

CERTIFIED SURVEY MAP No.

PART OF LOT 12 AND ALL OF LOTS 13, 14 AND 15, MADISON SHOPS PLAT, AS RECORDED IN VOLUME 15 OF PLATS, ON PAGE 14, AS DOCUMENT NUMBER 847298, DANE COUNTY REGISTRY, AND PART OF VACATED EMIL STREET, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 100 200 300



SCALE : ONE INCH = ONE HUNDRED FEET

MON TO MON
N88°58'22"W 2648.96'
1287.67'

FOUND BRASS CAP
MONUMENT AT THE
CENTER OF SECTION
34-07-09
N: 469726.83
E: 813229.48

UNION PACIFIC
RAILROAD
(100' R/W)
(N51°05'E)
N51°52'27"E
392.29'
287.78'

0.83' SOUTHWEST
OF LOT CORNER

BUILDING

LANDS

S01°01'38"W
32.99' S88°58'22"E 340.79'
DEDICATED TO THE PUBLIC ROAD
S88°58'22"E 421.96'

FOUND BRASS CAP MONUMENT
AT THE EAST QUARTER CORNER
OF SECTION 34-07-09
N: 469679.34(469679.34)
E: 815878.01(815877.75)

1.12' SOUTH OF R/W LINE

LOT 1

411,761 square feet or
9.4527 acres

SEE BUILDING
DETAIL A

LANDS

CORNER FALLS ON
CONCRETE WALL

MADISON SHOPS
PLAT

BUILDING

12

SEE BUILDING
DETAIL B

13

14

BUILDING

15

SEE BUILDING
DETAIL C

DOC. NO.
1341366

EMIL STREET
VACATED

N89°34'31"W 281.48'
DEDICATED WITH
DOC. NO. 2156868

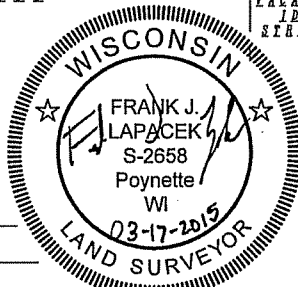
N89°15'23"W 361.43'

0.41' WEST OF LOT CORNER

EMIL STREET

VACATED

MADISON SHOPS
PLAT



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 03-17-2015

Plot View: CSM

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GRID NORTH
BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE. THE NORTH LINE
OF THE SOUTHEAST QUARTER OF
SECTION 34 BEARS N88°58'22"E

SURVEYED FOR:
CITY OF MADISON - ENGINEERING DIV.
210 MARTIN LUTHER KING JR. BLVD
MADISON, WI 53703

SURVEYED BY :

Burse

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email: mburse@bse-inc.net
www.bursesurveyengr.com

