B L O C K 1 5

18" CURB & GUTTER A

BROOKS' ADDITION TO MADISON

L (+) 5" MAPLE CONCRETE CORNER | S AT LOT CORNER |

LOT 18

(26.45')

OWNER: UNIVERSITY OF WISCONSIN REGENTS

(+) 18" MULBERRY

- N 89'53'35" E \ 3/4" ROD

OWNER: MCDONALDS CORPORATION

SPRING STREET

STREET LIGHT POLE HAS ONE WAY SIGN / ATTACHED

66' R/W

S CHARTER STREET 66' R/W

CONCRETE SIDEWALK

1" COTTON SPINDLE

EAVES GUTTER IS 0.2' NORTH
OF LOT LINE. CANOPY
OVERHANG IS 0.4' SOUTH OF
LOT LINE. __EC

EDGE OF CONCRETE IS
1.0' NORTH OF LOT LINE

L (+)8" MAPLE

EAVES GUTTER IS 1.2' NORTH OF LOT LINE. CANOPY / OVERHANG IS 0.6" NORTH OF LOT LINE.

OVERHEAD UTILITY THAT APPEARS' TO SERVE THIS BUILDING

WHITE DASHED LANE LINE

REGENT STREET

CANOPY OVERHANGS R/W BY 6.3'±

^A N 89°53'35" E 185.76'

CONCRETE STAIRS

LOT 19

_CANOPY OVERHANGS R/W BY 6.0'±

OVERHEAD UTILITY

CONCRETE CURB STOP

A ASPHALT SURFACE

66' R/W

66' R/W

S 89°56'07" W

SPRING STREET

L LANDSCAPED SURFACE

CONCRETE SURFACE

DECIDUOUS TREE, CANOPY NOT DRAWN TO SCALE

· · · CANOPY SUPPORT POST - TO SCALE ±

∅ UTILITY POLE LIGHT POLE

SIGN

BOLLARD

architecture u

- 3. The gross land area of the parcel is 26,630 square feet, more or less.
- 4. There are 40 marked parking stalls on the subject parcel. All appear to be regular stalls. Some may be smaller than typical parking stalls in length and/or width. The bike rack shown is partially within a separate striped area that appears to have been marked for bicycle parking and is partially within one of the 40 marked parking stalls.
- 5. I observed no evidence of recent earth moving work, building construction or building additions on the subject property while conducting the fieldwork.
- 6. Jeffrey Quamme of the City of Madison Engineering Department indicates that there are not any current proposed changes in right of way affecting the subject property nor any reservations of right of way at this time. The most recent street construction appears to have been done in 2015 according to stamps found in concrete curbs and sidewalks. That project was on N. Charter Street. Its curbs and pavement look new. That project appears to have included the curb returns at Regent Street, the driveway apron serving the subject parcel on Charter Street and small portions of the public sidewalks along Charter Street (from about 5 feet north of the southwest corner of the subject property to the Regent Street curb) and along Regent Street (from about 15 feet east of the southwest corner of the subject property to the Charter Street

7. Brooks' Addition to Madison was recorded May 6, 1854. Survey records on file in the Dane County Surveyor's office from the early 1900's indicate that the east line of Block 15 is about 23.3 shorter, the west line of Block 15 is about 24.2 feet shorter, the south line of Block 15 is about 1.6 feet longer, and the north line of Block 15 is about 0.6 feet shorter, all when compared with the original dimensions labeled on the plat. Those old survey records and survey records since indicate that surveyors have prorated those shortages and excesses among the lots in Block 15.

8. Faded markings in the field indicate a storm sewer running north and south under the center of the public sidewalk on the east side of N. Charter Street as shown hereon. Utility records "X" out this storm sewer. It was not marked through the Diggers Hotline markup requested for this survey. It may be abandoned and still in place or it may have been removed.

9. Title Commitment No. NCS-865062-MAD, dated August 24, 2017 was used for this survey.

10. The centerline of the 7 foot wide right of way described in Document No. 1141773 (Exception No. 10 in the Title Commitment) is situated approximately 52.9 feet easterly of the subject property. It benefits and encumbers two former parcels, neither of which is part of the subject property. Those former parcels are now both owned by McDonalds Corporation. The right of way does not appear to encumber or benefit the subject property.

11. The north edge of the concrete public sidewalk along Regent Street follows approximately along the north right of way line of Regent Street, some being 0.1 feet or less north of that line and some being 0.1 feet or less south of that line, except for a portion about 34 feet in length under the canopy overhang of the building, which is about 0.5 feet north of that line.

12. The subject property is in the TSS Traditional Shopping Street District. Building setbacks may be variable depending on several factors. For that reason, setback lines are not shown on this map. Please consult the City of Madison Zoning Ordinance, the Zoning Letter and seek needed clarification from City of Madison Planning Staff.

SURVEYOR'S CERTIFICATION:

To: Mortenson Development, Inc.; 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1. 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 19 and 20 (\$1,000,000) of Table A thereof. The field work was completed on August 15, 2017.

Date of Blat or Map: Suptember 13, 2017 Kow a Muchanes

Ross A. Michaels, Wisconsin Professional Land Surveyor No. 1696 Map revised: September 13, 2017



SURVEYED FOR: Roger Charly 8 N. Charter Street Madison, WI 53715



OFFICE MAP NO. 1116-L

NAME **IMPROVEMENT**

OJECT

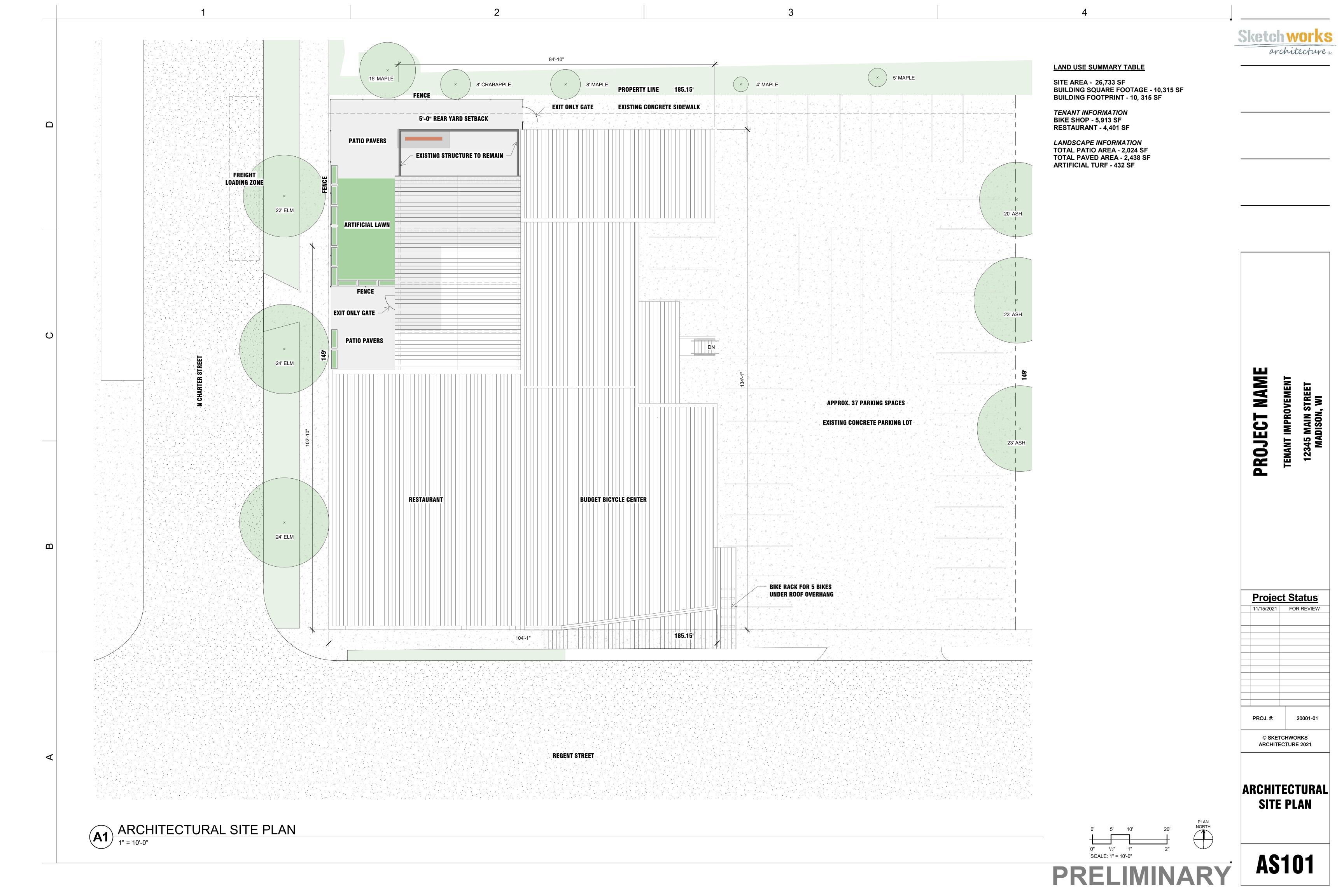
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Project Status

AS100

SURVEY





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LANDSCAPING **PLAN**

