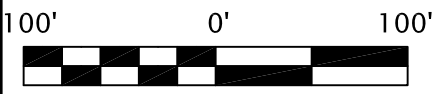
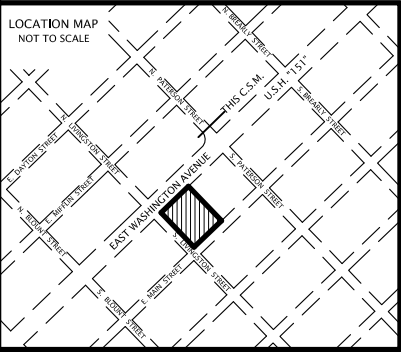


# CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN BLOCK 144, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



MEANDER CORNER, NORTH OF THE CENTER OF SECTION 13, FOUND 1.25" Solid Iron Rod in Concrete Pavement  
 WCCS: DANE ZONE COORDINATES:  
 N:485775.58 (Published N:485775.48)  
 E:823854.45 (Published E:823854.39)

COMPUTED WEST 1/4 CORNER  
 N:485591.15  
 E:821223.14 (Published E:821223.10)

S 89°30'42" E 2629.10'  
 (S 89°30'32" E) (2629.16')

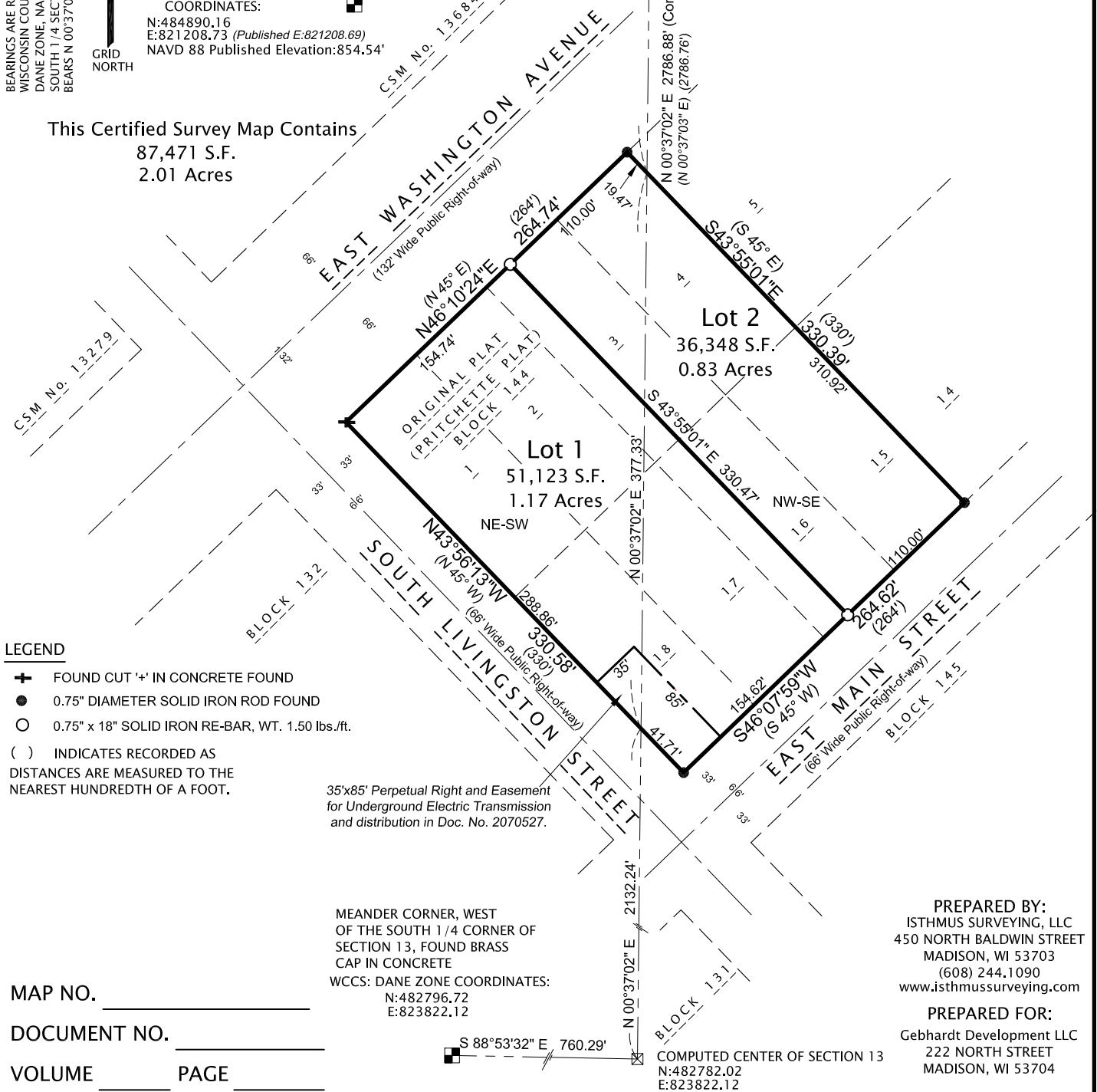
COMPUTED CENTER OF SECTION 13  
 N:485568.74 (Published N:485568.62)  
 E:823852.14 (Published E:823852.16)

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE, NAD 83 (1997). THE NORTH SOUTH 1/4 SECTION LINE OF SEC. 13, T7N, R9E BEARS N 00°37'02" E



MEANDER CORNER, SOUTH OF THE WEST 1/4 CORNER OF SECTION 13, FOUND BRASS CAP IN CONCRETE  
 WCCS: DANE ZONE COORDINATES:  
 N:484890.16  
 E:821208.73 (Published E:821208.69)  
 NAVD 88 Published Elevation:854.54'

This Certified Survey Map Contains  
 87,471 S.F.  
 2.01 Acres



**LEGEND**

- ✚ FOUND CUT '+' IN CONCRETE FOUND
- 0.75" DIAMETER SOLID IRON ROD FOUND
- 0.75" x 18" SOLID IRON RE-BAR, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

35'x85' Perpetual Right and Easement for Underground Electric Transmission and distribution in Doc. No. 2070527.

MEANDER CORNER, WEST OF THE SOUTH 1/4 CORNER OF SECTION 13, FOUND BRASS CAP IN CONCRETE  
 WCCS: DANE ZONE COORDINATES:  
 N:482796.72  
 E:823822.12

S 88°53'32" E 760.29'

COMPUTED CENTER OF SECTION 13  
 N:482782.02  
 E:823822.12

PREPARED BY:  
 ISTHMUS SURVEYING, LLC  
 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com

PREPARED FOR:  
 Gebhardt Development LLC  
 222 NORTH STREET  
 MADISON, WI 53704

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN BLOCK 144, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ , OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

## Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of the duly elected Mayor and Clerk of The CITY OF MADISON, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

## Measured Description as Surveyed (Wisconsin County Coordinate System-Dane County (1991):

A parcel of land being ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN BLOCK 144, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, more particularly described as follows:

Commencing at the Meander corner West of the South  $\frac{1}{4}$  Corner of said Section 13, thence S 88°53'32" E, along the south line of the SW  $\frac{1}{4}$  of fractional Section 13, 760.29 feet to the computed south 1/4 corner of said Section 13;

thence N 00°37'02" E, along the North-South  $\frac{1}{4}$  Section line, 2132.25 feet to a point on the Southwesterly platted boundary line of Lot 18, Block 244, (Pritchette) Original Plat of Madison, said point also being on the northeasterly right-of-way line of South Livingston Street and the point of beginning of this description;

thence N 43°56'13" W, along the southwesterly platted line of Lots Eighteen (18) and One (1), Block 244 and northeasterly right-of-way line of South Livingston Street, 288.86 feet;

thence N 46°10'24" E, along the Northwesterly platted boundary line of lots One (1), Two (2), Three (3) and Four (4), Block 244, said line also being the southeasterly right-of-way line of East Washington Avenue, 264.74 feet;

thence S 43°55'01" E, along the northeasterly platted boundary line of Lots Four (4) and Fifteen (15), Block 244, 330.39 feet;

thence S 46°07'59" W, along the southeasterly platted boundary line of Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block 244, said line also being the northwesterly right-of-way line of East Main Street, 264.62 feet;

thence N 43°56'13" W, along the southwesterly platted boundary line of Lot Eighteen (18), Block 244 and northeasterly right-of-way line of South Livingston Street, 41.71 feet to the point of beginning.

This description contains an area of 87,471 square feet, or 2.01 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016. \_\_\_\_\_  
Paul A. Spetz, S 2525

## Notes:

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

2. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

5. This CSM is subject to conditions in the Following Documents of Title and shown on Sheet 1 where possible:

a.) A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. 4844375.

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# CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN BLOCK 144, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE ¼ OF THE SW ¼, THE NW ¼ OF THE SE ¼, OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

## Owner's Certificate

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 on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. Said municipal corporation further certifies that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and City Clerk and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

City of Madison By: \_\_\_\_\_ By: \_\_\_\_\_  
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin )  
)ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_,

State of Wisconsin )  
)ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_,

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: \_\_\_\_\_  
Natalie Erdman, 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, \_\_\_\_\_ File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and that said resolution 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
Clerk of the City of Madison, Dane County Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_. m. and recorded in recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

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\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds