PLAT OF SURVEY

BIRRENKOTT SURVEYING, INC.
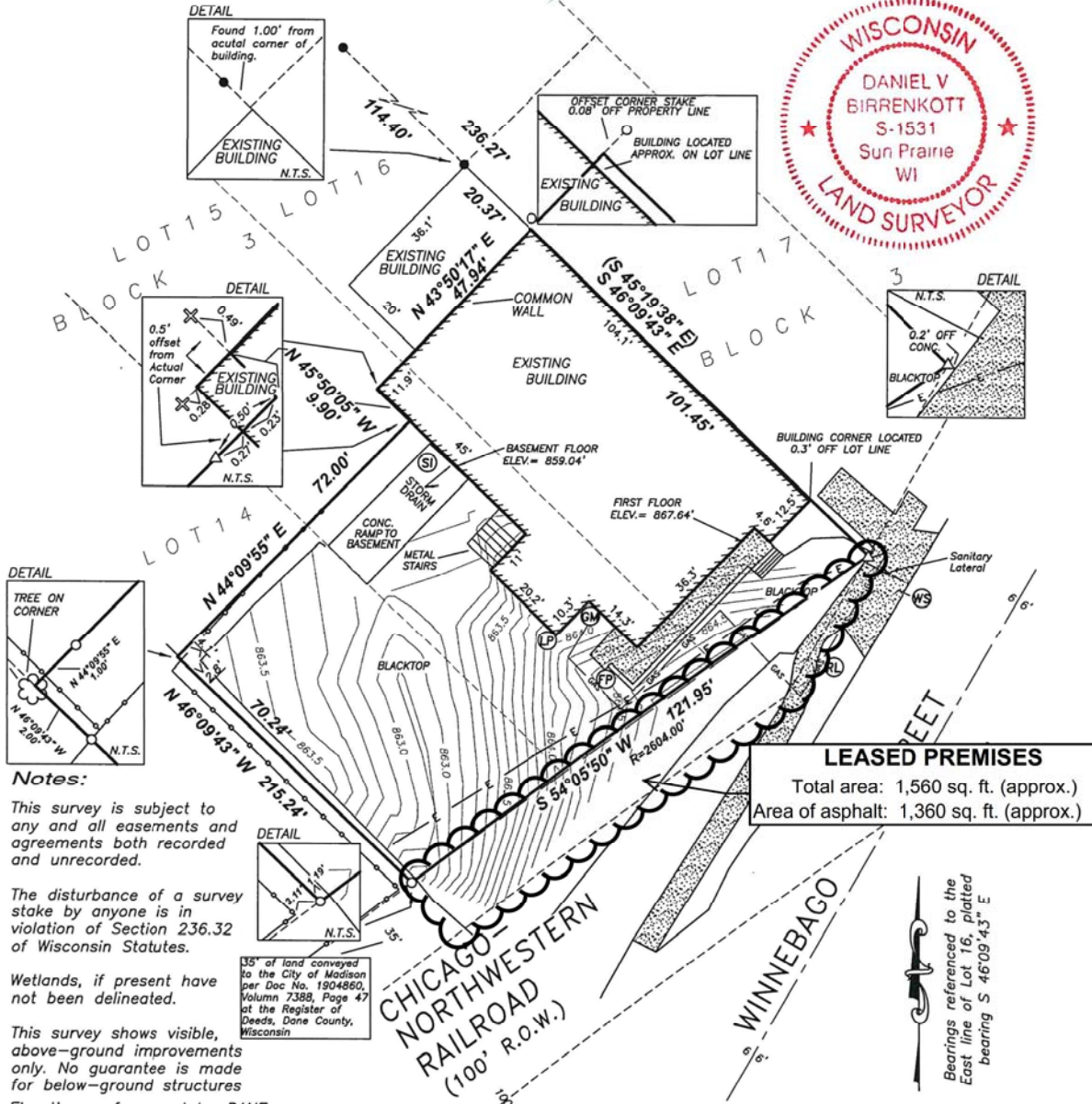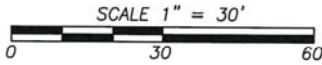
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

SCALE 1" = 30'

0   30   60

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.   8-1-2018

WISCONSIN
DANIEL V BIRRENKOTT
S-1531
Sun Prairie
WI
LAND SURVEYOR

DETAIL
Found 1.00' from actual corner of building.
EXISTING BUILDING
N.T.S.

