

DEMOLITION SITE PLAN

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
(608)-821-3955
mmar@vierbicher.com

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

LINWORK 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.

- EXISTING CONCRETE PAVEMENT/SIDEWALK
EXISTING ASPHALT
EXISTING RAILROAD BALLAST

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. Kaulk 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.

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.

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 1/2) 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.

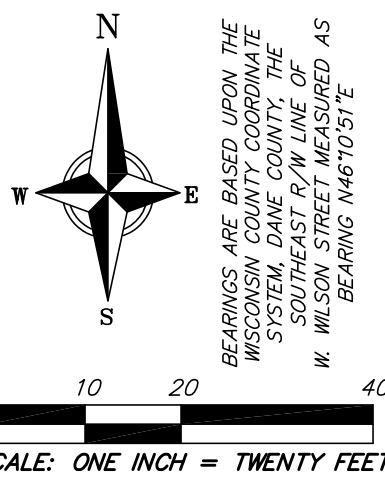
EXCEPTION 12: Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
The State of Wisconsin, Wisconsin and Southern Railroad as surveyed, lies immediately adjacent to the parcels surveyed. Existing 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.



SCALE: ONE INCH = TWENTY FEET

BEARINGS ARE PLACED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE CENTER OF THE EARTH BEARING NAD83 AS BEARING NAD70 SITE.

CSM #15402

V10 C&G #242021 Poss. #03898

Overlaid on Record #99 & 100

S&W 105' W 412.79' (S&W 105' W 412.81')

268.23'

147.56'

EX STMH RM=870.69' NE INV=863.04' SW INV=866.59'

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LOCATION MAP

NOT TO SCALE



vierbicher logo and contact information: planners | engineers | advisors 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 4 OF PLATS OF DANE COUNTY, RECORD NUMBER 1093378, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes a 'DRAFT' stamp and project details: PROJECT NO. 210372, S-911, 1 of 1.