

# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

Renner Architects

## SITE ADDRESS

3206 E. Washington Ave., City of Madison, Dane County, Wisconsin.

## LEGAL DESCRIPTION

PART OF OUTLOT 44 OF BURKE ASSESSORS' PLAT NO. 1, CITY OF MADISON, DANE COUNTY, WISCONSIN WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 44; THENCE SOUTH 43° 32' EAST, ALONG THE NORTHEAST LINE OF SAID OUTLOT 133.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 45° 30' WEST, 237.05 FEET TO THE EAST LINE OF NEWLY WIDENED MELVIN COURT; THENCE SOUTHEASTERLY ALONG SAID EAST LINE OF COURT ON A CURVE TO THE LEFT WHOSE RADIUS IS 66.52 FEET AND WHOSE LONG CHORD BEARS SOUTH 50° 25' 30" EAST FOR A DISTANCE OF 15.85 FEET; THENCE SOUTH 57° 16' EAST, ALONG NEW EAST LINE OF COURT, 81.45 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WHOSE RADIUS IS 25.0 FEET AND WHOSE LONG CHORD BEARS NORTH 83° 40' EAST FOR A DISTANCE OF 31.51 FEET TO THE NORTH LINE OF NEWLY WIDENED EAST WASHINGTON AVENUE; THENCE NORTH 44° 36' EAST, ALONG SAID NORTH LINE OF AVENUE, 190.80 FEET TO THE NORTHEAST LINE OF OUTLOT 44; THENCE NORTH 43° 32' WEST, ALONG SAID NORTHEAST LINE OF OUTLOT 111.85 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARINGS

Bearings are referenced to the Dane County Coordinate System.

## TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1090076-MAD, effective date of September 21, 2021 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5 & 9 visible evidence shown, if any.

4, 6, 7, 8, 11 & 12 not survey related.

10. Utility Easement to Madison Gas and Electric Company, dated September 27, 1983, recorded/filed November 22, 1983 in Volume 5131, Page 71 as Document No. 1810352. Affects property by location, shown.

## VERTICAL DATUM

Vertical datum is based on National Geodetic Vertical Datum of 1929.

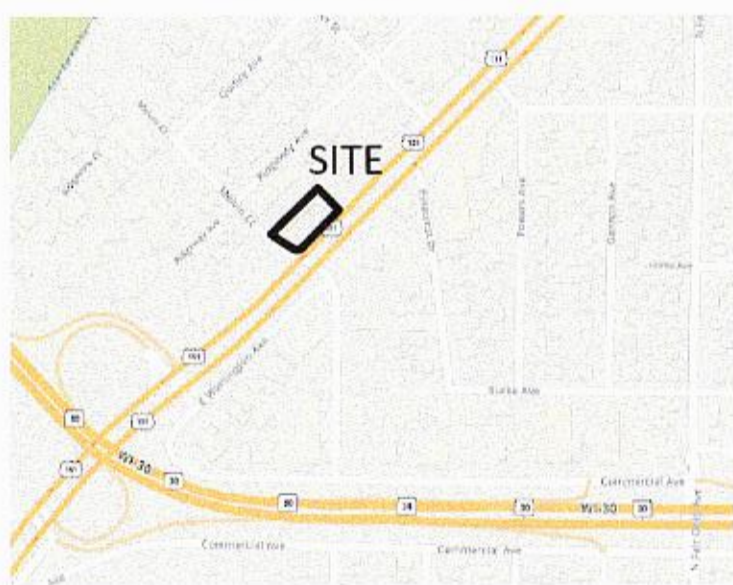
## TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Dane, Community Panel No. 55025C0427H, effective date of September 17, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 25,522 square feet or 0.5859 acres.
- 6(b). A zoning report has not been provided.
9. There are no parking spaces marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20220203645. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(b). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.  
The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.  
Municipal Code: Sec. 28.067.  
Site is zoned: CC-T Commercial Corridor - Transitional District

|   |   |
|---|---|
| FRONT YARD SETBACK  | 0' OR 5'<br>0' IF THE DISTANCE BETWEEN THE CURB AND PROPERTY LINE IS EQUAL TO OR GREATER THAN 15'. A NO-BUILD EASEMENT MAY BE USED TO ACHIEVE THE 15' DISTANCE.<br>5' IF THE DISTANCE BETWEEN THE CURB AND PROPERTY LINE IS LESS THAN 15'.  |
| SIDE YARD SETBACK   | 0' OR 5'<br>0' IF THE DISTANCE BETWEEN THE CURB AND PROPERTY LINE IS EQUAL TO OR GREATER THAN 15' OR SHOWN ON THE SETBACK EXCEPTIONS MAP. A NO-BUILD EASEMENT MAY BE USED TO ACHIEVE THE 15' DISTANCE.<br>5' IF THE DISTANCE BETWEEN THE CURB AND PROPERTY LINE IS LESS THAN 15'. |
| SIDE YARD SETBACK: WHERE BUILDINGS ABUT RESIDENTIALLY-ZONED LOTS AT SIDE LOT LINE | MINIMUM SIDE YARD REQUIRED IN THE ADJACENT RESIDENTIAL DISTRICT   |
| MAXIMUM HEIGHT  | 5 STORIES/78  |

RIDGEWAY STREET

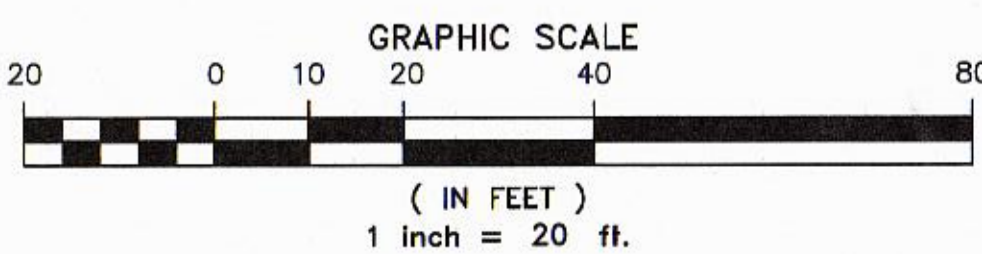
## VICINITY MAP



## LEGEND

|                                  |                               |
|----------------------------------|-------------------------------|
| ● INDICATES FOUND 1" IRON PIPE   | □ TELEPHONE PEDESTAL          |
| ○ INDICATES SET 1" IRON PIPE     | □ CABLE PEDESTAL              |
| + INDICATES FOUND CHISELED CROSS | □ CONTROL BOX                 |
| ○ SANITARY MANHOLE               | □ FIBER OPTIC PEDESTAL/SIGN   |
| ○ SANITARY CLEANOUT OR VENT      | □ TRAFFIC LIGHT               |
| ○ SEPTIC TANK ACCESS COVER       | ○ COMMUNICATION MANHOLE       |
| ○ M.I.S. MANHOLE                 | ○ BOLLARD                     |
| ○ UNKNOWN MANHOLE                | ○ SOIL BORING/MONITORING WELL |
| ○ STORM MANHOLE                  | ○ WATER SURFACE               |
| ○ INLET (ROUND)                  | ○ WETLANDS FLAG               |
| ○ INLET (SQUARE)                 | ○ MARSH                       |
| ○ CURB INLET                     | ○ FLAGPOLE                    |
| ○ STORM SEWER END SECTION        | ○ PARKING METER               |
| ○ GAS VALVE                      | ○ SIGN                        |
| ○ GAS METER                      | ○ MAILBOX                     |
| ○ WATER VALVE                    | ○ RAILROAD CROSSING SIGNAL    |
| ○ HYDRANT                        | ○ HANDICAP SPACE              |
| ○ WATER MANHOLE                  | ○ CONIFEROUS TREE             |
| ○ WATER SERVICE CURB STOP        | ○ DECIDUOUS TREE              |
| ○ WELL HEAD                      | ○ SANITARY SEWER              |
| ○ STAND PIPE                     | ○ STORM SEWER                 |
| ○ WALL INDICATOR VALVE           | ○ WATERLINE                   |
| ○ POST INDICATOR VALVE           | ○ MARKED GAS MAIN             |
| ○ LIGHT POLE                     | ○ MARKED ELECTRIC             |
| ○ SPOT/YARD LIGHT                | ○ OVERHEAD WIRES              |
| ○ UTILITY POLE                   | ○ MARKED TELEPHONE            |
| ○ GUY POLE                       | ○ MARKED CABLE TV LINE        |
| ○ GUY WIRE                       | ○ MARKED FIBER OPTIC          |
| ○ ELECTRIC MANHOLE               | ○ BURIED ELECTRIC SERVICE     |
| ○ ELECTRIC PEDESTAL              | ○ BOARD FENCE                 |
| ○ ELECTRIC METER                 | ○ CHAIN LINK FENCE            |
| ○ TELEPHONE MANHOLE              | ○ WIRE FENCE                  |

A SIGN BASE ENCRACHES ON PROPERTY LINE



TO: Lakhbir Singh  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a), 20(b) of Table A thereof. The field work was completed on February 10, 2022.

Date of Map: February 14, 2022



Donald C. Chapat  
Professional Land Surveyor  
Registration Number S-1316

**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

| Date | Revision description |
|------|----------------------|
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Drawing No. 20220214ALT4019-far

Survey 5Y

CHAPUT LAND SURVEYS

NORTH 1/4 COR.  
SEC. 32, T08N,  
R10E.

STARTING  
BENCHMARK:  
868.10'  
ALUMN. MON. WITH  
BRASS CAP  
SOUTH 1/4 COR.  
SEC. 32, T08N, R10E.