DETAIL
OFFSET CORNER STAKE 0.08' OFF PROPERTY LINE
BUILDING LOCATED APPROX. ON LOT LINE
EXISTING BUILDING

DETAIL
N.T.S.
0.2' OFF CONC.
BLACKTOP

DETAIL
0.5' offset from Actual Corner
EXISTING BUILDING
0.49'
0.50'
0.23'
0.28'
0.27'
N.T.S.

DETAIL
TREE ON CORNER
N 44°09'55" E 1.00'
N 46°09'43" W 2.00'
N.T.S.

DETAIL
N.T.S.

BLOCK 3 LOT 16
LOT 15
LOT 17 BLOCK 3
LOT 14

114.40'
236.27'
20.37'
36.1'
N 43°50'17" E 47.94'
20'
N 45°50'05" W 9.90'
72.00'
11.9'
N 44°09'55" E
(S 45°19'38" E)
(S 46°09'43" E)
104.1'
101.45'
COMMON WALL
EXISTING BUILDING
BASEMENT FLOOR ELEV.= 859.04'
FIRST FLOOR ELEV.= 867.64'
STORM DRAIN
CONC. RAMP TO BASEMENT
METAL STAIRS
BLACKTOP
863.5
863.0
45'
20.2'
10.3'
14.3'
36.3'
4'-6'-12.5'
BUILDING CORNER LOCATED 0.3' OFF LOT LINE
Sanitary Lateral
WS
6'
6'
BLACKTOP
GAS
FP
LP
GM
SI
RL
70.24'
N 46°09'43" W 215.24'
S 54°05'50" W 121.95'
R=2604.00'

LEASED PREMISES
Total area: 1,560 sq. ft. (approx.)
Area of asphalt: 1,360 sq. ft. (approx.)

CHICAGO-NORTHWESTERN RAILROAD (100' R.O.W.)

WINNEBAGO STREET

Bearings referenced to the East line of Lot 16, platted bearing S 46°09'43" E

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations referenced to: DANE COUNTY COORDINATE SYSTEM

35' of land conveyed to the City of Madison per Doc No. 1904860, Volumn 7388, Page 47 at the Register of Deeds, Dane County, Wisconsin

Legend:

- ● = Found 3/4" Iron Bar
- ✕ = Set Chiseled "X"
- △ = Set Mag Nail
- ○ = 1"x24" Iron pipe set min.wt.1.13#/ln.ft.
- 🌳 = Existing Tree
- ▦ = Concrete

- GM = Gas Meter
- FP = Flag Pole
- LP = Light Pole
- SI = Storm Inlet 2.5' Round
- WS = Water Shutoff
- RL = Railroad Lights
- N.T.S. = Not to Scale
- —GAS—GAS— = Buried Gas Main
- —E— = Buried Electric
- —SAN— = Sanitary Lateral

Dated: August 1, 2018
Surveyed: T.A.S.
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 370/34-36
Comp. File: J:\2018\CARLSON
Office Map No. 180467

Description from Title Commitment:

Part of Lots 14, 15, and 16, Block 3, Wakeley's Subdivision of a Part of Blocks 278, 282, 285, 287, & 294, Farwell's Replat, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing on the Southwest line of said Lot 14, 145 feet Southeasterly from the West corner thereof; thence Northeasterly and parallel to East Washington Avenue a distance of 72 feet; thence Northwesterly and at right angles to last course to a point 135.1 feet Southeasterly of the Northwesterly line of said lot; thence Northeasterly and parallel to East Washington Avenue a distance of 48 feet more or less to the Northeasterly line of Lot 16, Block 3; thence Southeasterly along the Northeasterly line of said lot to the East corner of said lot; thence Westerly along the Southerly line of Lots 14, 15, and 16, Block 3, to the Southwesterly line of Lot 14, Block 3; thence Northwesterly along the said Southwesterly line a distance of 69 feet 7 inches more or less to the point of beginning.

SHEET 1 OF 1