

CERTIFIED SURVEY MAP No. _____

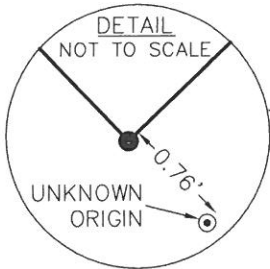
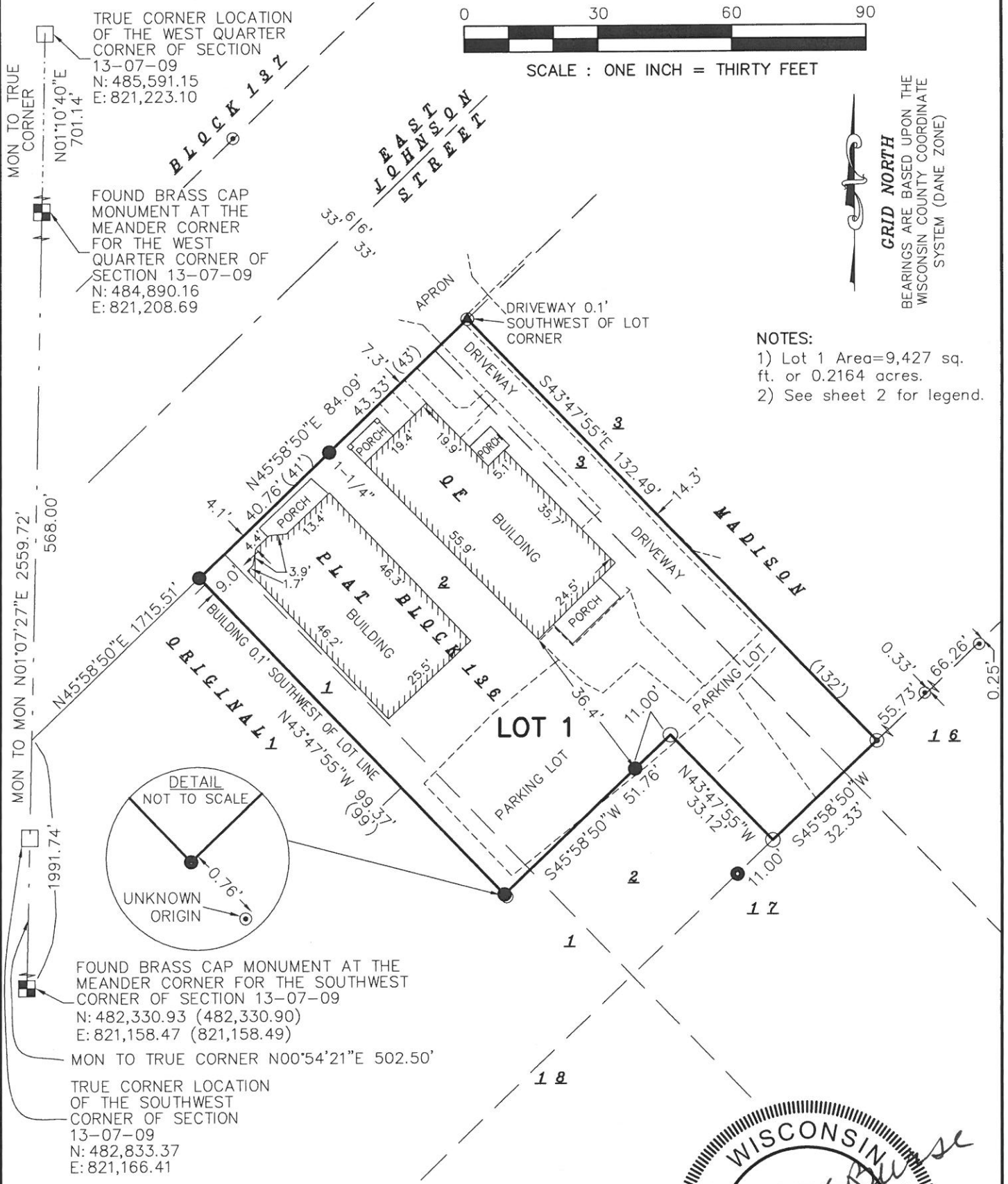
PART OF LOTS 1, 2 AND 3, BLOCK 136, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = THIRTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

- NOTES:**
- 1) Lot 1 Area=9,427 sq. ft. or 0.2164 acres.
 - 2) See sheet 2 for legend.



FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13-07-09
 N: 482,330.93 (482,330.90)
 E: 821,158.47 (821,158.49)
 MON TO TRUE CORNER N00°54'21\"/>

SURVEYED FOR :
 Renaissance Property Group, LLC

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

SURVEYED BY :
Burse
 surveying & engineering llc
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com



Date: 02-27-2017
 Plot View: csm
 BSE1908\dwg\BSE1908CSM.dwg

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LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- ⊙ 1" IRON PIPE FOUND
- ▲ FOUND SURVEY NAIL
- 3/4" SOLID IRON ROD SET, WT. 1.5 LBS./FT.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

1) Dates of field work: May 24 and 25 and June 02, 2016

2) In the event of the City of Madison Plan Commission and/or Common Council approve 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.

3) No changes in drainage patterns associated with the development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number --- dated --- from --- which references the following [Surveyor's notes are in brackets]:

CITY OF MADISON COMMON COUNCIL APPROVAL

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 _____, 201_, 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 _____, 201_.

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

LEGAL DESCRIPTION:

Part of Lots 1, 2 and 3, Block 136, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Northwest Quarter and Northeast Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the meander corner for the west quarter corner of said Section 13; thence North 01 degree 07 minutes 27 seconds East along the west line of said Southwest Quarter, 1991.74 feet; thence North 45 degrees 58 minutes 50 seconds East, 1715.51 feet to the point of beginning, also to the southeast right of way of East Johnson Street; thence continuing North 45 degrees 58 minutes 50 seconds East along said southeast right of way, 84.09 feet; thence South 43 degrees 47 minutes 55 seconds East, 132.49 feet; thence South 45 degrees 58 minutes 50 seconds West, 32.33 feet; thence North 43 degrees 47 minutes 55 seconds West, 33.12 feet; thence South 45 degrees 58 minutes 50 seconds West, 51.76 feet; thence North 43 degrees 47 minutes 55 seconds West, 99.37 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of 707/709 E. Johnson, LLC and 711/713 E. Johnson, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 28 day of FEBRUARY, 2017.

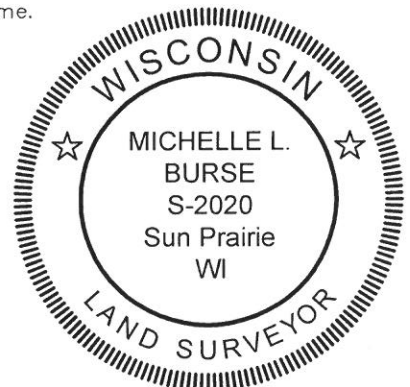
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



MAP NO. _____

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VOLUME _____ PAGES _____

Date: 02-27-2017

Plot View: csm

BSE1908\dwg\BSE1908CSM.dwg

SHEET 2 OF 3

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OWNER'S CERTIFICATE

Renaissance Property Group, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Wisconsin limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Renaissance Property Group, LLC, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Renaissance Property Group, LLC has caused these presents to be signed on this _____ day of _____, 20__.

Renaissance Property Group, LLC

By: _____

Name: Michael H.B. Matty

Title: Member

STATE OF Wisconsin)
County of Dane)ss

Personally came before me this ____ day of _____, 20____, Michael H.B. Matty, Member of the above named Wisconsin limited liability company to me known to be the person who executed the foregoing instrument, and to me known to be such president of said Wisconsin Corporation, and acknowledged that he executed the foregoing instrument as such manager and the deed of said corporation, by its authority.

Notary Public, State of _____

My commission expires _____

Office of the Register of Deeds
 _____ County, Wisconsin
 Received for Record
 _____, 20__ at _____
 _____ o'clock __M as
 Document No. _____
 in _____

 Register of Deeds

CITY OF MADISON PLAN COMMISSION CERTIFICATE
Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ___ day of _____, 201__.

Natalie Erdman, Secretary of Planning Commission.



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 surveying & engineering ^{LLC}
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