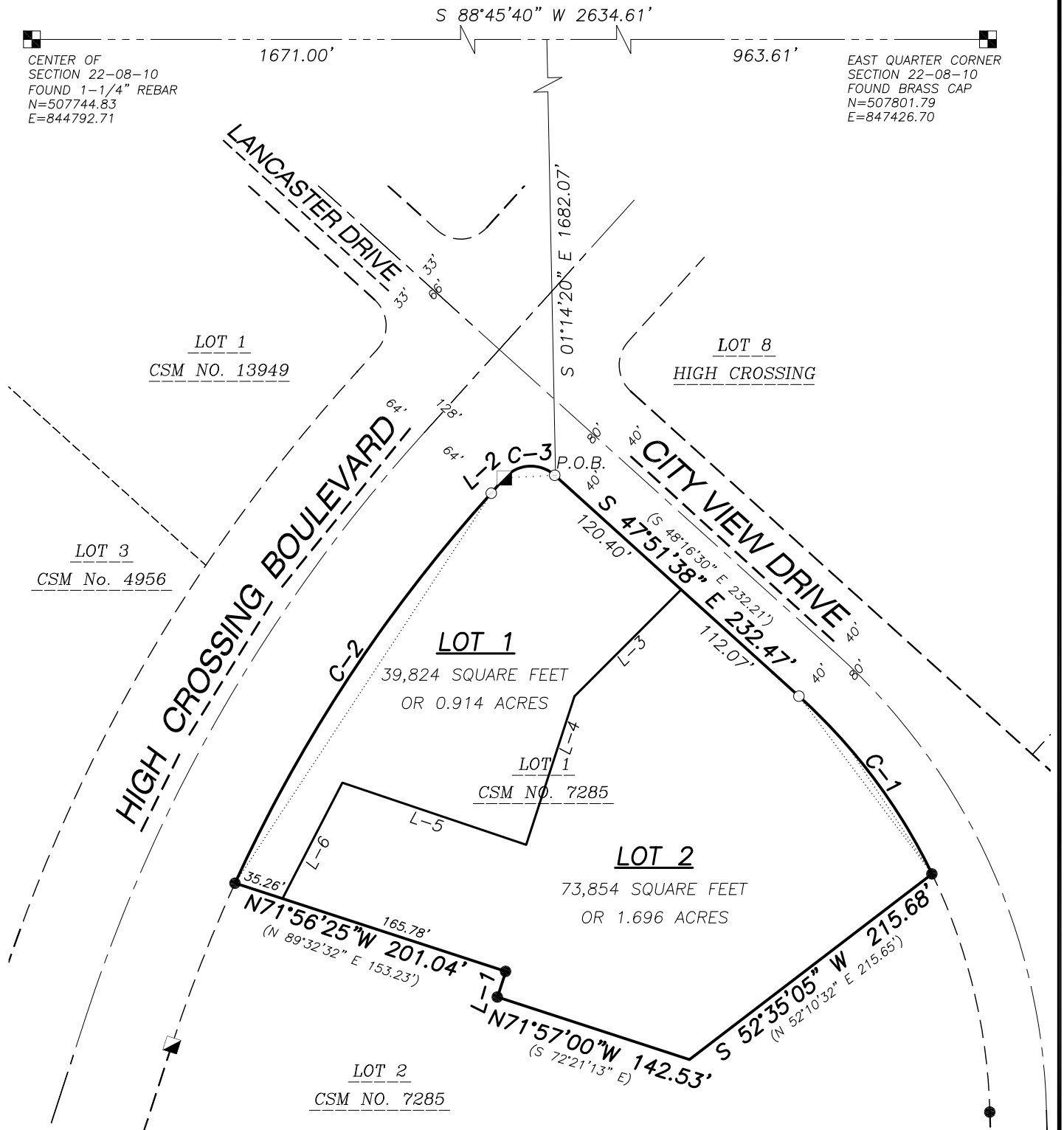


CERTIFIED SURVEY MAP NO.

LOT 1, CERTIFIED SURVEY MAP NO. 7285, RECORDED IN VOLUME 37, PAGE 127-129 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2542985, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

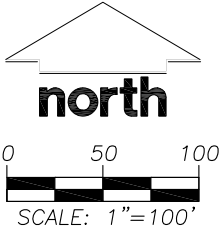


LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 2" IRON PIPE FOUND
- 3/4" REBAR FOUND

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS) DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER BEARING S 88°45'40" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MAY 04, 2015.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.



File: I:\2015\156792\DWG\156792 P-CSM.dwg Layout: Sheet 1 User: jk Plotted: Jun 23, 2015 - 12:04pm

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: LANCASTER PROPERTIES 2906 MARKETPLACE DRIVE, SUITE A MADISON, WISCONSIN 53719	PROJECT NO: 15-6792 FILE NO: B-280 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: ZMR/CJO DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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NOTES


5. JOINT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN VOLUME 25463 OF RECORDS, PAGE 15, AS DOCUMENT No. 2542988. (HATCHED AREA).
6. LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 7285, SHALL HAVE VEHICULAR ACCESS ACROSS EACH OTHERS LOT, LOCATION TO BE DETERMINED BY MUTUAL AGREEMENT BETWEEN OWNERS OF LOTS 1 AND 2 AS NOTED ON CERTIFIED SURVEY MAP No. 7285.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	157.80'	410.00'	22°03'06"	156.83'	S 36°50'05" E	S 47°51'38" E	S 25°48'32" E
()		410.00'	22°02'39"	156.77'	S 37°15'10" E		
C-2	330.71'	1083.00'	17°29'45"	329.42'	N 33°18'12" E	N 24°33'19" E	N 42°05'14" E
()		1083.00'	17°30'57"	329.80'	N 32°53'50" E		
C-3	39.52'	25.00'	90°34'17"	35.53'	N 86°51'25" E	N 41°34'17" E	S 47°51'27" E
()		25.00'	90°04'04"	35.38'	N 86°41'24" E		

LINE TABLE

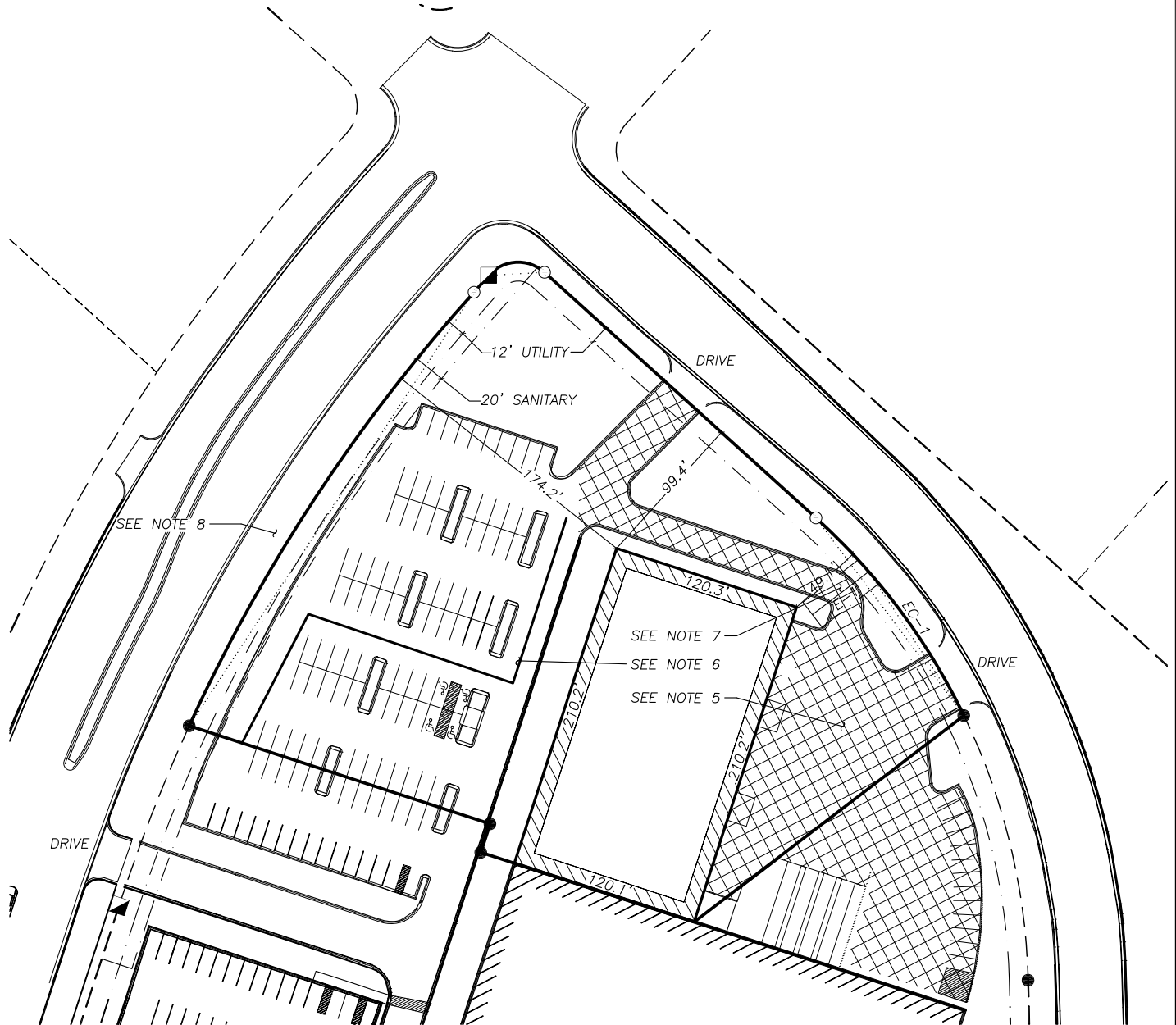
LINE	BEARING	DISTANCE
L-1	N18°04'26"E	19.01'
()	N17°38'47"E	19.01'
L-2	N40°58'52"E	14.17'
()	N41°39'19"E	13.91'
L-3	S45°01'14"W	106.57'
L-4	S17°58'58"W	110.17'
L-5	N71°20'52"W	137.01'
L-6	S27°16'51"W	92.06'

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: LANCASTER PROPERTIES 2906 MARKETPLACE DRIVE, SUITE A MADISON, WISCONSIN 53719	PROJECT NO: <u>15-6792</u> FILE NO: <u>B-280</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 5</u>	SURVEYED BY: <u>ZMR/CJO</u> DRAWN BY: <u>CJO</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

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EASEMENTS



NOTES

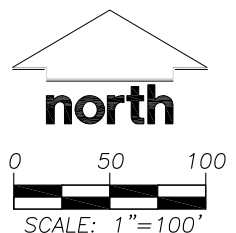
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7. UNDERGROUND ELECTRIC EASEMENT PER DOCUMENT No. 2620524.
8. THE PRIVILEGE OF ENCROACHING INTO PUBLIC PROPERTY PER DOCUMENT No. 2666309.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S52°35'05"W	45.00'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	110.00'	410.00'	15°22'20"	109.67'	N 33°29'42" W



PREPARED BY:

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

LANCASTER PROPERTIES
 2906 MARKETPLACE DRIVE,
 SUITE A
 MADISON, WISCONSIN 53719

PROJECT NO: 15-6792

FILE NO: B-280

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: ZMR/CJO

DRAWN BY: CJO

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 7285, RECORDED IN VOLUME 37, PAGE 127-129 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2542985, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, AFORESAID; THENCE SOUTH 88 DEGREES 45 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 963.61 FEET; THENCE SOUTH 01 DEGREE 14 MINUTES 20 SECONDS EAST, 1682.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CITY VIEW DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 51 MINUTES 38 SECONDS EAST, 232.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 157.80 FEET ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, THE CHORD BEARING SOUTH 36 DEGREES 50 MINUTES 05 SECONDS WEST, 156.83 FEET; THENCE SOUTH 52 DEGREES 35 MINUTES 05 SECONDS WEST, 215.68 FEET; THENCE NORTH 71 DEGREES 57 MINUTES 00 SECONDS WEST, 142.53 FEET; THENCE NORTH 18 DEGREES 04 MINUTES 26 SECONDS EAST, 19.01 FEET; THENCE NORTH 71 DEGREES 56 MINUTES 25 SECONDS WEST, 201.04 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 330.71 FEET ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1083.00 FEET, THE CHORD BEARING NORTH 33 DEGREES 18 MINUTES 12 SECONDS EAST, 329.42 FEET; THENCE NORTH 40 DEGREES 58 MINUTES 52 SECONDS EAST, 14.17 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.52 FEET ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARING NORTH 86 DEGREES 51 MINUTES 25 SECONDS EAST, 35.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 113,679 SQUARE FEET OR 2.610 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-2594, DO HEREBY CERTIFY THAT BY DIRECTION OF LANCASTER PROPERTIES, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

WALSH PROPERTIES, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WALSH PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2015.

WALSH PROPERTIES, LLC

BY: _____
*****, MANAGING MEMBER


STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WALSH PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

File: i:\2015\156792\DWG\156792 P-CSM.dwg Layout: Sheet 4 User: jk Plotted: Jun 23, 2015 - 12:05pm

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: LANCASTER PROPERTIES 2906 MARKETPLACE DRIVE, SUITE A MADISON, WISCONSIN 53719	PROJECT NO: <u>15-6792</u> FILE NO: <u>B-280</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>4 OF 5</u>	SURVEYED BY: <u>ZMR/CJO</u> DRAWN BY: <u>CJO</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WALSH PROPERTIES, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ___ DAY OF _____, 2015.

***** , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 2015, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2015.

***** ,
SECRETARY,
CITY OF MADISON PLAN COMMISSION


CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS ___ DAY OF _____, 2015.

MARIBETH L. WITZEL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____,	
20 ___ AT _____ O'CLOCK ___ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: LANCASTER PROPERTIES 2906 MARKETPLACE DRIVE, SUITE A MADISON, WISCONSIN 53719	PROJECT NO: 15-6792 FILE NO: B-280 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: ZMR/CJO DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ
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