

# CERTIFIED SURVEY MAP No.

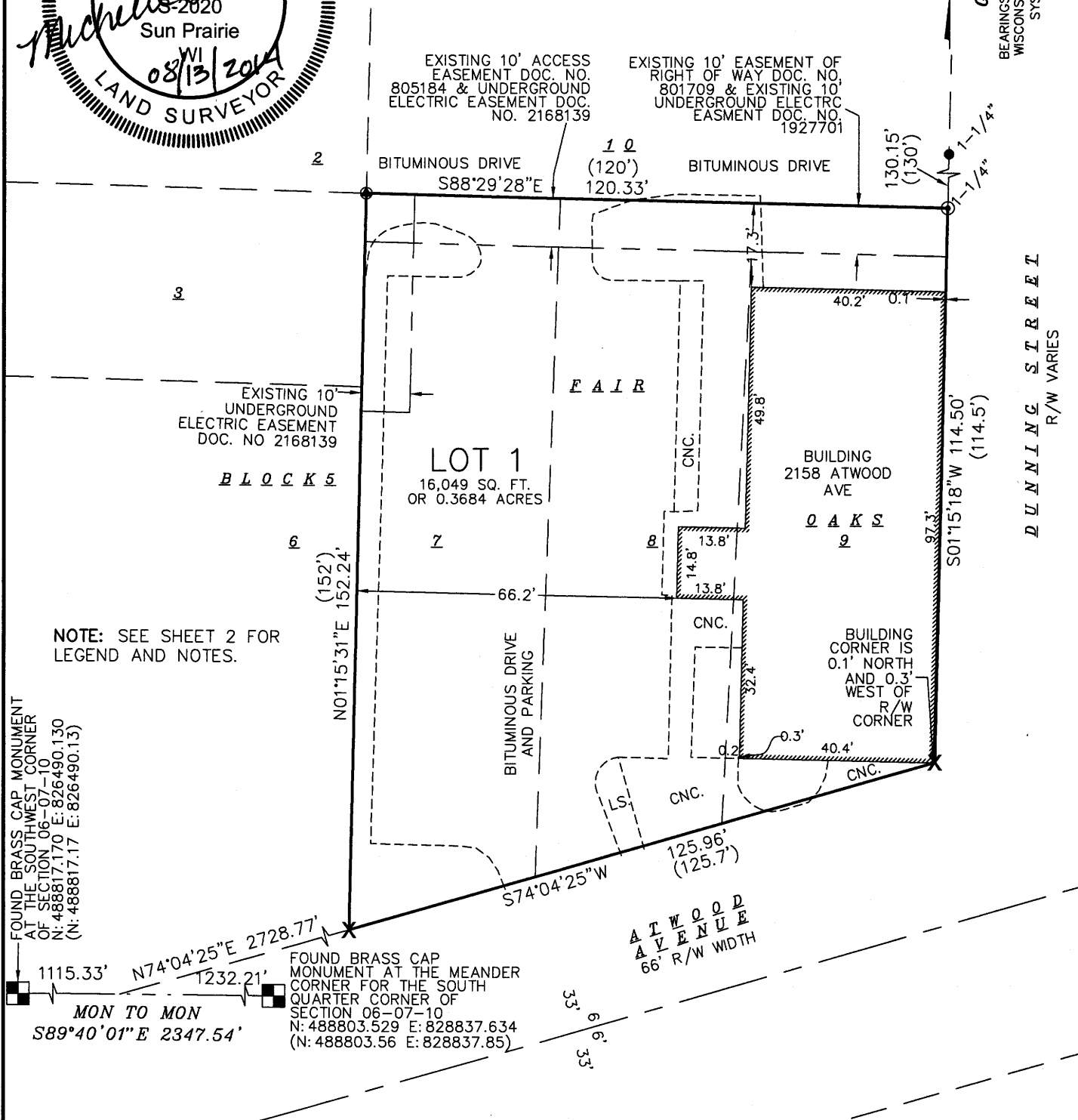
ALL OF LOTS 7, 8 AND 9, BLOCK 5, FAIR OAKS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = THIRTY FEET



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



NOTE: SEE SHEET 2 FOR LEGEND AND NOTES.

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 06-07-10  
N: 488817.170 E: 826490.130  
(N: 488817.17 E: 826490.13)

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 06-07-10  
N: 488803.529 E: 828837.634  
(N: 488803.56 E: 828837.85)

SURVEYED FOR :  
2158 ATWOOD AVENUE, LLC  
2020 EASTWOOD DRIVE  
MADISON, WI

SURVEYED BY :

**Burse**

surveying & engineering <sup>INC</sup>

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@BSE-INC.net  
www.bursesurveyengr.com

Date: 08-13-2014

Plot View: CSM

PROJECTS\BSE1732\CSM\BSE1732CSM.DWG

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 7, 8 AND 9, BLOCK 5, FAIR OAKS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## NOTES:

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Surveyor was provided Title Report Number NCS-669326A-MAD, prepared by First American Title Insurance Company, dated August 11, 2014, this land is subject to: [Surveyor's notes are in brackets]

Grant of Easement of Right of Way, recorded July 26, 1950 as Document No. 801709. [shown on map]

Easement, recorded September 21, 1950 as Document No. 805184. [shown on map]

Right-of-Way grant underground electric, to Madison Gas and Electric Company, recorded April 1, 1986 as Document No. 1927701. [shown on map]

Right-of-way grant underground electric, to Madison Gas and Electric Company, recorded October 20, 1989 as Document No. 2168139. [shown on map]

## DESCRIPTION FURNISHED

All of Lots 7-9, Block 5, Fair Oaks, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the below described lands under the direction of 2158 Atwood Avenue, LLC, 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.

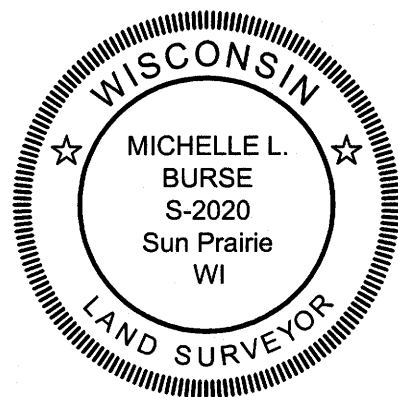
## DESCRIPTION:

All of Lots 7, 8 and 9, Block 5, Fair Oaks, as recorded in Volume 2 of Plats, on page 37, as Document Number 243077, Dane County Registry, located in the Southeast Quarter of the Southeast Quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 6; thence South 89 degrees 40 minutes 01 second East along the south line of said Section 6, 1115.33 feet; thence North 74 degrees 04 minutes 25 seconds East, 2728.77 feet to the point of beginning, also being the north right of way of Atwood Avenue; thence North 01 degree 15 minutes 31 seconds East, 152.24 feet (recorded as 152'); thence South 88 degrees 29 minutes 28 seconds East, 120.33 feet (recorded as 120') the west right of way line of Dunning Street; thence South 01 degree 15 minutes 18 seconds West along said west right of way line, 114.50 feet (recorded as 114.5') to the aforementioned north right of way line of Atwood Avenue; thence South 74 degrees 04 minutes 25 seconds West along said north right of way line, 125.96 feet (recorded as 125.7') to the Point of Beginning.

Dated this 13<sup>th</sup> day of AUGUST, 2014.

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



## LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- X FOUND "X" IN CONCRETE
- FOUND MAG NAIL

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 08-13-2014

Plot View: CSM

\\PROJECTS\\BSE1732\\CSM\\BSE1732CSM.DWG

SHEET 2 OF 4



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 7, 8 AND 9, BLOCK 5, FAIR OAKS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### CORPORATE MORTGAGEE CERTIFICATE:

Johnson 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 dedication of the land described on this C.S.M., and does hereby consent to the above certificate of 2158 Atwood Avenue LLC, owner.

IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
                                  )ss.  
County of Dane     )

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

Notary Public: \_\_\_\_\_

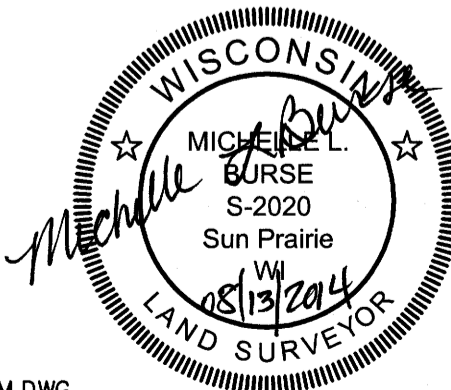
My commission expires/is permanent: \_\_\_\_\_

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_ PAGES \_\_\_\_\_

Date: 08-13-2014

Plot View: CSM

PROJECTS\BSE1732\CSM\BSE1732CSM.DWG



### Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_, 20\_\_ at \_\_\_\_\_  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds