

PLAN MODIFICATIONS:

#	Date:	Description:
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Design/Drawn: **JK 08/23/21**
Approved: **TJB 08/26/21**

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

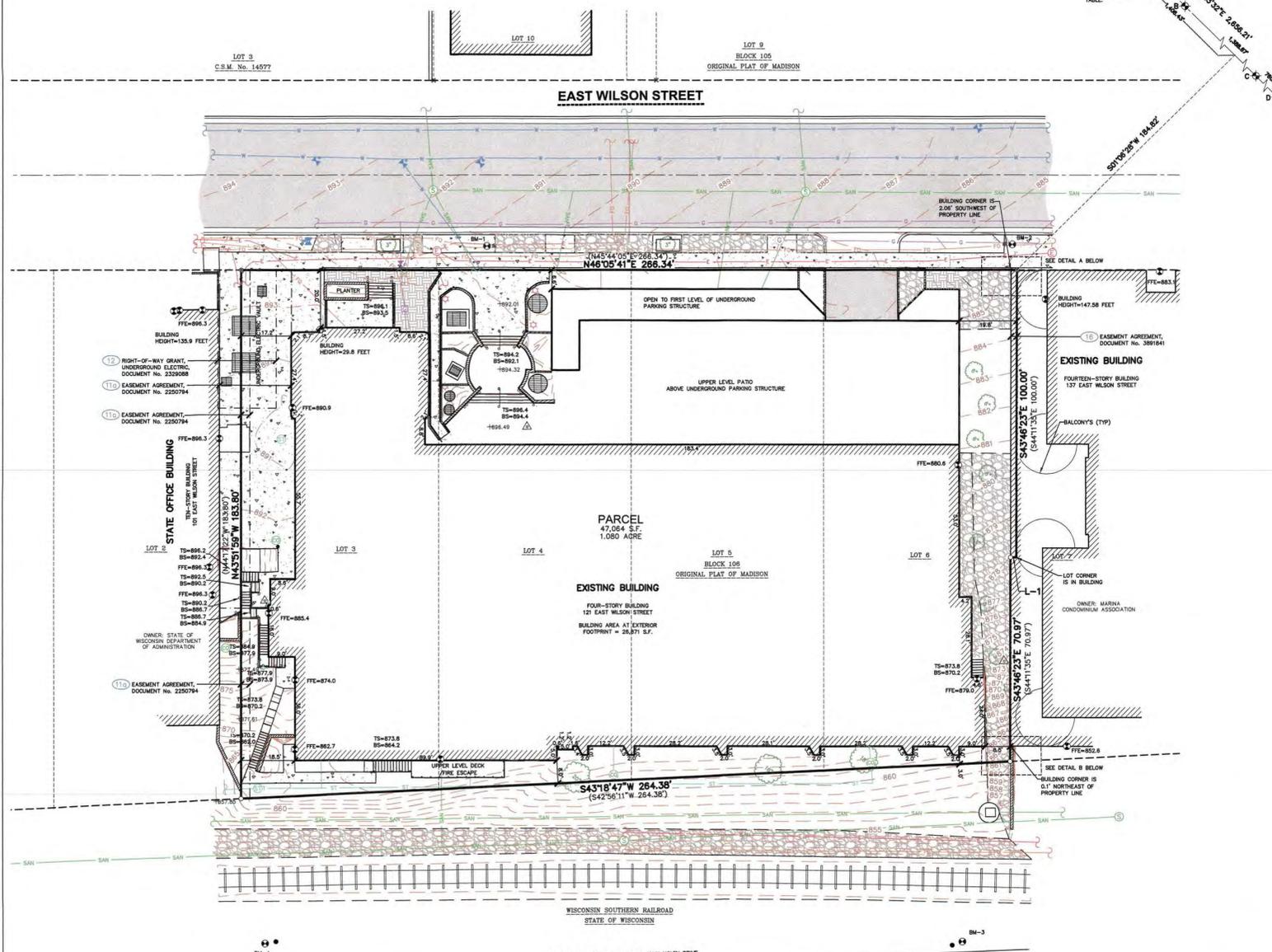
SHEET NUMBER:
1 OF 1

ALTA/NSPS LAND TITLE SURVEY

LOTS 3, 4, 5 AND 6 AND THE SOUTHWEST 2 FEET OF THE NORTHWEST 100 FEET OF LOT 7, BLOCK 106, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

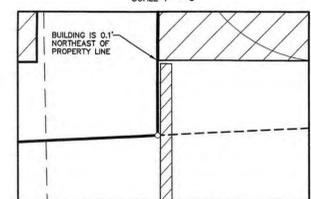
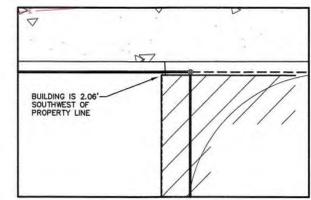
SECTION CORNER MONUMENTS

LETTER	CORNER	FOUND	NORTHING	EASTING
A	NW 24-07-09	THE CAPITOL BLDG	482,833.37	821,166.41
B	WITNESS CORNER	BRASS CAP	482,823.92	821,673.42
C	WITNESS CORNER	BRASS CAP	482,796.70	823,062.02
D	N 1/4 24-07-09	IN THE LAKE	482,782.02	823,822.12



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S46°05'41"W	2.00'



- LEGEND**
- GOVERNMENT CORNER
 - CHEISEL "X" FOUND
 - 3/4" REBAR FOUND
 - CHEISEL "Y" SET
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - BOLLARD
 - SIGN
 - SANITARY MANHOLE
 - CLEAN OUT
 - WATER VALVE
 - STORM MANHOLE
 - DOWNSPOUT
 - GAS REGULATOR/METER
 - GAS VALVE
 - GAS MANHOLE
 - ELECTRIC MANHOLE
 - YARD LIGHT
 - Vault
 - DECIDUOUS TREE
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - GRAVEL
 - MULCH
 - END OF FLAGGED UTILITIES
 - RETRACED DATA

- NOTES**
- FIELD WORK PERFORMED ON AUGUST 12, 17, 18 AND 21, 2021.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, RECORDED AS 5865332'E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 24, 107N, R99E, ELEVATION = 850.53
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET No's 20213224371, 20213224403 AND 20213224423, WITH A START DATE OF AUGUST 11, 2021.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF MADISON ENGINEERING DEPARTMENT
 - MADISON GAS AND ELECTRIC COMPANY (M&E) (ELECTRIC AND GAS)
 - AT&T TRANSMISSION
 - AT&T DISTRIBUTION
 - LEVEL 3 IS NOW CENTURYLINK
 - WINDSTREAM COMMUNICATIONS
 - WISCONSIN DEPARTMENT OF TRANSPORTATION-ITS EQUIPMENT
 - TDS TELECOM-MIDDLETON
 - TDS METROCOM
 - MCI
 - US SIGNAL
 - STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
 - STATE OF WISCONSIN INVESTMENT BOARD
 - STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION DIVISION OF ENTERPRISE TECHNOLOGY
 - AMERICAN TRANSMISSION COMPANY
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS SURVEY HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
 - THERE IS A 16" CHILLED WATER SUPPLY AND RETURN LINE IN EAST WILSON STREET RIGHT-OF-WAY OWNED AND OPERATED BY THE DEPARTMENT OF ADMINISTRATION, WITH A 6" LATERALS INTO THE BUILDING. THESE WERE NOT MARKED IN THE FIELD AND LOCATION OF THIS SERVICE IS UNKNOWN. SWING WITH KEN KIEL AT STATE OF WISCONSIN HEATING PLANT AND NO PLANS WERE DISTRIBUTED BECAUSE THE BUILDING IS NOT A STATE BUILDING. CONTACT INFORMATION-608-266-3550.

- NOTES CORRESPONDING TO TABLE A REQUIREMENTS.**
- THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 55025C04090, EFFECTIVE DATE OF JANUARY 2, 2009
 - CURRENT ZONING CLASSIFICATION WAS NOT SUPPLIED BY THE CLIENT
 - THERE ARE 99 UNDERGROUND PARKING SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 100 UNDERGROUND PARKING SPACES.
 - NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - SOUTH PINKNEY STREET IS 165 FEET SOUTHWEST OF SITE.
 - THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.
 - PROFESSIONAL LIABILITY INSURANCE POLICY No. DPR9981467, BY HOLMES MURPHY & ASSOCIATES-W.
 - EXECUTE A PUBLIC UTILITY LOCATE (i.e. DIGGERS HOTLINE).
 - LOCATE STREET TREES, DETERMINE RIM AND INVERT FOR SANITARY AND STORM SEWER.

- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS**
(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1081031, COMMITMENT DATE: AUGUST 02, 2021 AT 7:30 A.M.)
- RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - AGREEMENT RECORDED: APRIL 2, 1985, IN VOLUME 8646 OF RECORDS, PAGE 47, AS DOCUMENT NO. 1873888. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - MODIFIED BY INSTRUMENT RECORDED: MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 40, AS DOCUMENT NO. 2250796. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 25, AS DOCUMENT NO. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AMENDED TO EASEMENT AGREEMENT RECORDED MAY 05, 2003 AS DOCUMENT NO. 3703923. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED: MARCH 2, 1992, IN VOLUME 18064 OF RECORDS, PAGE 65, AS DOCUMENT NO. 2329088. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - FIBER OPTIC LICENSE AGREEMENT RECORDED: MAY 05, 2003, AS DOCUMENT NO. 3703924. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - CHILLED WATER SALES CONTRACT RECORDED: MAY 05, 2003, AS DOCUMENT NO. 3703925. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - DECLARATION OF COVENANTS RECORDED: AUGUST 14, 2003, AS DOCUMENT NO. 3785848. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON APRIL 05, 2004, AS DOCUMENT NO. 3891841. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: MAY 16, 2012. PARTIES: PAUL FORD AND DOLORES FORD, RUTH E. BOBZEN, AMY DICKERSON AND BRUCE DICKERSON, EVERETT CHAMBERS AND JOANNE CHAMBERS, AND RAY WINNEY, FOR THEMSELVES AND ALL OTHERS SIMILARLY SITUATED, AND SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, AND WILTEL COMMUNICATIONS, LLC RECORDED: FEBRUARY 27, 2013. INSTRUMENT NO.: 4985424. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - DECLARATION OF TEMPORARY CONSTRUCTION EASEMENT FOR AIR RIGHTS UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: APRIL 04, 2017. PARTIES: 149 EAST WILSON LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WILSON LAKE TERRACE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED: MAY 24, 2017. INSTRUMENT NO.: 5329125. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)
(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1081031, COMMITMENT DATE: AUGUST 02, 2021 AT 7:30 A.M.)

PARCEL 1:
ALL THAT PART OF LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, LYING NORTHWESTERLY OF THE RAILROAD RIGHT OF WAY.

THE SOUTHWEST TWO (2) FEET OF THE NORTHWEST ONE HUNDRED (100) FEET OF LOT SEVEN (7), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
TO:
i) WILSON LAKE TERRACE, LLC,
ii) FIRST MARTIN CORPORATION,
iii) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 18, 19, 20 AND 21 OF A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.

JOHN KREBS, S-1878 DATE 8/26/21
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jdsinc.com
Website: www.jdsinc.com



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners
Madison, WI

2021.27.00

DATE ISSUANCE/REVISIONS
08/08/2022 LAND USE & UDC APPLICATION 1

**SITE CONTEXT &
EXISTING
CONDITIONS
PHOTOGRAPHS**



Locator Map



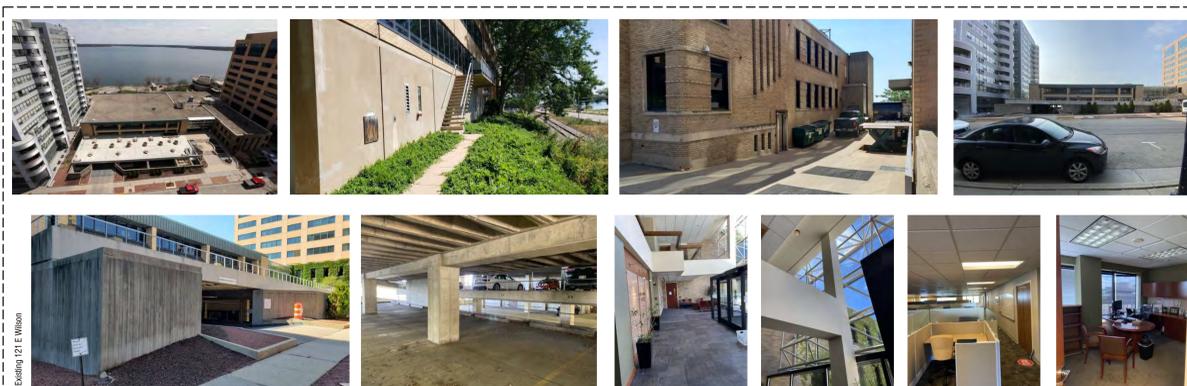
Locator Map



Perspective from Wyldhaven Park



Enlarged Perspective from Wyldhaven Park





SURVEYED FOR:
121 East Wilson Investors, LLC
115 Depot Street
Ann Arbor, MI 48104

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532

BENCHMARK TABLE:

① BENCHMARK #1 — ELEV. 892.95', TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF E WILSON STREET 320'± NORTHEAST OF PINCKNEY STREET.

② BENCHMARK #2 — ELEV. 853.19', TOP NUT OF FIRE HYDRANT LOCATED IN THE NORTHWEST SIDE OF JOHN WOLLEN DRIVE 50'± NORTHEAST OF THE MONONA TERRACE PARKING GARAGE OVERPASS.

③ BENCHMARK #3 — ELEV. 891.49', CUT CROSS IN CONCRETE SIDEWALK LOCATED ON THE SOUTHEAST SIDE OF E WILSON STREET 290'± NORTHEAST OF PINCKNEY STREET.

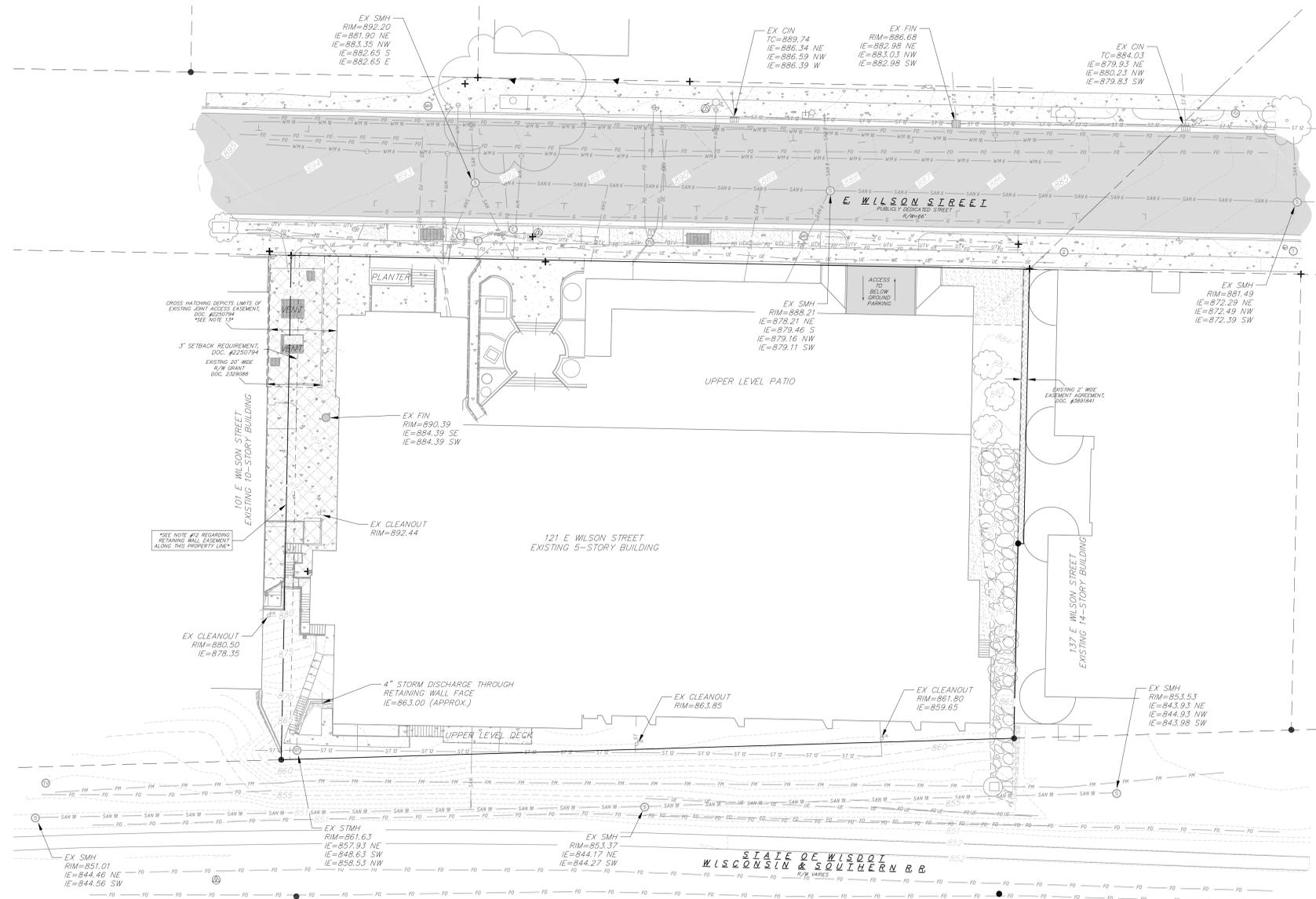
- GENERAL NOTES:**
- This survey was prepared based upon information provided in Subdivision Approval Report, No. NCS-1140650-MAD, dated July 25, 2022 at 7:00 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
 - This plan is based upon field survey work performed on July 29, August 01, and August 03, 2022. Any changes in site conditions after August 03, 2022 are not reflected on this plan.
 - This plan is referenced to the Wisconsin County Coordinate System—Dane Zone, MAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 2022124250, 2022124268, and 2022124189. Location of buried private utilities are not within the scope of this survey.
 - No attempt has been made as a part of this plan to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
 - The Parcels Surveyed are subject to a blanket easement for retaining walls that are shown on Survey Map No. C-8303-1 of Worzyn Engineering dated February 16, 1983 and on file at the Dane County Surveyor's Office. Said Easement is recorded in Volume 6646 of Records, on Page 47, as Document No. 1872988, Dane County Registry. The easement for steps referenced in this Document has been released by Release of Easement recorded in Volume 15556 of Records, on Page 40, as Document No. 2250796, Dane County Registry. Refer to Documents.
 - The Parcels Surveyed are subject to easements for access and setbacks per Document No. 2280794. Said easements are subject to parking restrictions as set forth in Document No. 3703923. Refer to Documents.
 - The Parcels Surveyed are subject to a Fiber Optic License Agreement per Document No. 3703924, a Chilled Water Sales Contract per Document No. 3703925, and Declaration of Covenants per Document No. 3785848. Said Documents are general in nature. Nothing to plot. Refer to Documents.
 - The Parcels Surveyed are subject to an Easement Agreement recorded as Document No. 3891841. Nothing to plot. Refer to Document.
 - The Parcels Surveyed are subject to an Easement Deed by Court Order recorded as Document No. 4968434. Nothing to plot. Refer to Document.

- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
 - * — * — EXISTING GENERAL FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING STORM SEWER CLEANOUT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING WATER MAIN VALVE
 - EXISTING GAS VALVE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING TV MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING DECIDUOUS TREE
 - EXISTING BORING

- SURVEY LEGEND**
- BENCHMARK
 - FOUND CHISELED "X"
 - FOUND 3/4" # IRON ROD

- HATCHING LEGEND**
- EXISTING CONCRETE PAVEMENT/SIDEWALK
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING RIPRAP



PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

Date	Issuance/Revisions	Symbol
08/05/2022	LAND USE & UDC APPLICATION	

Existing Conditions

C100



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