SHEET 1 OF 5

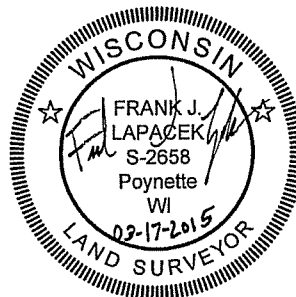
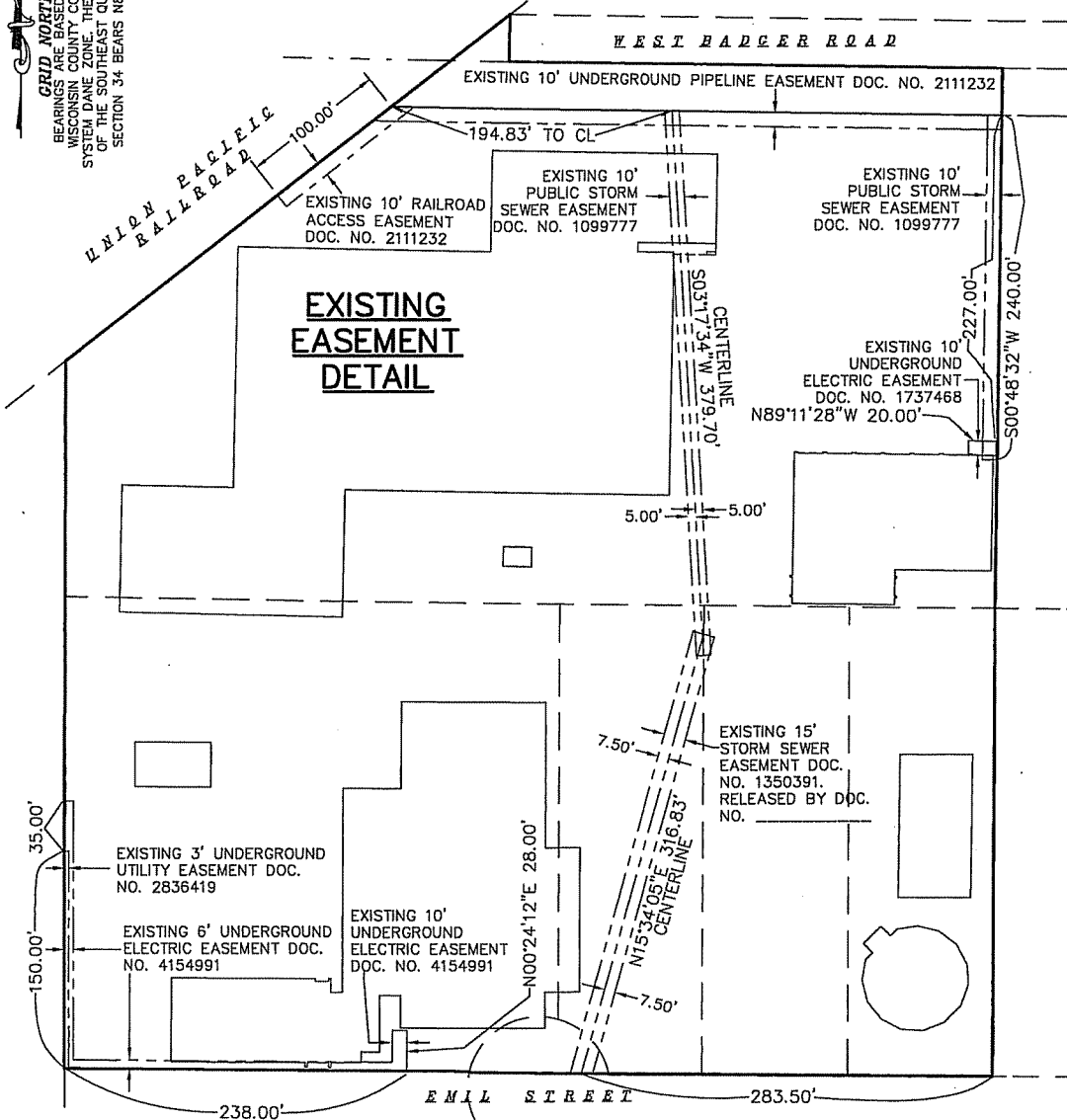
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GRID NORTH
BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE. THE NORTH LINE
OF THE SOUTHEAST QUARTER OF
SECTION 34 BEARS N88°58'22"E



SCALE : ONE INCH = ONE HUNDRED FEET



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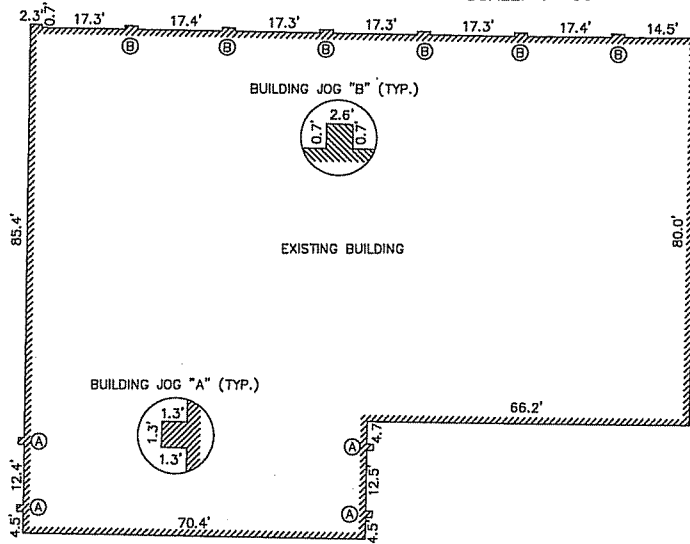
SHEET 2 OF 5

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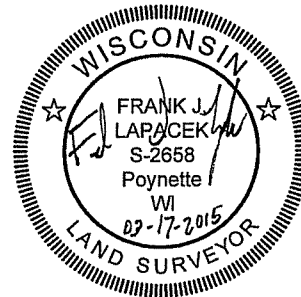
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BUILDING DETAIL A

SCALE: 1"=30'

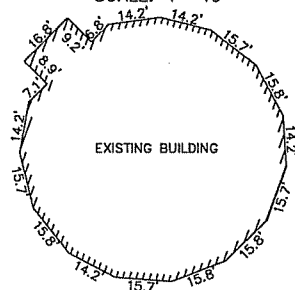


GRID NORTH
BEARINGS ARE BASED ON THE
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SECTION 34 BEARS N86°58'22"E



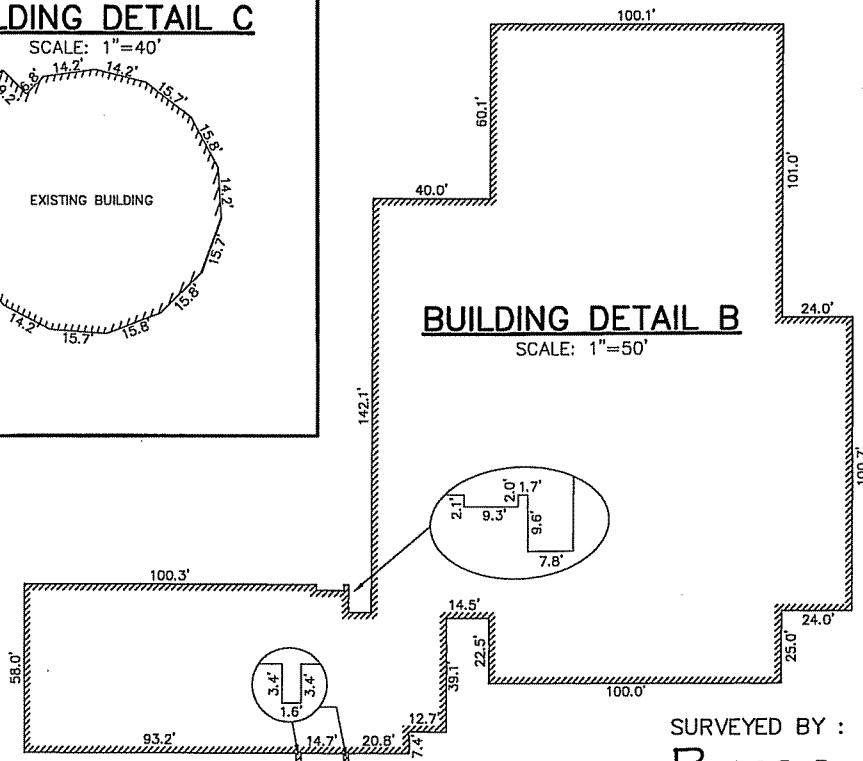
BUILDING DETAIL C

SCALE: 1"=40'



BUILDING DETAIL B

SCALE: 1"=50'



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SHEET 3 OF 5

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LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
 - ⊙ 1" IRON PIPE FOUND UNLESS NOTED
 - X SET CUT "X" IN CONCRETE WALL
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	0.92	01°03'38"	50.00	N13°22'31"E	0.92

NOTES:

- Dates of Fieldwork: February 27 and March 04, 2015.
- 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. Surveyor was provided a copy of 60 year Title Report Number 115020416 from Preferred Title, LLC, dated February 24, 2015. Title report references the following: [Surveyor's notes are in brackets]
 - Storm Sewer Easement to City of Madison recorded April 28, 1964, in Vol. 408 of Misc., page 215, as #1099777. (Part of Parcel A) [Shown on map]
 - Storm Sewer Easement to City of Madison recorded December 20, 1972, in Vol. 403 of Records, page 239, as #1350391. (Parcel C) [Shown on map]
 - Underground Electric Easement to Madison Gas and Electric Company recorded April 19, 1982, in Vol. 3523 of Records, page 67, as #1737468. (Part of Parcel A) [Shown on map]
 - Agreement to Undertake Development recorded September 19, 1988, recorded in Vol. 11973 of Records, page 38, as #2104744. [Not Mappable]
 - Easement to Badger Partnership recorded October 27, 1988, recorded in Vol. 12124 of Records, page 8, as #2111232. [Need document]
 - Resolution recorded May 12, 1988, in Vol. 11417 of Records, page 52, as #2080841; Declared August 17, 1989, in Vol. 13198 of Records, page 27, as #2156868. (Parcel B) [This document is part of Emil Street R/W acquisition. Shown as Emil Street on map]
 - Underground Utility Easement to Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin recorded March 6, 1997, as #2836419. (Parcel B) [Shown on map]
 - Underground Electric Easement to Madison Gas and Electric Company recorded January 23, 2006, as #4154991. (Parcel B) [Shown on map]

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped Part of Lot 12 and all of Lots 13, 14 and 15, Madison Shops Plat, as recorded in Volume 15 of Plats, on page 14, as Document Number 847298, Dane County Registry, and part of vacated Emil Street, located in the Northwest and Northeast Quarters of the Southeast Quarter of Section 34, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:
Commencing at the East Quarter corner of said Section 34; thence North 88 degrees 58 minutes 22 seconds West along the north line of said Southeast Quarter, 1020.50 feet to the point of beginning; thence South 00 degrees 48 minutes 32 seconds West, 375.92 feet; thence South 00 degrees 20 minutes 07 seconds West, 326.13 feet to the north right of way of Emil Street; thence North 89 degrees 15 minutes 23 seconds West along said north right of way, 361.43 feet to a point of non-tangential curvature; thence 0.92 feet along the arc of a curve to the right, also along said north right of way, through a central angle of 01 degree 03 minutes 38 seconds, a radius of 50.00 feet, and a chord bearing North 13 degrees 22 minutes 31 seconds East, 0.92 feet; thence North 89 degrees 34 minutes 31 seconds West along said north right of way, 281.48 feet to the northwest corner of Emil Street right of way; thence North 00 degrees 07 minutes 58 seconds East, 491.24 feet to the southeast right of way of the Union Pacific Railroad; thence North 51 degrees 52 minutes 27 seconds East along said southeast right of way, 392.29 feet to the north right of way of West Badger Road; thence South 01 degree 01 minute 38 seconds West, 32.99 feet to the aforementioned north line of said Southeast Quarter; thence South 88 degrees 58 minutes 22 seconds East along said north line, 340.79 feet to the Point of Beginning, under the direction of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 MARCH, 2015

Signed: Frank J. Lapacek
Frank J. Lapacek, P.L.S. No. 2658

MAP NO. _____

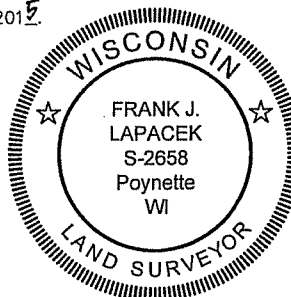
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SHEET 4 OF 5

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OWNER'S CERTIFICATE

City of Madison, a municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

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

CITY OF MADISON

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed by Paul Soglin its mayor and _____ its clerk on this _____ day of _____, 20__.

Paul R. Soglin, mayor

Maribeth Witzel-Behl, clerk

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 20__,
_____ of City of Madison, acting in said
capacity and known by me to be the person who executed the foregoing instrument
and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 20__,
_____ of City of Madison, acting in said
capacity and known by me to be the person who executed the foregoing instrument
and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

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 _____, 201_.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this _____ day of _____, 201_.

Natalie Erdman, Secretary of Planning Commission.

MAP NO. _____

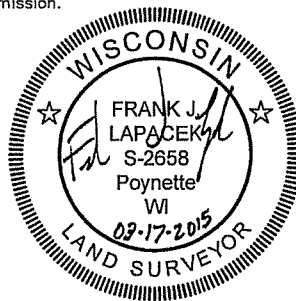
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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds