DEMOLITION SITE PLAN

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SURVEY LEGEND

- BENCHMARK
- FOUND NAIL
- FOUND CHISELED "X"
- FOUND 1" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- SET CHISELED "X"
- ( ) RECORDED AS INFORMATION
- [ ] SEE NOTES

SURVEYED FOR:
WILSON STREET REDEVELOPMENT, LLC
ATTN: TERRENCE R. WALL
P.O. BOX 620037
MIDDLETON, WI 53562

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
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BEARINGS ARE BASED UPON THE WISCONSIN COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW¼ AS W. WILSON STREET MEASURED AS BEARING N46°10'51"E

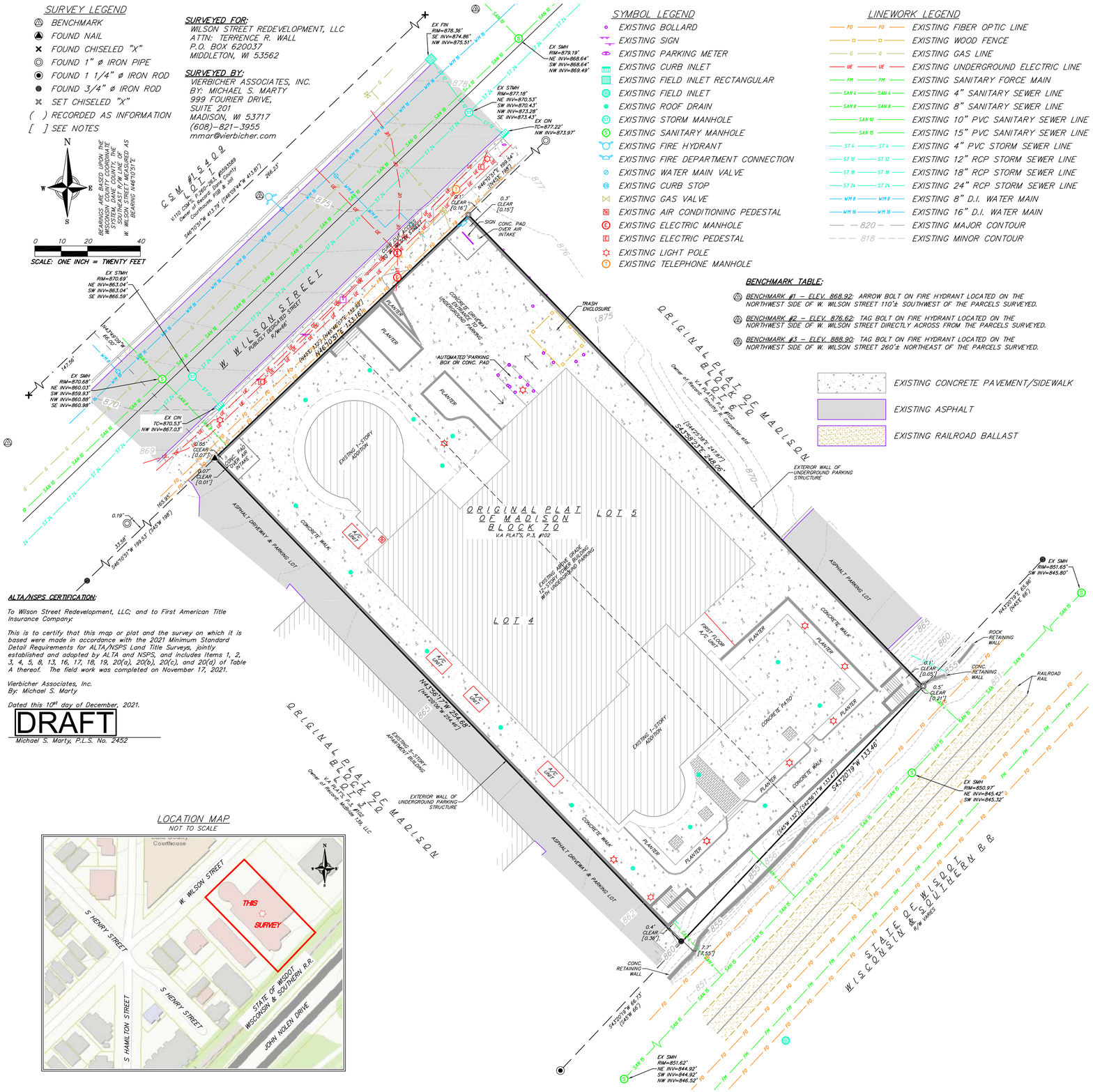
SCALE: ONE INCH = TWENTY FEET

SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING LIGHT POLE
- EXISTING TELEPHONE MANHOLE

LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING 4" SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- EXISTING 10" PVC SANITARY SEWER LINE
- EXISTING 15" PVC SANITARY SEWER LINE
- EXISTING 4" PVC STORM SEWER LINE
- EXISTING 12" RCP STORM SEWER LINE
- EXISTING 18" RCP STORM SEWER LINE
- EXISTING 24" RCP STORM SEWER LINE
- EXISTING 8" D.I. WATER MAIN
- EXISTING 16" D.I. WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



BENCHMARK TABLE:

- BENCHMARK #1 – ELEV. 868.92: ARROW BOLT ON FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF W. WILSON STREET 110'± SOUTHWEST OF THE PARCELS SURVEYED.
- BENCHMARK #2 – ELEV. 876.62: TAG BOLT ON FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF W. WILSON STREET DIRECTLY ACROSS FROM THE PARCELS SURVEYED.
- BENCHMARK #3 – ELEV. 888.90: TAG BOLT ON FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF W. WILSON STREET 260'± NORTHEAST OF THE PARCELS SURVEYED.

ALTA/NSPS CERTIFICATION:

To Wilson Street Redevelopment, LLC; and to 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, 8, 13, 16, 17, 18, 19, 20(a), 20(b), 20(c), and 20(d) of Table A thereof. The field work was completed on November 17, 2021.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 10th day of December, 2021.

DRAFT

Michael S. Marty, P.L.S. No. 2452

LOCATION MAP

NOT TO SCALE

ADDITIONAL NOTES:

1. This survey was prepared based upon information provided in the Title Commitment No. NCS-1093378-MAD, dated October 11, 2021 at 7:30a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.
2. This survey is based upon field survey work performed on October 28 & 30, and November 1 & 17, 2021. Any changes in site conditions after November 17, 2021 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
5. [ ] Information as depicted on ALTA Survey dated revised July 11, 2013 by Badger Surveying and Mapping Service, LLC, Alden G. Kaukl and on file at the Dane County Surveyor's Office, Map #2014-00903.

DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NO. NCS-1093378-MAD, FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

DESCRIPTION: All of Lot Four (4) and Five (5), Block Seventy (70), Original Plat of Madison, City of Madison, Dane County, Wisconsin, lying Northwest of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way.

Tax ID No.: 251/0709-242-0122-4

NOTES PERTAINING TO TABLE A REQUIREMENTS:

ITEM 1: MONUMENTS

Shown hereon.

ITEM 2: THE ADDRESSES OF THE PARCELS SURVEYED ARE:

131 W. Wilson Street, Madison, WI

ITEM 3: FLOOD ZONE CLASSIFICATION:

By graphic plotting only, the parcel surveyed falls within "Zone X – Areas determined to be outside the 0.2% chance floodplain" of the Flood Insurance Rate Map Community Panel Number 409 of 850, Map Number 55025C0409G, Map Revised date January 02, 2009.

ITEM 4: GROSS LAND AREA: 33,491 square feet, more or less.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION:

Contours and benchmark information shown. Elevations depicted on sheet 1 are based upon the NAVD88 Datum.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

Improvements listed in Item 8 have been shown.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.

Names of adjoining owners have been noted and are based upon information obtained from the AccessDane website on December 01, 2021.

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

At the time field survey work was performed, there was no visible, observed evidence, of which the surveyor is aware, of recent earth moving work, building construction, or building additions.

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

There are no proposed changes in street right-of-way lines of which the surveyor is aware.

At the time field survey work was performed, there was no evidence of recent street or sidewalk construction or repairs of which the surveyor is aware.

ITEM 18: PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

There were no offsite easements referenced in the Documents provided to the Surveyor. Surveyor did not obtain information regarding offsite easements.

ITEM 20a: LOCATION OF UTILITIES:

Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20214410036, 20214410041, AND 20214410046. Location of buried private utilities are not within the scope of this survey.

Source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

ITEM 20(b): THE SIZE AND INVERT ELEVATION OF SANITARY SEWERS AND STORM SEWERS SHALL BE MEASURED WHERE PRACTICAL. WHERE MEASUREMENT OF SAID UTILITIES IS NOT PRACTICAL, SIZE AND INVERT ELEVATIONS SHALL BE SHOWN ON THE PLAT OR MAP BASED UPON AVAILABLE RECORD DRAWINGS.

Size and invert elevations have been shown.

ITEM 20(c): A MINIMUM OF TWO (2) PROJECT BENCHMARKS SHALL BE SHOWN ON THE FACE OF THE PLAT OR MAP.

Benchmarks have been shown.

ITEM 20(d): IMPROVEMENTS LYING WITHIN THE STREET RIGHT-OF-WAY OF W. WILSON STREET IMMEDIATELY ADJACENT TO THE PARCELS SURVEYED AND IMPROVEMENTS WITHIN THE NORTHWESTERLY ONE-HALF (NW ½) OF THE WISDOT RAIL CORRIDOR IMMEDIATELY ADJACENT TO THE PARCELS SURVEYED SHALL BE LOCATED. IMPROVEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO, SIDEWALK, PAVEMENT, CURB & GUTTER, CURB CUTS, UTILITIES, UTILITY POLES, UTILITY PEDESTALS, AND SIGNS. TOPOGRAPHIC SURVEY SHOTS SHALL BE TAKEN AT REGULAR INTERVALS AND IN SUFFICIENT DETAIL TO PREPARE A DIGITAL TERRAIN MODEL WITHIN SAID RIGHT-OF-WAYS.

Improvements have been shown.

SURVEYOR HAS BEEN PROVIDED WITH A COPY OF TITLE COMMITMENT NO. NCS-1093378-MAD, COMMITMENT DATE OF OCTOBER 11, 2021 AT 7:30A.M., FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES. SCHEDULE B, SECTION TWO, EXCEPTIONS PERTAINING TO THE PARCEL SURVEYED ARE AS FOLLOWS:

EXCEPTION 11: 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

W. Wilson Street as surveyed, lies immediately adjacent to the parcels surveyed.

EXCEPTION 12: Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

The State of WisDOT, Wisconsin and Southern Railroad as surveyed, lies immediately adjacent to the parcels surveyed. Existing railroad tracks have been shown.

EXCEPTIONS 13–15: These exceptions are not survey related.

EXCEPTION 16: Terms and provisions of an unrecorded lease dated January 30, 2002, by and between CIC Properties, at General Partnership as lessor and Telecorp Realty, L.L.C., a Delaware limited liability company as lessee, as disclosed by Memorandum of Lease recorded February 6, 2002 as Document No. 3442446 of Official Records. Modification and/or amendment by instrument: Amended Memorandum of Lease recorded May 29, 2002, as Document No. 3494290.

Nothing to plot. Refer to Documents.

EXCEPTIONS 17–18: These exceptions are not survey related.

vierbicher
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Phone: (800) 261-3898

ALTA/NSPS LAND TITLE SURVEY

LOT FOUR (4) AND LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY; LOCATED IN THE SW¼ OF THE NW¼ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
1"=20' (24"x36")
1"=40' (11"x17")

DATE
December 10, 2021

DRAFTER
MMAR

CHECKED
PKNU

PROJECT NO.
210372

S-911

11 Dec 2021 - 10:17p M:\T Wall Enterprises LLC\210372_131 W Wilson St\CADD\210372_ALTA.dwg by: mmar