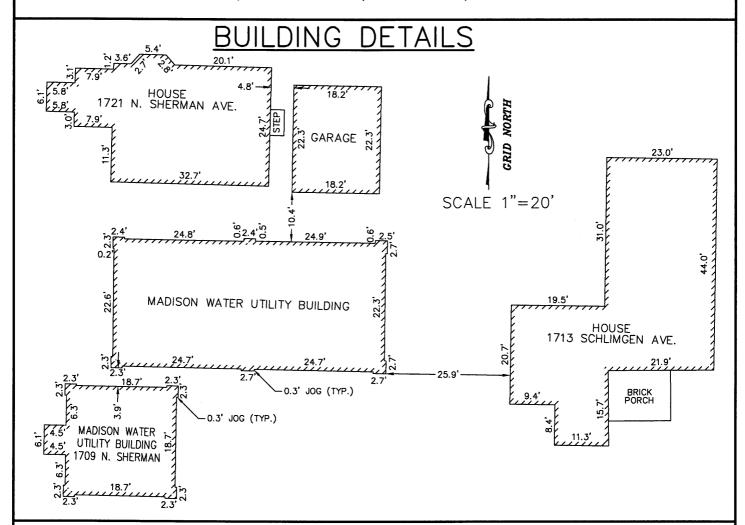
CERTIFIED ALL OF LOTS 4-7, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 51, AS DOCUMENT NUMBER 497381, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. THE NORTHWEST QUARTER OF CRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
CYSTEM (DANE ZONE) 120 0 40 80 SCALE : ONE INCH = FORTY FEET NOTES: 1) SEE SHEET 2 BUILDING DETAILS AND LEGEND. 2) SEE SHEET 3 FOR ADDITIONAL NOTES. CLYDE A. CALLACHER'S SHERMAN AVE. SUBDIVISION FOUND BRASS CITY OF MADISON MONUMENT AT THE NORTHEAST CORNER OF SECTION 01-07-09 N: 498,995.37 E: 826,619.65  $\underline{S}$   $\underline{C}$   $\underline{H}$   $\underline{L}$   $\underline{I}$   $\underline{M}$   $\underline{G}$   $\underline{E}$   $\underline{N}$ A V E. <u>A V E N U E</u> 66' R/W WIDTH 118. 1742.80 1-0.14. |-1/4" CONC. / GRAVEL 13.9 S89'07'59"E S89\*07'59"E 36.04 (136.5')53.47' (53.5') E DRIVEWAY CONC. DRIVEWAY ,0*z*... 엄 듸 39.87 <u>6</u> ,04 NO0.27 (40, 120.14 (120') 앮 Ħ Ø LYDE VEE ≠ 7.2 65, A L L A C H E R' S 134.03'(136.5') Ħ 119.6 MON ₩, Н 54.5 껕 SHERMAN A V E. LOT 70 .76 SUBDIVISION ≥ F, (120,) 2 5 ¥ 27, 59, 1624 S89'18'33"E 52.00 7 Ħ S00.47 N00.41 80.00 WOOD 52.00% FENCE 1.4' EAST OF SEE SHEET 2 FOR BUILDING DETAILS O' UNDERGROUND EASEMENT DOC. NO. 2142189 LOT LINE <u>4</u> BLOCK BITUMINOUS DRIVEWAY (190')49.86 • EXISTING 10' ELECTRIC E, ·3/4" N89 05 38 W 186.80 (50') 3 22 CHAIN LINK FENCE 0.5' SOUTH OF LOT LINE FOUND BRASS CITY OF MADISON MONUMENT AT THE WEST QUARTER CORNER OF SECTION 31-08-10 N: 497,252.62 E: 826,605.95 MINIMUM SCONS NAME OF THE PROPERTY OF THE PROP SURVEYED FOR: CITY OF MADISON WATER UTILITY 215 MARTIN LUTHER KING, JR. BLVD MICHEL/L-BURSE MADISON, WI 53701 S-2020 SURVEYED BY: MAP NO. \_ Sun Prairie NO SURVEYORING DOCUMENT NO. \_ \* engineering & surveying VOLUME \_ \_ PAGES \_ 1400 E. Washin 608.250.9263 Madison, WI 53703 Date: 07-16-2013 Fax: 608.250.9266 Plot View: csm \PROJECTS\BSE1658\BSE1658.DWG email: Mburse@BSE-INC.net SHEET 1 OF 4 www.bursesurveyengr.com

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 4-7, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 51, AS DOCUMENT NUMBER 497381, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



## **LEGEND**

- SOLID IRON ROD FOUND SIZE NOTED
- IRON PIPE FOUND SIZE NOTED
- O ¾"X18" SOLID IRON ROD SET, WT. 1.50 LBS./FT.
- ( ) INDICATES RECORDED AS PER PLAT

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

MAP NO
DOCUMENT NO.
VOLUME PAGES
Date: 07-16-2013

PROJECTS\BSE1658\BSE1658.DWG

MICHELLE IN SURVEY

SURVEYED BY:

surveying & engineering &

1400 E. Washington Ave, Suite 158 Madison, WI 53703 608.250.9263

Fax: 608.250.9266 email: Mburse@BSE-INC.net www.bursesurveyengr.com

SHEET 2 OF 4

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 4-7, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 51, AS DOCUMENT NUMBER 497381, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### NOTES:

- 1) Date of field work: July 02, 2013
- 2) Lot 1 Area = 22,377 square feet.
- 3) In the event of the City of Madison Plan Commission and/or Common Council approve re—division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts.

  —Surveyor was provided with a Title Commitment Number 113070256 dated July 6, 2013 from Preferred Title, LLC.

  —Surveyor was provided with a Title Commitment Number 113070255 dated July 6, 2013 from Preferred Title, LLC.

  —Surveyor was provided with a Title Commitment Number 113070254 dated July 6, 2013 from Preferred Title, LLC. Said Title Commitment references the following:

  \*Underground Electric Easement to the City of Madison recorded in Vol. 12862 of Records, page 90, as #7142189 (Shown on map on sheet 1)

- Records, page 90, as #2142189. (Shown on map on sheet 1)
  - \*Entry and Testing Agreement recorded as #4841000. (Not mappable)

### LEGAL DESCRIPTION:

ALL OF LOTS 4-7, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 51, AS DOCUMENT NUMBER 497381, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

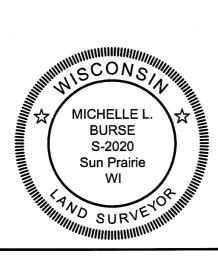
I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of The Regents of the Core Campus Investment Partners, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and the division of that land, 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 17th day of July 2013.

Signed: Michelle & Burse 15 No 2020

	_
MAP NO	
DOCUMENT NO.	
VOLUME PAGES	
Oate: 07-16-2013	"111

Plot View: csm PROJECTS\BSE1658\BSE1658.DWG



SURVEYED BY:

surveying 🕏 engineering 🖺

1400 E. Washington Ave, Suite 158 Madison, WI 53703 608.250.9263 Fax: 608.250.9266 email: Mburse@BSE-INC.net

www.bursesurveyengr.com

SHEET 3 OF 4

CERTIFIED SURVEY MAP No.	
ALL OF LOTS 4—7, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVOLUME 6 OF PLATS, ON PAGE 51, AS DOCUMENT NUMBER 497381, ITHE NORTHWEST QUARTER OF SECTION EAST, CITY OF MADISON, DANE COUNTY, W	DANE COUNTY REGISTRY, LOCATED IN 31, TOWNSHIP 08 NORTH, RANGE 10
OWNER'S CERTIFICATE	
City of Madison Water Utility, a municipal entity duly organized and existin the State of Wisconsin, as owner, does hereby certify that said City of Madescribed on this Certified Survey Map to be surveyed, divided and mapper Survey Map.	adison Water Utility caused the land
City of Madison Water Utility does further certify that this Certified Survey Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submit objection:	
City of Madison	
IN WITNESS WHEREOF, the said City of Madison Water Utility has cau by, its authorized representative on this	
City of Madison Water Utility	
By:authorized representative	
STATE OF WISCONSIN)	
)ss County of Dane )	
Personally came before me this day of, representative of the above named City of Madison Water Utility to me kn foregoing instrument, and to me known to be such authorized representational acknowledged that they executed the foregoing instrument as such of Madison Water Utility, by its authority.	tive of said City of Madison Water Utility,
Notary Public, Wisconsin My commission expires	
CITY OF MADISON COMMON COUNCIL APPROVAL  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, 2010, and that said Enactment 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, 20	SURVEYED BY :
Maribeth Witzel-Behl, City Clerk City of Madison, Dane County, Wisconsin	Burse surveying \$ engineering \$
CITY OF MADISON PLAN COMMISSION CERTIFICATE	1400 E. Washington Ave, Suite 158 Madison, WI 53703 608.250.9263
Approved for recording by the Secretary of the City of Madison Planning Commission.	Fax: 608.250.9266 email: Mburse@BSE-INC.net www.bursesurveyengr.com
Dated thisday of, 20	Office of the Register of Deeds County, Wisconsin
Steven R. Cover, Secretary of Planning Commission.	Received for Record
Steven R. Cover, Secretary of Planning Commission.  MAP NO  DOCUMENT NO  Ate: 07-16-2013  Not View: csm  PROJECTS\BSE1658\BSE1658.DWG	, 20 at o'clockM as Document No
MAP NO	
DOCUMENT NO Sun Prairie	
VOLUME PAGES	Register of Deeds
late: 07-16-2013  Not View: csm PROJECTS\BSE1658\BSE1658.DWG	SHEET 4 OF 4