

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12424, RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, PAGES 219-224, AS DOCUMENT NUMBER 4412872, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = SIXTY FEET

GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE ZONE
NAD83(97) DATUM

LEGEND

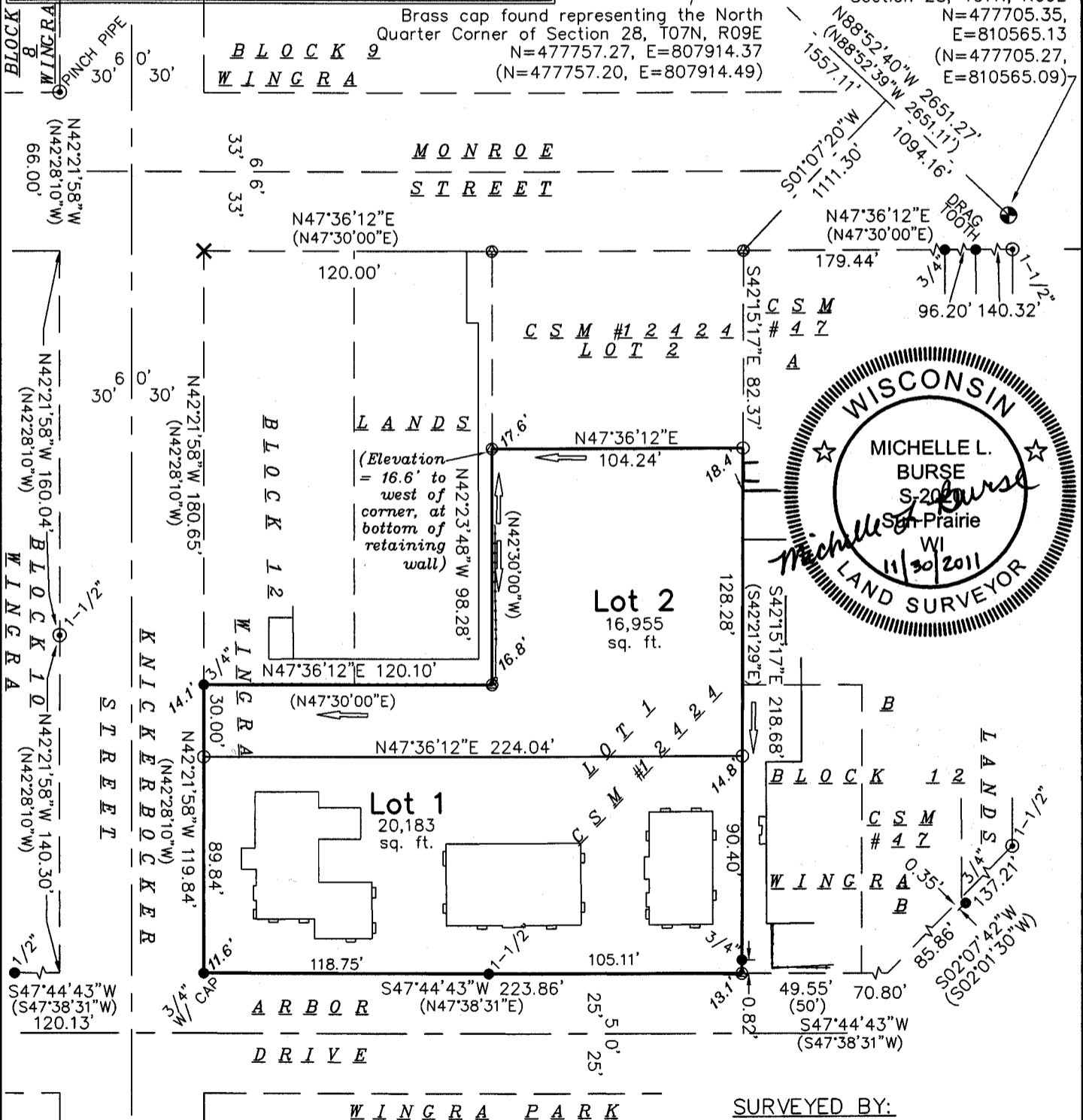
- X FOUND CHISELED CROSS
- FOUND SOLID IRON ROD (OUTSIDE DIAMETER NOTED)
- ⊙ FOUND IRON PIPE (OUTSIDE DIAMETER NOTED)
- SET 3/4" X 18" SOLID IRON ROD, WT. 1.50 LB/FT W/CAP
- ⊙ SET P.K. NAIL (IF ASPHALT) SET CHISELED X (IF CONCRETE)
- () INDICATES RECORDED AS DISTANCES MEASURED TO THE NEAREST HUNDRETH FOOT
- ↖ DRAINAGE ARROW (SEE NOTE ON SHEET 4)
- 17.0' GROUND ELEVATION (SEE NOTE ON SHEET 4)

NOTES:

1. See building details on Sheet 2.
2. See easement details on Sheet 3.
3. See additional notes on Sheet 4.
4. See note on Sheet 4 for coordinate system details.

Brass cap in water box found representing the Northeast Corner of Section 28, T07N, R09E
 N=477705.35, E=810565.13
 (N=477705.27, E=810565.09)

Brass cap found representing the North Quarter Corner of Section 28, T07N, R09E
 N=477757.27, E=807914.37
 (N=477757.20, E=807914.49)



SURVEYED BY:

Burse

surveying & engineering ^{LLC}

1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chorus.net
 www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: November 30, 2011

Plot View: Sht1

PROJECTS\BSE1029\CSM\2011CSM\CSBSE1029.DWG

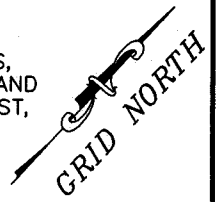
SURVEYED FOR:

James M. Corcoran
 2702 Monroe St.
 Madison, WI 53711

SHEET 1 OF 6

CERTIFIED SURVEY MAP No.

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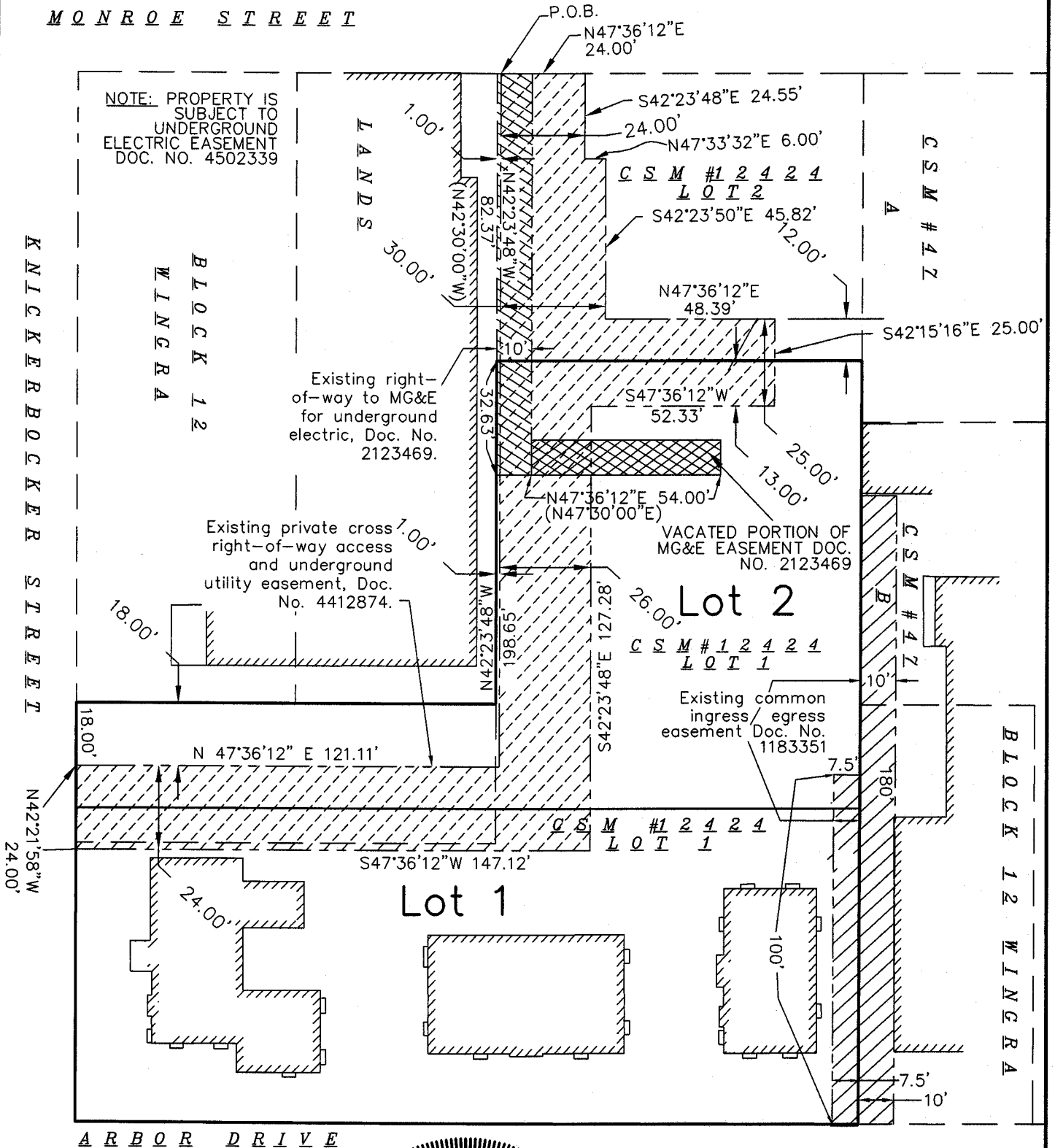


SCALE : ONE INCH = FORTY FEET

NOTES:

1. See Sheet 4 for additional notes.

EXISTING EASEMENT DETAIL



NOTE: PROPERTY IS SUBJECT TO UNDERGROUND ELECTRIC EASEMENT DOC. NO. 4502339

Existing right-of-way to MG&E for underground electric, Doc. No. 2123469.

Existing private cross right-of-way access and underground utility easement, Doc. No. 4412874.

VACATED PORTION OF MG&E EASEMENT DOC. NO. 2123469

Existing common ingress/egress easement Doc. No. 1183351



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MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

Date: November 30, 2011
 Plot View: Sht3

PROJECTS\BSE1029\CSM\2011CSM\CSBSE1029.DWG

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12424, RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, PAGES 219-224, AS DOCUMENT NUMBER 4412872, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. Date of Survey: November 3, 2011.
2. Area within exterior boundary: 37,138 square feet or 0.8526 acres, more or less.
3. Wisconsin County Coordinates, Dane Zone (Dane County Coordinates), NAD83(97) Datum, U.S. survey feet, were determined at Public Land Survey Section Corners and at site control points using Real-Time Kinematic Global Positioning System techniques from the City of Madison base station, at latitude 43°03'17.13258", longitude 89°22'57.67569" (E=821567.38 US ft, N=475567.53 US ft). Record coordinates (in parenthesis) for Section Corners are per city monument records by Carl Sandsnes dated June 22, 2006 (North 1/4-corner) and February 16, 2004. (Northeast corner).
4. Arrows (see sheet 1) 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 maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given (see sheet 1) are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is City of Madison datum. The top nut of the fire hydrant at the north corner of Monroe and Knickerbocker has an elevation of 18.71 feet.
5. Given the existing and proposed improvements on the lots in this CSM, the City of Madison has waived the standard requirement to create public easements for drainage purposes along lot lines, instead executing with the owner a Inter-Lot Drainage Agreement recorded on _____ as Document Number _____, Dane County Registry.

LEGAL DESCRIPTION:

All of Lot 1, Certified Survey Map No. 12424, Recorded in Volume 77 of Certified Survey Maps, Pages 219-224, as Document Number 4412872, Dane County Registry, located in the Northeast and Southeast Quarters of the Northeast Quarter of Section 28, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

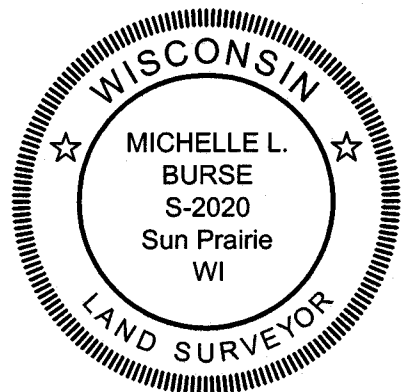
Commencing at the Northeast Corner of said Section 28; thence North 88 degrees 52 minutes 40 seconds West along the North line of said Section 28, 1094.16 feet; thence South 01 degree 07 minutes 20 seconds West, 1111.30 feet to the Southeasterly right-of-way line of Monroe Street and the Northeast corner of Lot 2 of said CSM #12424; thence South 42 degrees 15 minutes 17 seconds East, 82.37 feet to the point of beginning; thence South 42 degrees 15 minutes 17 seconds East, 218.68 feet to the Northwesterly right-of-way line of Arbor Drive; thence South 47 degrees 44 minutes 43 seconds West along said right-of-way, 223.86 feet to the Northeasterly right-of-way line of Knickerbocker Street; thence North 42 degrees 21 minutes 58 seconds West along said right-of-way, 119.84 feet; thence North 47 degrees 36 minutes 12 seconds East, 120.10 feet; thence North 42 degrees 23 minutes 48 seconds West, 98.28 feet; thence North 47 degrees 36 minutes 12 seconds East, 104.24 feet to the point of beginning. This description contains 37,138 square feet or 0.8526 acres.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of James M. Corcoran, owner of said land. I further certify that the map on sheet 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 30TH day of NOVEMBER, 2011.

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



Burse

surveying & engineering Inc.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chorus.net

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: November 30, 2011

Plot View: Sht4

\\PROJECTS\\BSE1029\\CSM\\2011CSM\\CSBSE1029.DWG

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OWNER'S CERTIFICATE

I, James M. Corcoran, 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 _____, 20__1.

Signed _____
James M. Corcoran

State of Wisconsin)
County of Dane)ss.

Personally came before me this ____ day of _____, 201__,
the above named James M. Corcoran, to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Notary Public:

My commission expires/is permanent: _____

CORPORATE MORTGAGEE CERTIFICATE (1 OF 2):

M & I Marshall & Ilsley Bank, a banking association duly organized and existing under and by virtue 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 C.S.M., and does hereby consent to the above certificate of James M. Corcoran, owner.

IN WITNESS WHEREOF, the said M & I Marshall & Ilsley Bank has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, this ____ day of _____, 201__.

M & I Marshall & Ilsley Bank

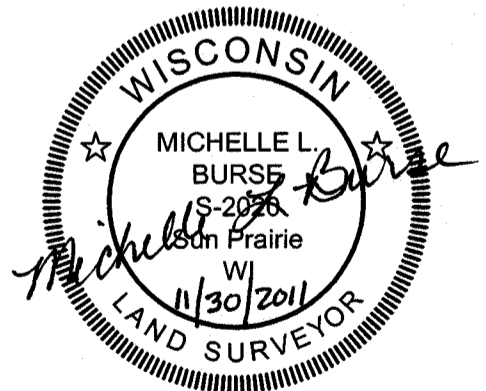
By: _____

State of Wisconsin)
County of Dane)ss

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

Notary Public: _____

My commission expires/is permanent: _____



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surveying & engineering Inc.

MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: November 30, 2011

Plot View: Sht5

\\PROJECTS\BSE1029\CSM\2011CSM\CSBSE1029.DWG

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www.bursesurveyengr.com SHEET 5 OF 6

CERTIFIED SURVEY MAP No. _____

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CORPORATE MORTGAGEE CERTIFICATE (2 OF 2):

Union Federal Savings and Loan Association, a banking association duly organized and existing under and by virtue of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of James M. Corcoran, owner.

IN WITNESS WHEREOF, the said Union Federal Savings and Loan Association has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 201__.

Union Federal Savings and Loan Association

By: _____

State of _____)
County of _____)ss

Personally came before me this ____ day of _____, 201__, the above named _____, 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 APPROVAL

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

Dated this ____ day of _____, 201__.

Steven R. Cover,
Secretary of Planning Commission.

CITY OF MADISON COMMON COUNCIL APPROVAL

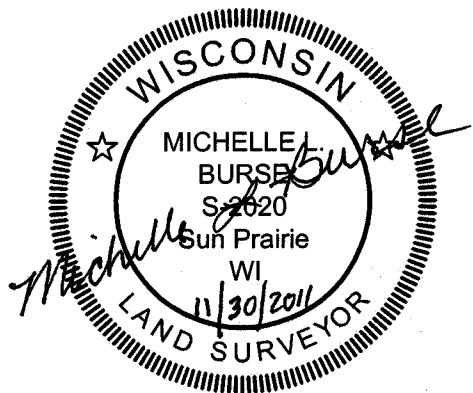
Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 200__, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified 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

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
_____, 20__ at _____
o'clock __M as
Document No. _____
in _____

Register of Deeds



Burse
surveying & engineering INC

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