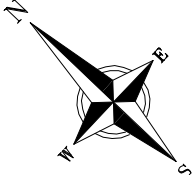
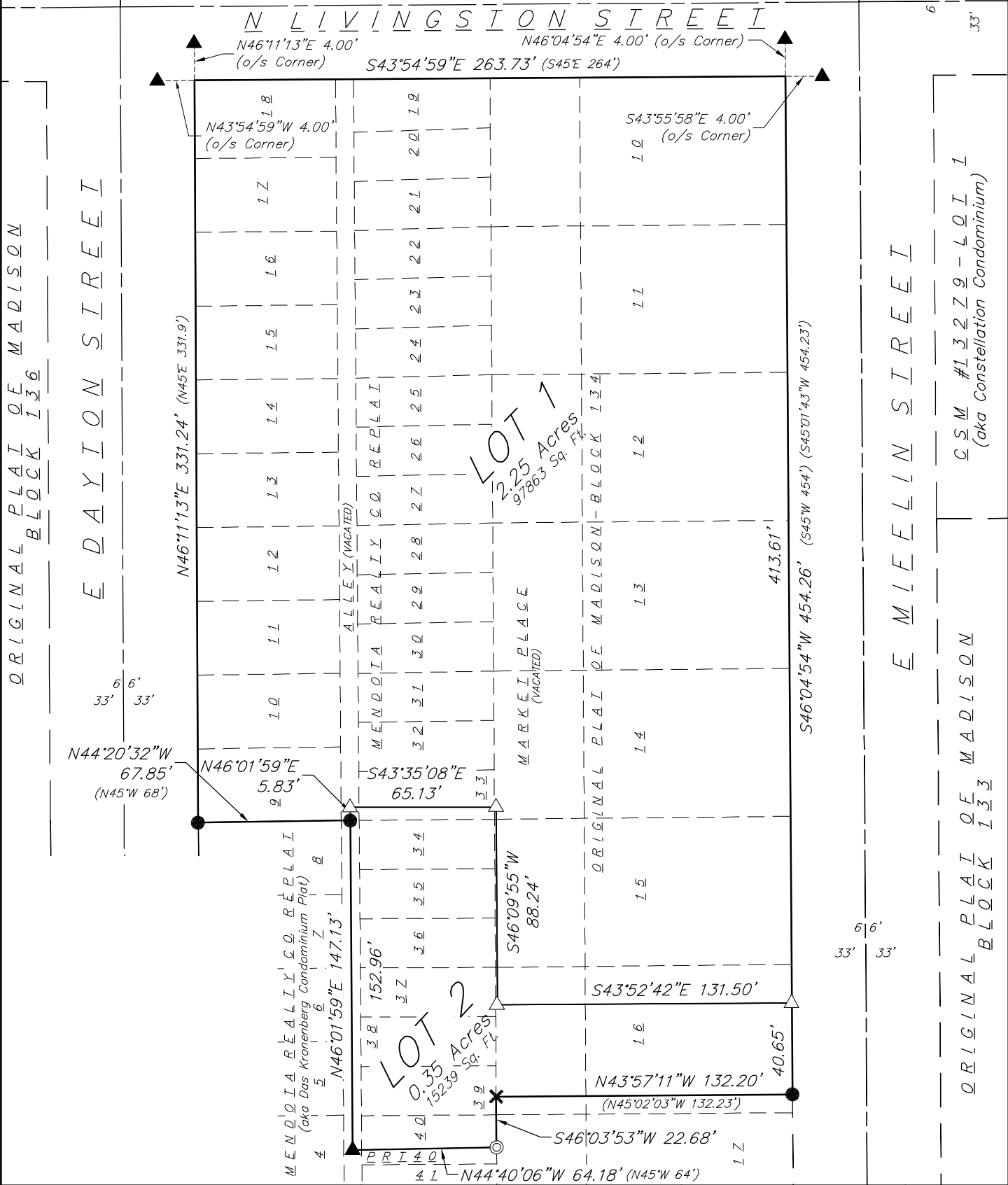


# CERTIFIED SURVEY MAP No.

LOTS 10 THROUGH 15 AND PART OF LOTS 16 & 17, BLOCK 134, ORIGINAL PLAT OF MADISON, LOTS 9 THROUGH 39, PART OF LOT 40 AND PART OF THE VACATED ALLEY AS VACATED BY DOCUMENT NUMBERS 972422 & 2129638, ALL IN MENDOTA REALTY CO. REPLAT AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 30, AS DOCUMENT NUMBER 290211, DANE COUNTY REGISTRY, ALSO PART OF VACATED MARKET PLACE AS VACATED BY DOCUMENT NUMBER 2408352, DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 - SW 1/4 AND THE SE 1/4 - NW 1/4 ALL IN SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NW 1/4 OF SEC. 13-07-09 MEASURED AS BEARING S89°30'32"E



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Drafted By: MMAR  
Checked By: MZIE

SURVEYED FOR:  
T. Wall Enterprises  
Wisconsin, LLC  
PO Box 620037  
Middleton, WI 53562  
608-826-4000

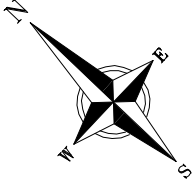
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## EASEMENT DETAIL

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NW 1/4 OF SEC. 13-07-09 MEASURED AS BEARING S89°30'32"E



N L I V I N G S T O N S T R E E T

ORIGINAL PLAT OF MADISON  
BLOCK 136

E D A Y I O N S T R E E T

Vacated Market Place,  
Easement Rights Retained  
for Maintenance of a Buried  
Telephone Cable, Doc. #2408352

Existing 10' Wide Right-of-Way  
Grant Underground Electric  
Easement, Doc. #3248990

Cross Hatching Depicts Limits of  
Vacated Alley Over Which Easement  
Rights for Public Water, Sewer and  
Gas Mains Were Retained

Concrete Pads for  
Tank, Generator and  
A/C Units

Hatching Depicts Limits  
of Private Access Easement  
for the Benefit of Lot 1.  
See Notes.

LOT 2

LOT 1

41

N46°09'55"E 22.00'

concrete walk

conc

S43°52'42"E 131.50'

asphalt parking lot

N43°52'42"W 131.52'

Existing 6' Wide by 90' Deep  
Right-of-Way Grant  
Underground Electric  
Easement, Doc. #2999730

S46°07'18"W  
22.00'

E M I L I N S T R E E T

ORIGINAL PLAT OF MADISON  
BLOCK 133

C.S.M. #13219 - LOT 1  
(aka Constellation Condominium)

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NW 1/4 OF SEC. 13-07-09 MEASURED AS BEARING S89°30'32"E

## SECTION CORNER TIE DETAIL (Detail not to Scale)

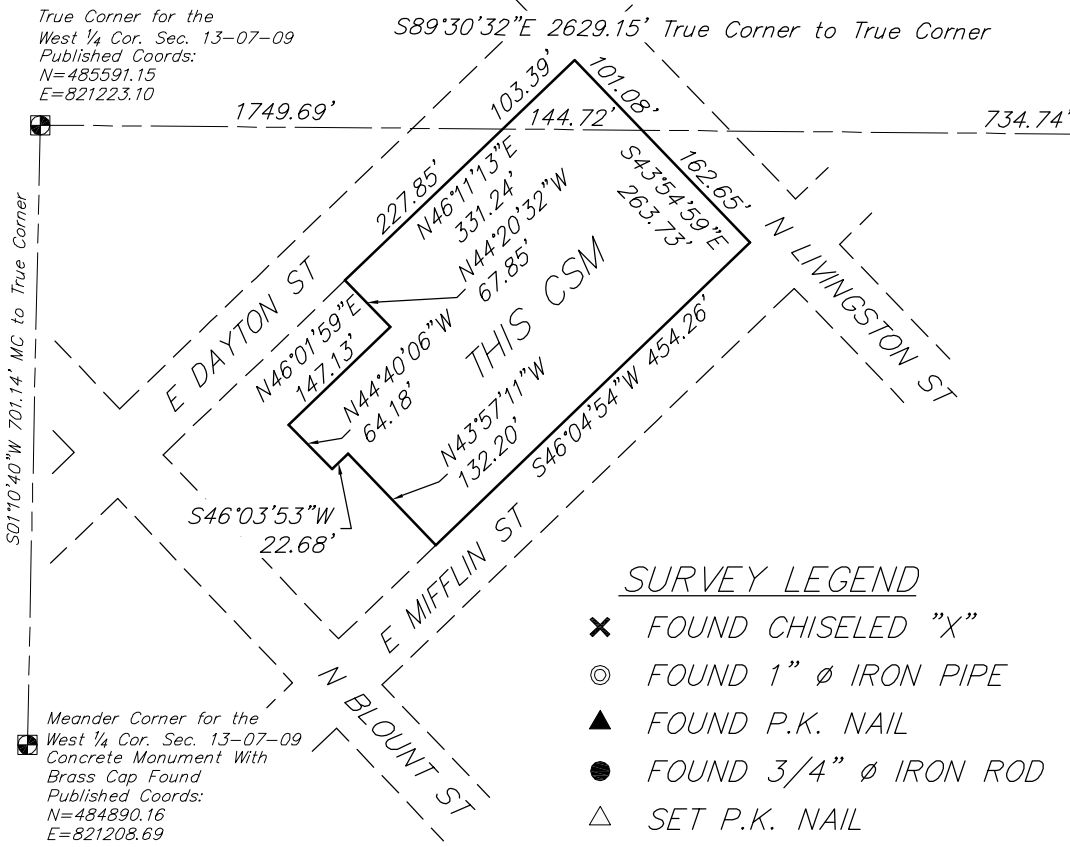
True Corner for the North 1/4 Cor. Sec. 13-07-09  
Published Coords:  
N=488355.29  
E=823883.37

Meander Corner for the North 1/4 Cor. Sec. 13-07-09  
Published Coords:  
Concrete Monument With Brass Cap Found  
N=487727.95  
E=823876.33

Meander Corner for the Center of Sec. 13-07-09  
Concrete Monument With Brass Cap Found  
Published Coords:  
N=485775.48  
E=823854.39

True Corner for the Center of Sec. 13-07-09  
Published Coords:  
N=485568.62  
E=823852.16

627.38'  
1952.59'  
206.87'  
N00°38'30"E 2786.84' True Corner to True Corner



### SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- ⊙ FOUND 1" ∅ IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ∅ IRON ROD
- △ SET P.K. NAIL

#### NOTES:

- 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.
- No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- Distances are ground and are measured to the nearest hundredth of a foot (0.01').
- The boundary for this Certified Survey Map is based upon an ALTA Survey prepared by Vierbicher Associates, Inc., drawing number S-, dated on file with the Dane County Surveyor's Office.
- Existing structures and improvements located within this Certified Survey Map that will be demolished or removed have not been shown.
- The Private Easement for Utilities, Above Ground Gas Tank & Emergency Generator for the Benefit of Lot 2 depicted on sheet 2 shall be subject to terms, conditions and restrictions that will be recorded via separate instrument subsequent to the recording of this Certified Survey Map.
- The Private Access Easement for the Benefit of Lot 1 depicted on sheet 3 shall be subject to terms, conditions and restrictions that will be recorded via separate instrument subsequent to the recording of this Certified Survey Map.
- Subject to Party Wall and Easement Agreement, recorded as Document No. 2129136.
- Subject to Declaration recorded as Document No. 2129137 and Amendment to Easement Declaration recorded as Document No. 2239049.
- Subject to Encroachment Agreement recorded as Document No. 2861076. Amendment to Encroachment Agreement recorded as Document No. 3713110. Second Amendment to Encroachment Agreement recorded as Document No. 3904959.
- Subject to Right-of-Way Grant Underground Electric Easement recorded as Document No. 2999730.
- Subject to Right-of-Way Grant Underground Electric Easement recorded as Document No. 3248990.
- Subject to Resolution approving the creating of Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District recorded as Document No. 4844375.

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# CERTIFIED SURVEY MAP No.

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## SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Reynolds Rigging & Crane Service, Inc., owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lots 10 through 15 and part of Lots 16 & 17, Block 134, Original Plat of Madison, Lots 9 through 39, Part of Lot 40 and part of the vacated Alley as vacated by Document Number 972422 & 2129638, all in Mendota Realty Co. Replat as recorded in Volume 4 of Plats, on Page 30, as Document Number 290211, Dane County Registry, also part of vacated Market Place as vacated by Document Number 2408352, Dane County Registry, located in the NE 1/4 - SW 1/4 and the SE 1/4 - NW 1/4 all in 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 1/4 Corner of said Section 13; thence N01°10'40"E, 701.14 feet to the true corner location; thence S89°30'32"E along the North line of the SW 1/4 of said Section 13, 1749.69 feet to the Northwest line of said Mendota Realty Co. Replat and the Point of Beginning; thence N46°11'13"E along said Northwest line, 103.39 feet to the Northerly most corner of said Mendota Realty Co. Replat; thence S43°54'59"E along the Northeast line of said Mendota Realty Co. Replat and its southeasterly extension thereof, 263.73 feet to the Easterly most corner of said Block 134, Original Plat of Madison; thence S46°04'54"W along the Southeast line of said Block 134, 454.26 feet to the Southerly most corner of the Northeasterly 58 feet of said Lot 16, Block 134, Original Plat of Madison; thence N43°57'11"W along the Southwest line of said Northeasterly 58 feet of Lot 16, 132.20 feet to the Southeast line of said Mendota Realty Co. Replat; thence S46°03'53"W along said Southeast line, 22.68 feet; thence N44°40'06"W, 64.18 feet to the centerline of said vacated alley; thence N46°01'59"E along said centerline, 147.13 feet to the Southerly most corner of said Lot 9, Mendota Realty Co. Replat; thence N44°20'32"W along the Southwest line of said Lot 9, Mendota Realty Co. Replat, 67.85 feet to the said Northwest line of Mendota Realty Co. Replat; thence N46°11'13"E along said Northwest line of Mendota Realty Co. Replat, 227.85 feet to the point of beginning. Said description contains 113,102 square feet or 2.60 acres more or less.

Vierbicher Associates, Inc.

By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_

Vierbicher Associates, Inc.

Michael S. Marty, P.L.S. No. 2452

## MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_

Steven R. Cover, Secretary

City of Madison Plan Commission

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OWNER’S CERTIFICATE OF DEDICATION

Reynolds Rigging & Crane Service, Inc., as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Reynolds Rigging & Crane Service, Inc., does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval or objection:

IN WITNESS WHEREOF, the said Reynolds Rigging & Crane Service, Inc., has caused these presents to be signed by Mark Reynolds, its President, at Madison, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reynolds Rigging & Crane Service, Inc.

Reynolds Rigging & Crane Service, Inc.

by: Mark Reynolds, President

STATE OF WISCONSIN     )  
DANE COUNTY            ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Mark Reynolds, President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: \_\_\_\_\_

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_; that said enactment 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\_\_\_\_.

Signed: \_\_\_\_\_  
Maribeth Witzel–Behl, City Clerk, City of Madison  
Dane County, Wisconsin



