



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southeast 1/4 of the the Southwest 1/4 of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lot 7 and the East 25 feet of Lot 6, Block 7, Original Plat of the City of Madison.

LANGDON STREET

15' WIDE ENCROACHMENT AGREEMENT
PER DOC No. 4345180

NOTES:

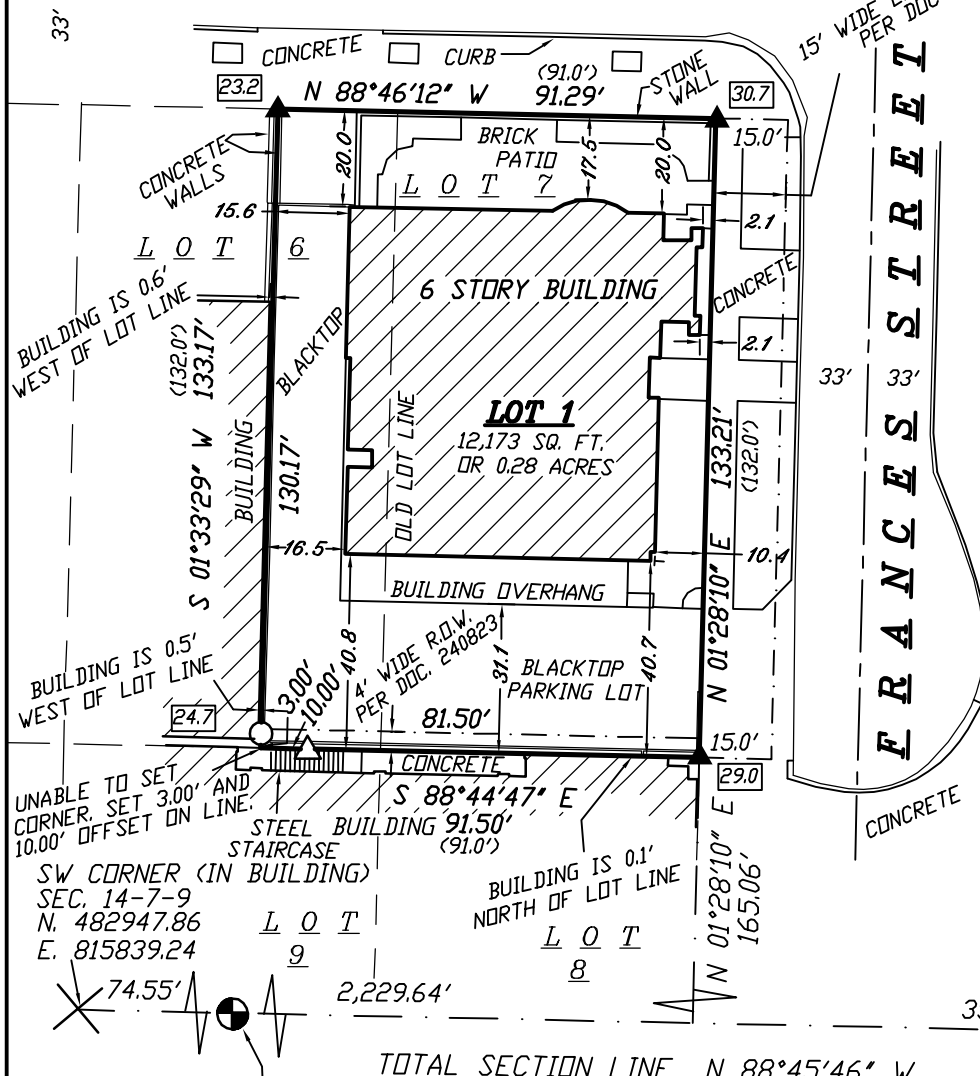
1.) SEE SHEET 2 FOR ALL NOTES.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- △ = SET CHISELED "X"
- ▲ = FOUND CHISELED "X"
- ⊕ = FOUND DANE COUNTY BRASS MONUMENT
- (##) = RECORDED AS
- (###) = ELEVATION, CITY OF MADISON DATUM

PREPARED FOR:

AJCP
622 W. RANDOLPH ST.
CHICAGO, IL 60661



S 1/4 CORNER
SEC. 14-7-9
N. 482890.36
E. 818501.68
ELEV. = 24.92'

SW MEANDER CORNER
SEC. 14-7-9
N. 482946.25
E. 815913.77
ELEV. = 107.37'

TOTAL SECTION LINE N 88°45'46" W 2663.06'

SCALE 1" = 40'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 14-7-9 LINE TO BEAR N 88°45'46" W



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NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE AT INDIVIDUAL PROPERTY LINES AND ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, WHICH SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 7.) PER THE SUBDIVISION APPROVAL REPORT PROVIDED BY FIRST AMERICAN TITLE AS NCS-676420-MAD, THIS PARCEL IS SUBJECT TO:
 - A.) RIGHT OF WAY, CONTAINED AS DOCUMENT No. 240823. (SHOWN ON MAP)
 - B.) PLANS RECORDED AS DOCUMENT No. 3487366. AFFECTS PROPERTY BUT BLANKET IN NATURE.
 - C.) PLANS/MODIFICATIONS RECORDED AS DOCUMENT No. 3689109. AFFECTS PROPERTY BUT BLANKET IN NATURE.
 - D.) PLANS/MODIFICATIONS RECORDED AS DOCUMENT No. 3866015. AFFECTS PROPERTY BUT BLANKET IN NATURE
 - E.) AFFIDAVIT OF CORRECTION AS DOCUMENT No. 3878567. AFFECTS PROPERTY BUT BLANKET IN NATURE
 - F.) AFFIDAVIT OF CORRECTION AS DOCUMENT No. 3884843. AFFECTS PROPERTY BUT BLANKET IN NATURE.
 - G.) TERMS AND CONDITIONS OF ENCROACHMENT AGREEMENT AS DOCUMENT 4345180. (SHOWN ON MAP).

SURVEYORS SEAL



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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being located in the Southeast 1/4 of the the Southwest 1/4 of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lot 7 and the East 25 feet of Lot 6, Block 7, Original Plat of the City of Madison being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 14, N 88°45'46" W, 358.88 feet; thence N 01°28'10" E, 165.06 feet to the point of beginning.

thence continue N 01°28'10" E 133.21 feet; thence N 88°46'12" W, 91.29 feet; thence S 01°33'29" W, 133.17 feet; thence S 88°44'47" E, 91.50 feet to the point of beginning. This parcel contains 12,173 sq. ft. or 0.28 acres thereof.

*Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams*

Date _____

*Noa T. Prieve S-2499
Registered Land Surveyor - Owner*

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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 _____, 20____

*Maribeth Witzel-Behl
City of Madison, Dane County*

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary,
Madison Planning Commission action of
_____ day of _____, 20____

*Steven R. Cover
Secretary Plan Commission*

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OWNERS' CERTIFICATE:

Graduate Madison Owner, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby certify that it caused the surveying, dividing, and mapping of the land described on this certified survey map. It further certifies that this certified survey map will not have an adverse affect on any of the leasehold or possessory interests currently holding tenancy interests in this property.

IN WITNESS WHEREOF, the said Graduate Madison Owner, LLC has caused these presents to be signed by its corporate officer listed below and its corporate seal hereunto affixed on this _____day of _____, 20____.

Graduate Madison Owner, LLC

Benjamin J. Weprin
Authorized Signatory

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, Benjamin J. Weprin its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL