

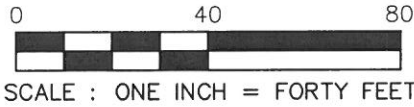
CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 AND 2 AND ALL OF LOTS 17 AND 18, BLOCK 136, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MON TO TRUE CORNER
N01°10'40"E
701.14'

TRUE CORNER LOCATION OF THE WEST QUARTER CORNER OF SECTION 13-07-09
N: 485,591.15
E: 821,223.10

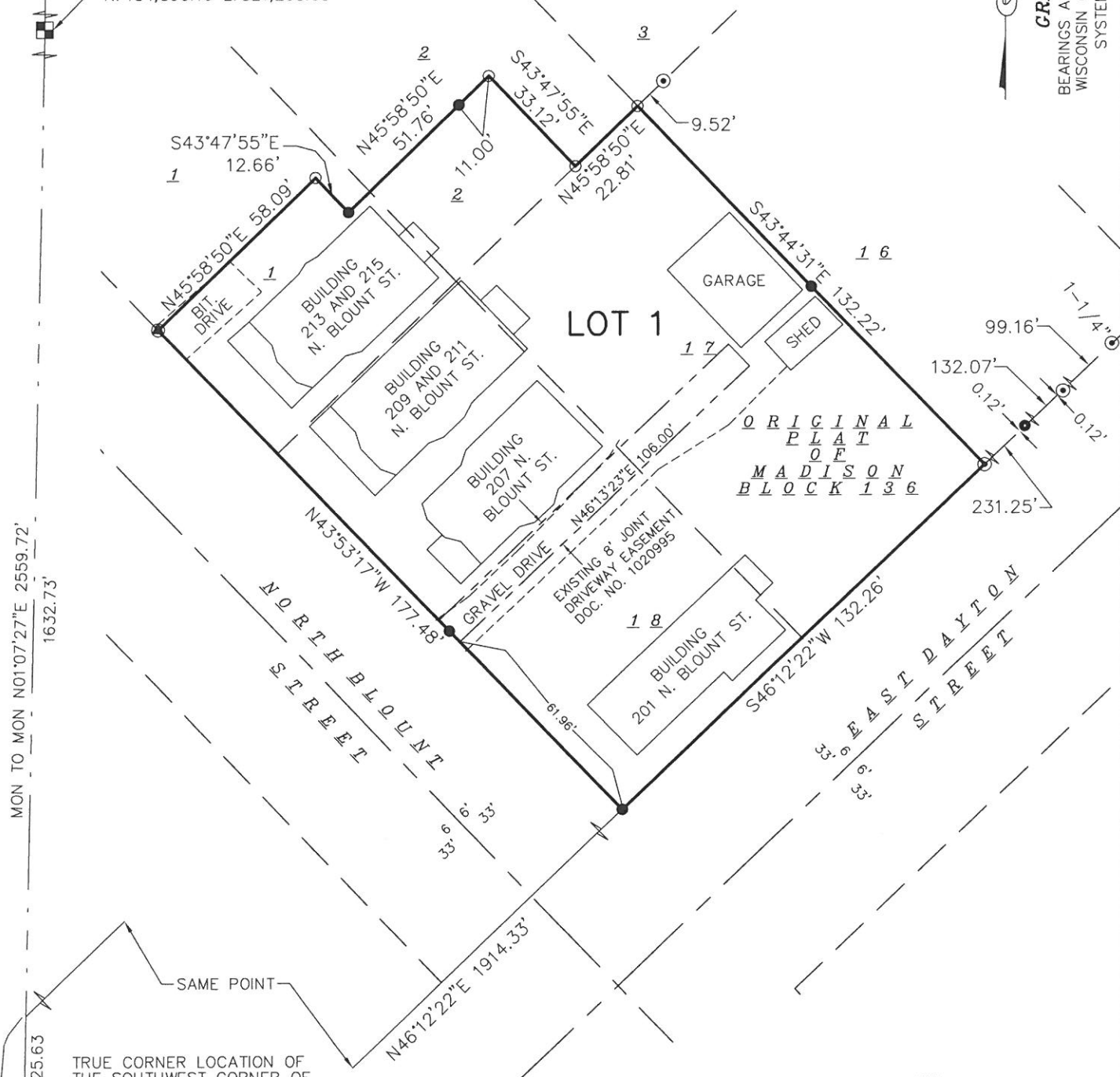
FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE WEST QUARTER CORNER OF SECTION 13-07-09
N: 484,890.16 E: 821,208.69



NOTES:

- 1) Lot 1 Area= 21,847 sq. ft. or 0.5015 acres.
- 2) See sheet 2 for Building Details.
- 3) See sheet 3 for legend.

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



MON TO MON N01°07'27"E 2559.72'
1632.73'

TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF SECTION 13-07-09
N: 482,833.37
E: 821,166.41

MON TO TRUE CORNER N00°54'21"E 502.50'
FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13-07-09
N: 482,330.93 (482,330.90)
E: 821,158.47 (821,158.49)

SURVEYED FOR :
Renaissance Property Group, LLC

SURVEYED BY :
Burse
surveying & engineering inc.

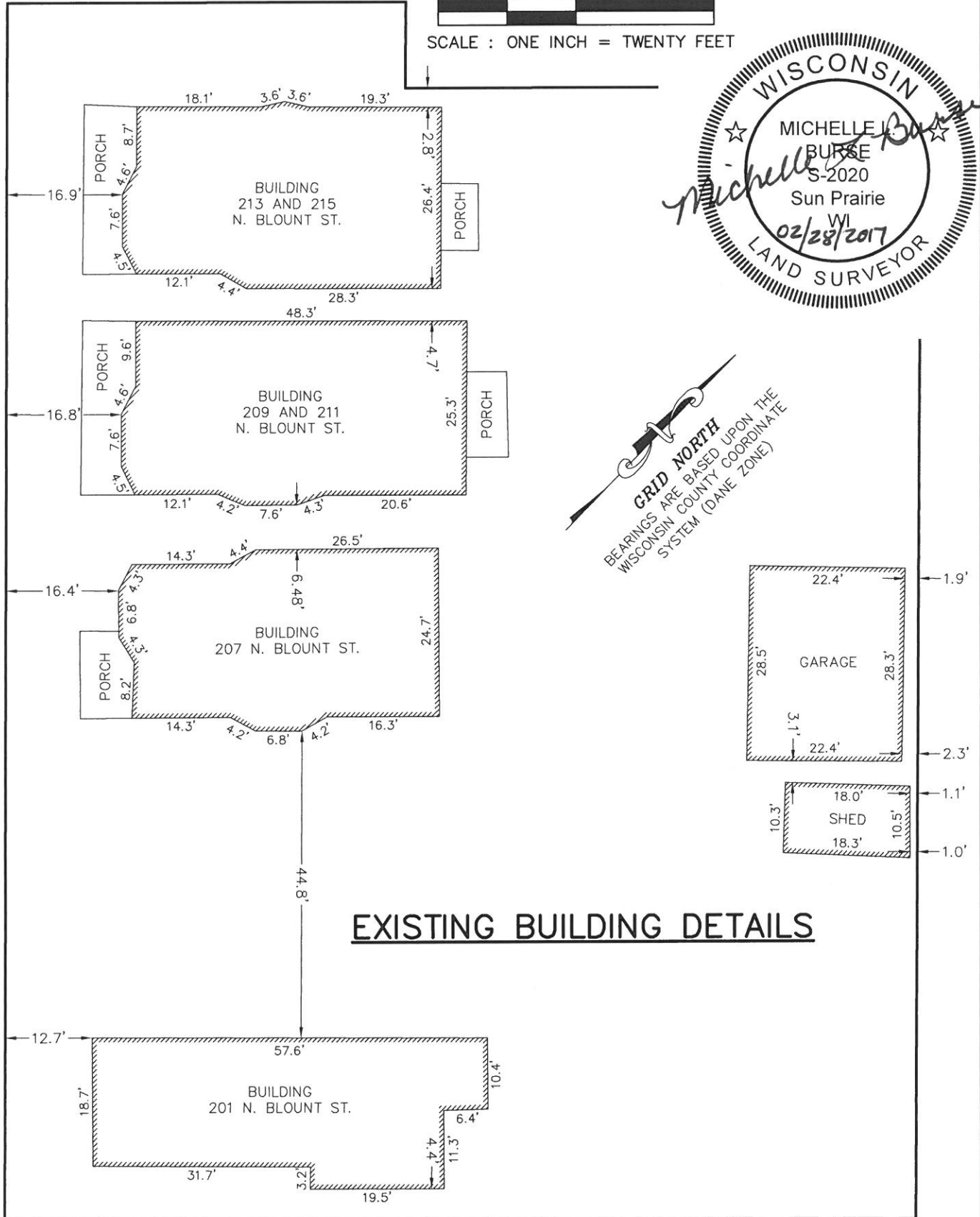


MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

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Madison, WI 53704 608.250.9263
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GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

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Date: 02-27-2017
Plot View: csm
BSE1908\dwg\BSE1908CSM-2.dwg

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SHEET 2 OF 4

CERTIFIED SURVEY MAP No. _____

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LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- ⊙ FOUND SURVEY NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

NOTES:

- 1) Dates of field work: August 4 and 5, 2016.
- 2) In the event of the City of Madison Plan Commission and/or Common Council approve re-division 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.
- 3) No changes in drainage patterns associated with the development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 4) 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. Surveyor was provided with a Title Commitment Number 72306-44585206 from Dane County Title Insurance Company dated January 7, 2015 which references the following [Surveyor's notes are in brackets]:
-Agreement for Joint Driveway and conditions contained therein recorded March 21, 1961, as Document No. 1020995.

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

LEGAL DESCRIPTION:

Part of Lots 1 and 2 and all of Lots 17 and 18, Block 136, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Northwest and Northeast Quarters of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows; Commencing at the meander corner for the west quarter corner of said Section 13; thence North 01 degree 07 minutes 27 seconds East along the west line of said Southwest Quarter, 1628.13 feet; thence North 46 degrees 12 minutes 12 seconds East, 1914.33 feet to the point of beginning, also to the northeast right of way line of North Blount Street, also being the northwest right of way line of East Dayton Street; thence North 43 degrees 53 minutes 17 seconds West along said northeast right of way line, 177.48 feet; thence North 45 degrees 58 minutes 50 seconds East, 58.09 feet; thence South 43 degrees 47 minutes 55 seconds East, 12.66 feet; thence North 45 degrees 58 minutes 50 seconds East, 51.76 feet; thence South 43 degrees 47 minutes 55 seconds East, 33.12 feet to the northwest line of said Lot 17; thence North 45 degrees 58 minutes 50 seconds East along said northwest line, 22.81 feet to the north corner of said Lot 17; thence South 43 degrees 44 minutes 31 seconds East along the northeast line of said Lot 17, 132.22 feet to the aforementioned northwest right of way line of East Dayton Street; thence South 46 degrees 12 minutes 22 seconds West along said northwest right of way line, 132.26 feet to the Point of Beginning. This description contains 21,847 square feet or 0.50 acres.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Renaissance Property Group, 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.

Dated this 28 day of FEBRUARY, 2017

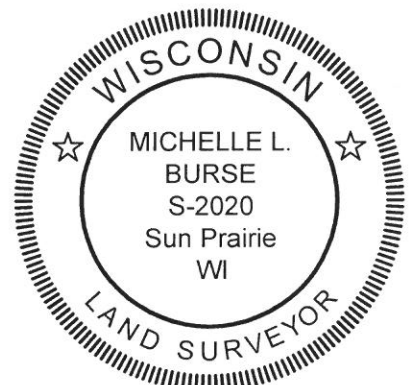
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering llc

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Madison, WI 53704 608.250.9263
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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 02-27-2017

Plot View: csm

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SHEET 3 OF 4

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Renaissance Property Group, 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 Wisconsin limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Renaissance Property Group, LLC, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 707/709 E. Johnson, LLC and 711/713 E. Johnson, LLC has caused these presents to be signed on this _____ day of _____, 20____.

Renaissance Property Group, LLC
By: _____

Name: Michael H.B. Matty

Title: Member

STATE OF Wisconsin)
County of Dane)ss

Personally came before me this _____ day of _____, 20____, Michael H.B. Matty, Member of the above named Wisconsin limited liability company to me known to be the person who executed the foregoing instrument, and to me known to be such president of said Wisconsin Corporation, and acknowledged that he executed the foregoing instrument as such manager and the deed of said corporation, by its authority.

Notary Public, State of _____

My commission expires _____

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

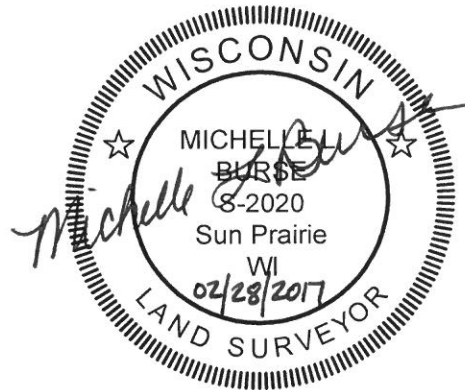
Register of Deeds

CITY OF MADISON PLAN COMMISSION CERTIFICATE
Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ___ day of _____, 201__.

Natalie Erdman, Secretary of Planning Commission.

SURVEYED BY :
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