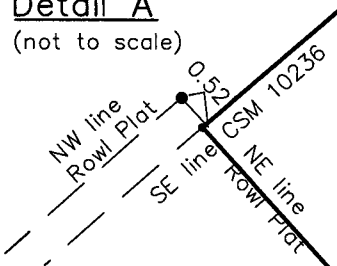


# CERTIFIED SURVEY MAP

PART OF OUTLOT 106 AND PART OF OUTLOT 108, BURKE ASSESSOR'S PLAT NUMBER ONE, RECORDED IN VOLUME 9 OF PLATS, PAGES 15-26, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## Detail A

(not to scale)



0 50 100 150

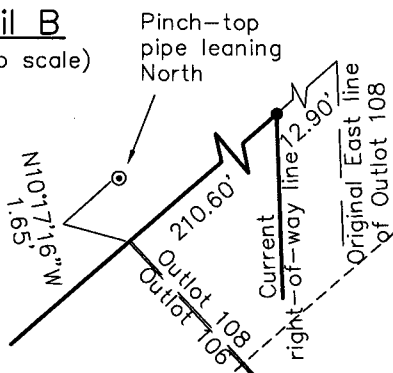
SCALE : ONE INCH = FIFTY FEET

## NOTES

- 1) See Sheet 2 for legend.
- 2) See Sheet 2 for easement detail.
- 3) See Sheet 3 for building detail.

## Detail B

(not to scale)



FOUND ALUMINUM CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 32-08-10  
N: 499724.79(499724.79)  
E: 836864.18(836864.18)

MON TO MON  
S00°46'10"W 2646.04'  
1080.74'

Monument not shown on CSM 10236

See Detail B

PARKING LOT

10' UNDERGROUND ELECTRIC EASEMENT  
DOC. NO. 4329448

LOT 1

44,386 SQ. FT. OR  
1.0190 ACRES

EXISTING BUILDING SEE SHEET 3

PARKING LOT

SURVEYED FOR :  
Gries Architectural Group  
500 North Commercial Street  
Neenah, WI 54956  
SURVEYED BY :  
**Burse**  
surveying & engineering llc  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@BSE-INC.net  
www.bursesurveyengr.com

Date: August 26, 2014  
Plot View: csm  
\\BSE573\\SuburbanWh-Red Pepper\\CSM\\BSE573CSM.dwg

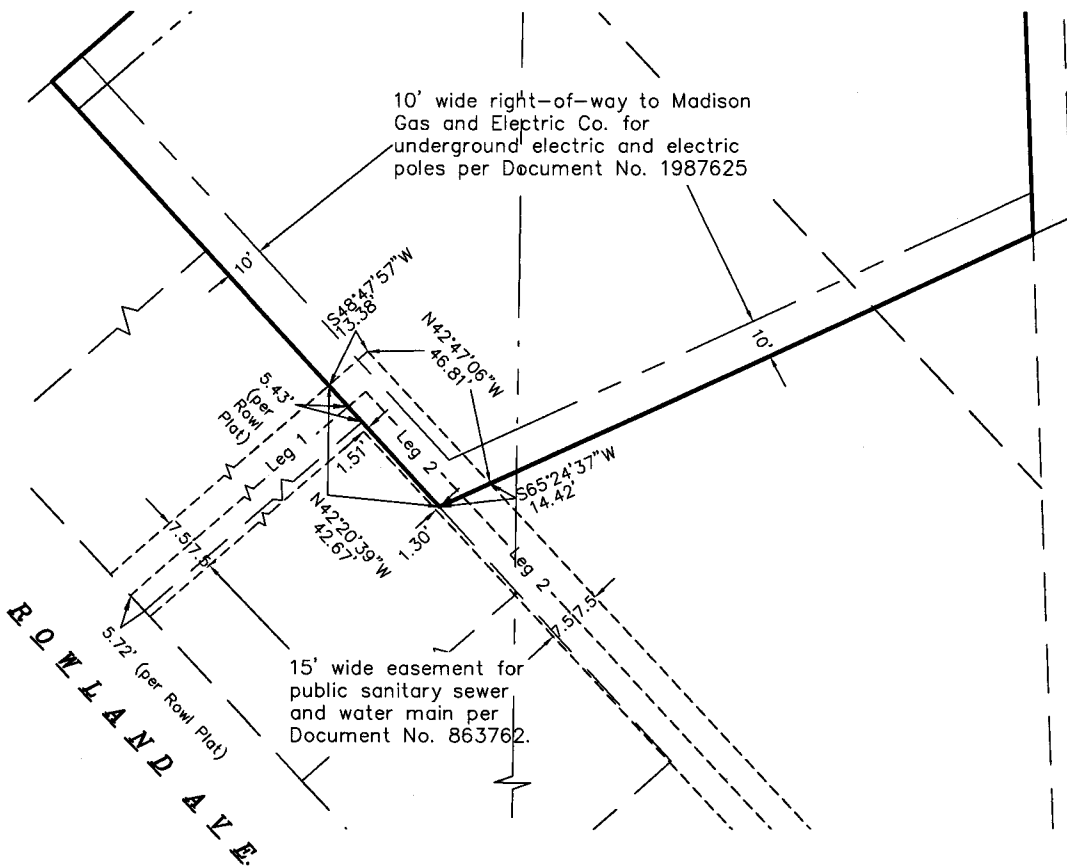
# CERTIFIED SURVEY MAP

PART OF OUTLOT 106 AND PART OF OUTLOT 108, BURKE ASSESSOR'S PLAT NUMBER ONE, RECORDED IN VOLUME 9 OF PLATS, PAGES 15-26, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)



## EASEMENT DETAIL

### EASEMENT NOTE

Description of center line of 15-foot wide public sanitary sewer and water main easement per Document No. 863762: [Underline text added for clarification]

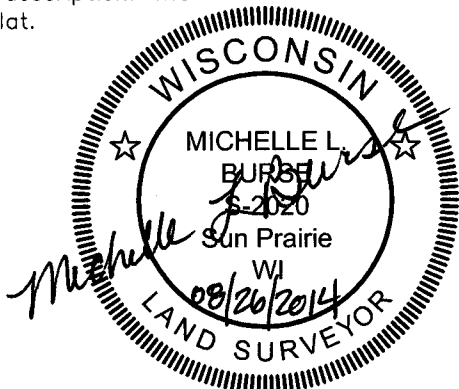
"Beginning at a point on the Northeast line of Rowland Avenue which is 282.6 feet Northwest of the intersection of said Northeast line and the Northwest line of East Washington Avenue; thence Northeasterly parallel with the Northwest line of East Washington Avenue, 177.5 feet [Leg 1: N48°47'57"E, 177.50 ft]; Thence Southeasterly parallel with the Northeasterly line of Rowland Avenue [Leg 2: S42°47'06"E] to the North line of Outlot One Hundred Seven (107), Assessor's Plat No. 1 of the Town of Burke, Dane County, Wisconsin."

The easement is located on this plat of survey per the description in said Document, using the dimensions shown on the Rowl Plat for Leg 1, which agree with the original description. The original description locates the next segment (Leg 2) partially in the Rowl Plat.

### LEGEND

- ⊙ FOUND IRON PIPE (OUTSIDE DIAMETER NOTED)
- FOUND 3/4" SOLID IRON ROD
- FOUND 1-1/4" SOLID IRON ROD
- X SET CUT X IN CONCRETE SIDEWALK
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST 0.01 FOOT.



SURVEYED BY :

Burse

surveying & engineering Inc.

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 5

Date: August 26, 2014

Plot View: csm

\\BSE573\\SuburbanWh-Red Pepper\\CSM\\BSE573CSM.dwg

# CERTIFIED SURVEY MAP

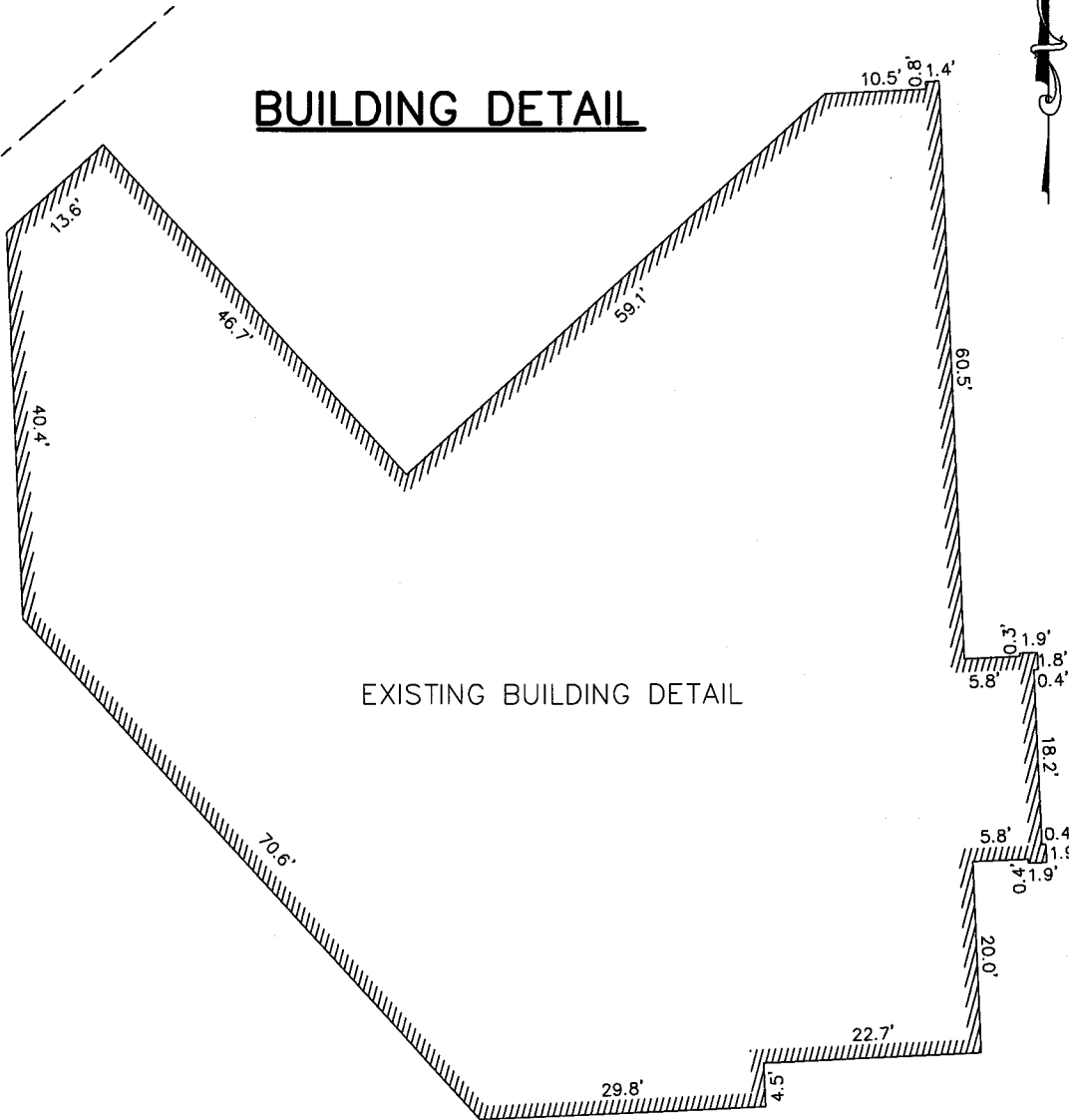
PART OF OUTLOT 106 AND PART OF OUTLOT 108, BURKE ASSESSOR'S PLAT NUMBER ONE, RECORDED IN VOLUME 9 OF PLATS, PAGES 15-26, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

## BUILDING DETAIL

**GRID NORTH**  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)



### CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

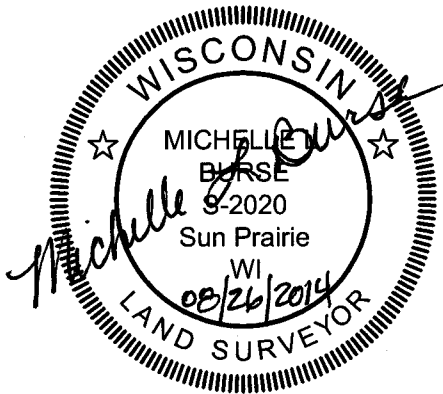
\_\_\_\_\_  
Steven R. Cover, Secretary of Planning Commission.

### 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 \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin



SURVEYED BY :

**Burse**

surveying & engineering inc.

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

Date: August 26, 2014

Plot View: csm

\\BSE573\\SuburbanWh-Red Pepper\\CSM\\BSE573CSM.dwg

**SHEET 3 OF 5**

# CERTIFIED SURVEY MAP

PART OF OUTLOT 106 AND PART OF OUTLOT 108, BURKE ASSESSOR'S PLAT NUMBER ONE, RECORDED IN VOLUME 9 OF PLATS, PAGES 15-26, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## NOTES:

- 1) Dates of field work: September 5, 2006 and August 19, 2014.
- 2) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those provided in the title report; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) Surveyor was provided with a copy of the 60 year report Number 114080262 prepared by Preferred Title, LLC dated August 9, 2014, which references the following: [Brackets indicate Surveyor's Notes]
  - Easement to Town Sanitary District No. 4 of the Town of Burke recorded in Vol. 263 of Deeds, page 517, as #863762. [shown on map]
  - Award of Damages recorded in Vol. 188 of Records, page 416, as #1268863. [shown on map]
  - Right of Way Grant Underground Electric - Electric Pole Line to Madison Gas and Electric Company recorded in Vol. 9311 of Records, page 78, as #1987625. [shown on map]
  - Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as #4395313. [not mappable]
  - Right of way grant Underground Electric to Madison Gas and Electric Company recorded as #4329448. [shown on map]
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

## LEGAL DESCRIPTION:

Part of Outlot 106 and part of Outlot 108, Burke Assessor's Plat Number One, recorded in Volume 9 of Plats, pages 15-26, as Document Number 593673, Dane County Registry, located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follow:

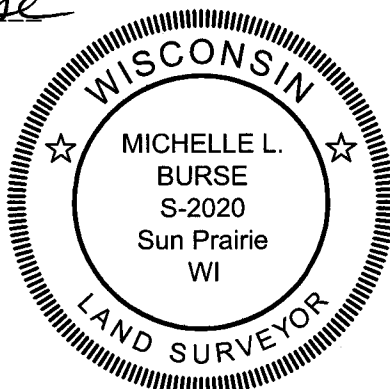
Commencing at the Northeast corner of said Section 32; thence South 00 degrees 46 minutes 10 seconds West along the east line of said Northeast Quarter, 1080.74 feet to the point of beginning; thence North 48 degrees 53 minutes 04 seconds East (North 48 degrees 27 minutes 50 seconds East), 163.33 feet to the west right of way line of N. Stoughton Road; thence South 01 degree 55 minutes 47 seconds East along said west right of way line, 254.91 feet; thence South 65 degrees 26 minutes 08 seconds West, 169.93 feet; thence North 42 degrees 19 minutes 08 seconds West (North 42 degrees 19 minutes 08 seconds West), 149.21 feet; thence North 48 degrees 53 minutes 04 seconds East, 163.75 feet to the Point of Beginning. This description contains 44,386 square feet or 1.02 acres.

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Schoepp Land Holding Company 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 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 26<sup>th</sup> day of AUGUST, 2014.

Signed: Michelle L. Burse  
Michelle L. Burse, R.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering Inc

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

Date: August 26, 2014

Plot View: csm

\\BSE573\\SuburbanWh-Red Pepper\\CSM\\BSE573CSM.dwg

SHEET 4 OF 5

# CERTIFIED SURVEY MAP

PART OF OUTLOT 106 AND PART OF OUTLOT 108, BURKE ASSESSOR'S PLAT NUMBER ONE, RECORDED IN VOLUME 9 OF PLATS, PAGES 15-26, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Schoepp Land Holding Company LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Schoepp Land Holding Company LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Schoepp Land Holding Company LLC has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Schoepp Land Holding Company LLC

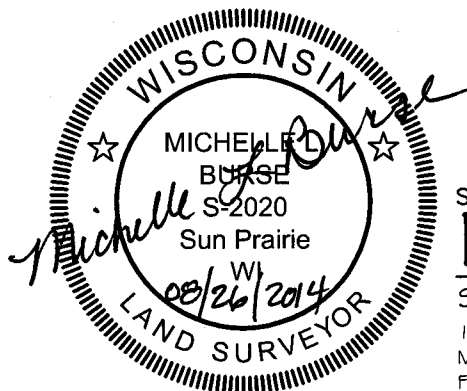
By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN)  
County of Dane )ss  
)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin

My commission expires \_\_\_\_\_



SURVEYED BY :

Burse

surveying & engineering llc

1400 E. Washington Ave, Suite 158

Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: Mburse@BSE-INC.net

www.bursesurveyengr.com

Date: August 26, 2014

Plot View: csm

\\BSE573\\SuburbanWh-Red Pepper\\CSM\\BSE573CSM.dwg

SHEET 5 OF 5