

SURVEYED FOR :
 KRUPP GENERAL CONTRACTORS
 2020 EASTWOOD DRIVE
 MADISON, WI 53704

SURVEYED BY :
 Burse

SURVEYING & ENGINEERING
 1400 E. Washington Ave, Suite 158
 Madison, WI 53703
 Fax: 608.250.9264 608.250.9263
 email: burse@bursewi.net
 www.bursewi.com

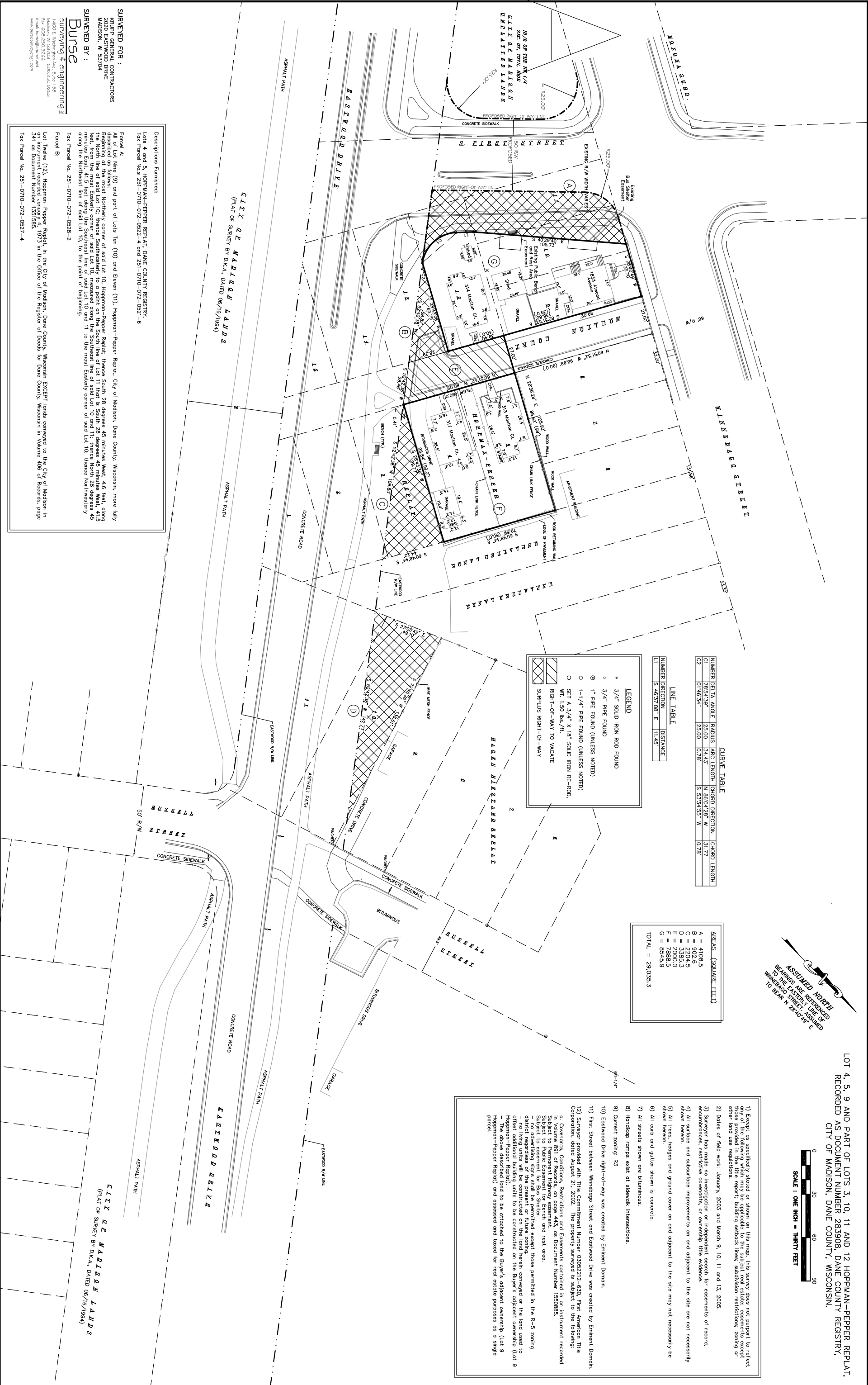
DESCRIPTIONS FURNISHED:

Parcel A:
 All of Lot Nine (9) and part of Lots Ten (10) and Eleven (11), Hoppman-Pepper Replat, City of Madison, Dane County, Wisconsin, more fully described in the most Northernly corner of said Lot 10, Hoppman-Pepper Replat; thence South 28 degrees 45 minutes West, 4.6 feet, along the North line of said Lot 10, thence Southeast to a point on the South line of Lot 11 that is South 28 degrees 45 minutes West, 41.5 feet, from the most Easternly corner of said Lot 10, measured along the South line of said Lot 10 and 11; thence North 23 degrees 45 minutes East, 11.4 feet, to the most Easternly corner of said Lot 11; thence North 23 degrees 45 minutes East, 11.4 feet, along the Northeast line of said Lot 10, to the point of beginning.

Parcel B:
 Lot Twelve (12), Hoppman-Pepper Replat, in the City of Madison, Dane County, Wisconsin EXCEPT lands conveyed to the City of Madison in an instrument recorded January 1973 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 406 of Records, page 541 as Document Number 1531855.
 Tax Parcel No. 291-0710-072-0527-4

Descriptions Furnished:

Lots 4 and 5, HOPPMAN-PEPPER REPLAT, DANE COUNTY REGISTRY;
 Tax Parcel Nos. 291-0710-072-0522-4 and 291-0710-072-0521-6



CURVE TABLE

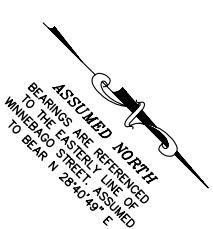
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2834.39	23.00	34.43	N 85°04'28" W	31.77
C2	0746.34	23.00	0.78	S 53°34'55" W	0.78

AREAS (SQUARE FEET)

A =	4108.5
B =	902.6
C =	2204.5
D =	3385.3
E =	2000.0
F =	2888.5
G =	8545.9
TOTAL =	29,035.3

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 3/4" PIPE FOUND
- 1" PIPE FOUND (UNLESS NOTED)
- 1-1/4" PIPE FOUND (UNLESS NOTED)
- SET A 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- RIGHT-OF-WAY TO VACATE
- SURPLUS RIGHT-OF-WAY



- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements except those provided in the title report; building setback lines; subdivision restrictions; zoning or other land use regulations.
- 2) Dates of field work: January, 2003 and March 9, 10, 11 and 13, 2005.
- 3) Surveyor has made no investigation or independent search for easements of record, easements, restrictive covenants, or other property title encumbrances.
- 4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 5) All trees, hedgcs and ground cover on and adjacent to the site may not necessarily be shown hereon.
- 6) All curb and gutter shown is concrete.
- 7) All streets shown are bituminous.
- 8) Handicap ramps exist at sidewalk intersections.
- 9) Current zoning: R3
- 10) Eastwood Drive right-of-way was created by Eminent Domain.
- 11) First Street between Winedago Street and Eastwood Drive was created by Eminent Domain.
- 12) Surveyer provided with Title Commitment Number 0305272-430, First American Title Corporation, dated August 21, 2002. The property surveyed is subject to the following:
 - a. Covenants, Conditions, Restrictions and Easements contained in an instrument recorded Subject to Permanent Highway Easement, as Document Number 1530855.
 - b. Subject to easement for Bus Shelter Third Street, those permitted in the R-5 zoning district regardless of the present or future zoning.
 - c. no living units will be constructed on the land herein conveyed or the land used to offset additional building units to be constructed on the Buyer's adjacent ownership (Lot 9 Hoppman-Pepper Replat).
 - d. The above described land to be attached to the Buyer's adjacent ownership (Lot 9 Hoppman-Pepper Replat) and assessed and taxed for real estate purposes as a single parcel.



LOT 4, 5, 9 AND PART OF LOTS 3, 10, 11 AND 12 HOPPMAN-PEPPER REPLAT,
 RECORDED AS DOCUMENT NUMBER 283908, DANE COUNTY REGISTRY,
 CITY OF MADISON, DANE COUNTY, WISCONSIN.