

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1-18, BLOCK 187, ALL OF LOTS 1-4 AND 15-18, BLOCK 197, ALL OF LOTS 1-6, 13-17 AND PART OF LOTS 7, 12 AND 18, BLOCK 186, PART OF VACATED FEW STREET AND EAST MAIN STREET, ALL PART OF FARWELL'S REPLAT OF MADISON, AS RECORDED IN THE DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

TRUE NORTH QUARTER CORNER OF SECTION 13-07-09
N: 488355.29
E: 823883.37

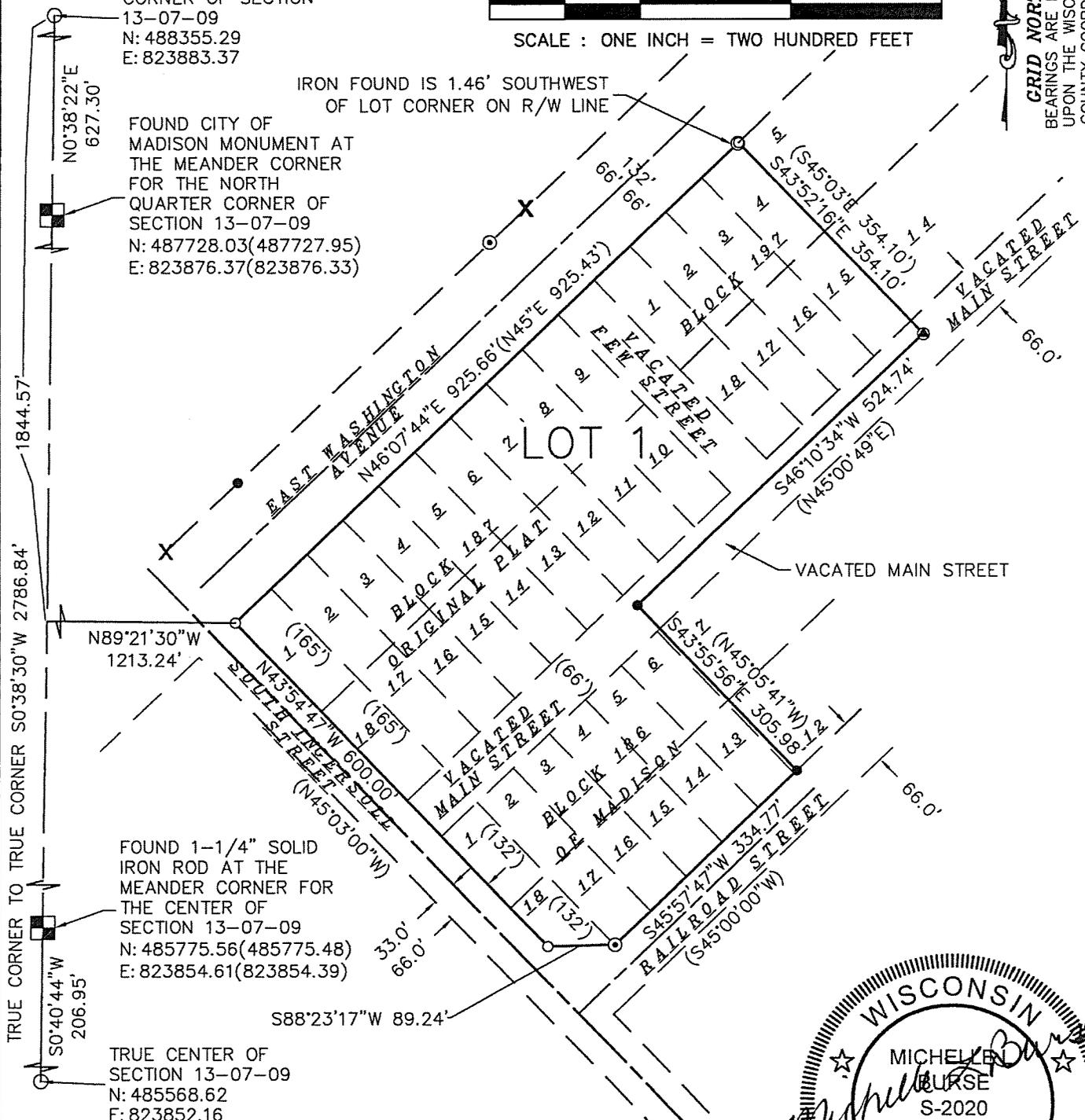
0 100 200 400 600

SCALE : ONE INCH = TWO HUNDRED FEET

GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

IRON FOUND IS 1.46' SOUTHWEST OF LOT CORNER ON R/W LINE

FOUND CITY OF MADISON MONUMENT AT THE MEANDER CORNER FOR THE NORTH QUARTER CORNER OF SECTION 13-07-09
N: 487728.03(487727.95)
E: 823876.37(823876.33)



FOUND 1-1/4" SOLID IRON ROD AT THE MEANDER CORNER FOR THE CENTER OF SECTION 13-07-09
N: 485775.56(485775.48)
E: 823854.61(823854.39)

TRUE CENTER OF SECTION 13-07-09
N: 485568.62
E: 823852.16

NOTES:

- 1) SEE SHEET 5 FOR BUILDINGS.
- 2) SEE SHEET 7 FOR LEGEND.
- 3) LOT 1 AREA=447,742 SQ. FT.



SURVEYED FOR :
City of Madison

SURVEYED BY :

Burse

surveying & engineering llc

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
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VOLUME _____ PAGES _____

Date: January 08, 2019
Plot View: csm

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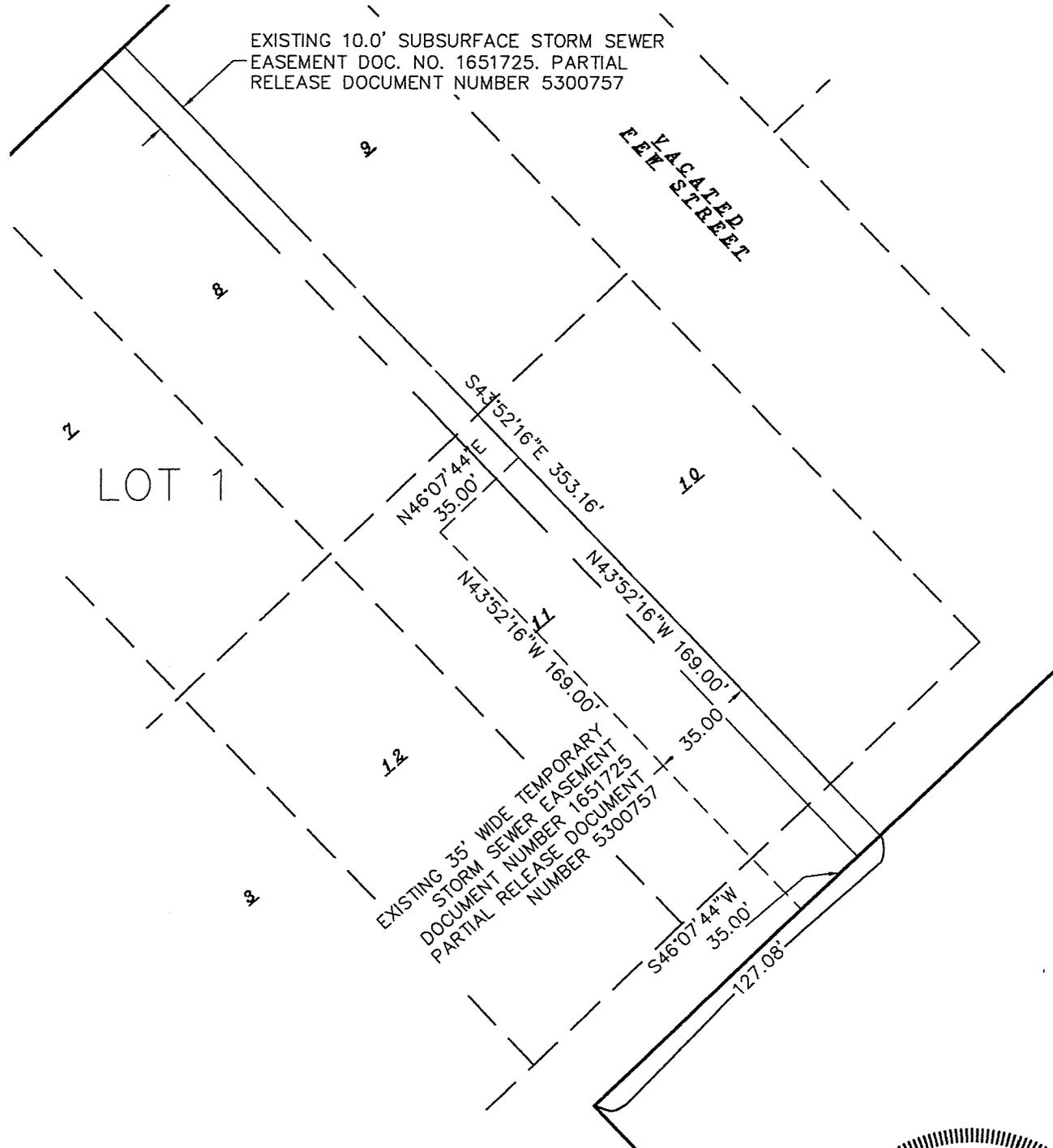


SCALE : ONE INCH = FIFTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

EASEMENT DETAILS

EXISTING 10.0' SUBSURFACE STORM SEWER EASEMENT DOC. NO. 1651725. PARTIAL RELEASE DOCUMENT NUMBER 5300757

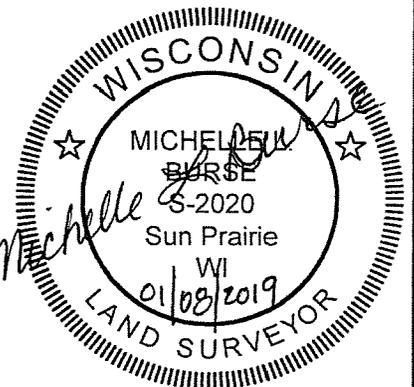


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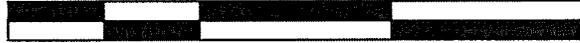
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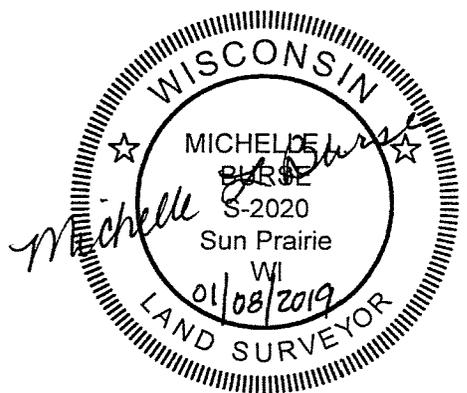
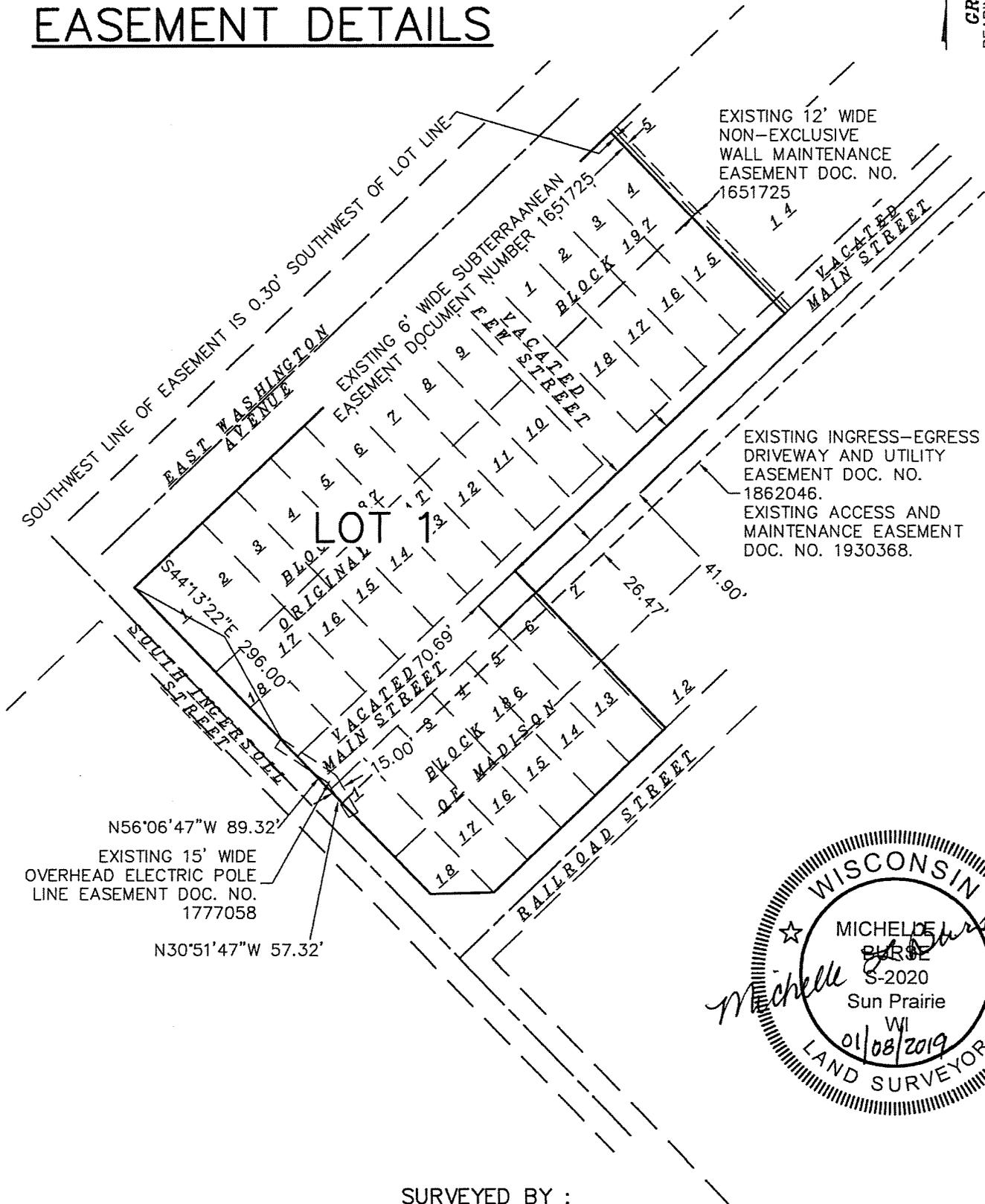
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EASEMENT DETAILS



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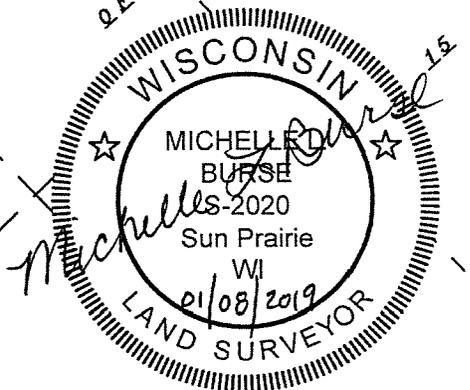
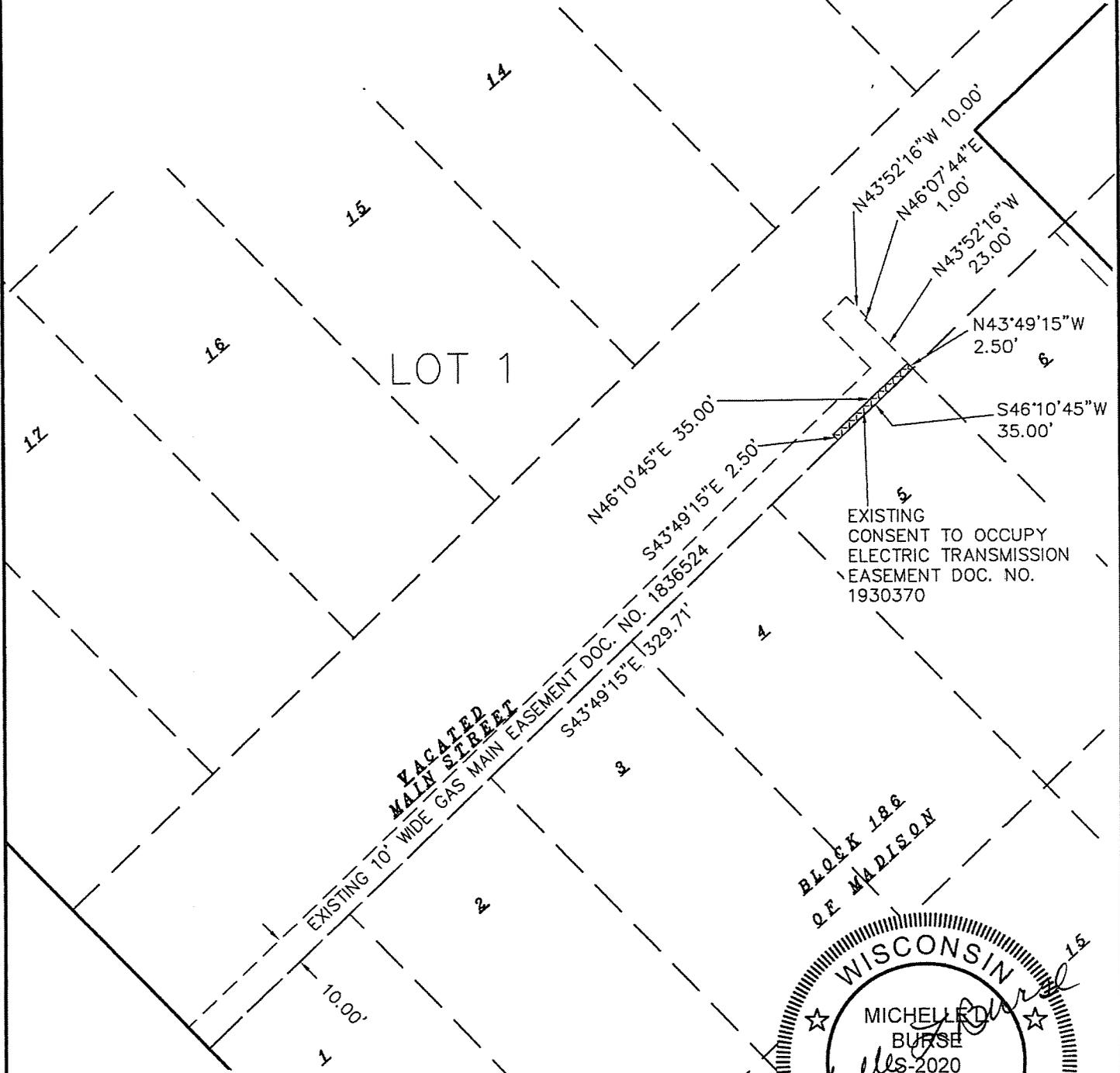
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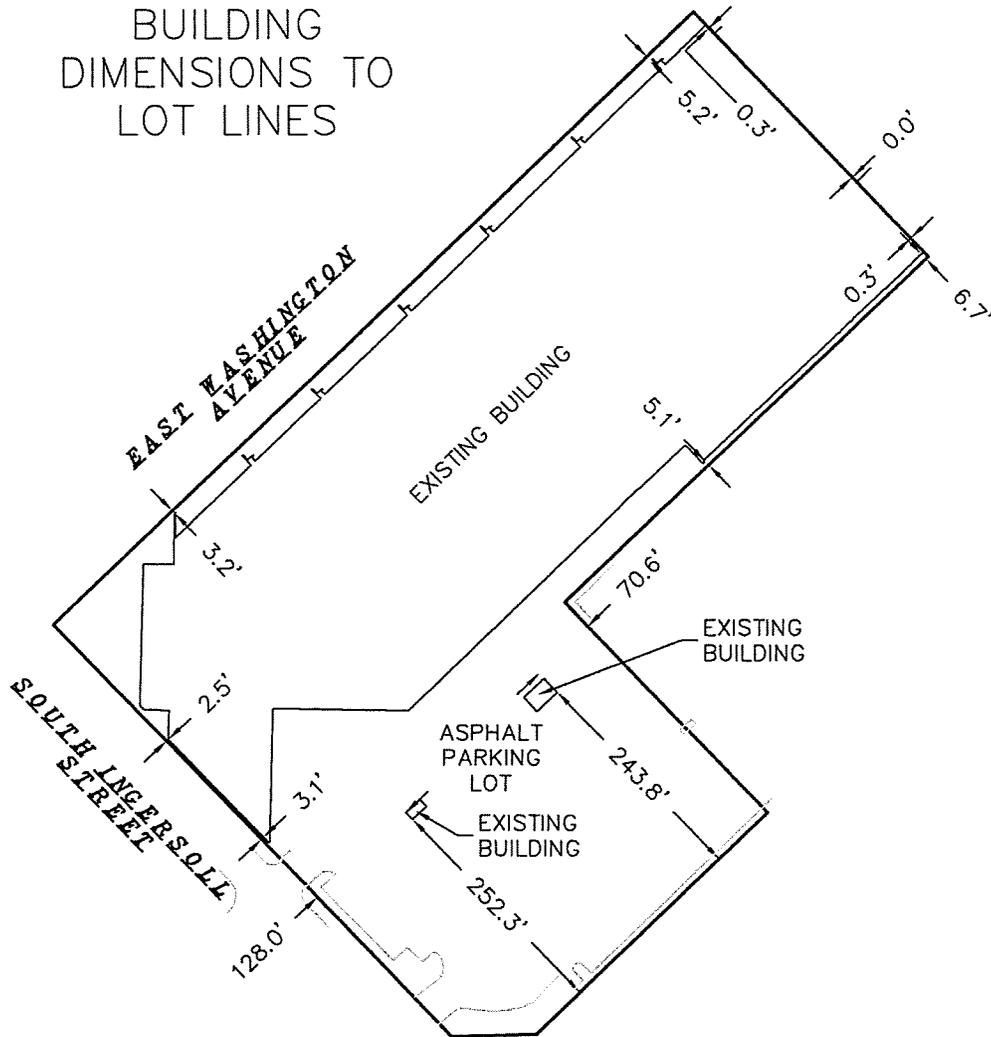
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BUILDING DIMENSIONS TO LOT LINES



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NOTES CONTINUED:

4) Surveyor was provided Title Report Number NCS-916573-MAD dated July 13, 2018 from First American Title Insurance Company. Said Title report references the following:

-Easement granted to Wisconsin River Power Company as set forth in instrument recorded December 3, 1915, in Volume 32 of Misc. Page 571, as Document No. 348894. Assigned to Madison Gas and Electric Company pursuant to instrument recorded March 17, 1917, in Volume 45 of Misc., Page 11, as Document No. 360941. Assigned Madison Gas & Electric Company pursuant to instrument recorded November 7, 1925, in Volume 65 of Misc., Page 480, as Document No. 454339. Affidavit recorded as Document No. 1485216.

-Easements, covenants and/or restrictions as set forth in Warranty Deed recorded December 12, 1979, in Volume 1456 of Records, Page 14, as Document No. 1651725.

-Overhead Electric Pole Easement granted to Madison Gas and Electric Company recorded April 27, 1983, in Volume 4417 of Records, Page 67, as Document No. 1777058.

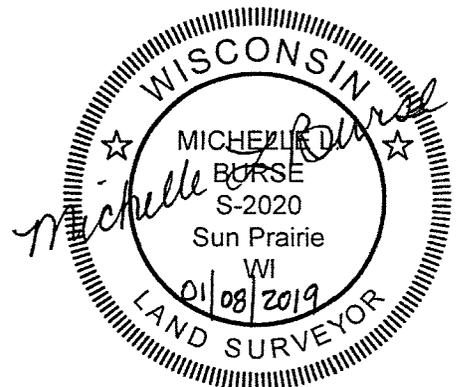
-Gas Main Easement granted to Madison Gas and Electric Company recorded June 6, 1984, in Volume 5744 of Records, Page 16, as Document No. 1836524.

-Right of Way Grant for Ingress/Egress Driveway recorded December 14, 1984, in Volume 6346 of Records, Page 72, as Document No. 1862046.

-Access and Maintenance Agreement recorded in Volume 8007 of Records, Page 88, as Document No. 1930368.

-Consent to Occupy Electric Transmission Easement recorded April 16, 1986, in Volume 8007 of Records, Page 92, as Document No. 1930370.

-Grant of Transmission Line Easement recorded January 29, 2001, as Document No. 3283454. Partial Release of Grant of Transmission Line Easement recorded January 20, 2017, as Document No. 5300757.



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SHEET 6 OF 8

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LEGEND

- 7/8" SOLID IRON ROD FOUND
- ⊙ 2" IRON PIPE FOUND
- X FOUND X CUT
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

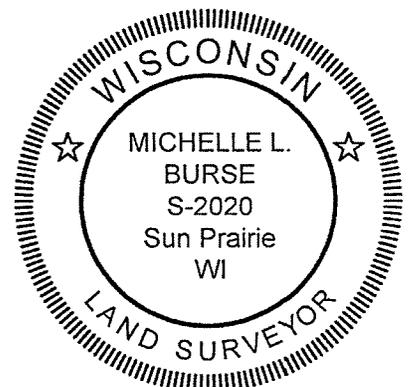
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped ALL OF LOTS 1-18, BLOCK 187, ALL OF LOTS 1-4 AND 15-18, BLOCK 197, ALL OF LOTS 1-6, 13-17 AND PART OF LOTS 7, 12 AND 18, BLOCK 186, PART OF VACATED FEW STREET AND EAST MAIN STREET, ALL PART OF FARWELL'S REPLAT OF MADISON, AS RECORDED IN THE DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, more fully described as follows: Commencing at the North Quarter corner of said Section 13; thence South 00 degrees 38 minutes 30 seconds West, 1844.57 feet; thence South 89 degrees 21 minutes 30 seconds East, 1213.24 feet to the Point of Beginning, also to the northeast right of way of South Ingersoll Street, also to the southeast right of way of East Washington Avenue; thence North 46 degrees 07 minutes 44 seconds East along said southeast right of way, 925.66 feet; thence South 43 degrees 52 minutes 16 seconds East, 354.10 feet; thence South 46 degrees 10 minutes 34 seconds West, 524.74 feet; thence South 43 degrees 55 minutes 56 seconds East, 305.98 feet to the northwest right of way of Railroad Street; thence South 45 degrees 57 minutes 47 seconds West along said northwest right of way, 334.77 feet; thence South 88 degrees 23 minutes 17 seconds West, 89.24 feet to the aforementioned northeast right of way line; thence North 43 degrees 54 minutes 47 seconds West along said northeast right of way, 600.00 feet to the point of beginning, under the direction of the owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 8 day of JANUARY, 2019.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



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SHEET 7 OF 8

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OWNER'S CERTIFICATE

City of Madison, as owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owner, this ___ day of _____, 201__.

Mayor, Paul Soglin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 201__, the above named Paul Soglin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY OF MADISON COMMON COUNCIL APPROVAL

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 _____, 201__, 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 _____, 201__.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ___ day of _____, 201__.

, Secretary of Planning Commission.



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_____ County, Wisconsin
Received for Record
_____, 20__ at _____
_____ o'clock __M as
Document No. _____
in _____

Register of Deeds