

CERTIFIED SURVEY MAP No.

PART OF LOTS 6 & 7, ALL IN BLOCK 8, BROOKS ADDITION, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

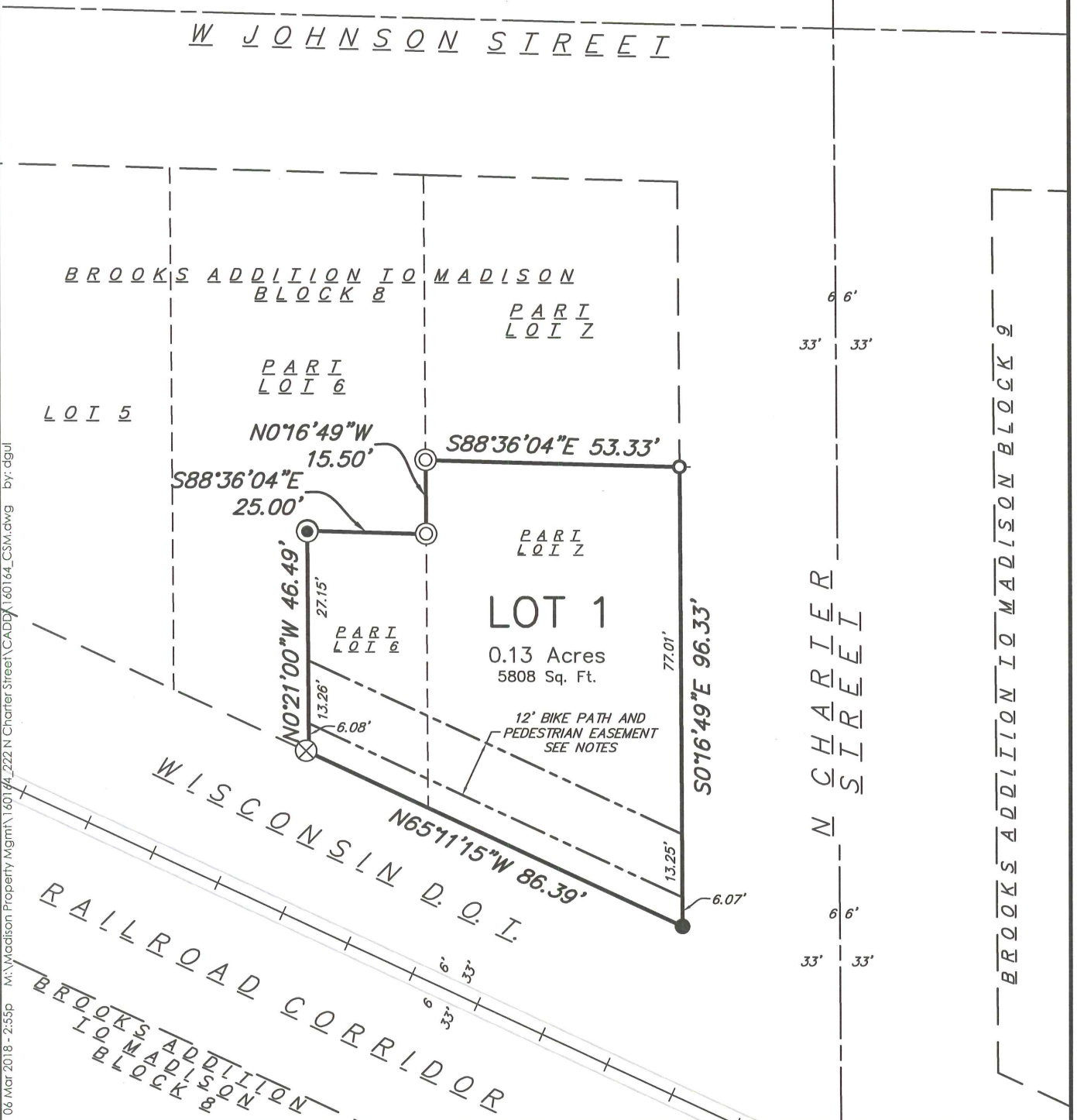


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING S0°15'40"E



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ⊕ SET 3/4" Ø IRON ROD



06 Mar 2018 - 2:55p M:\Madison Property Mgmt\160164-222 N Charter Street\CADD\160164_CSM.dwg by: dgul

CERTIFIED SURVEY MAP No. _____

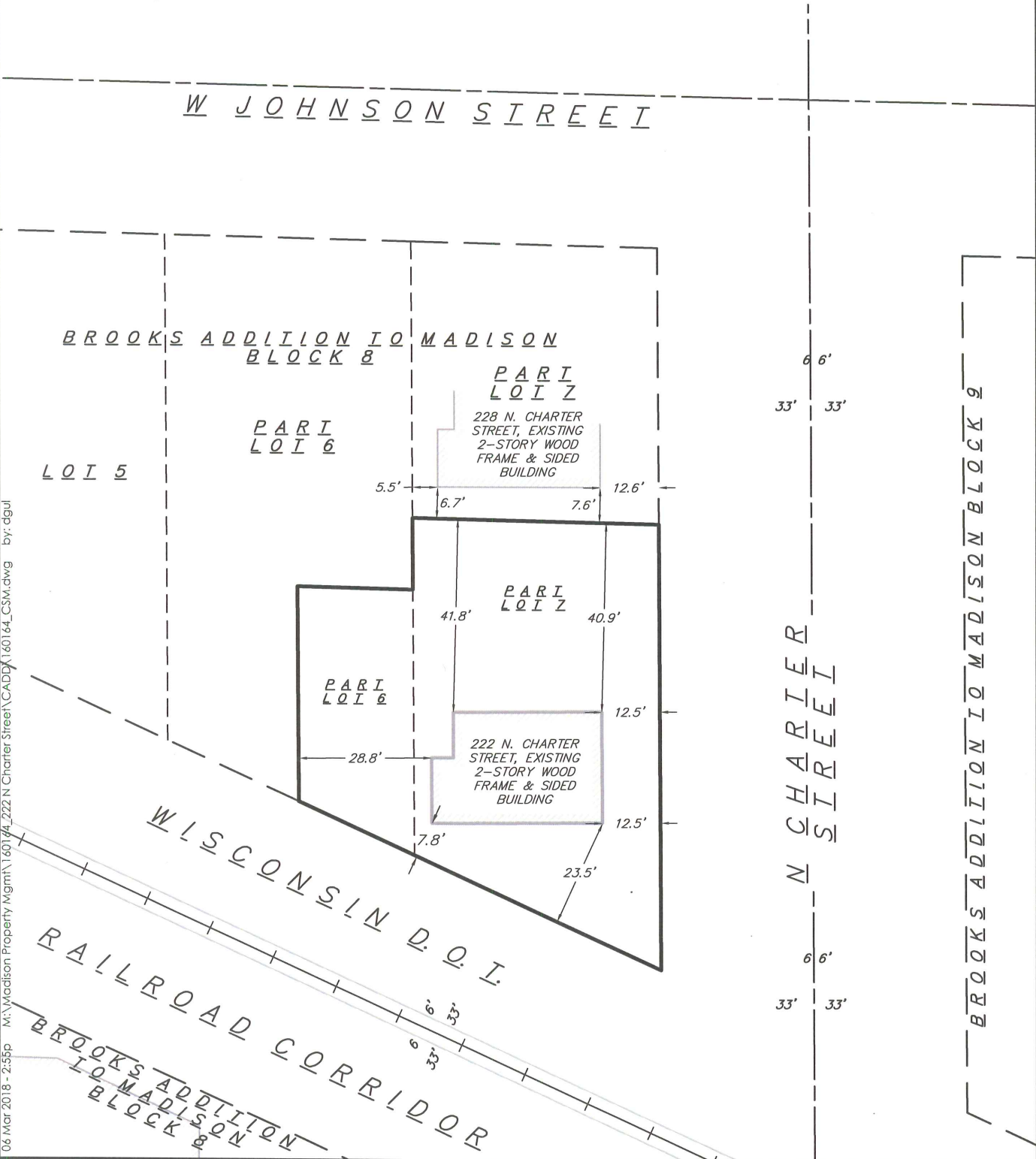
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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING S0°15'40"E



EXISTING BUILDING DETAIL



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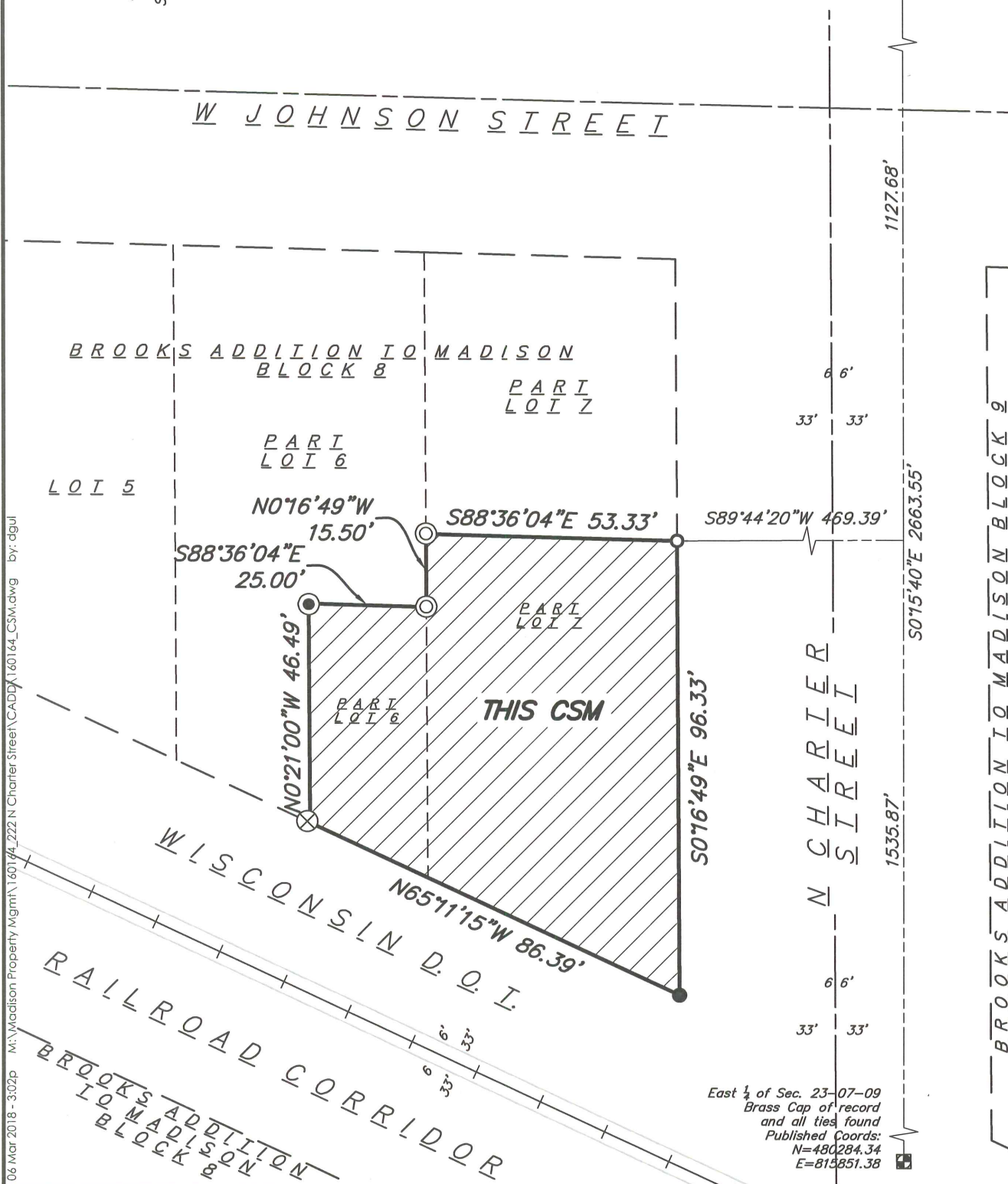


Meander Corner for the NE 1/4 of Sec. 22-07-09
Brass Cap of record
and all ties found
Published Coords:
N=482946.25
E=815913.77

True Corner for the NE 1/4 of Sec. 22-07-09
Published Coords:
N=482947.86
E=815839.24

S89°09'35"E
74.54'

SECTION CORNER TIE DETAIL



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vierbicher

planners | engineers | advisors

Phone: (800) 261-3898



FN: 160164
DATE: 2018/03/07
REV:
Drafted By: DGUL
Checked By: MMAR

SURVEYED FOR:
Madison Property
Management, LLC
1202 Regent Street
Madison, WI 53715

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
3 OF 6**

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LEGAL DESCRIPTION

Part of Lots 6 & 7, all in Block 8, Brooks Addition, as recorded in Volume A of Plats, on Page 9, as Document Number 166985, Dane County Registry, located in the Northeast Quarter of the Northeast Quarter of Section 22, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the True corner for the Northeast 1/4 corner of said Section 22; thence S00°15'40"E along the East line of Northeast 1/4 of said Section 22, 1127.68 feet; thence S89°44'20"W, 469.39 feet to the westerly right of way of North Charter Street, also being the point of beginning and a point on the South line of the North 60 feet of said Lot 7; thence S00°16'49"E along the said westerly right of way, 96.33 feet to the northerly right of way of the Wisconsin DOT Railroad Corridor; thence N65°11'15"W along said northerly right of way, 86.39 feet a point on a line that is parallel with and 25.00 feet west of and perpendicular measured to the east line of said Lot 6; thence N00°21'00"W along said parallel line, 46.49 feet to a point on a line that is parallel with and 75.5 feet South of and perpendicular measured to the southerly right of way of West Johnson Street; thence S88°36'04"E along said parallel line, 25.00 feet to a point on the line between Lots 6 and 7, 75.5 feet South of and perpendicular measured to the southerly right of way of West Johnson Street; thence N00°16'49"W, along said line between Lots 6 and 7, 15.50 feet to the said South line of the North 60' of Lot 7; thence S88°36'04"E along said line, 53.33 feet to a point on the westerly right of way of North Charter Street and the point of beginning.

Said description contains 58,143 square feet or 1.33 acres more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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 the provisions of Section 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: _____
Signed: _____
Michael S. Marty, P.L.S. S-2452

GENERAL NOTES:

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 and bike path 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 and bike path 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.



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OWNER'S CERTIFICATE

Stopple Revocable Trust LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2018.

Stopple Revocable Trust, LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2016, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Johnson Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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.

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

Johnson Bank

By: _____

State of Wisconsin)
)ss.
County of Dane)

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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CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Natalie Erdman,
Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
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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