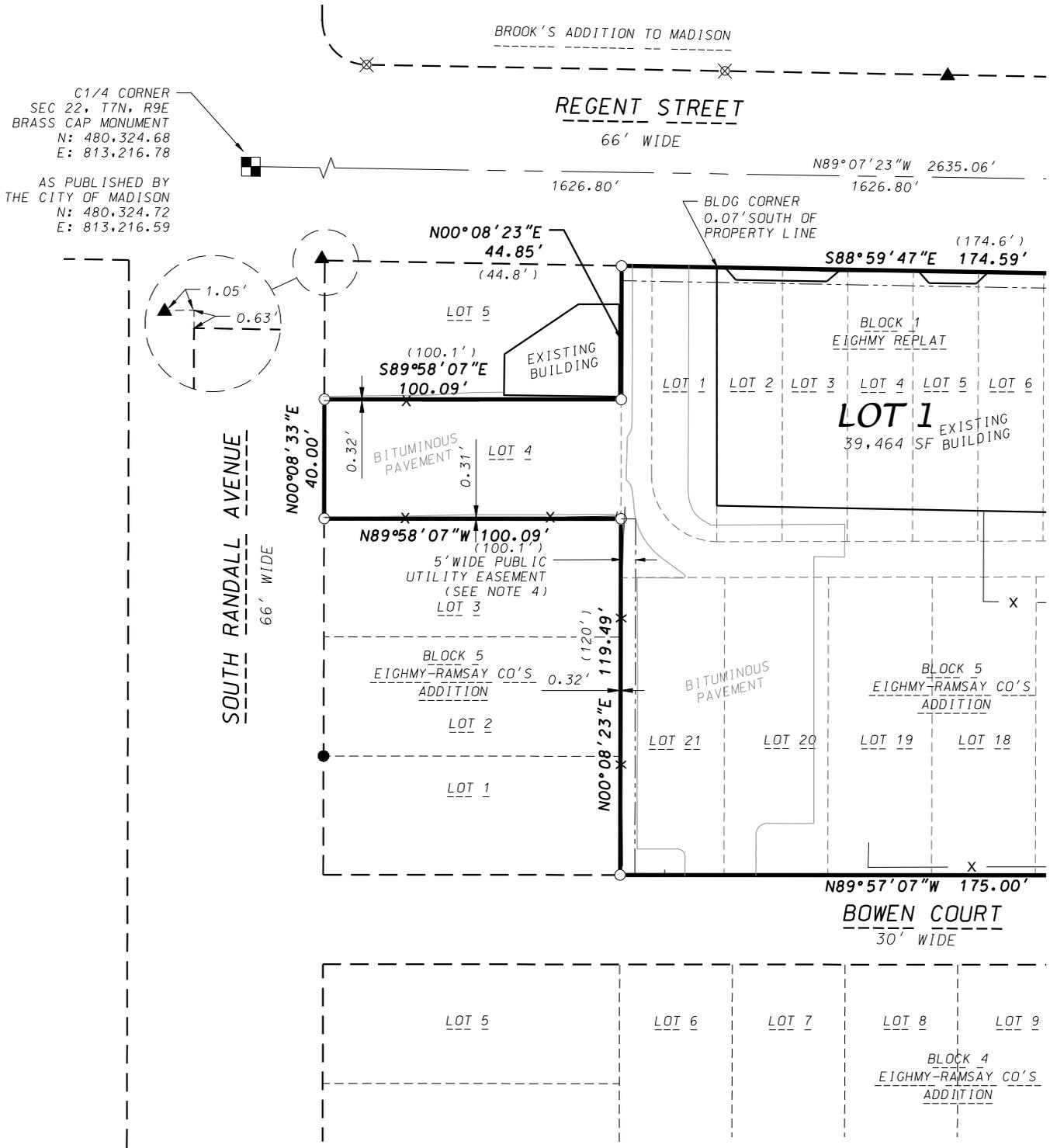


DRAFT COPY

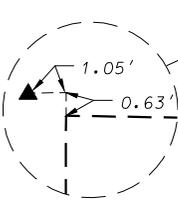
# CERTIFIED SURVEY MAP

LOTS 1-7, BLOCK 1, EIGHMY REPLAT, LOT 4 AND LOTS 17-21, BLOCK 5, EIGHMY-RAMSAY CO'S ADDITION, AND ALL OF A VACATED ALLEY (DOC NO. 695645 & 868863), LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 22, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



C1/4 CORNER  
SEC 22, T7N, R9E  
BRASS CAP MONUMENT  
N: 480,324.68  
E: 813,216.78

AS PUBLISHED BY  
THE CITY OF MADISON  
N: 480,324.72  
E: 813,216.59



SEE SHEET 2

**LEGEND**

- PLACED 3/4"X18" IRON REBAR (WT=1.5LB/FT)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- ⊗ FOUND CHISELLED "X" IN CONCRETE
- ▲ FOUND MAG NAIL



GRID NORTH DANE COUNTY  
COORDINATE SYSTEM  
THE NORTH LINE OF THE SE1/4  
OF SECTION 22, T7N, R9E  
BEARS N89°07'23"W  
0 50  
Scale 1" = 50'  
SHEET 1 OF 8

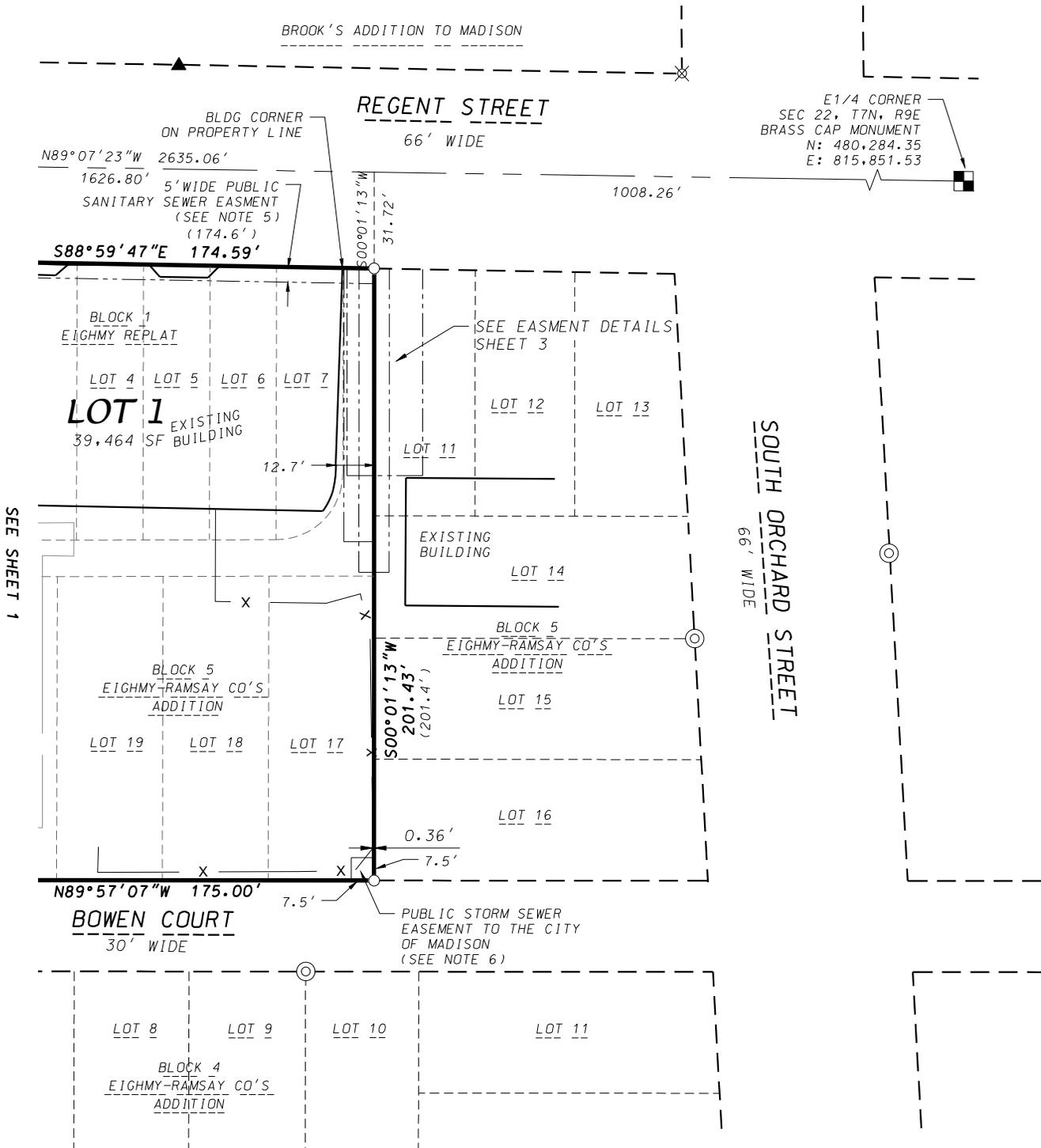
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

July 29, 2020  
Revised: March 31, 2021  
DATE: March 31, 2021  
F.N.: 20-05-130  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

DRAFT COPY

# CERTIFIED SURVEY MAP

LOTS 1-7, BLOCK 1, EIGHMY REPLAT, LOT 4 AND LOTS 17-21, BLOCK 5, EIGHMY-RAMSAY CO'S ADDITION, AND ALL OF A VACATED ALLEY (DOC NO. 695645 & 868863), LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 22, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**LEGEND**

- PLACED 3/4"X18" IRON REBAR (WT=1.5LB/FT)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- ✕ FOUND CHISELLED "X" IN CONCRETE
- ▲ FOUND MAG NAIL



July 29, 2020  
Revised: March 31, 2021

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

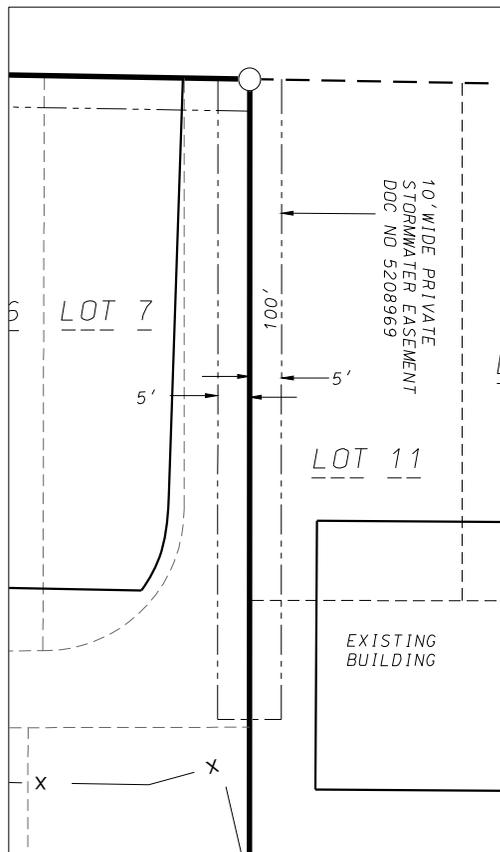
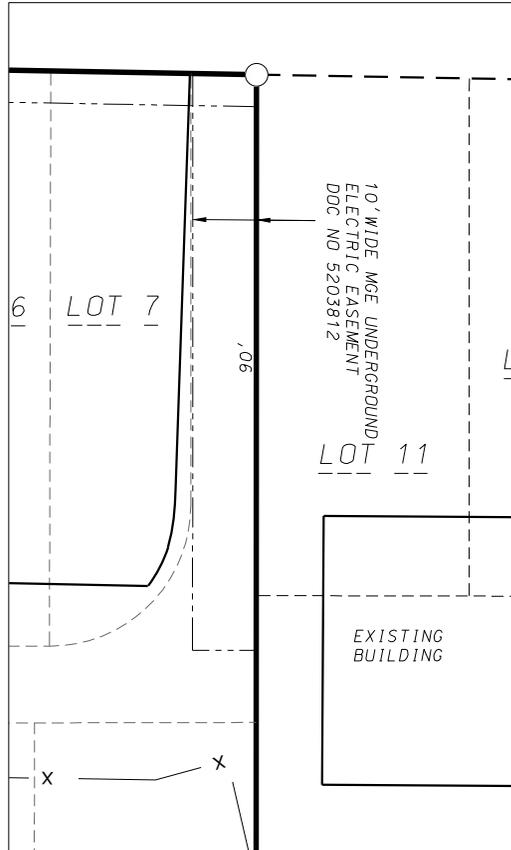
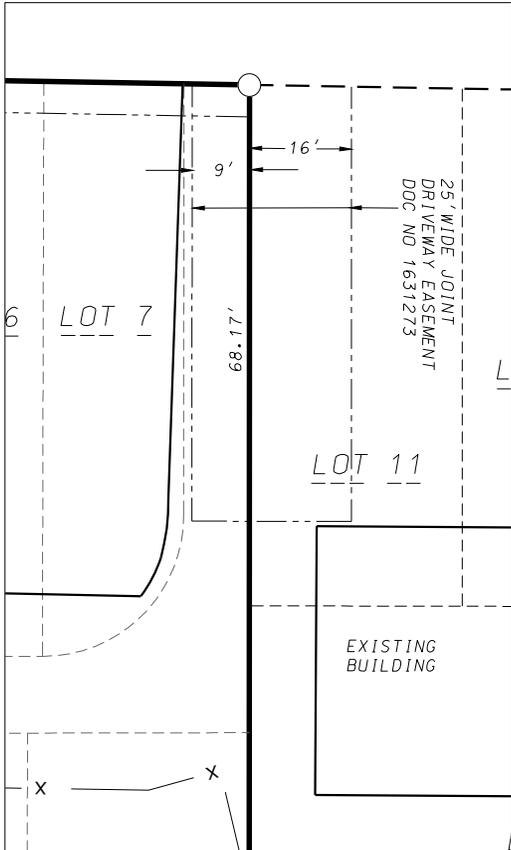
GRID NORTH DANE COUNTY COORDINATE SYSTEM  
THE NORTH LINE OF THE SE1/4 OF SECTION 22, T7N, R9E BEARS N89°07'23"W  
0 50  
Scale 1" = 50'  
SHEET 2 OF 8

DATE: March 31, 2021  
F.N.: 20-05-130  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

DRAFT COPY

# CERTIFIED SURVEY MAP

LOTS 1-7, BLOCK 1, EIGHMY REPLAT, LOT 4 AND LOTS 17-21, BLOCK 5, EIGHMY-RAMSAY CO'S ADDITION, AND ALL OF A VACATED ALLEY (DOC NO. 695645 & 868863), LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 22, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



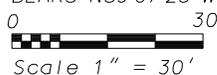
July 29, 2020  
Revised: March 31, 2021

**LEGEND**

- PLACED 3/4"X18" IRON REBAR (WT=1.5LB/FT)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- ⊗ FOUND CHISELLED "X" IN CONCRETE
- ▲ FOUND MAG NAIL



GRID NORTH DANE COUNTY COORDINATE SYSTEM  
THE NORTH LINE OF THE SE1/4 OF SECTION 22, T7N, R9E BEARS N89°07'23"W



SHEET 3 OF 8

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 31, 2021  
F.N.: 20-05-130  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

DRAFT COPY

CERTIFIED SURVEY MAP

NOTES

- 1. This Certified Survey Map is subject to a the following recorded instruments:
  - A. Memorandum of Sign Site Lease recorded as Document No. 4927542
  - B. Restriction of Use of Property recorded as Document No. 1604776
  - C. Joint Driveway Agreement recorded as Document No. 1631273
  - D. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures, recorded as Document No. 5203812.
  - E. Right of Way Grant Underground Electric Easement to Madison Gas and Electric Company recorded as Document No. 5203812.
  - F. Private Stormwater Easement Agreement Agreement recorded as Document No. 5208969.
  - G. Declaration of Easement Agreement, recorded as Document No. 5267583.
  - H. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures, recorded as Document No. 5269114.
  - I. Residency Agreement recorded as Document No. 5091863.
- 2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issues.
- 3. The property is located within Wellhead Protection District - Zone (WP-27). Uses of the property are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.
- 4. Public Utility Easement:  
Public Utility Easement as herein set forth is for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5. Public Sanitary Sewer Easement:  
5' Wide Public Sanitary Sewer Easement to the City for the in-place subterranean maintenance, repair or lining of the existing sanitary sewer that exists in place along the north line (Regent Street Right of Way) or any portion that lies within this this Certified Survey Map. The easement shall expire upon the abandonment of the existing sewer main as part of a future City of Madison Public Works Project providing alternate sanitary sewer connections for all buildings currently served by this main.
- 6. Public Storm Sewer Easement:  
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: 1/64 The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: 1/64 This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: 1/64 Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.



July 29, 2020  
Revised: March 31, 2021

DATE: March 31, 2021  
F.N.: 20-05-130  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DRAFT COPY

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 1-7, Block 1, Eighth replat, Lot 4 and Lots 17-21, Block 5, Eighth-Ramsay Co's Addition, and all of a vacated alley (Document No's. 695645 & 868863), located in the NE1/4 of the SE1/4 of Section 22, T7N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 22; thence S89°07'23"E, 1008.26 feet along the north line of the SE1/4 of said Section 22; thence S00°01'13"W, 31.72 feet to the northwest corner of Lot 11, Block 5, Eighth-Ramsay Co's Addition and point of beginning; thence continuing S00°01'13"W, 201.43 feet along the west line of Lots 11, 14-16, said Block 5; thence N89°57'07"W, 175.00 feet along the north right-of-way line of Bowen Court; thence N00°08'23"E, 119.49 feet along the east line of Lots 1-3, said Block 5; thence N89°58'07"W, 100.09 feet along the north line of said Lot 3; thence N00°08'33"E, 40.00 feet along the east right-of-way line of South Randall Avenue; thence S89°58'07"E, 100.09 feet along the north line of Lot 4, said Block 5; thence N00°08'23"E, 44.85 feet along the east line of Lot 5, said Block 5; thence S88°59'47"E, 174.59 feet along the south right-of-way line of Regent Street to the point of beginning. Contains 39,464 square feet (0.906 acres).

Dated this 29TH day of JULY, 2020.

Kevin J. Pape, Professional Land Surveyor S-2568

Revised this 31th day of March, 2021.



D'ONOFRIO KOTTKE AND ASSOCIATES, INC. 7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 31, 2021 F.N.: 20-05-130 C.S.M. NO. DOC. NO. VOL. SHEET

DRAFT COPY

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

FCS Plan B 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 company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

FCS Plan B LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said FCS Plan B LLC has caused these presents to be signed by said member, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

FCS Plan B LLC

Signature

Print Name and Title

STATE OF WISCONSIN)
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires:



July 29, 2020
Revised: March 31, 2021

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 31, 2021
F.N.: 20-05-130
C.S.M. NO.
DOC. NO.
VOL. SHEET

DRAFT COPY

CERTIFIED SURVEY MAP

CONSENT OF CORPORATE MORTGAGEE

Mound City Bank, a corporation 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 dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Mound City Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MOUND CITY BANK

\_\_\_\_\_

STATE OF WISCONSIN)
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires \_\_\_\_\_



July 29, 2020
Revised: March 31, 2021



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 31, 2021
F.N.: 20-05-130
C.S.M. NO.
DOC. NO.
VOL. SHEET

**DRAFT COPY**

**CERTIFIED SURVEY MAP**

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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary,  
Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds



July 29, 2020  
Revised: March 31, 2021



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: March 31, 2021  
F.N.: 20-05-130  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_