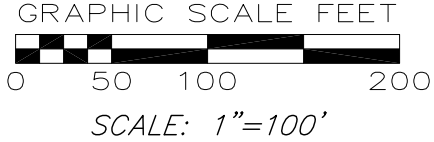


CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

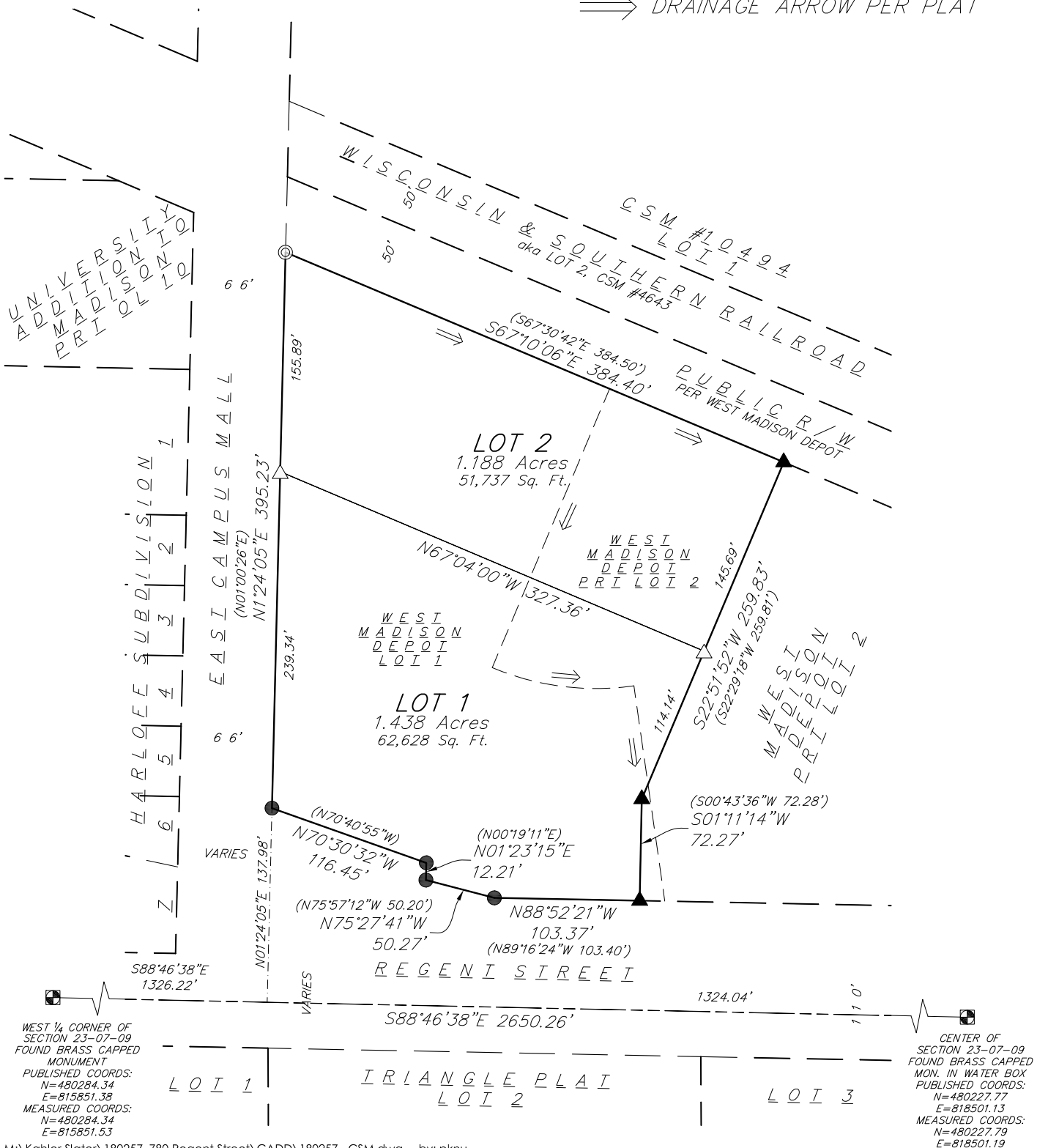


BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE, THE SOUTH LINE
OF THE NW 1/4 OF SEC. 23-07-09
MEASURED AS BEARING S88°46'38"E



SURVEY LEGEND

- ◎ FOUND 1" Ø IRON PIPE
 ■ PUBLIC LAND CORNER AS NOTED
 ● FOUND 3/4" Ø IRON ROD
 ▲ FOUND P.K. NAIL
 △ SET P.K. NAIL
 () RECORDED AS INFORMATION
 ⇒ DRAINAGE ARROW PER PLAT



M:\Kahler Slater\180257_780 Regent Street\CADD\180257 - CSM.dwg by: pknu

vierbicher
planners | engineers | advisors



FN: 180257
DATE: 3-6-2019
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
M.A. Mortenson Company
attn: Kurt Theune
17975 W. Sarah Lane
Brookfield, WI 53045

C.S.M. No.

Doc. No.

Vol. _____ Page _____

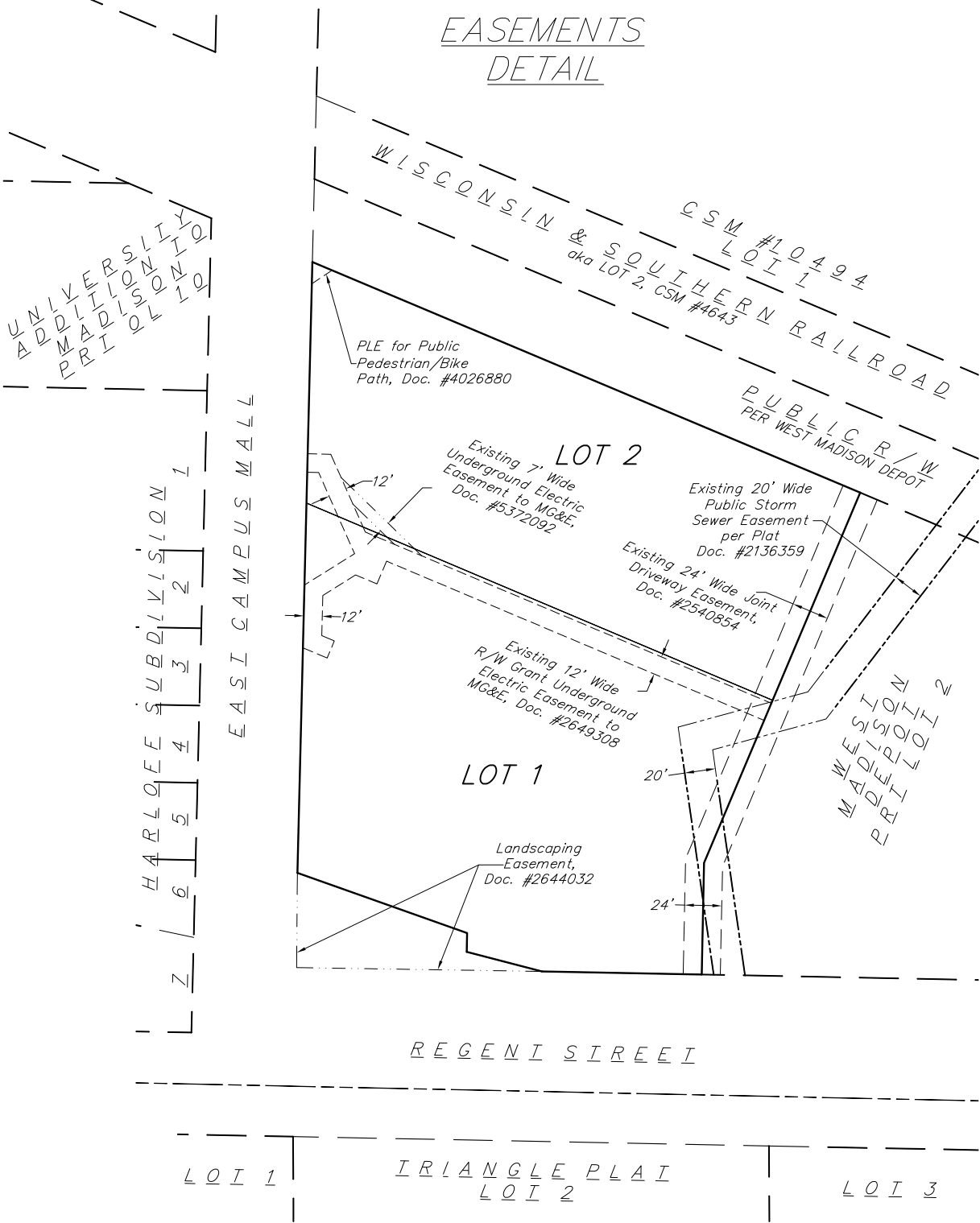
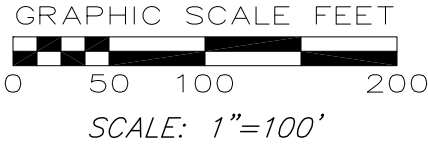
SHEET
1 OF 6

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE¼-NW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE, THE SOUTH LINE OF THE NW¼ OF SEC. 23-07-09 MEASURED AS BEARING S88°46'38"E



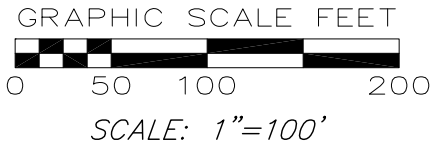
M:\Kahler Slater\180257_780 Regent Street\CADD\180257 - CSM.dwg by: pknu

CERTIFIED SURVEY MAP No. _____

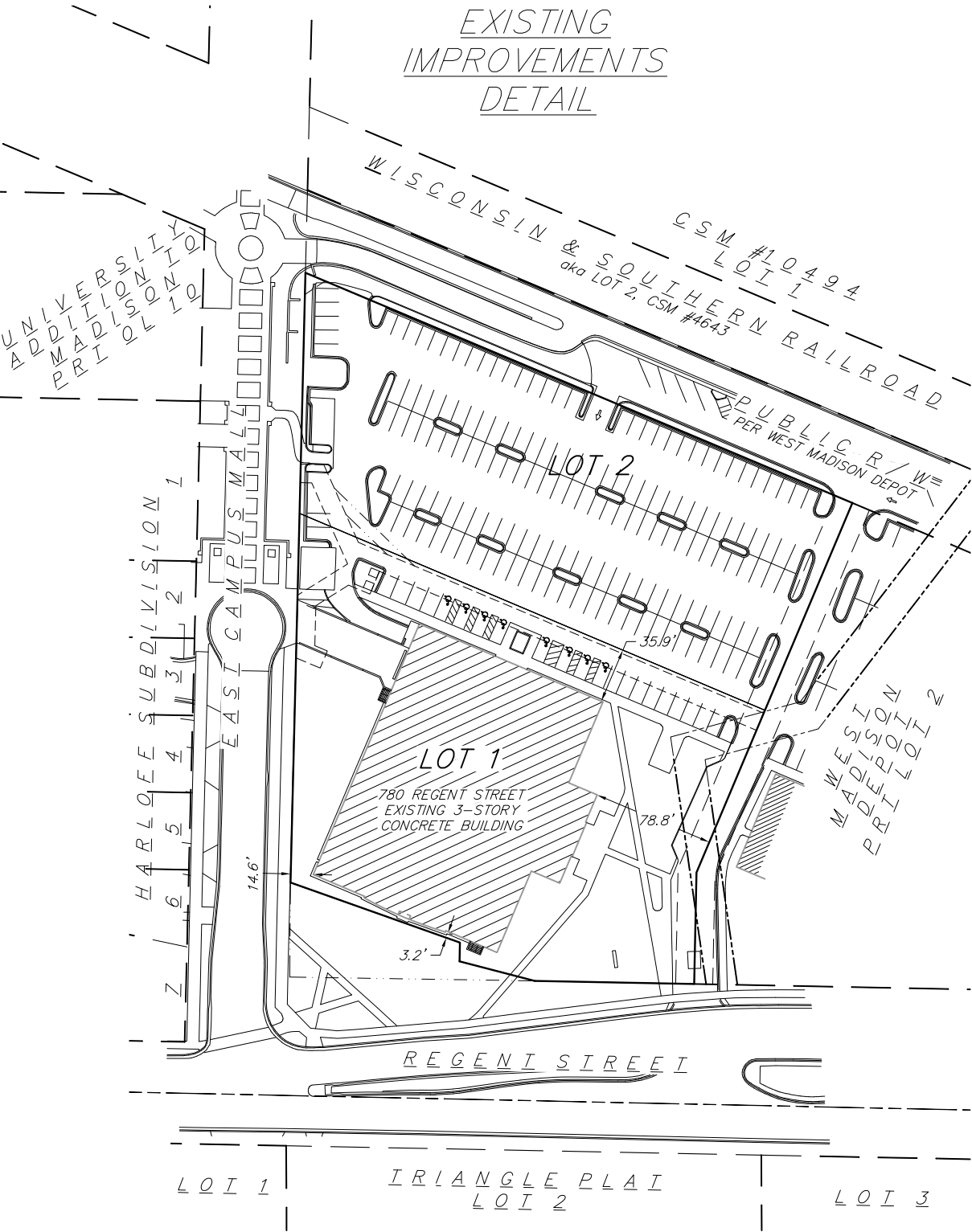
PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE¼-NW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE, THE SOUTH LINE
OF THE NW¼ OF SEC. 23-07-09
MEASURED AS BEARING S88°46'38"E



EXISTING
IMPROVEMENTS
DETAIL



M:\Kahler Slater\180257_780 Regent Street\CADD\180257 - CSM.dwg by: pknu

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 180257	SURVEYED FOR: M.A. Mortenson Company attn: Kurt Theune 17975 W. Sarah Lane Brookfield, WI 53045	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 6
		DATE: 3-6-2019			
		REV: _____			
		Drafted By: MMAR Checked By: PKNU			

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56–64A OF PLATS, ON PAGES 186–187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE¼–NW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S–2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Collegiate Gothic Associates Limited Partnership, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A–E 7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: March 6th, 2019

Signed: _____
Michael S. Marty, P.L.S. No. S–2452

LEGAL DESCRIPTION:

Part of Lot 1 and Part of Lot 2, West Madison Depot, as recorded in Volume 56–64A of Plats, on Pages 186–187, as Document Number 2136359, Dane County Registry, located in the SE¼–NW¼ of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 23; thence S88°46’38”E, 1326.22 feet along the south line of said Northwest ¼ to a point of intersection with the southerly extension of the west line of said Lot 1; thence N01°24’05”E, 137.98 feet along said southerly extension to the southwest corner of said Lot 1 and the Point of Beginning; thence N01°24’05”E, 395.23 feet along the west line of said Lot 1 to the northwest corner thereof; thence S67°10’06”E, 384.40 feet along the northerly line of said Lot 1 and Lot 2; thence S22°51’52”W, 259.83 feet; thence S01°11’14”W, 72.27 feet to the south line of said Lot 1; thence N88°52’21”W, 103.37 feet along the south line of said Lot 1; the following three courses being along the southwesterly lines of said Lot 1; thence N75°27’41”W, 50.27 feet; thence N01°23’15”E, 12.21 feet; thence N70°30’32”W, 116.45 feet to the Point of Beginning.

Containing 114,365 square feet or 2.626 acres, more or less.

NOTES:

- 1. 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.
- 2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 3. The lands within this Certified Survey Map are subject to the drainage arrows per the plat. Drainage arrows indicate the direction of drainage during grading. Drainage patterns shall be maintained by the lot owner unless modified with the approval of the City Engineer.
- 4. The lands within this Certified Survey Map are subject to a driveway and access easement agreement per Document Number 2629991. The easement is blanket in nature upon driveways.
- 5. The lands within this Certified Survey Map are subject to the 780 Regent Street PUD–SIP document per Document Number 2552868, the Revised Plans per Document Number 2868877 and the Alteration to an Approved and Recorded Specific Implementation Plan per Document Number 2795858.
- 6. The lands within this Certified Survey Map are subject to the Plans for the Regent Street Rail Corridor per Document Number 2950327.
- 7. The lands within this Certified Survey Map are subject to the Alteration to an Approved and Recorded Specific Implementation Plan per Document Number 3870616 and Document Number 5128319.
- 8. The lands within this Certified Survey Map are subject to the Alteration to an Approved and Recorded Specific Implementation Plan per Document Number 5300917.
- 9. The lands within this Certified Survey Map are subject to a Memorandum of Agreement per Document Number 5385753.

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE¼-NW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE:

Collegiate Gothic Associates Limited Partnership, 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. Collegiate Gothic Associates Limited Partnership does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 2019.

Collegiate Gothic Associates Limited Partnership

By: _____
Randall P. Alexander, General Partner

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 2019, Randall P. Alexander, General Partner of Collegiate Gothic Associates Limited Partnership, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

CONSENT OF MORTGAGEE CERTIFICATE:

Johnson Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner’s Certificate.

IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2019.

Johnson Bank

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND PART OF LOT 2, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN THE SE¼-NW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this ____ day of _____, 201____.

Signed: _____
Natalie Erdman, Secretary
City of Madison Plan Commission

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

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2019. at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds