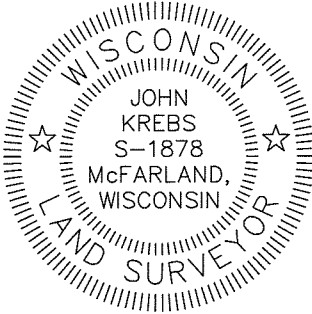


# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 3, CERTIFIED SURVEY MAP No. 14577, RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT No. 5348219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



WITNESS CORNER 'B' IS  
0.35' NORTH  
OF LINE

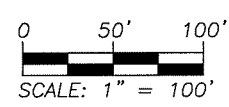
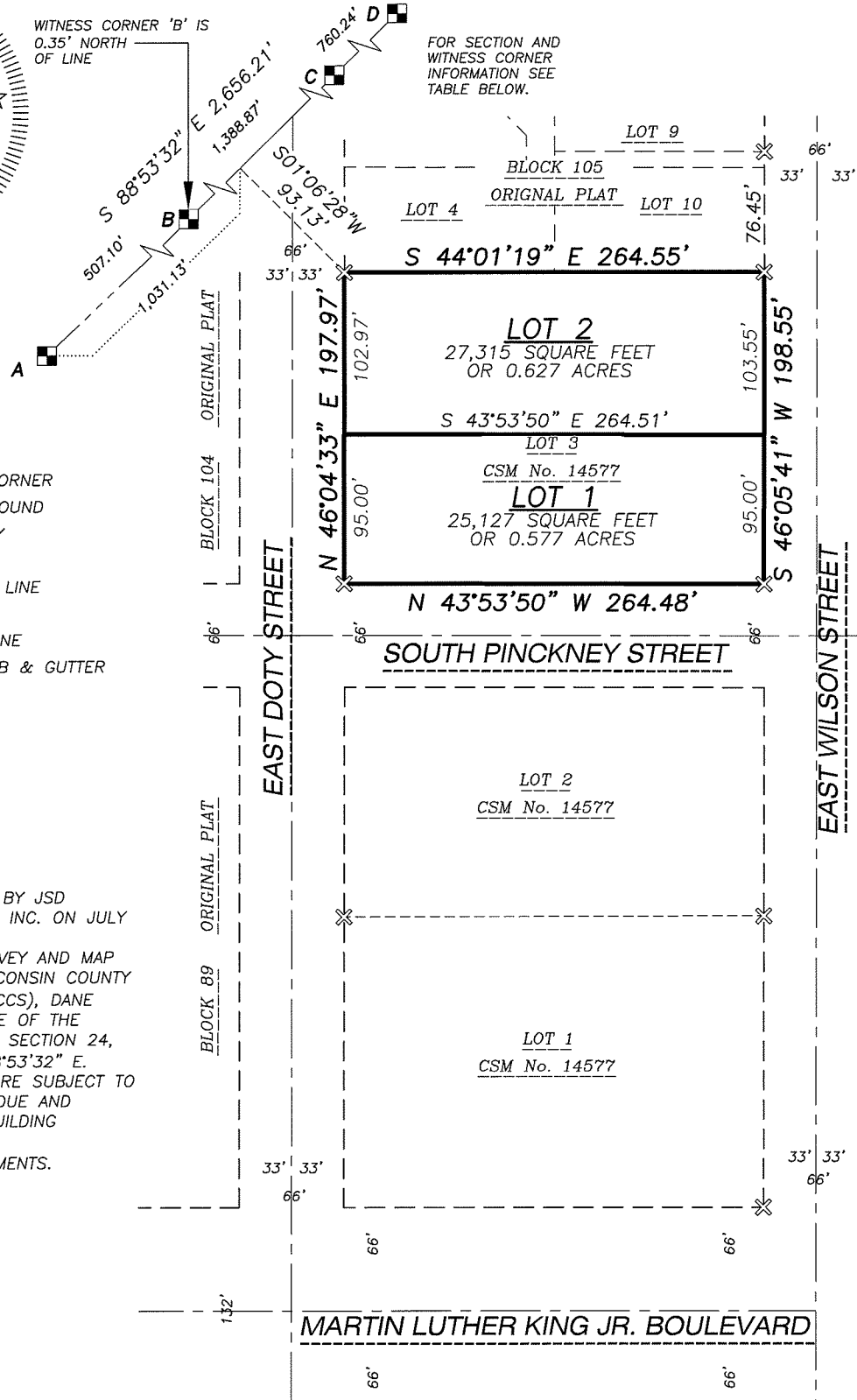
FOR SECTION AND  
WITNESS CORNER  
INFORMATION SEE  
TABLE BELOW.

### LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CONCRETE CURB & GUTTER
- BUILDING

### NOTES

1. FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 09, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, T07N, R09E BEARS S 88°53'32" E.
3. LOTS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
4. SEE SHEET 3 FOR EASEMENTS.



SECTION CORNER MONUMENTS				
LETTER	CORNER	FOUND	NORTHING	EASTING
A	NW 24-07-09	THE CAPITOL BLDG	482,833.37	821,166.41
B	WITNESS CORNER	BRASS CAP	482,823.92	821,673.42
C	WITNESS CORNER	BRASS CAP	482,796.70	823,062.02
D	N 1/4 24-07-09	IN THE LAKE	482,782.02	823,822.12

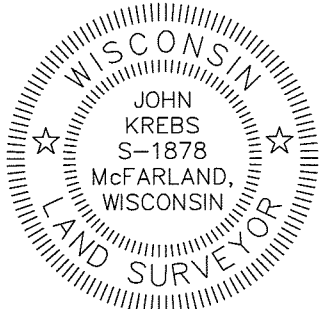
PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING, JR. BOULEVARD MADISON, WI 53701-2983	PROJECT NO: 16-7660 FILE NO: FIELDBOOK/PG: SHEET NO: 1 OF 6	SURVEYED BY: AWW DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

File: I:\2016\167660\DWG\167660 P-CSM(Lot 3,CSM 14577).dwg Layout: Sheet 1 User: JK Plotted: Apr 15, 2019 - 6:10pm

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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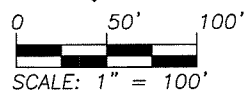
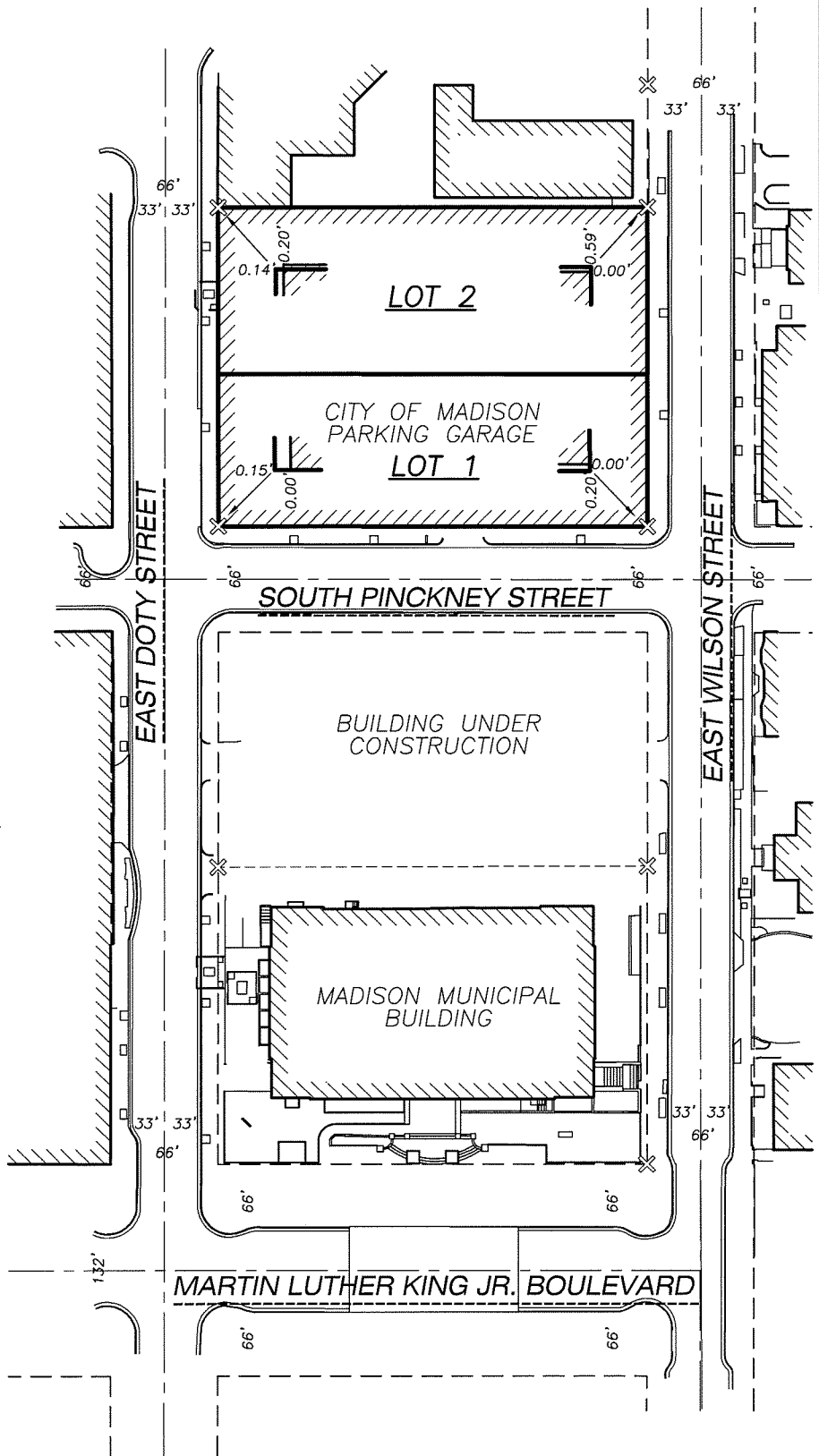
EXISTING BUILDINGS

### LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CONCRETE CURB & GUTTER
- BUILDING

### NOTES

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2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, T07N, R09E BEARS S 88°52'37" E.
3. LOTS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.



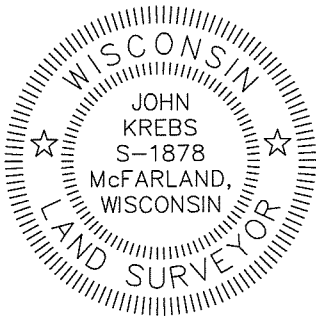
PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING, JR. BOULEVARD MADISON, WI 53701-2983	PROJECT NO: 16-7660 FILE NO: FIELDBOOK/PG: - SHEET NO: 2 OF 6	SURVEYED BY: AWW DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

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# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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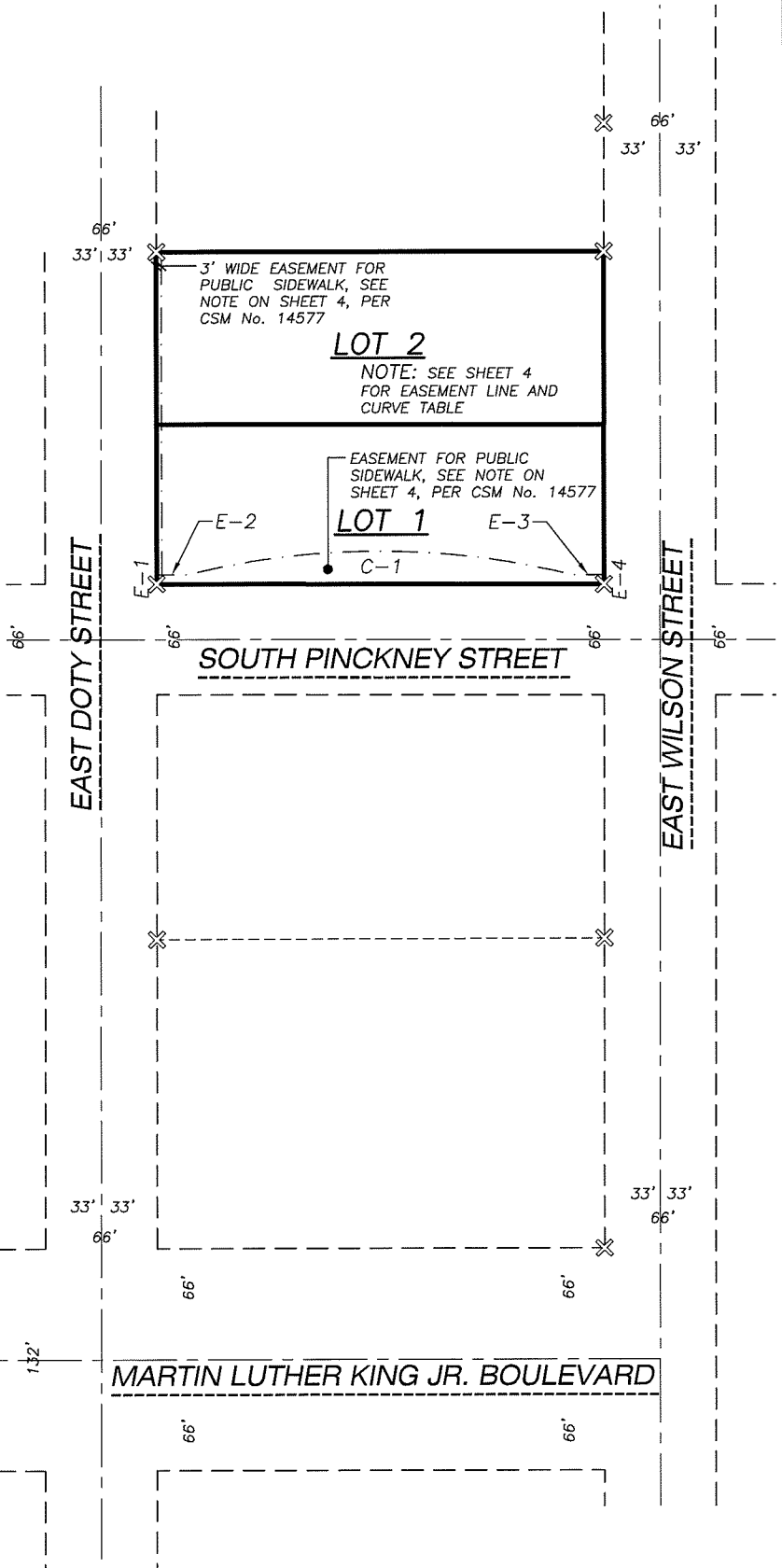
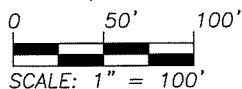
### EASEMENTS

#### LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CONCRETE CURB & GUTTER
- BUILDING

#### NOTES

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File: I:\2016\167660\DWG\167660 P-CSM(Lot 3,CSM 14577).dwg Layout: Sheet 3 User: jk Plotted: Apr 15, 2019 -- 6:09pm

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING, JR. BOULEVARD MADISON, WI 53701-2983	PROJECT NO: 16-7660 FILE NO: FIELDBOOK/PG: - SHEET NO: 3 OF 6	SURVEYED BY: AWW DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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AS DOCUMENT No. 5348219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON,  
DANE COUNTY, WISCONSIN.

**PUBLIC SIDEWALK EASEMENTS:**

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. 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.

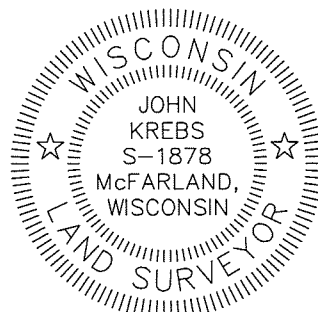
RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E-1	N 46°04'33" E	5.50'
E-2	S 43°53'50" E	18.29'
E-3	S 43°53'50" E	18.29'
E-4	S 46°05'41" W	5.50'

**EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	230.21'	468.83'	28°08'01"	227.90'	S 43°53'50" E



PREPARED BY:



161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

CITY OF MADISON  
215 MARTIN LUTHER KING,  
JR. BOULEVARD  
MADISON, WI 53701-2983

PROJECT NO: 16-7660

FILE NO: \_\_\_\_\_

FIELDBOOK/PG: -

SHEET NO: 4 OF 6

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 3, CERTIFIED SURVEY MAP No. 14577, RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT No. 5348219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

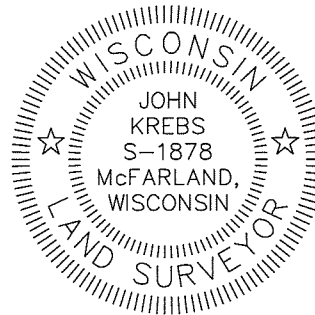
### LEGAL DESCRIPTION

LOT 3, CERTIFIED SURVEY MAP No. 14577, RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT No. 5348219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 52,448 SQUARE FEET OR 1.204 ACRES

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE CITY OF MADISON, 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

### CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES--\*\*--00\*\*\*, FILE ID NUMBER \*\*\*\*\*, ADOPTED ON THE \*nd DAY OF \*\*\*\*, 2019, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY, WISCONSIN

PREPARED BY:

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

CITY OF MADISON  
215 MARTIN LUTHER KING,  
JR. BOULEVARD  
MADISON, WI 53701-2983

PROJECT NO: 16-7660

FILE NO: \_\_\_\_\_

FIELDBOOK/PG: -

SHEET NO: 5 OF 6

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 3, CERTIFIED SURVEY MAP No. 14577, RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT No. 5348219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### CORPORATE OWNER'S CERTIFICATE

THE CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED 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. SAID MUNICIPAL CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WIS. STATS. S.236.34 TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS MAYOR AND CITY CLERK AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CITY OF MADISON

BY: \_\_\_\_\_  
PAUL R. SOGLIN, MAYOR

BY: \_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED PAUL R. SOGLIN, MAYOR OF THE CITY OF MADISON, ACTING IN SAID CAPACITY AND KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED MARIBETH WITZEL-BEHL, CITY CLERK, ACTING IN SAID CAPACITY AND KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

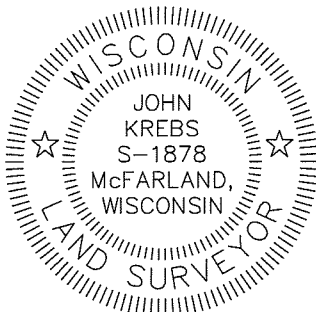
\_\_\_\_\_  
MY COMMISSION EXPIRES

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: NATALIE ERDMAN, SECRETARY  
CITY OF MADISON PLAN COMMISSION

DATE



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

PREPARED FOR:  
CITY OF MADISON  
215 MARTIN LUTHER  
KING, JR. BOULEVARD  
MADISON, WI  
53701-2983

PROJECT NO: 16-7660  
FILE NO: \_\_\_\_\_  
FB/PG: -  
SHEET NO: 6 OF 6

SURVEYED BY: AWW  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: TJB

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