

CERTIFIED SURVEY MAP

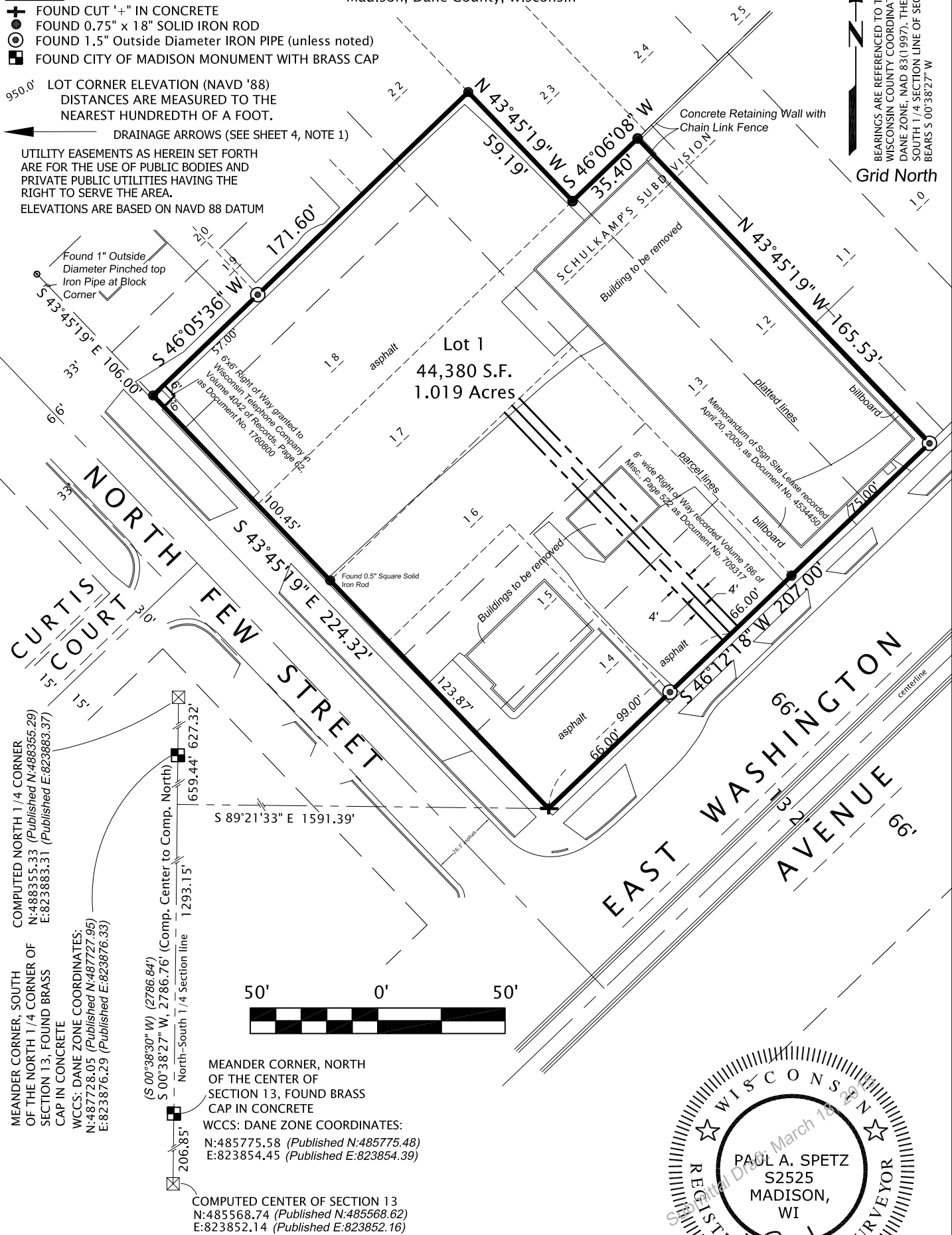
Located in Part or all of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-two (22), Schulkamp's Subdivision (of a part of Block 196 Original Plat), all in the NE 1/4 of the NE 1/4 of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin

LEGEND

- FOUND CUT '+' IN CONCRETE
-  DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- DRAINAGE ARROWS (SEE SHEET 4, NOTE 1)

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

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE, NAD 83 (1997), THE NORTH SOUTH 1/4 SECTION LINE OF SEC. 13, T7N, R9E BEARS S 00°38'27\" data-bbox="848 134 930 282"/>

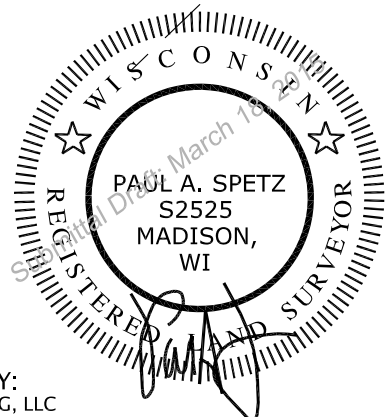


MEANDER CORNER, SOUTH OF THE NORTH 1/4 CORNER OF SECTION 13, FOUND BRASS CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:487728.05 (Published N:487727.95)
E:823876.29 (Published E:823876.33)

(S 00°38'30\" data-bbox="190 710 245 815"/>

MEANDER CORNER, NORTH OF THE CENTER OF SECTION 13, FOUND BRASS CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:485775.58 (Published N:485775.48)
E:823854.45 (Published E:823854.39)

COMPUTED CENTER OF SECTION 13
N:485568.74 (Published N:485568.62)
E:823852.14 (Published E:823852.16)



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

PREPARED FOR:
McGRATH PROPERTY GROUP LLC
222 SOUTH BEDFORD, SUITE A
MADISON, WI 53703

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

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I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of McGrath Property Group, LLC, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

Parcel A:

The Southwest 1/2 (SW 1/2) of Lots Fourteen (14), Fifteen (15) and Sixteen (16) of Schulkamp's Subdivision of part of Block 196, Original Plat in the City of Madison, Dane County, Wisconsin, EXCEPT therefrom the Northwest (NW) 33 feet of the Southwest 1/2 (SW 1/2) of Lot Sixteen (16), being a parcel of land at the intersection of North Few Street and East Washington Avenue, in the said City of Madison, having a frontage of 66 feet on East Washington Avenue and depth of 90 feet on North Few Street.

Parcel B:

A parcel of land lying in and being a part of Lots Fourteen (14), Fifteen (15), and Sixteen (16), of Schulkamp's Subdivision of a part of Block 196, Original Plat, in the City of Madison, Dane County, Wisconsin described more fully as follows: Beginning at a point on the Northwest line of East Washington Avenue which is 66 feet Northeast from the Northeast line of North Few Street; thence Northwest parallel with North Few Street 90.87 feet; thence Northeast parallel with East Washington Avenue 13 feet; thence Northwest parallel with North Few Street 33 feet; thence Northeast parallel with East Washington Avenue 20 feet; thence Southeast parallel with North Few Street 123.97 feet to the Northwest line of East Washington Avenue; thence Southwest along the Northwest line of East Washington Avenue 33 feet to the point of beginning. Reserving therefrom a right of way immediately Southwest of and adjacent to the Northeast line of the above described parcel to be used jointly and in common with the party immediately Northeast of said right-of-way of a uniform width of 4 feet beginning at the Northwest line of East Washington Avenue and extending along the Northwest line of the above described parcel a distance of 90 feet and granting thereto a right of way immediately Northeast of and adjacent to the Northeast line of the above described parcel to be used jointly and in common with the party immediately Northeast of said right of way, said right of way to be of a uniform width of 4 feet beginning at the Northwest line of East Washington Avenue and extending along the Northeast line of the above described parcel a distance of 90 feet.

The Northeast 33 feet of Lots Fourteen (14), Fifteen (15) and Sixteen (16), Schulkamp's Subdivision of a part of Block 196, Original Plat, in the City of Madison, Dane County Wisconsin, together with and subject to a right of way as set forth in Volume 186 of Misc, page 522, Document No. 709317, Dane County Registry and the Southwest 75 feet of the Northwest 33 feet of Lot Sixteen (16), Schulkamp's Subdivision of a part of Block 196, Original Plat, in the City of Madison, Dane County, Wisconsin.

PARCEL C:

The Southwesterly 33.75 feet of Lot Twelve (12) and all of Lots Thirteen (13) and Seventeen (17), Schulkamp's Subdivision of a part of Block 196, Original Plat, in the City of Madison, Dane County, Wisconsin.

PARCEL D:

Lot Eighteen (18), the Southeast 17.87 feet of Lot Nineteen (19) and all of Lot Twenty-two (22), EXCEPT the Northwest 106 feet thereof, Schulkamp's Subdivision of a part of Block 196, Original Plat, in the City of Madison, Dane County Wisconsin.

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

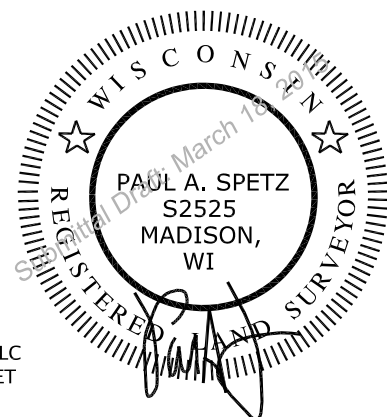
Being all or parts of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-two (22), Schulkamp's Subdivision (of a part of Block 196 Original Plat), located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Meander Corner representing the North $\frac{1}{4}$ of Fractional Section 13, said point lies S 00°38'27" W, 627.32' from the Computed Actual North $\frac{1}{4}$, thence S 00°38'27" W, along the North-South $\frac{1}{4}$ Line of said Fractional Section 13, 659.44 feet; thence S 89°21'33" E, along a random line, 1591.39 feet to a point at the southerly most platted corner of Lot 14, Schulkamp's Subdivision, said point being at the intersection of the Northwesterly right-of-way line of East Washington Avenue and the Northeasterly right-of-way line of North Few Street, said point also being the point of beginning of this description; thence N 46°12'18" E, along the southeasterly platted boundary line of said Lots 14, 13 and 12, said line being the Northwesterly right-of-way line of East Washington Avenue, 207.00 feet; thence N 43°45'19" W, 165.53 feet; thence S 46°06'08" W, along the platted boundary line common with said Lots 12 and 13, 35.40 feet; thence N 43°45'19" W, along the platted boundary line in common with said Lots 22 and Lot 23 of said subdivision, 59.19 feet; thence S 46°05'36" W, 171.60 feet; thence S 43°45'19" E, along the Southwesterly platted boundary lines of said Lots 19, 18, 17, 16, 15 and 14, said line being the Northeasterly right-of-way line of North Few Street, 224.32 feet to the point of beginning.

This Description contains an area of 44,380 square feet, or 1.02 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 _____ day of _____, 2015, _____
Paul A. Spetz, S 2525



MAP NO. _____

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VOLUME _____ PAGE _____

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

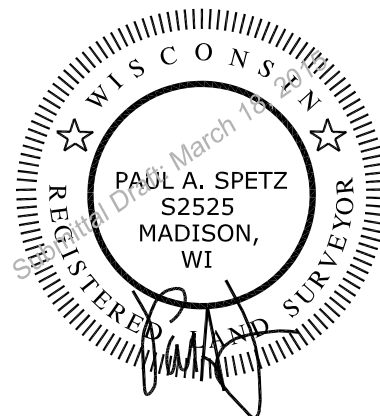
Signed: _____, Secretary Plan Commission

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 _____, 2015, 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 _____, 2015.

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



Notes:

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 within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. 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.

4. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

5. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

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OWNERS CERTIFICATE:

I, Lance T. McGrath, of McGrath Property Group, LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2015.

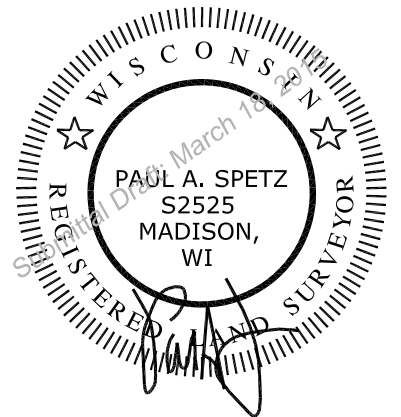
By: _____,
Lance T. McGrath, authorized representative

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named Lance T. McGrath, of McGrath Property Group, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

Notary Public, State of Wisconsin



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

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