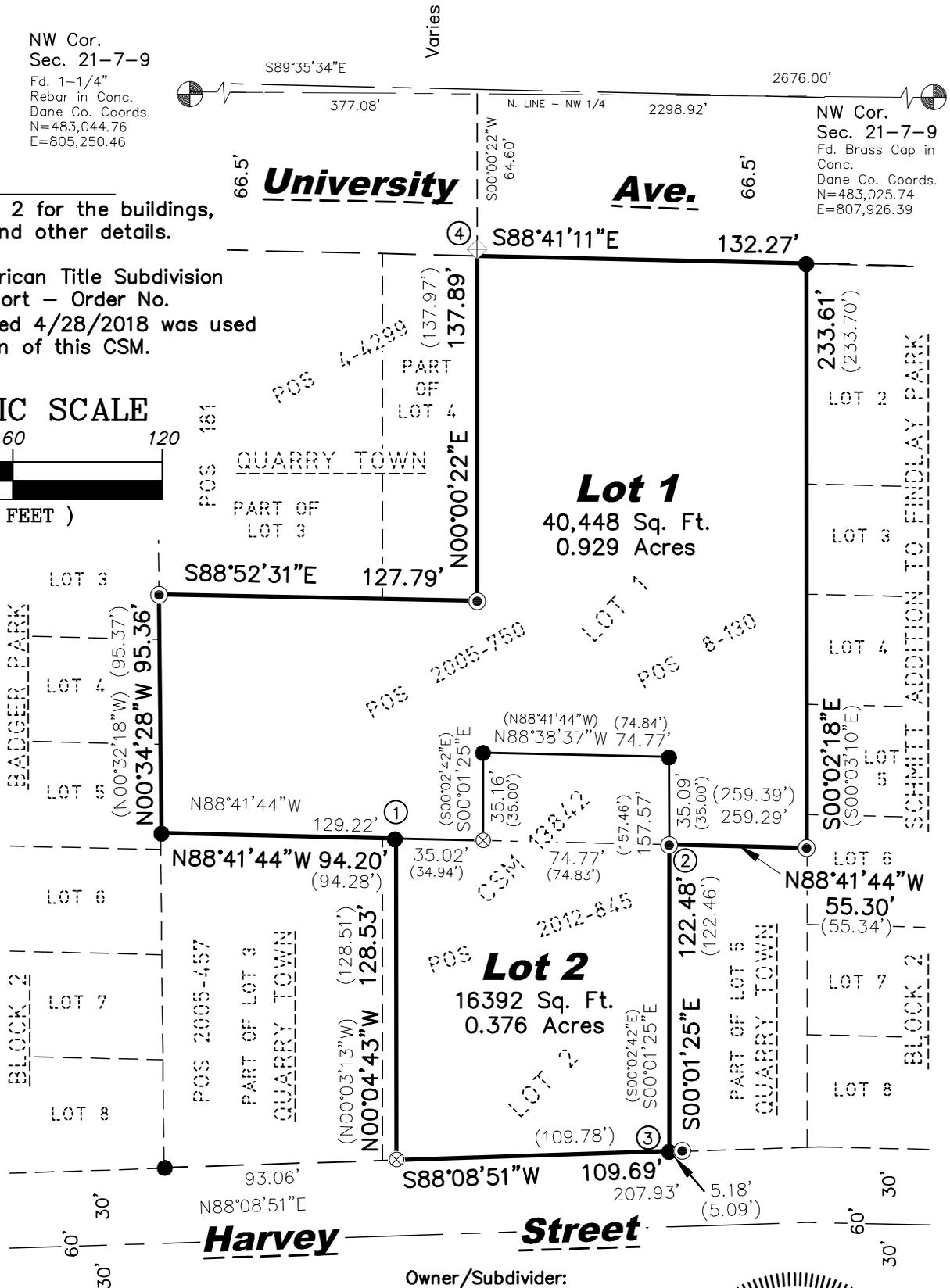
Notes:

1. See Sheet 2 for the buildings, easements and other details.

2. First American Title Subdivision Approval Report – Order No. 2919337 dated 4/28/2018 was used in preparation of this CSM.



Bearings are referenced to the North line of the NW 1/4 of Section 21, which bears S89°35'34"E on the Dane County Coordinate System

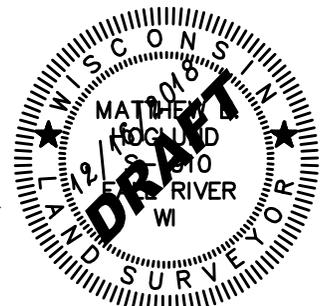


LEGEND

- ⊕ Chiseled "X" Found
- 3/4" Rebar Found
- ⊙ 1" Iron Pipe Found
- ⊗ Set Chiseled "X"
- (46.57') Record Data
- Boundary Line
- Lot Line
- Existing R/W Line
- - - Sectional Subdivision Line
- - - Platted Lot Line

- ① Also a 3/4" IP bent W'ly lies S81°14'12"W, 0.41' from corner
- ② Fd. Rebar lies S01°01'25"E, 0.17' from corner
- ③ Fd. IP lies N01°01'25"W, 0.07' from corner
- ④ Fd. IP lies N00°00'22"E, 0.75' from corner

Owner/Subdivider:
Shorewood House LLP
3009 University Avenue
Madison, WI 53705



QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

Project # TS-09-17

DANE COUNTY CERTIFIED SURVEY MAP

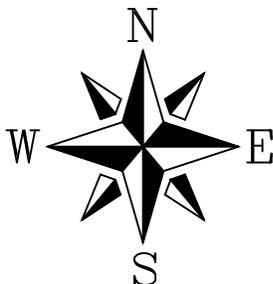
Lots 1 and 2 of CSM No. 13842, being located in the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.9E., City of Madison, Dane County, Wisconsin

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BUILDINGS, EASEMENTS & PAVEMENT DETAIL



Bearings are referenced to the North line of the NW 1/4 of Section 21, which bears S89°35'34"E on the Dane County Coordinate System

NOTES:

(A) 11' Wide Vehicular & Pedestrian Ingress-Egress Easement per Doc. #1233829

(B) 10' Wide Underground Electric Easement per Doc. #4146724 (exact location not defined of record)

(C) 10' Wide Private Stormwater Easement Benefitting Lot 2 per CSM 13842

(D) 25' Wide Emergency Fire Lane Easement per Doc. #5106969

(E) 22' Wide Emergency Fire Lane Easement dedicated hereon is cross-hatched.

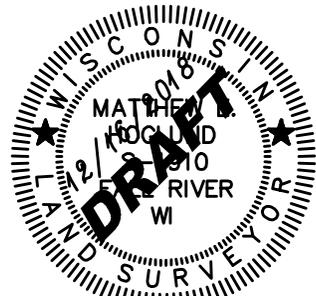
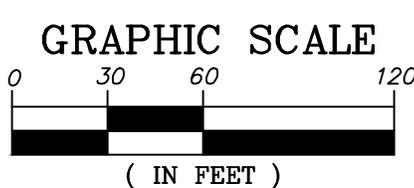
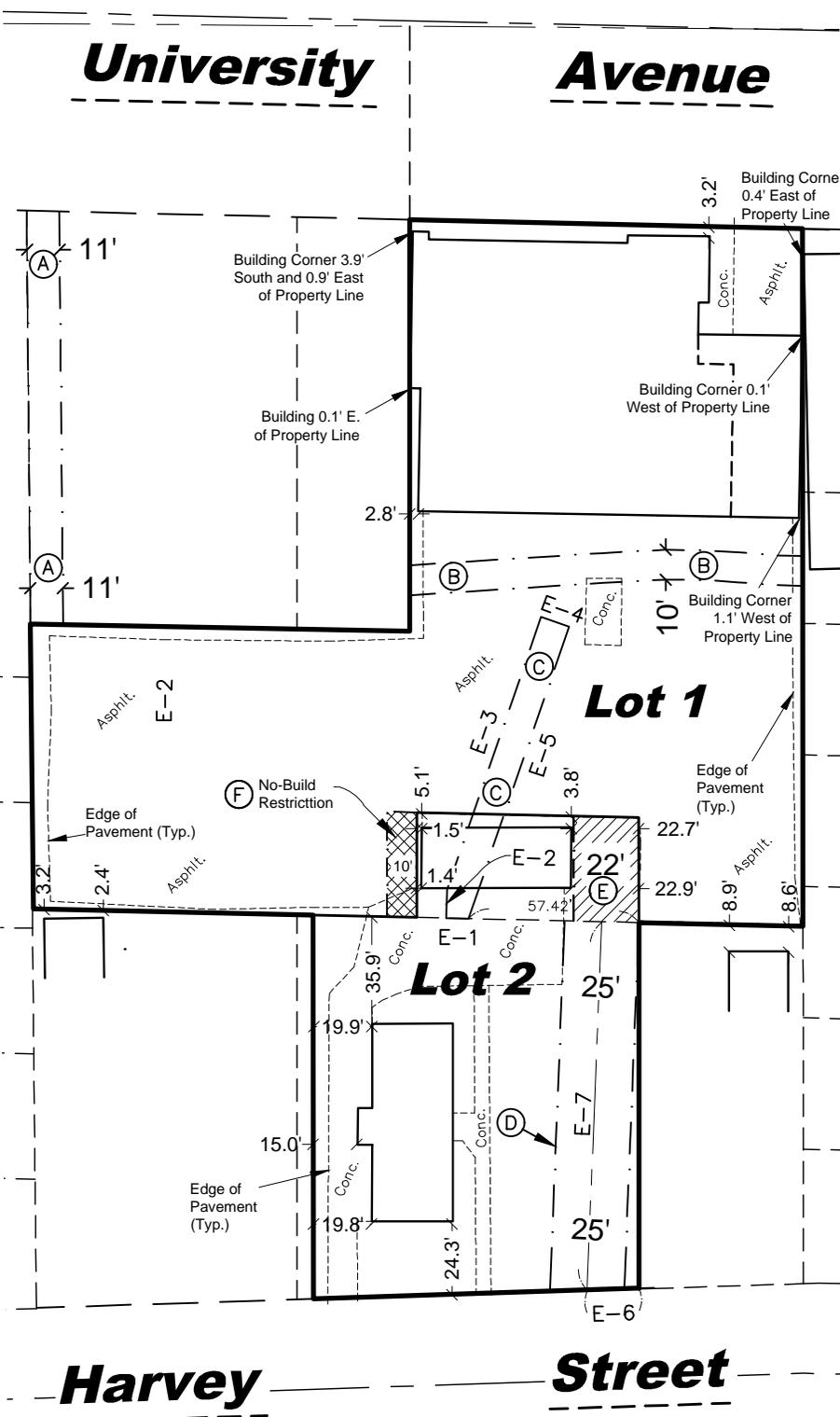
The No-Build Restriction exists to provide a buffer between the existing garage structure on Lot 2 to satisfy building and fire codes. The restriction shall run to the benefit of the owner of Lot 2 and the City of Madison as a restriction for public benefit, but shall no longer be effective in the event the existing garage is demolished or the appropriate fire rating for the garage is approved in writing by the City of Madison Building Inspector.

Also Lots 1 and 2 hereof are subject to the Declaration of Stormwater Management Easement per Doc. #5106969 which is blanket in nature & therefore not plotted hereon.

| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| NO. | COURSE | DISTANCE |
| E-1 | N88°41'44"W | 7.45' |
| E-2 | N01°18'16"E | 9.49' |
| E-3 | N19°09'40"E | 96.67' |
| E-4 | S19°50'20"E | 10.00' |
| E-5 | S19°09'40"W | 103.41' |
| E-6 | S88°08'51"W | 17.53' |
| E-7 | N02°17'20"E | 123.41' |

LEGEND

| | |
|--|----------------------------|
| | Boundary Line |
| | Lot Line |
| | Existing R/W Line |
| | Sectional Subdivision Line |
| | Platted Lot Line |
| | Edge of Pavement Line |
| | Existing Easement Line |
| | Easement Dedicated |
| | No-Build Restriction |



QUAM ENGINEERING, LLC

4604 SIGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com

Drawn By: MEH
Project # TS-09-17

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lots 1 and 2 of CSM No. 13842, being located in the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.9E., City of Madison, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

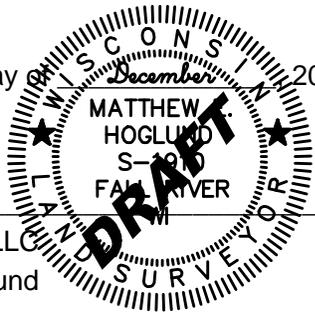
I, Matthew E. Hogle, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being Lots One (1) and Two (2) of Certified Survey Map No. 13842, recorded in the office of the Register of Deeds in Volume 92 of Certified Survey Maps on Pages 4 through 8 as Document No. 5106970 of Dane County Records, being located in the Northwest one-quarter of the Northwest one-quarter of Section 21, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

Said Lot contains 56,840 square feet or 1.305 acres, more or less.

BEING SUBJECT TO all other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Duke Dykstra of Shorewood House LLP, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 16th day of December, 2018.



Quam Engineering, LLC
By: Matthew E. Hogle
P.L.S. S-1910

CITY OF MADISON COMMON COUNCIL CERTIFICATE:

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 _____, 2018, and 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 _____, 2018

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

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

By: Secretary Plan Commission

Date

C.S.M. No. _____

Doc. No. _____

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Drawn By: MEH
Project # TS-09-17

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

Lots 1 and 2 of CSM No. 13842, being located in the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.9E., City of Madison, Dane County, Wisconsin

CORPORATE OWNERS CERTIFICATE:

Shorewood House LLP, a Limited Liability Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Shorewood House LLP, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Shorewood House, LLP has caused these presents to be signed by _____, Managing Partner, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

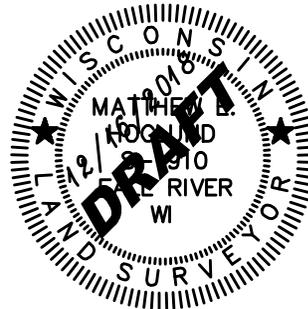
In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20__, _____, Managing Partner of the above named Limited Liability Partnership, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Partnership and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



CITY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, David Gawenda, being the duly appointed, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in this Certified Survey Map.

Date: _____
David Gawenda - Treasurer

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

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

By: Tim Parks
Secretary Plan Commission

_____ Date

C.S.M. No. _____

Doc. No. _____

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Drawn By: MEH
Project # TS-09-17

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CONSENT OF CORPORATE MORTGAGEE:

Summit Credit Union a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Shorewood House LLP, owner.

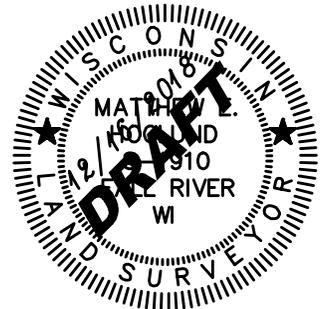
IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

By: _____, Date: _____
President

By: _____, Date: _____
Secretary (Cashier)



STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ___ day of _____, 20__, _____, its President, and countersigned by _____, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20__, at _____ o'clock __M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds