

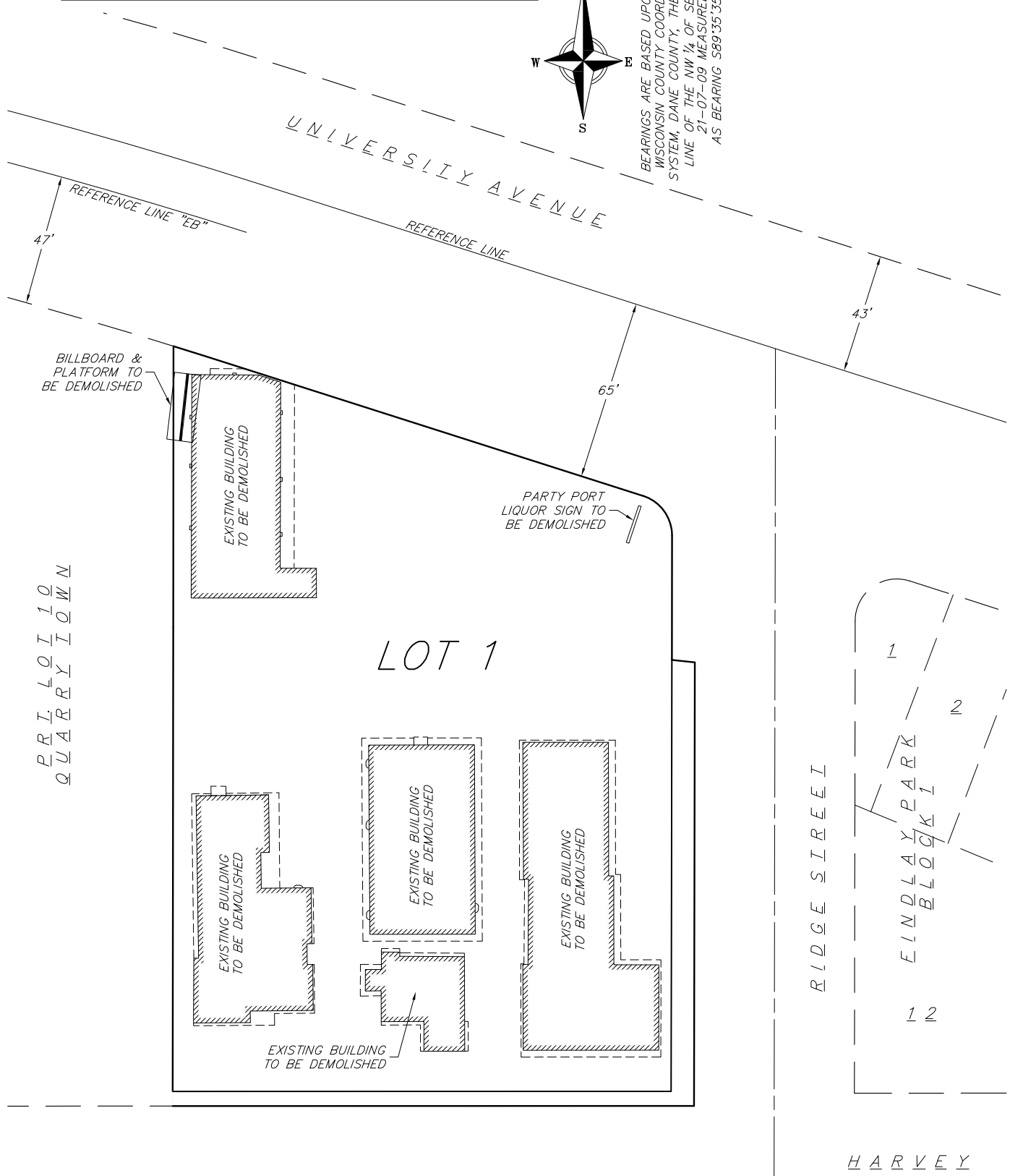
CERTIFIED SURVEY MAP No. _____

PART OF LOTS 10 & 11, QUARRY TOWN, AS RECORDED IN VOLUME "A" OF PLATS, ON PAGE 23, AS DOCUMENT NUMBER 123, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 - NW 1/4) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING STRUCTURES DETAIL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NW 1/4 OF SECTION 21-07-09 MEASURED AS BEARING S89°35'35"E



PRILLORY TOWN

GRAPHIC SCALE FEET



HARVEY STREET

FINDLAY PARK - BLOCK 4

FINDLAY PARK - BLOCK 4

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SURVEY LEGEND

- ⊙ FOUND 1" ∅ IRON PIPE
UNLESS OTHERWISE NOTED
- FOUND 3/4" ∅ SOLID IRON RE-ROD
- ⊗ SET 3/4" x 18" SOLID IRON
RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, and 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 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 State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: November 10th, 2017

Signed: _____
Michael S. Marty, P.L.S. No. S-2452



LEGAL DESCRIPTION

Being a part of Lots 10 & 11, Quarry Town, as recorded in Volume "A" of Plats, on Page 23, as Document Number 123, Dane County Registry, located in the NW 1/4-NW 1/4 of Section 21, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Northwest corner of said Section 21; thence S89°35'35"E along the North line of the Northwest Quarter (NW 1/4) of said Section 21, 1099.41 feet; thence S00°24'25"W, 148.17 feet to the southerly right-of-way line of University Avenue as established by Plat of Right of Way Required, Project SU 1114(14), Project ID 5430-3-21, said point also being a point of non-tangential curvature and the point of beginning; thence along said right-of-way for the next three (3) courses; 1-thence 12.57 feet along the arc of a curve to the right, through a central angle of 00°23'25", a radius of 1844.86 feet, and a chord bearing S72°30'07"E, 12.57 feet; 2-thence S72°18'25"E, 164.85 feet to a point of curvature; 3-thence 19.14 feet along the arc of a curve to the right, through a central angle of 73°05'59", a radius of 15.00 feet, and a chord bearing S36°06'18"E, 17.87 feet to a point of intersection with the West line of lands sold to the City of Madison in Executrix's Deed recorded as Document Number 859642; thence S00°05'48"W along said West line, 44.67 feet to the Southwest corner of said lands; thence S84°09'00"E along the South line of said lands, 8.29 feet to the Southeast corner of said lands and a point of intersection with the West right-of-way line of Ridge Street; thence S00°05'48"W along said West right-of-way line, 159.69 feet to a point of intersection with the North right-of-way line of Harvey Street; thence S89°58'48"W along said North right-of-way line, 187.77 feet; thence N00°03'53"E, 273.59 feet to the point of beginning.

Containing 45,290 square feet or 1.04 acres, more or less.

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 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 160404	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: 1.2em; font-weight: bold;">SHEET</p> <p style="font-size: 1.2em; font-weight: bold;">3 OF 5</p>
		DATE: 12/04/2017	FLAD DEVELOPMENT & INVESTMENT CORP.	Doc. No. _____	
		REV:	3330 UNIVERSITY AVENUE	Vol. _____ Page _____	
		Drafted By: MMAR	SUITE 206		
		Checked By: PKNU	MADISON, WI 53705		

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE OF DEDICATION

Flad Development & Investment Corp, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Flad Development & Investment Corp. do further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the following for approval:

- Common Council, City of Madison

Dated this _____ day of _____, 2018.

Flad Development & Investment Corp.
John J. Flad, President

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 2018, John J. Flad, President of Flad Development & Investment Corp., to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

CONSENT OF MORTGAGEE

_____, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate above.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2018.

By: _____


State of _____)
)ss.
County of _____)

Personally came before me this _____ day of _____, 2018, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 160404 DATE: 12/04/2017	SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705	C.S.M. No. _____	SHEET 4 OF 5
		REV: Drafted By: MMAR Checked By: PKNU		Doc. No. _____ Vol. _____ Page _____	

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MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 201____; that said enactment 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____.

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

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this __ day of _____, 201____.

Signed: _____
Natalie Erdman, Secretary
City of Madison Plan Commission

Permanent Limited Easement for Public Sidewalk:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.


Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017. at o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 160404 DATE: 12/04/2017	SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705	C.S.M. No. _____	SHEET 5 OF 5
		REV: Drafted By: MMAR Checked By: PKNU		Doc. No. _____ Vol. _____ Page _____	