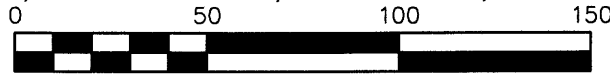


# CERTIFIED SURVEY MAP No.

ALL OF LOTS 11, 12, 13, 14 AND 15, BLOCK 08, OAKLAND HEIGHTS AS RECORDED IN VOLUME 01 OF PLATS, ON PAGE 30, AS DOCUMENT NUMBER 211232, DANE COUNTY REGISTRY AND LOT K OF THE REPLAT OF LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 16, BLOCK 08, OAKLAND HEIGHTS, AS RECORDED IN VOLUME 05 OF PLATS, ON PAGE 37A, AS DOCUMENT NUMBER 353417A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

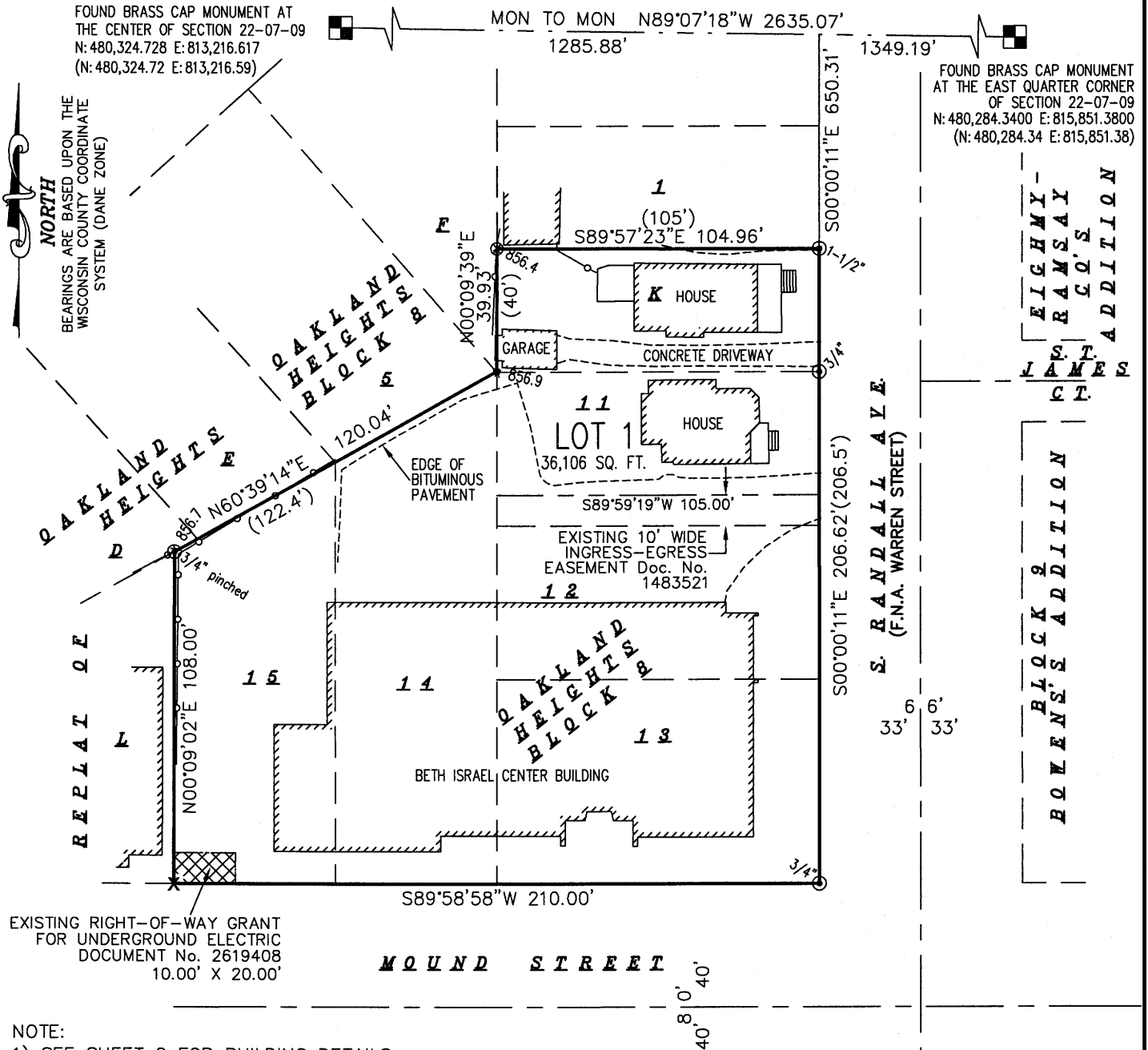
FOUND BRASS CAP MONUMENT AT THE CENTER OF SECTION 22-07-09  
N: 480,324.728 E: 813,216.617  
(N: 480,324.72 E: 813,216.59)

MON TO MON N89°07'18"W 2635.07'  
1285.88'

1349.19'

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 22-07-09  
N: 480,284.3400 E: 815,851.3800  
(N: 480,284.34 E: 815,851.38)

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



EXISTING RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC DOCUMENT No. 2619408 10.00' X 20.00'

- NOTE:  
 1) SEE SHEET 2 FOR BUILDING DETAILS.  
 2) SEE SHEET 3 FOR LEGEND.

SURVEYED BY:

**Burse**

surveying & engineering inc

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

SURVEYED FOR:  
 BETH ISRAEL CENTER  
 1406 MOUND STREET  
 MADISON WI. 53711



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

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

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

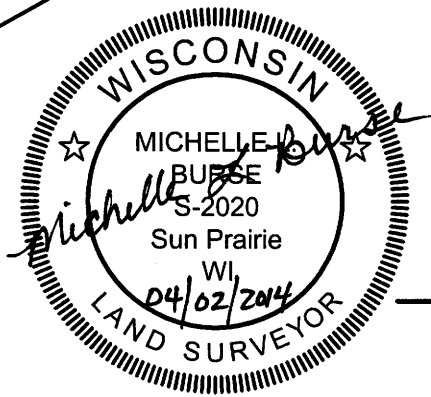
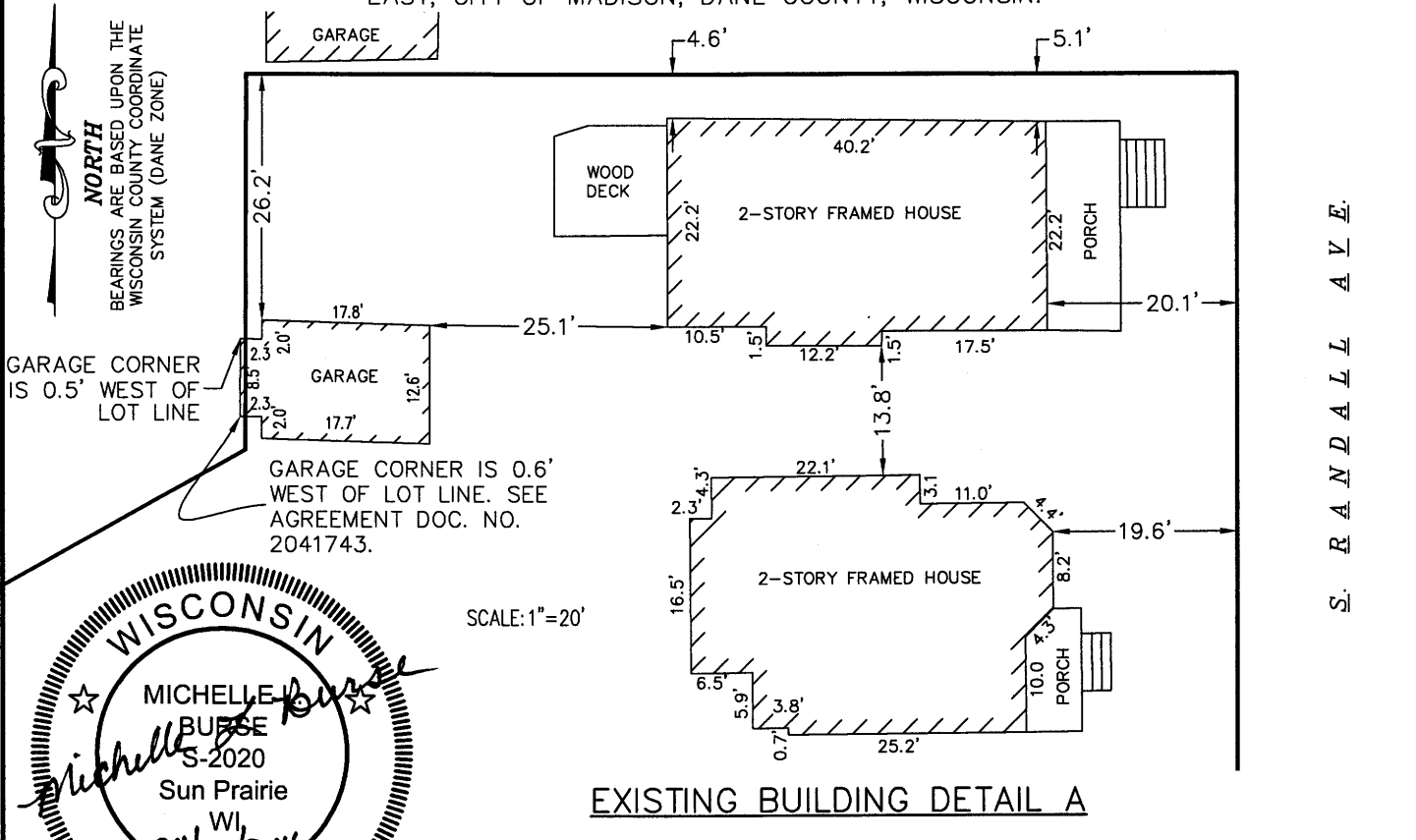
Date: 03-31-14

Plot View: csm

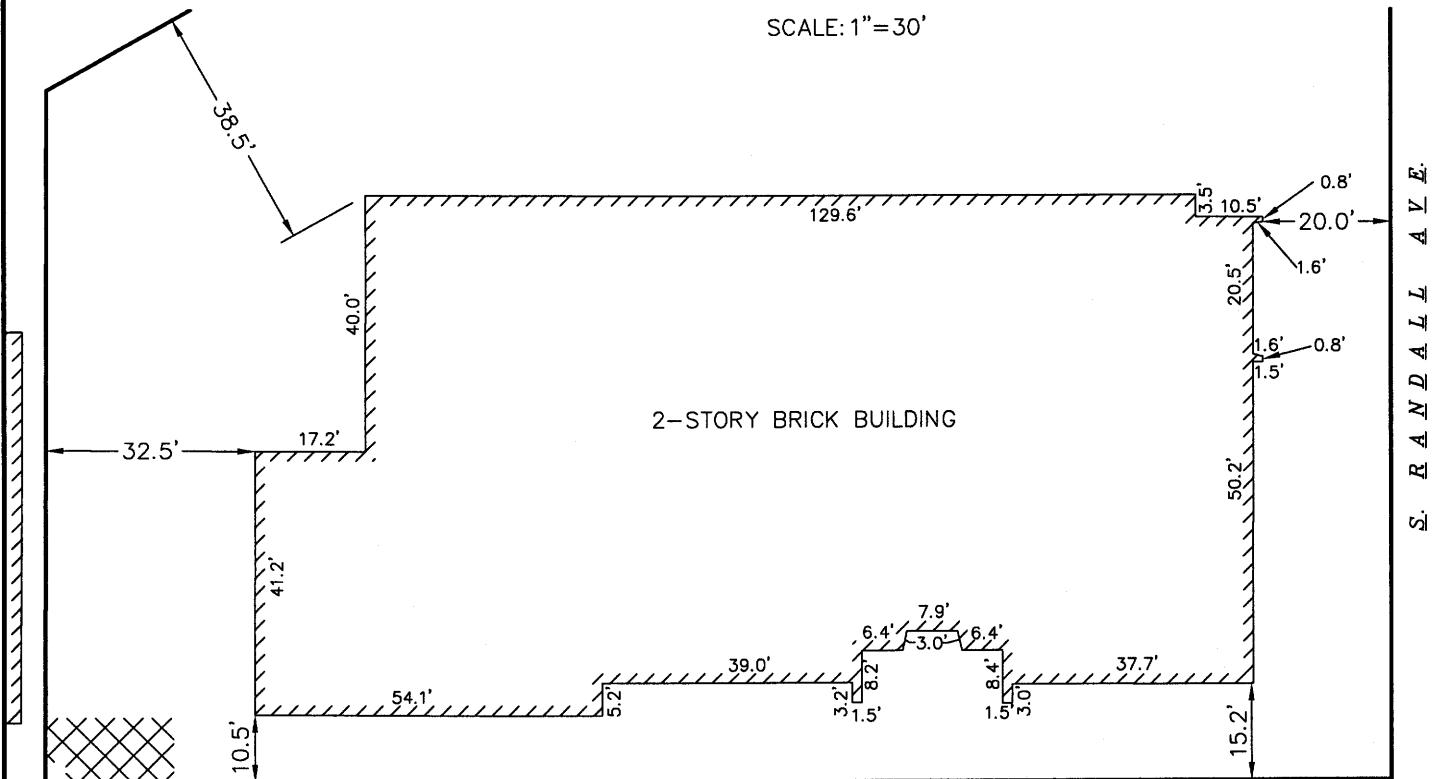
PROJECTS\BSE1484\CSM\BSE1484CSM.DWG

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

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## EXISTING BUILDING DETAIL B



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

Date: 03-31-14  
 Plot View: csm  
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- x CHISELED CROSS SET
- ⊗ FOUND DRILL HOLE IN CONCRETE BASE OF 2" IRON FENCE POST
- ( ) INDICATES RECORDED AS

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

ARROWS 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.

<sup>856.1</sup> ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

## NOTE:

All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

## LEGAL DESCRIPTION:

All of Lots 11, 12, 13, 14 and 15, Block 08, Oakland Heights as recorded in Volume 01 of Plats, on page 30, as Document Number 211232, Dane County Registry and Lot K of the Replat of Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 16, Block 08, Oakland Heights, as recorded in Volume 05 of Plats, on page 37A, as Document Number 353417A, Dane County Registry, located in the Northwest Quarter of the Southeast Quarter, Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 22; thence North 89 degrees 07 minutes 18 seconds West along the north line of said Southeast Quarter, 1349.19 feet; thence South 00 degrees 00 minutes 11 seconds East, 650.31 feet to the point of beginning, also being a point on the west right-of-way line of South Randall Avenue; thence continuing South 00 degrees 00 minutes 11 seconds East along said west right-of-way line, 206.62 feet to a point on the north right-of-way line of Mound Street; thence South 89 degrees 58 minutes 58 seconds West along said north right-of-way line, 210.00 feet; thence North 00 degrees 09 minutes 02 seconds East, 108.00 feet; thence North 60 degrees 39 minutes 14 seconds East, 120.04 feet; thence North 00 degrees 09 minutes 39 seconds East, 39.93 feet; thence South 89 degrees 57 minutes 23 seconds East, 104.96 feet to the point of beginning.

## 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 Beth Israel Center, 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 2<sup>ND</sup> day of APRIL, 2014.

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

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

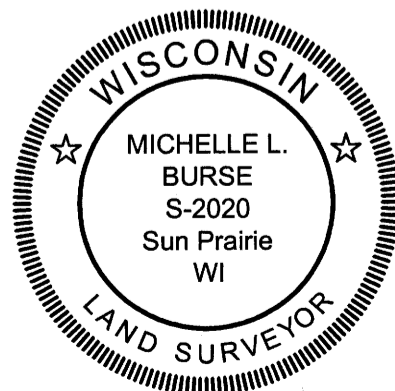
DOCUMENT NO. \_\_\_\_\_

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

Date: 03-31-14

Plot View: csm

PROJECTS\BSE1484\CSM\BSE1484CSM.DWG



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

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### OWNER'S CERTIFICATE

Beth Israel Center, a Wisconsin non-profit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Beth Israel Center, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Beth Israel Center has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Beth Israel Center

By: \_\_\_\_\_

STATE OF WISCONSIN )  
                                  )ss  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, \_\_\_\_\_ of the above named Wisconsin corporation to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Wisconsin corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

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

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission.

### CITY OF MADISON COMMON COUNCIL APPROVAL

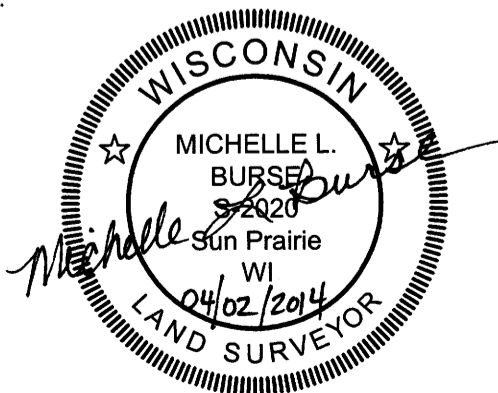
Resolved that this Certified Survey Map located in the City of Madison was hereby approved by \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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Date: 03-31-14  
Plot View: csm  
PROJECTS\BSE1484\CSM\BSE1484CSM.DWG



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**NOTES:**

1. Dates of field work: 09-27-11 to 10-20-11.
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. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
4. Surveyor has been provided a copy of Title Report Number 2527137 dated March 17, 2014 from First American Title Insurance Company. Title Report references the following: (Surveyor's notes are in parenthesis)
  - (1) Reservations for easements, building setback lines and other matters shown on the recorded plat or Certified Survey Map of the subject property referred to in Schedule A herein.
  - (2) Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
  - (3) Right of way grant for Underground Electric recorded July 25, 1994 as Document No. 2619408. Affects: Southerly 10 feet of the Westerly 20 feet of Lot 15. (Shown on map)
  - (4) Easement for ingress and egress over the Southerly 10 feet of Lot 11, as reserved in Land Contract recorded August 20, 1976 as Document No. 1483521. (Shown on map)
  - (5) Easement Agreement recorded August 28, 1987 in Volume 10525 of Records, page 3 as Document No. 2041743. (Note shown on map with respect to the Garage crossing lot line on sheet 2 of 5)



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