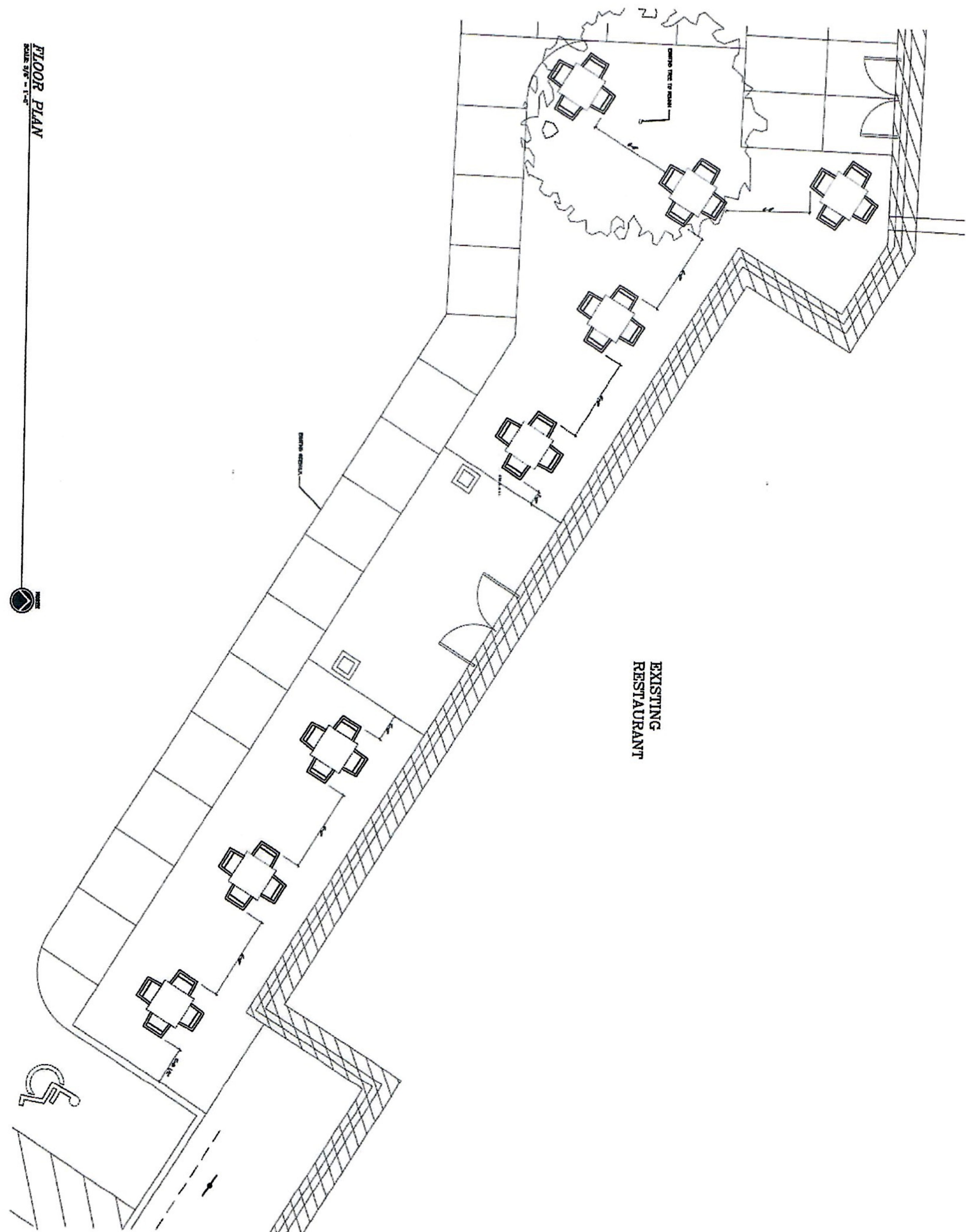




FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

▲ FLOOD LIGHT	1	SCHEDULE H EXCEPTIONS
○ INLET	—	CONC WALL
○ STORM MANHOLE	—	CHAIN LINKED FENCE
○ BOLLARD	—	UNDERGROUND UTILITIES
◆ SECTION CORNER	—	OVERHEAD ELECTRIC
■ 3/4" REBAR FOUND IN PLACE	—	GAS SERVICE
○ WATER VALVE	—	WATER MAIN/SERVICE
○ FIRE HYDRANT	—	UNDERGROUND ELECTRIC
○ POWER POLE & GUY WIRE	—	UNDERGROUND UTILITIES
○ LIGHT POLE	—	SANITARY SEWER
○ SANITARY SEWER MANHOLE	—	STORM SEWER
○ AREA DRAIN	—	EX. CONCRETE CURB & CUTTER
○ UTILITY PEDESTAL	—	RIGHT OF WAY LINE
○ POWER POLE	—	CENTER LINE
○ SIGN	—	EDGE OF PAVEMENT
○ FLAG POLE	—	WALK
○ GAS VALVE	—	BUILDING SETBACK LINE
○ LIGHT & POWER POLE	—	EASEMENT LINE
		CONCRETE PAVEMENT
		INGRESS/EGRESS

NORTH POINT REFERENCED TO THE
RECORDED BEARING OF THE PLAT OF
OLD SAUK TRAILS PARK THIRD ADDITION
SCALE 1"=40'
TOTAL AREA
209,284 sq. ft.
4.50 acres

CURVE 1 DATA:
L=120.21'
R=370.00'
Δ=18°38'55"
CHORD=119.68'
CHD BRG=N35°46'12"E

CURVE 2 DATA:
L=34.21'
R=25.00'
Δ=78°24'37"
CHORD=31.60'
CHD BRG=N05°55'47"E

CURVE 3 DATA:
L=226.55'
R=370.00'
Δ=35°04'57"
CHORD=223.03'
CHD BRG=N15°42'43"W

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
INFORMATION, ATLAS MAPS AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES,
AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT
THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
ALTHOUGH THE DEED STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE
FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE
UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE
To WES PRO II, LLC, a Wisconsin limited liability company, Morgan Stanley Bank, N.A., a national banking association,
and its successors and assigns, and 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 2016
Minimum Standard Detail Requirements for ALTA/ACSP Land Title Surveys, jointly established and adopted by ALTA and
ACSP, and include items 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Table A
thereof. The Survey was completed on November 28, 2017.



LEGAL DESCRIPTION PER TITLE DOCUMENTS
PARCEL D:
LOT THIRTY-THREE(33), OLD SAUK TRAILS PARK, THIRD ADDITION, IN THE CITY
OF MADISON, DANE COUNTY, WISCONSIN
PROPERTY ADDRESS: 1100 FOURTH DRIVE
TAX PARCEL NO. 82/A/04-181-0281-0

ZONING REPORT PROVIDED BY:
COMMERCIAL ZONING SERVICES
JOB NO. 17-18-0004-001
DATE: DECEMBER 21, 2017

ZONING NOTES:

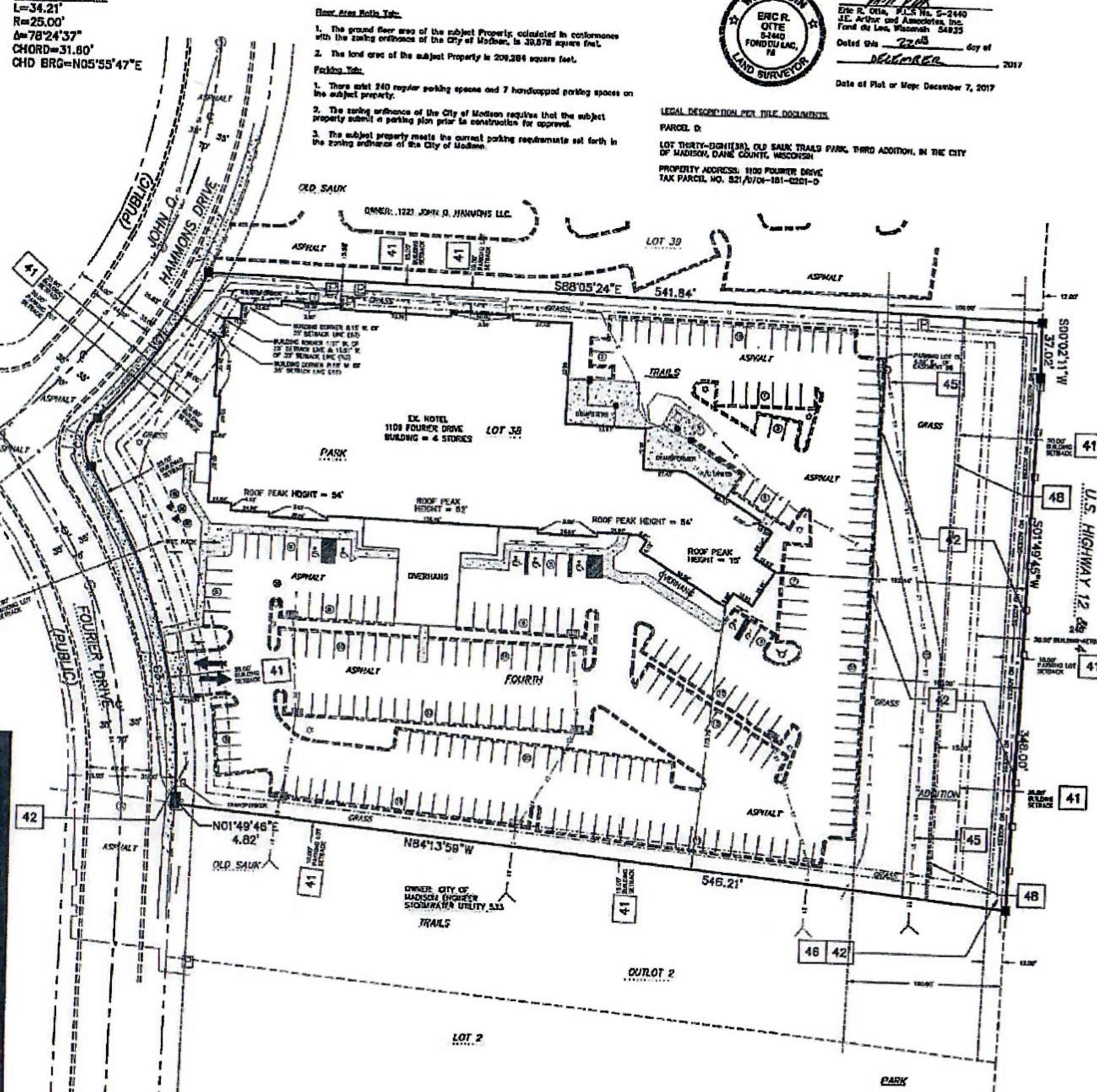
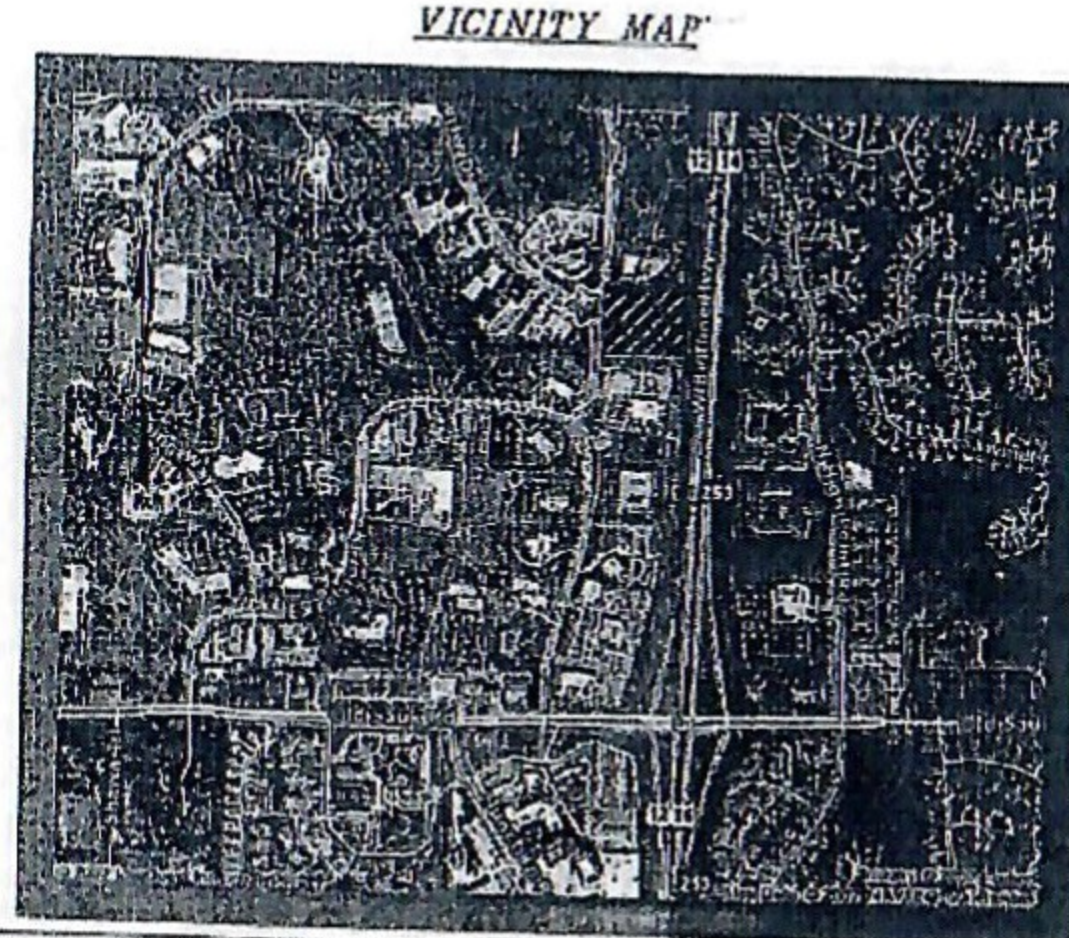
1. THE SUBJECT PARCEL IS ZONED SEC - SUBURBAN EMPLOYMENT CENTER DISTRICT
2. SETBACK REQUIREMENTS PER THE CURRENT ZONING ORDINANCE OF CITY OF MADISON:
BUILDING -
A. FRONT YARD: 25 FEET FROM FOURTH DRIVE, JOHN Q. HAMMONS DRIVE, A WEST BELTLINE HIGHWAY
B. SIDE YARD: 15 FEET, OR 20% OF BUILDING HEIGHT, WHICHEVER IS GREATER (TYPICAL NORTH AND SOUTH PROPERTY LINES)
C. REAR YARD: 30 FEET OR 45% OF THE BUILDING HEIGHT, WHICHEVER IS GREATER (Q/A)
REAR YARD -
A. MAX. 25 FEET FROM BUILDING CORNER
B. MIN. NONE
PARKING -
A. PARKING SPACE FORMULA: MINIMUM OF 0.75 PER BEDROOM AND A MAXIMUM OF 1.5 PER BEDROOM;
B. ROOM COUNT: 187 ROOMS, 100 GARAGES IN RESTAURANT
C. SPACES REQUIRED: 145 SPACES MINIMUM, 200 SPACES MAXIMUM
D. EXISTING CONDITIONS: 247 SPACES

ADJACENT SETBACKS:

SETBACKS PER CONVEYANCES, CONDITIONS, AND RESTRICTIONS RECORDED IN VOL. 7716 PG. 23
FRONT - 35 FEET MINIMUM
SIDE - 15 FEET OR 20% OF BUILDING HEIGHT, WHICHEVER IS GREATER
REAR - 35 FEET OR 45% OF BUILDING HEIGHT, WHICHEVER IS GREATER
30 FEET FROM U.S.H. 12
PARKING SETBACKS
FRONT - 35 FEET MINIMUM
SIDE - 30 FEET FROM STREET SIDE LOT LINES, OR 10 FEET FROM INTERIOR LOT LINES, INCLUDING REAR LOT LINES

Substantive Exceptions:

- Commitment Map 165-179255-MAD
Date November 17, 2017
THE FOLLOWING EXCEPTIONS AFFECT PARCEL D:
40. Removed
 41. Covenants, Conditions and Restrictions recorded in Volume 7716 of Records, Page 23, as Document No. 1918427, (As shown on map)
Final Amendment recorded in Volume 28354 of Records, Page 25, as Document No. 2835415
Second Amendment recorded in Volume 23505 of Records, Page 16, as Document No. 2785255
 42. Terms and conditions of sale the following as shown on plot of Old Sauk Trails Park Third Addition recorded in Volume 82-624, Plate page 183 as Document No. 2132732 Amendment of Correction recorded February 3, 1959, in Volume 12478 of Records, Page 21, as Document No. 2335031:
- One hundred (100) foot wide building setback line (As shown on map)
- Twelve (12) foot wide utility easement (As shown on map)
- One hundred (100) foot wide storm drainage easement and floodproofing buffer (As shown on map)
- Easement easement requirement (Cannot be graphically plotted)
 43. Restoration of conditions and covenants pertaining to future easements for street, sewer and lights recorded March 9, 1989, in Volume 12500 of Records, Page 17, as Document No. 2130402. (Cannot be graphically plotted)
 44. United Highway Easement for certain outfall ditch along U.S. Highway 12 as 14 recorded September 25, 1950, in Volume 233 of Records, Page 201, as Document No. 825337. (No location is shown)
 45. Private Storm Sewer Easement Agreement for the benefit of Lot 39 recorded October 30, 1990, in Volume 14975 of Records, Page 62, as Document No. 2231549. (As shown on map)
 46. Right of Way Grant to Wisconsin Dam, Inc. recorded November 7, 1955, in Volume 12141 of Records, Page 12, as Document No. 2112923. (As shown on map)
 47. Removed
 48. Grant of Electric Use Easement to American Transmission Company, LLC recorded December 1, 2011 as Document No. 4818319. (As shown on map)
 49. Removed
 50. Removed



DRAWN BY: DJH	SCALES: HORIZONTAL: 1"=40' VERTICAL: N/A	PROJECT NO: 211-4874	REVISIONS: 12/22/2017	BENCH MARK	DATUM: U.S.G.S. ASSUMED CITY PROJECT	ALTA/ACSP LAND TITLE SURVEY FOR WES PRO II, LLC LOT 38, OLD SAUK TRAILS PARK THIRD ADDITION PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, T. 7 N.-R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54603 PHONE 920-5763
CHECKED BY: ERO		DATE: 12/7/2017					SHEET 1 OF 1 SHEETS FILE NO. 4874
APPROVED BY: ERO							