

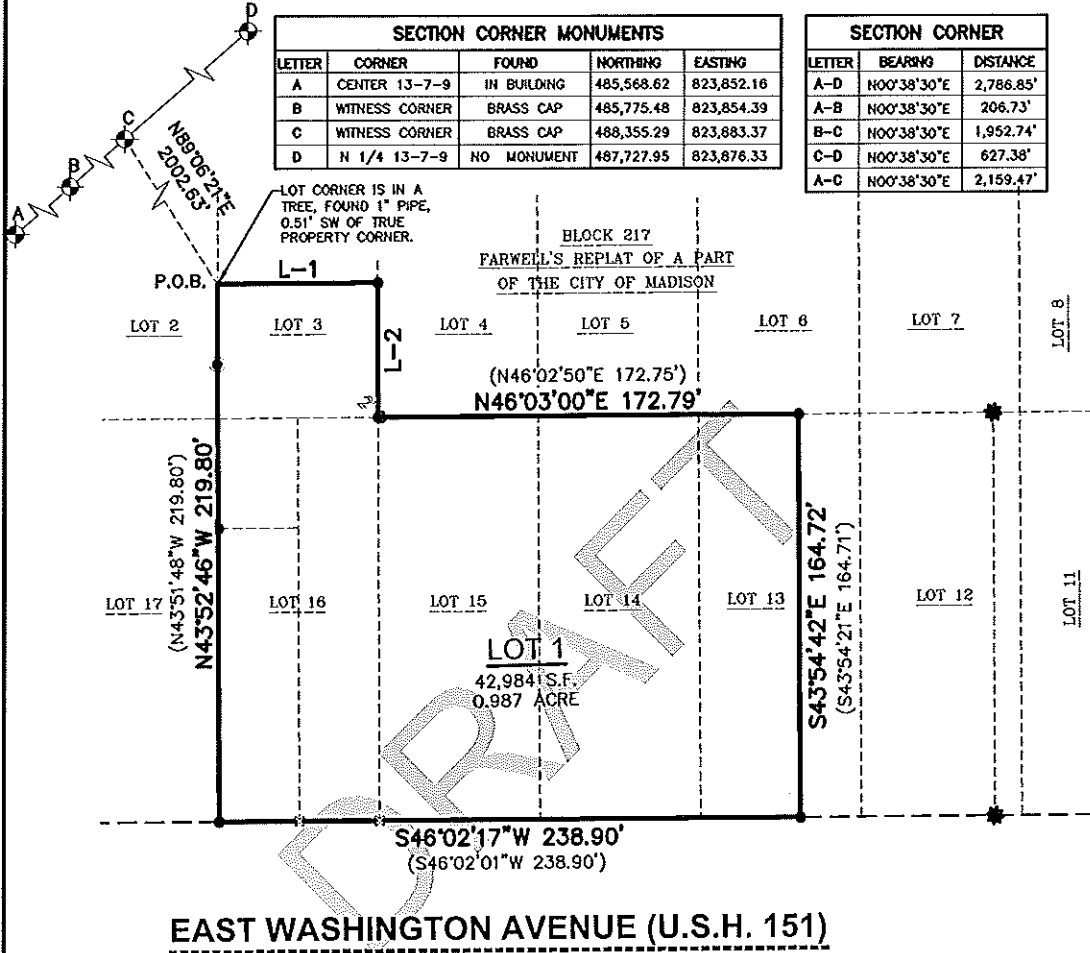
# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 3 AND 13 AND ALL OF LOTS 14, 15, AND 16, BLOCK 217, FARWELL'S REPLAT OF A PART OF THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION CORNER MONUMENTS				
LETTER	CORNER	FOUND	NORTHING	EASTING
A	CENTER 13-7-9	IN BUILDING	485,568.62	823,852.16
B	WITNESS CORNER	BRASS CAP	485,775.48	823,854.39
C	WITNESS CORNER	BRASS CAP	488,355.29	823,683.37
D	N 1/4 13-7-9	NO MONUMENT	487,727.95	823,876.33

SECTION CORNER		
LETTER	BEARING	DISTANCE
A-D	N00°38'30"E	2,786.85'
A-B	N00°38'30"E	206.73'
B-C	N00°38'30"E	1,952.74'
C-D	N00°38'30"E	627.38'
A-C	N00°38'30"E	2,159.47'



**EAST WASHINGTON AVENUE (U.S.H. 151)**

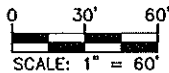
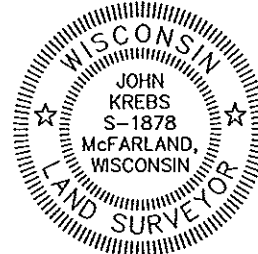
**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE

**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 16 AND 17, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13-07-09, BEARS N00°38'30"E.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N46°00'18"E	65.98'
( )	N46°00'37"E	65.98'
L-2	S43°55'10"E	55.08'
( )	S43°54'05"E	55.08'



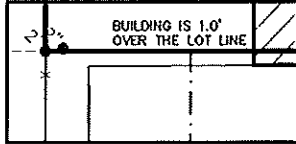
File: L:\2018\188568\DWG\188568 P-CSM.dwg Layout: Sheet 1 User: J. Plattner Jun 06, 2018 11:11am

PREPARED BY:  181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CORLIAN & COMPANY 200 NORTH MAIN STREET OREGON, WI 53575	PROJECT NO.: 18-8568 FILE NO.: B-9 FIELDBOOK/PG: - SHEET NO.: 1 OF 5	SURVEYED BY: LGC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

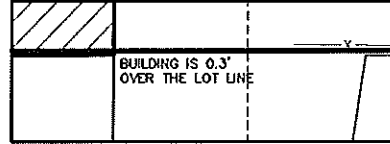
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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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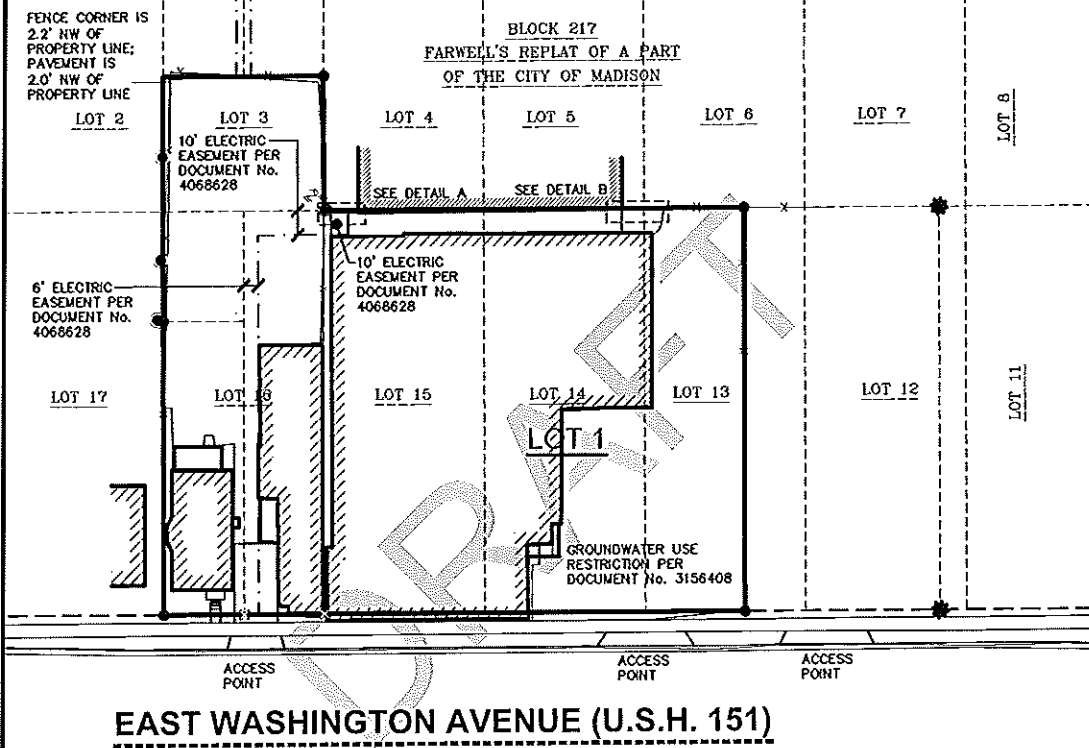


DETAIL A  
SCALE 1"=10'



DETAIL B  
SCALE 1"=10'

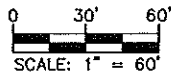
### EASEMENTS



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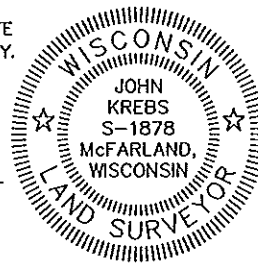
### LEGEND

- ⊕ GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" ● 2" IRON PIPE FOUND
- ⊗ CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- - - SECTION LINE
- - - PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - PLATTED LOT LINE
- - - EASEMENT LINE



### NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 16 AND 17, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13-07-09, BEARS N00°38'30"E.
3. ALL STRUCTURES ON SITE WILL BE REMOVED.



<b>PREPARED BY:</b>  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	<b>PREPARED FOR:</b> GORMAN & COMPANY 200 NORTH MAIN STREET OREGON, WI 53575	<b>PROJECT NO.:</b> 18-8568 <b>FILE NO.:</b> B-* <b>FIELDBOOK/PG.:</b> - <b>SHEET NO.:</b> 2 OF 5	<b>SURVEYED BY:</b> LGC <b>DRAWN BY:</b> JK <b>CHECKED BY:</b> TJB <b>APPROVED BY:</b> TJB	<b>VOL.:</b> _____ <b>PAGE:</b> _____ <b>DOC. NO.:</b> _____ <b>C.S.M. NO.:</b> _____
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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 3 AND 13 AND ALL OF LOTS 14, 15, AND 16, BLOCK 217, FARWELL'S REPLAT OF A PART OF THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

DRIVEWAY EASEMENT CONTAINED IN WARRANTY DEED RECORDED JULY 31, 1987 IN VOLUME 10400 OF RECORDS, PAGE 79, AS DOCUMENT No. 2035907. DOES NOT AFFECT THE SUBJECT PROPERTY ONCE PARCELS ARE COMBINED.

GROUNDWATER USE RESTRICTION RECORDED SEPTEMBER 17, 1999 AS DOCUMENT No. 3156408. DOES AFFECT SUBJECT PROPERTY.

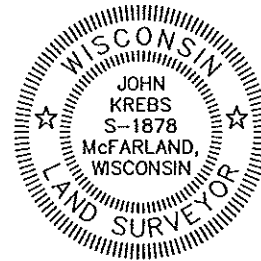
RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN VOLUME 210 OF DEEDS, PAGE 508, AS DOCUMENT No. 281082. DOES NOT AFFECT THE SUBJECT PROPERTY ONCE PARCELS ARE COMBINED.

RIGHT-OF-WAY SET FORTH IN VOLUME 295 OF DEEDS, PAGE 353, AS DOCUMENT No. 436727. DOES NOT AFFECT THE SUBJECT PROPERTY.

RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 27, 2004 AS DOCUMENT No. 4004977. DOES NOT AFFECT SUBJECT PROPERTY, SUPERSEDED BY DOCUMENT No. 4068628.

RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 27, 2004 AS DOCUMENT No. 4068628. DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

DRAFT



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<p><b>PREPARED BY:</b></p> <p><b>Professional Services, Inc.</b> • Engineers • Surveyors • Planners</p> <p>161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060</p>	<p><b>PREPARED FOR:</b></p> <p>GORMAN &amp; COMPANY 200 NORTH MAIN STREET OREGON, WI 53575</p>	<p><b>PROJECT NO.:</b> 18-8568</p> <p><b>FILE NO.:</b> B-*</p> <p><b>FIELDBOOK/PG.:</b> -</p> <p><b>SHEET NO.:</b> 3 OF 5</p>	<p><b>SURVEYED BY:</b> LGC</p> <p><b>DRAWN BY:</b> JK</p> <p><b>CHECKED BY:</b> TJB</p> <p><b>APPROVED BY:</b> TJB</p>	<p><b>VOL. _____ PAGE _____</b></p> <p><b>DOC. NO. _____</b></p> <p><b>C.S.M. NO. _____</b></p>
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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 3 AND 13 AND ALL OF LOTS 14, 15, AND 16, BLOCK 217, FARWELL'S REPLAT OF A PART OF THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

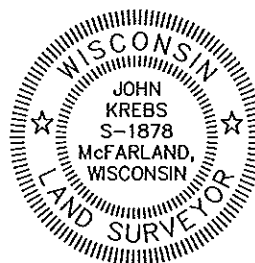
PART OF LOTS 3 AND 13 AND ALL OF LOTS 14, 15, AND 16, BLOCK 217, FARWELL'S REPLAT OF A PART OF THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 13, AFORESAID; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,159.47 FEET TO A BRASS CAP IN A CONCRETE MONUMENT WITNESSING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 89 DEGREES 08 MINUTES 21 SECONDS EAST, 2,002.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 00 MINUTES 18 SECONDS EAST, 65.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 3, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON; THENCE SOUTH 43 DEGREES 55 MINUTES 10 SECONDS EAST ALONG SAID LINE, 55.08 FEET TO THE NORTHWESTERLY CORNER OF LOT 15, BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON; THENCE NORTH 46 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOTS 13, 14 AND 15, BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, 172.79 FEET; THENCE SOUTH 43 DEGREES 54 MINUTES 42 SECONDS EAST, 164.72 FEET TO THE SOUTHEASTERLY LINE OF BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON; THENCE SOUTH 46 DEGREES 02 MINUTES 17 SECONDS WEST ALONG SAID LINE, 238.90 FEET TO THE SOUTHWESTERLY LINE OF LOTS 3 AND 16, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON; THENCE NORTH 43 DEGREES 52 MINUTES 46 SECONDS WEST ALONG SAID LINE, 219.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42,984 SQUARE FEET OR 0.987 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF GORMAN & COMPANY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. 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.



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

### CORPORATE OWNER'S CERTIFICATE

GORMAN & COMPANY, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GORMAN & COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

GORMAN & COMPANY

BY: \_\_\_\_\_  
\*\*\*\* \*. \*\*\*\*\*, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED GORMAN & COMPANY, TO  
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

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PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GORMAN & COMPANY 200 NORTH MAIN STREET OREGON, WI 53575	PROJECT NO.: 18-8568 FILE NO.: B-9 FIELDBOOK/PG: - SHEET NO.: 4 OF 5	SURVEYED BY: LCC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

# PRELIMINARY

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### CONSENT OF CORPORATE MORTGAGEE

\*\*\*\*\* BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GORMAN & COMPANY, OWNER.

WITNESS THE HAND AND SEAL OF \*\*\*\*\* BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
\*\*\*\* \*. \*\*\*\*\*, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED \*\*\*\*\* BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

### CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

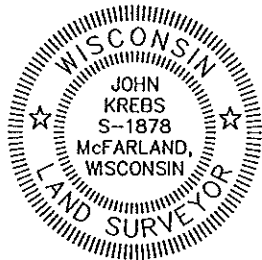
\_\_\_\_\_  
NATALIE ERDMAN, SECRETARY PLAN COMMISSION DATE \_\_\_\_\_

### CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 \_\_\_\_\_, 2018. 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
MARIBETH L. WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY, WISCONSIN



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GORMAN & COMPANY 200 NORTH MAIN STREET OREGON, WI 53575	PROJECT NO: 18-8568 FILE NO: B-* FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: LGC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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