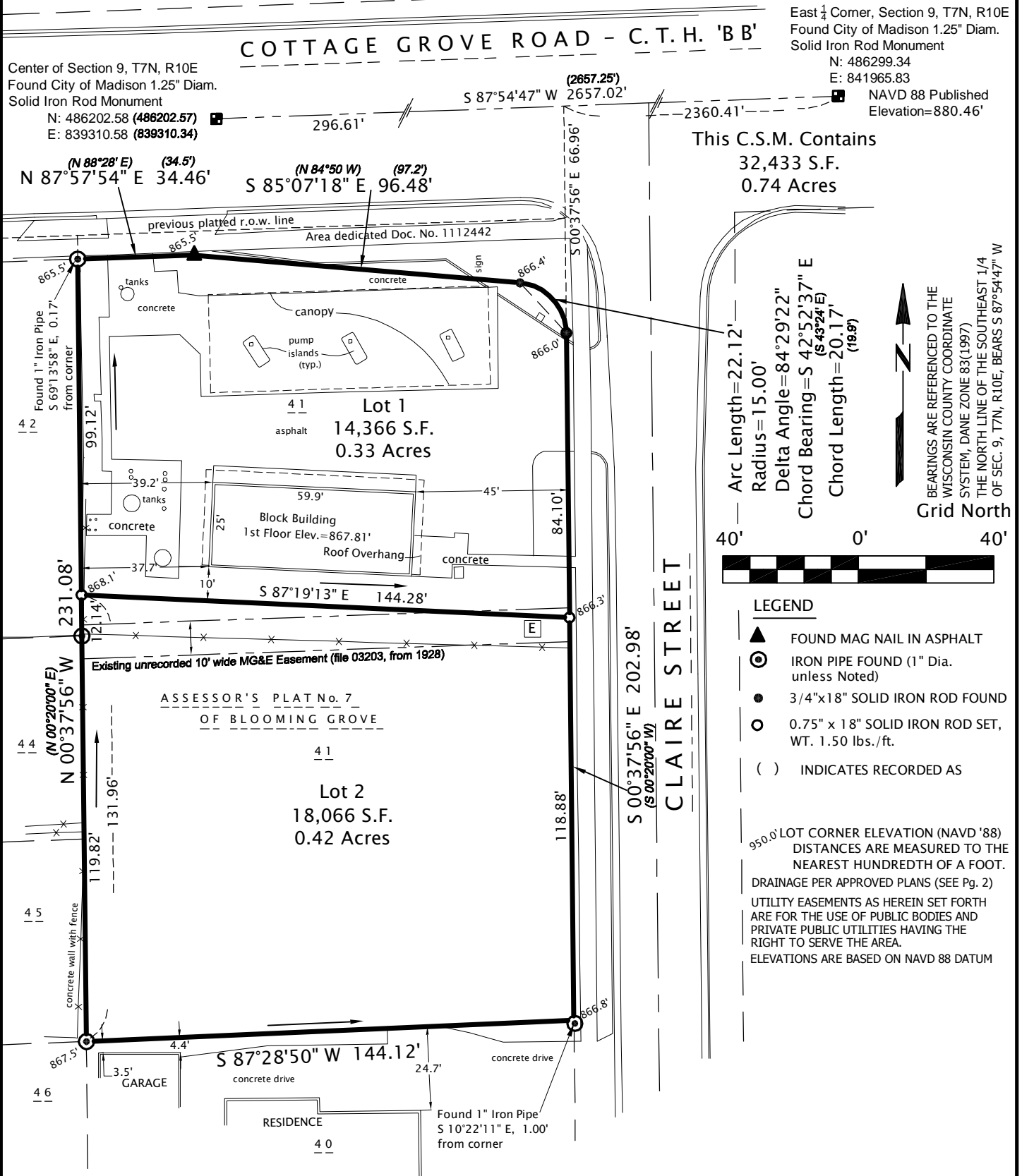


CERTIFIED SURVEY MAP

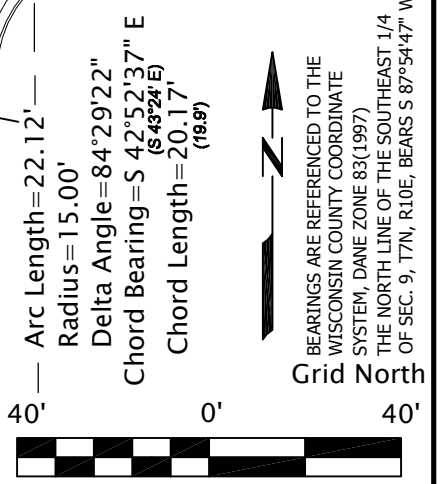
LOCATED IN:

A portion of Lot Forty-one (41), Assessor's Plat No. 7, Township of Blooming Grove, in the City of Madison, Dane County, Wisconsin, in the NW 1/4 of the SE 1/4 of Section 9, T7N, R10E, in the City of Madison, Dane County, Wisconsin



East 1/4 Corner, Section 9, T7N, R10E
 Found City of Madison 1.25" Diam.
 Solid Iron Rod Monument
 N: 486299.34
 E: 841965.83
 NAVD 88 Published
 Elevation=880.46'

This C.S.M. Contains
 32,433 S.F.
 0.74 Acres



BEARINGS ARE REFERENCED TO THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM, DANE ZONE 83(1997)
 THE NORTH LINE OF THE SOUTHEAST 1/4
 OF SEC. 9, T7N, R10E, BEARS S 87°54'47" W
 Grid North

LEGEND

- ▲ FOUND MAG NAIL IN ASPHALT
- ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD FOUND
- 0.75" x 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

950.0' LOT CORNER ELEVATION (NAVD '88)
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
 UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 ELEVATIONS ARE BASED ON NAVD 88 DATUM

PREPARED FOR:
 CAPITOL ONE REAL ESTATE LLC
 2702 EAST WASHINGTON AVENUE
 MADISON WI 53704

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

LOCATED IN:

A portion of Lot Forty-one (41), Assessor's Plat No. 7, Township of Blooming Grove, in the City of Madison, Dane County, Wisconsin, in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T7N, R10E, in the City of Madison, Dane County, Wisconsin

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of CAPITOL ONE REAL ESTATE LLC, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description

Lot Forty-one (41), Assessor's Plat No. 7, Township of Blooming Grove, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed by Warranty Deed recorded in Volume 785 of Deeds, Page 596, as Document No. 1112442.

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A parcel of land being Lot Forty-one (41), Assessor's Plat No. 7, Township of Blooming Grove, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed by Warranty Deed recorded in Volume 785 of Deeds, Page 596, as Document No. 1112442, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the Section 9, T7N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 9, T7N, R10E, said point being marked by a City of Madison 1.25" Solid Iron Rod Monument, thence S 87°54'47" W, along the East-West $\frac{1}{4}$ line said Section 9, 2360.41 feet;
thence S 00°37'56" E, 66.96 feet to the point of beginning;
thence S 00°37'56" E, along the easterly platted boundary line of Lot 41, Assessor's Plat No. 7, 202.98 feet;
thence S 87°28'50" W, along the southerly platted boundary line of said Lot 41, 144.12 feet;
thence N 00°37'56" W, along the Westerly platted boundary line of said Lot 41, 231.08 feet;
thence N 87°57'54" E, along the southerly right-of-way line of Cottage Grove Road (C.T.H. 'BB'), 34.46 feet;
thence S 85°07'18" E, along said southerly right-of-way line, 96.48 feet to a point of curvature;
thence 22.12 feet along said right-of-way line as it transitions to the westerly right-of-way line of Claire Street, along the arc of a 15.00 radius curve to the right, with a chord bearing S 42°52'37" E, 20.17 feet, and a delta angle of 84°29'22", to the point of beginning.

This Description contains 32,433 square feet, or 0.74 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 6th day of August, 2014.

Review Draft

Paul A. Spetz, S 2525

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.
2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
4. At the time of development of Lot 2, the applicant shall provide a detailed drainage plan for approval to City Engineering showing how downstream properties are protected from additional runoff.
5. Lot 2 shall install a new sanitary sewer and water lateral to serve proposed development.
6. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO PARKS IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:

CAPITOL ONE REAL ESTATE LLC
2702 EAST WASHINGTON AVENUE
MADISON WI 53704

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

LOCATED IN:

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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 I.D. Number _____, adopted on the _____ day of _____, 2014, and that said resolution 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 _____, 2014.

Maribeth Witzel-Behl, City Clerk
Clerk of the 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.

Signed: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2014, at _____ o'clock _____ m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
CAPITOL ONE REAL ESTATE LLC
2702 EAST WASHINGTON AVENUE
MADISON WI 53704

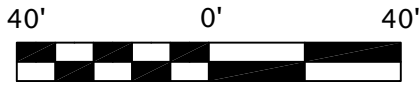
PREPARED BY:
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Plat of Survey

Legal Description of Record: Document No. 4406647

Lot Forty-one (41), Assessor's Plat No. 7, Township of Blooming Grove, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed by Warranty Deed recorded in Volume 785 of Deeds, Page 596, as Document No. 1112442.

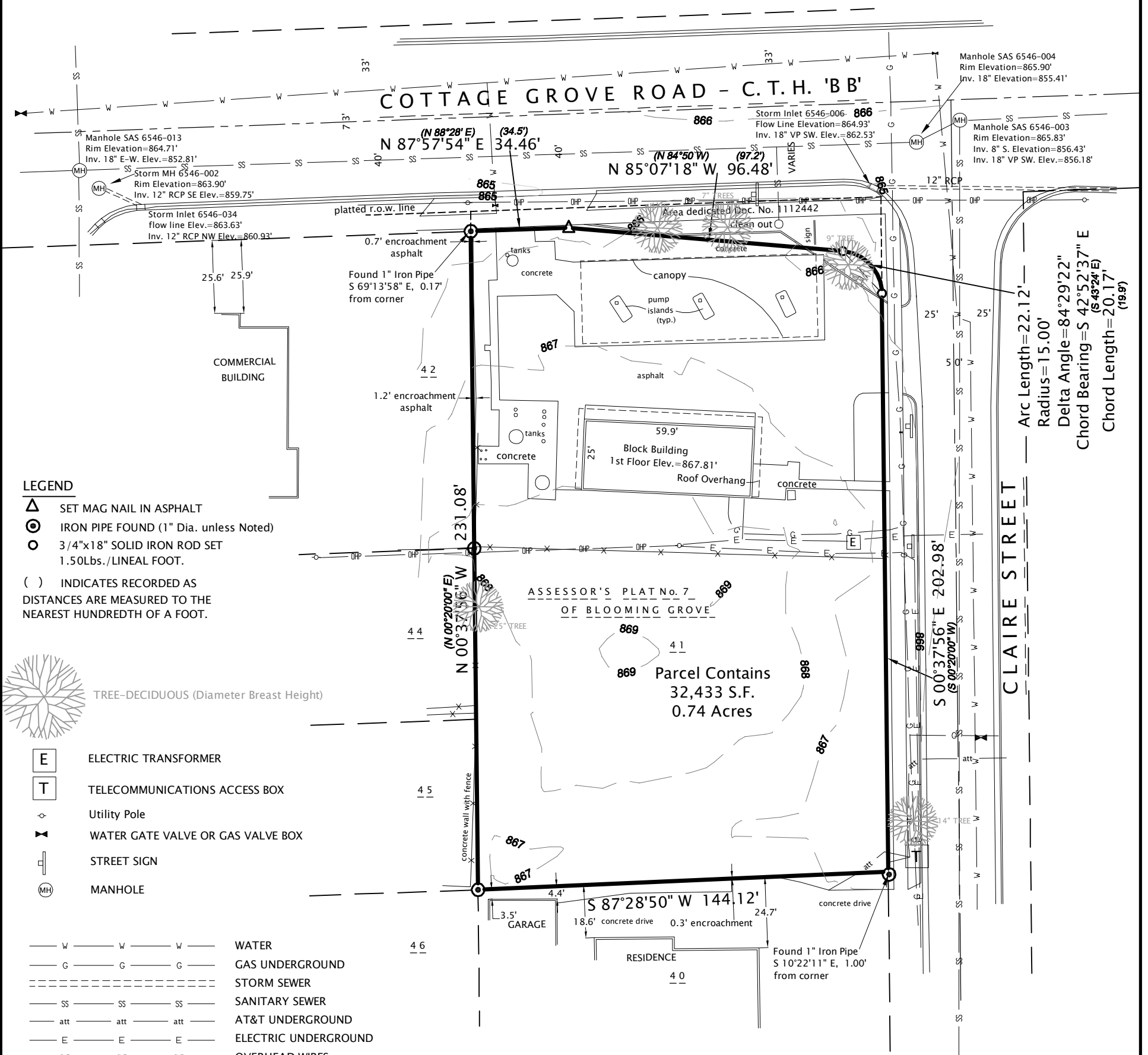
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY SOUTH ZONE, THE EAST LINE OF LOT 41, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE BEARS S 00°37'56" E



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 10th Day of April, 2014: Paul A. Spetz, S 2525



LEGEND

- SET MAG NAIL IN ASPHALT
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TREE-DECIDUOUS (Diameter Breast Height)
- ELECTRIC TRANSFORMER
- TELECOMMUNICATIONS ACCESS BOX
- Utility Pole
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE
- W ——— W ——— W ——— WATER
- G ——— G ——— G ——— GAS UNDERGROUND
- SS ——— SS ——— SS ——— SANITARY SEWER
- att ——— att ——— att ——— AT&T UNDERGROUND
- E ——— E ——— E ——— ELECTRIC UNDERGROUND
- OHP ——— OHP ——— OHP ——— OVERHEAD WIRES

NOTES:

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
2. Project Benchmark is the East 1/4 of Section 9, T7N, R10E (1.25" Solid Iron Rod), USGS NAVD 88 Datum, Monument Published Elevation= 880.46';

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