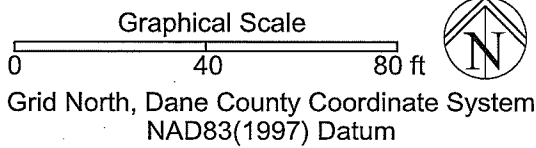


DANE COUNTY CERTIFIED SURVEY MAP NO.

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin



LEGEND:

- Found monument (see Point Table)
- Set monument (see Point Table)
- 54 Point number (see Point Table)

SURVEYED BY & FOR:

Parks Division
City of Madison, WI
PO Box 2987
Madison, WI 53701
(608)266-4711

NOTES:

- See additional pages for Point Table, additional dimensions and notes.



Section Tie & CSM Exterior:

From	To	Bearing	Distance
106	1	N84°21'06"E	272.07 ft
1	5	N46°17'53"E	90.00 ft
5	70	S43°42'07"E	23.00 ft
70	56	S01°10'50"W	47.32 ft
56	42	S88°44'43"E	163.26 ft
42	68	N01°24'54"E	55.51 ft
68	66	N46°11'47"E	30.00 ft
66	9	N43°57'18"W	132.66 ft
9	5	S46°17'53"W	150.88 ft

CSM Lot 4:

From	To	Bearing	Distance
5	70	S43°42'07"E	23.00 ft
70	56	S01°10'50"W	47.32 ft
56	54	S88°44'43"E	68.09 ft
54	118	N01°15'17"E	41.50 ft
118	121	N71°15'17"E	44.43 ft
121	122	N71°15'17"E	35.25 ft
122	123	N71°15'17"E	8.86 ft
123	124	N40°52'48"E	16.15 ft
124	125	N15°01'53"W	7.06 ft
125	126	N43°57'18"W	104.91 ft
126	7	S46°17'53"W	22.50 ft
7	6	S46°17'53"W	66.41 ft
6	5	S46°17'53"W	54.47 ft

CSM Lot 1:

From	To	Bearing	Distance
9	126	S46°17'53"W	7.50 ft
126	125	S43°57'18"E	104.91 ft
125	124	S15°01'53"E	7.06 ft
124	123	S40°52'48"W	16.15 ft
123	122	S71°15'17"W	8.86 ft
122	45	S01°34'57"W	68.75 ft
45	42	S88°44'43"E	20.69 ft
42	68	N01°24'54"E	55.51 ft
68	66	N46°11'47"E	30.00 ft
66	116	N43°57'18"W	0.60 ft
116	9	N43°57'18"W	132.06 ft

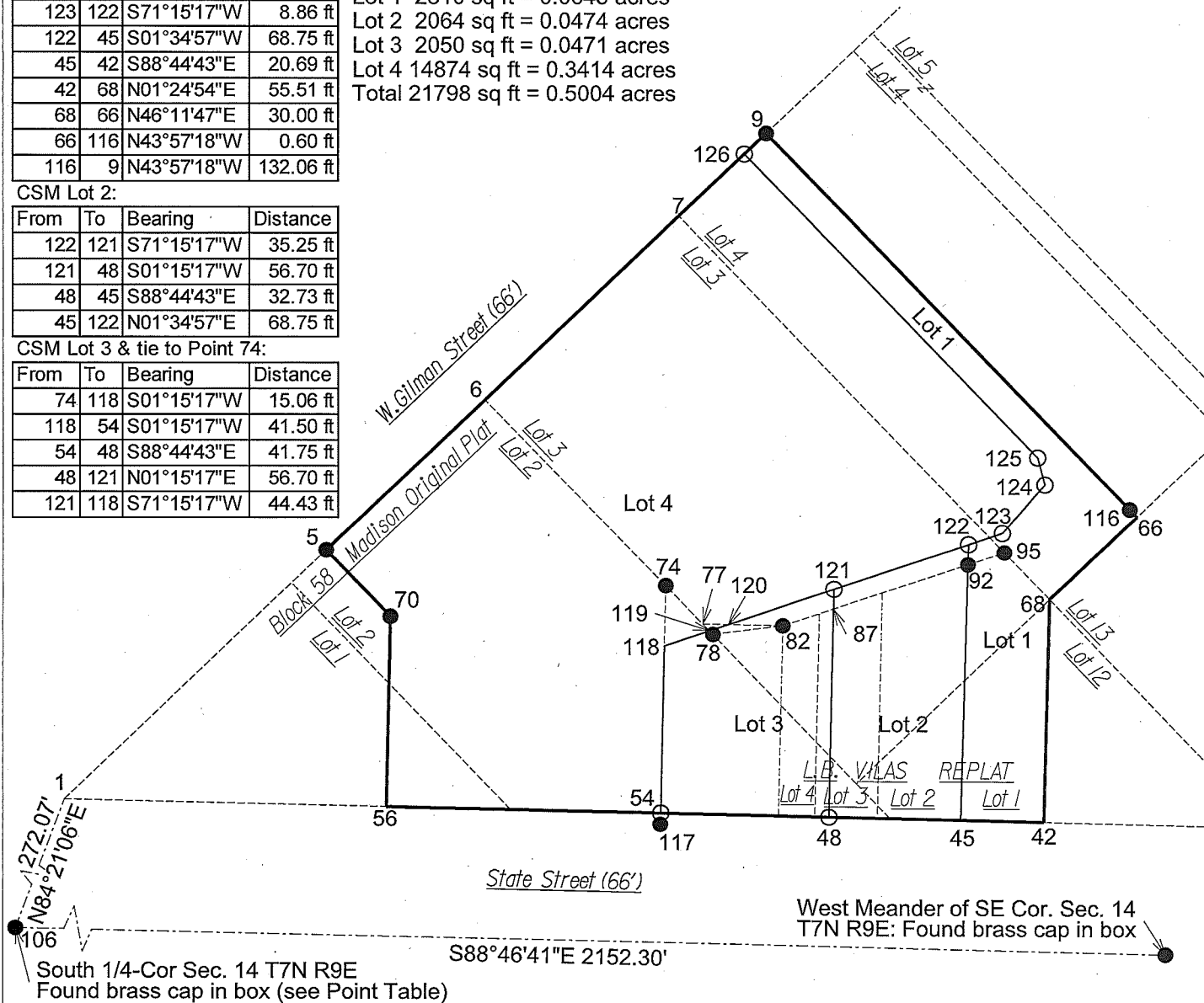
Lot Areas (more or less)
 Lot 1 2810 sq ft = 0.0645 acres
 Lot 2 2064 sq ft = 0.0474 acres
 Lot 3 2050 sq ft = 0.0471 acres
 Lot 4 14874 sq ft = 0.3414 acres
 Total 21798 sq ft = 0.5004 acres

CSM Lot 2:

From	To	Bearing	Distance
122	121	S71°15'17"W	35.25 ft
121	48	S01°15'17"W	56.70 ft
48	45	S88°44'43"E	32.73 ft
45	122	N01°34'57"E	68.75 ft

CSM Lot 3 & tie to Point 74:

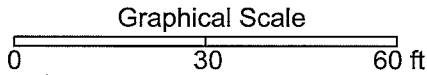
From	To	Bearing	Distance
74	118	S01°15'17"W	15.06 ft
118	54	S01°15'17"W	41.50 ft
54	48	S88°44'43"E	41.75 ft
48	121	N01°15'17"E	56.70 ft
121	118	S71°15'17"W	44.43 ft



South 1/4-Cor Sec. 14 T7N R9E
Found brass cap in box (see Point Table)

DANE COUNTY CERTIFIED SURVEY MAP NO.

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin



LEGEND:

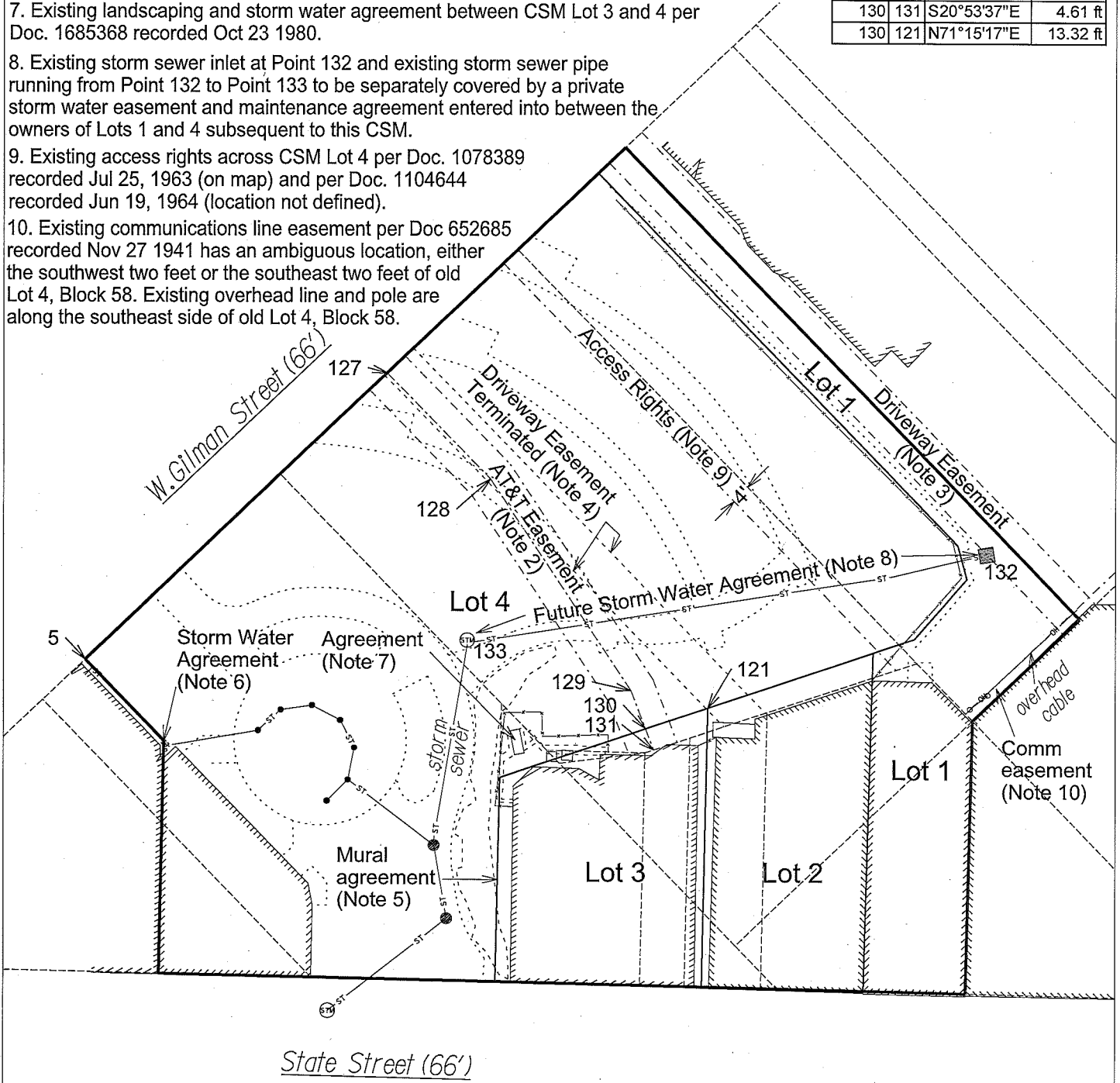
54 Point number (see Point Table)



EASEMENTS & OTHER RIGHTS:

1. See additional pages for Point Table, additional dimensions and notes.
2. Existing 10 foot wide AT&T buried communications line easement, Register of Deeds Doc. 4736792 recorded Jan 19, 2011. Location shown per Digger's Hotline field markings. Centerline is Points 127-131 in Point Table.
3. Existing 9-foot wide joint driveway easement for parcel to NE (225 W Gilman St) & SW (now CSM Lot 1) originally per Doc. 222003 recorded Jun 10, 1898, corrected by Docs. 681240 & 681241 recorded Jan 5 1944. Centerline of easement is NE line of CSM Lot 1 (Points 9-66).
4. Terminated 8-foot wide joint driveway easement centered in old Lot 3 Block 58, for use of the NE1/2 & SW1/2 of Lot 3, excluding part in L. B. Vilas Replat. Originally per Doc. 744575 recorded May 5 1947, re-recorded as Doc. 874700 on Jun 11 1954. This easement terminated upon merger of ownership of both sides of Lot 3 before this CSM.
5. Existing mural agreement for west wall of building at CSM Lot 3 per Doc. 1749603 recorded Aug 23 1982.
6. Existing notice of encroachment for storm water drainage per Doc. 1730522 recorded Jan 25 1982.
7. Existing landscaping and storm water agreement between CSM Lot 3 and 4 per Doc. 1685368 recorded Oct 23 1980.
8. Existing storm sewer inlet at Point 132 and existing storm sewer pipe running from Point 132 to Point 133 to be separately covered by a private storm water easement and maintenance agreement entered into between the owners of Lots 1 and 4 subsequent to this CSM.
9. Existing access rights across CSM Lot 4 per Doc. 1078389 recorded Jul 25, 1963 (on map) and per Doc. 1104644 recorded Jun 19, 1964 (location not defined).
10. Existing communications line easement per Doc 652685 recorded Nov 27 1941 has an ambiguous location, either the southwest two feet or the southeast two feet of old Lot 4, Block 58. Existing overhead line and pole are along the southeast side of old Lot 4, Block 58.

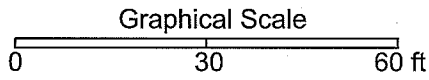
AT&T Esmt Doc 4736792			
Centerline (127-131) & ties			
From	To	Bearing	Distance
5	127	N46°17'53"E	84.38 ft
127	128	S44°03'10"E	30.10 ft
128	129	S33°36'44"E	51.38 ft
129	130	S20°53'36"E	8.37 ft
130	131	S20°53'37"E	4.61 ft
130	121	N71°15'17"E	13.32 ft



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DANE COUNTY CERTIFIED SURVEY MAP NO.

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin

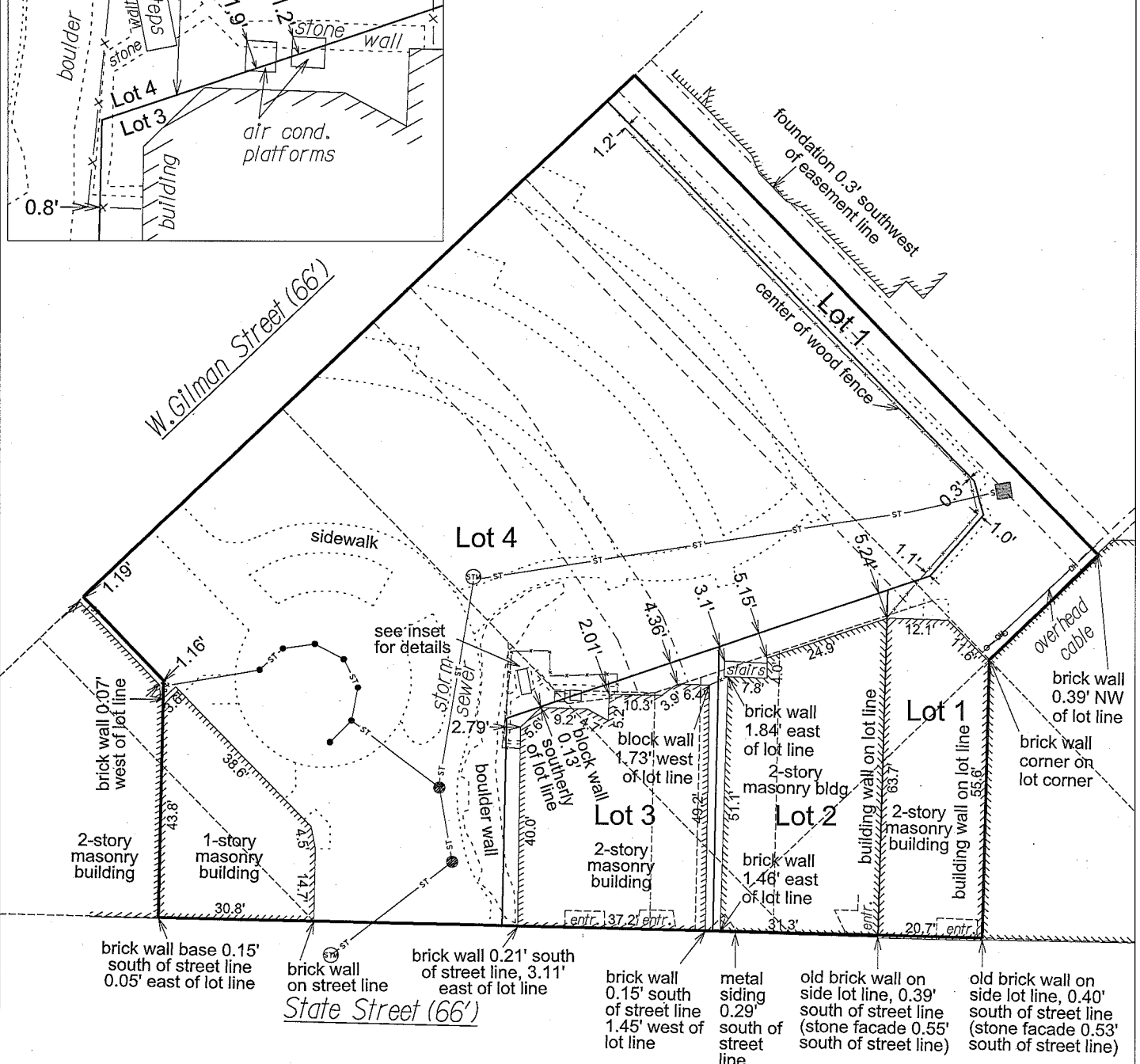
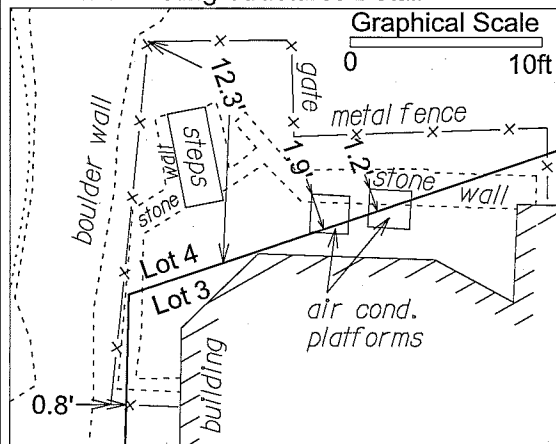


LEGEND:
54 Point number (see Point Table)



BUILDINGS & OTHER STRUCTURES:

Lot 3 & 4 Existing Structures Detail



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DANE COUNTY CERTIFIED SURVEY MAP NO.

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin

POINT TABLE & NOTES:

Pt	Northing	Easting	Monument	Note
1	482916.9577	818772.4927	Computed corner	W corner Block 58
5	482979.1394	818837.5575	Found survey nail	W corner CSM Lot 4 (= N corner Parcel 3 Doc 5013451)
6	483016.7759	818876.9391	Computed corner	N corner Lot 2 Block 58
7	483062.6592	818924.9497	Computed corner	N corner Lot 3 Block 58
9	483083.3866	818946.6382	Found 3/4in rod	N corner CSM Lot 1 (= N corner Parcel C Doc 1618249)
42	482911.6306	819015.6937	Building wall edges on lot corner; no monument set	SE corner CSM Lot 1 (= SE corner old Lot 1 L. B. Vilas Replat)
45	482912.0837	818995.0075	Edge of brick wall (to east) on lot corner; no monument set	SE corner CSM Lot 2 (= SE corner old Lot 2 L. B. Vilas Replat)
48	482912.8005	818962.2859	Set survey nail in concrete	SE corner CSM Lot 3 (= SE corner Doc 5013454)
54	482913.7147	818920.5460	Set 3/4in rod	SW corner CSM Lot 3 (= SW corner Doc 5013454)
56	482915.2058	818852.4735	Building wall on lot corner; no monument set	SW corner CSM Lot 4 (= SE corner Parcel 3 Doc. 5013451)
66	482987.8869	819038.7159	Building wall on lot corner; see Point 116	East corner CSM Lot 1
68	482967.1212	819017.0643	Corner of old brick wall	Angle point CSM Lot 1 (= E corner Lot 3 old Block 58; = NE corner old Lot 1 L. B. Vilas Replat)
70	482962.5117	818853.4484	Found 3/4in rod	Angle point W line CSM Lot 4 (= angle point Parcel 3 Doc 5013451)
74	482970.2594	818921.7845	Found 3/4in rod	NW corner Doc 5013454
77	482960.7449	818930.9572	Computed corner (on old concrete retaining wall)	Angle point in Nly line Doc 5013454; overlaps Parcel B Doc 1618249 (overlap = triangle 77-78-82). Included for reference; not a new CSM lot corner.
78	482958.1024	818933.5047	Found 3/4in rod	Angle point in Sly line Parcel B Doc 1618249; overlaps Doc 5013454 (overlap = triangle 77-78-82). Included for reference; not a new CSM lot corner.
82	482960.3097	818950.8236	Found 3/4in rod	NW corner old Lot 4 L. B. Vilas Replat. Included for reference; not a new CSM lot corner.
87	482964.5445	818963.4193	Computed corner	NE corner Doc 5013454. Included for reference; not a new CSM lot corner.
92	482975.7561	818996.7666	Found 3/4in rod	NW corner old Lot 1 L. B. Vilas Replat. Included for reference; not a new CSM lot corner.
95	482978.7959	819005.8079	Found survey nail in concrete pad	N corner old Lot 1 L. B. Vilas Replat. Included for reference; not a new CSM lot corner.
106	482890.1800	818501.7400	Brass cap in monument box	South 1/4-corner Section 14 T7N R9E. Found brass cap in monument box reset per Greg Jones 12/26/2008 monument record.
116	482988.3188	819038.2994	Found survey nail - offset monument	On NE line CSM Lot 1 (Pt 9-66), 0.60' NW of E corner (Pt 66), which is in building wall
117	482912.7150	818920.5241	Found survey nail - offset monument	On W line CSM Lot 3 (Pt 54-118), 1.00' S of SW corner (Pt 54)
118	482955.2048	818921.4548	in retaining wall (no monument set)	NW corner CSM Lot 3 (15.06 ft south of Pt 74 along west line CSM Lot 3)
119	482959.0003	818932.6391	Computed corner	Intersection of SW line (Pt 77-78) of previous deed overlap area with new CSM boundary (Pt 118-121)
120	482960.6045	818937.3661	Computed corner	Intersection of N line (Pt 77-82) of previous deed overlap area with new CSM boundary (Pt 118-121)
121	482969.4826	818963.5275	Set 3/4in rod	NE corner CSM Lot 3
122	482980.8100	818996.9062	Set 3/4in rod	NE corner CSM Lot 2
123	482983.6561	819005.2926	Set 3/4in rod	Corner of boundary between CSM Lots 1 & 4
124	482995.8668	819015.8624	Set 1in rod	Corner of boundary between CSM Lots 1 & 4
125	483002.6826	819014.0321	Set 1in rod	Corner of boundary between CSM Lots 1 & 4
126	483078.2047	818941.2161	Set 1in rod	Corner of boundary between CSM Lots 1 & 4
127	483037.4394	818898.5606	Computed easement centerline	Centerline of 10 foot wide AT&T buried communications line easement Doc 4736792, per Digger's Hotline field markings
128	483015.8071	818919.4893	Computed easement centerline	(see 128)
129	482973.0200	818947.9300	Computed easement centerline	(see 128)
130	482965.2022	818950.9143	Computed easement centerline	(see 128) at NW line CSM Lot 3
131	482960.8932	818952.5592	Computed easement centerline	(see 128) terminus at old property line



NOTES:

- Point numbers perpetuated from previous surveys filed as #2007-01376 & 2010-00761, Dane County Surveyor's Office.
- Horizontal coordinates are Dane County Coordinates, U.S. survey feet, NAD83(1997) datum, computed from a combined adjustment of total station and RTK GPS measurements from the old Sayle St base station at 43°03'17.13258"N, 89°22'57.67569"W (Easting 821567.38, Northing 475567.53 U.S. survey feet). The Wisconsin Coordinate Reference Systems (WISCRS) parameters were used to compute Easting, Northing coordinates. See http://gis.cityofmadison.com/Madison_GPS/ and www.sco.wisc.edu/coordsys/
- Coordinates are shown to 0.0001 foot only to allow check of bearings. Coordinates are not actually known to 0.0001 foot.
- Monument dimensions in inches, outside diameter (unless noted)
- All set monuments are 18 in. long, minimum weight 1.13 lb/ft, unless survey nails in pavement or otherwise specified.
- Offsets from property lines (ex. "0.50 ft westerly") are in feet and perpendicular, unless otherwise noted.
- Ground Elev is existing ground elevation, feet, NAVD88(1991) datum. Bench mark: S 1/4-corner Section 14 T7N R9E (Point 106) brass cap = 870.38 ft (perpetuated from previous chisel X = 871.05 ft per Sandsnes 2/16/2004 record).

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Doc. No. _____

DANE COUNTY CERTIFIED SURVEY MAP NO.

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION:

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat of a Part of Lots 2, 3 & 14 in Block 58, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a brass cap representing the South 1/4-Corner of Section 14, T7N R9E; thence N84°21'06"E, 272.07 feet to the Southwest corner of said Block 58; thence N46°17'53"E, 90.00 feet along the Southwest line of Gilman Street to the Point of Beginning; thence S43°42'07"E, 23.00 feet; thence S01°10'50"W, 47.32 feet to the North line of State Street; thence S88°44'43"E, 163.26 feet along said North line to the Southeast corner of old Lot 1, L. B. Vilas Replat; thence N01°24'54"E, 55.51 feet to the East corner of old Lot 3 Block 58, also the Northeast corner of old Lot 1 L. B. Vilas Replat; thence N46°11'47"E, 30.00 feet along the Southeast line of old Lot 4 Block 58; thence N43°57'18"W, 132.66 feet to the Southwest line of Gilman Street; thence S46°17'53"W, 150.88 feet along the Southwest line of Gilman Street to the Point of Beginning.

Containing 21798 square feet or 0.5004 acres, more or less. Previously described in Docs. 1618248, 1618249, 3806027, 5013451 (Parcel 2) and 5013454, Dane County Registry.



SURVEYOR'S CERTIFICATE:

I, Daniel C. Rodman, Professional Land Surveyor Number 2793, do hereby certify that by direction of the City of Madison, 432 State LLC and 506 State LLC, owners, I have surveyed, divided and mapped the lands described hereon, and that the map is a correct representation of the exterior boundary of the land surveyed and the division thereof. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin.

Signed: Daniel C. Rodman Date: Nov 18, 2013

OWNER'S CERTIFICATE - CITY

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described herein to be surveyed, divided and mapped as represented hereon. Said municipal corporation also certifies that this Certified Survey Map is required to be submitted to the City of Madison for approval or objection.

Signed: _____ Date: _____
Paul R. Soglin, Mayor, City of Madison

Signed: _____ Date: _____
Maribeth L. Witzel-Behl, City Clerk, City of Madison

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ___ day of _____, 2013, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires: _____

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ___ day of _____, 2013, the above named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires: _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

Signed _____ Date _____
Steven R. Cover, Secretary, Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-13-00719, File ID Number 31309, adopted on Sept. 20, 2013.

Signed _____ Date _____
Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

File: M:\Design\Parks\Survey\Peace\CSM\Peace_CSM.dgn

<p>OFFICE OF THE REGISTER OF DEEDS Dane County, Wisconsin</p> <p>Received for record on _____ of the year _____ at _____ o'clock ___ M and recorded as Certified Survey Map No. _____ Document No. _____ in Volume _____ of Certified Survey Maps on Page(s) _____</p> <p>Register of Deeds</p>

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Parts of Lots 1, 2, 3 & 4, Block 58, Pritchette Plat (Madison Original Plat), and all of Lots 1, 2, 3 & 4, L. B. Vilas Replat, all located in the SW1/4 of the SE1/4 of Section 14, T07N R09E, City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

432 State LLC, a Wisconsin Domestic Limited Liability Company, does hereby certify that said Domestic Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. 432 State LLC does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval or objection.

Signed: _____ Date: _____
James A. Shapiro, Member



STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ___ day of _____, 201___, the above named James A. Shapiro, who acknowledged himself to be the sole Member of 432 State LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires: _____

OWNER'S CERTIFICATE

506 State LLC, a Wisconsin Domestic Limited Liability Company, does hereby certify that said Domestic Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. 506 State LLC does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval or objection.

Signed: _____ Date: _____
James A. Shapiro, Member

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ___ day of _____, 201___, the above named James A. Shapiro, who acknowledged himself to be the sole Member of 506 State LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires: _____

MORTGAGEE'S CERTIFICATE

Summit Credit Union, a Credit Union duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of 506 State LLC, owner.

FOR SUMMIT CREDIT UNION:

Signed: _____ Date: _____

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2013, the above named _____, authorized agent for Summit Credit Union, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires: _____

Vol. _____ Pg. _____

Doc. No. _____