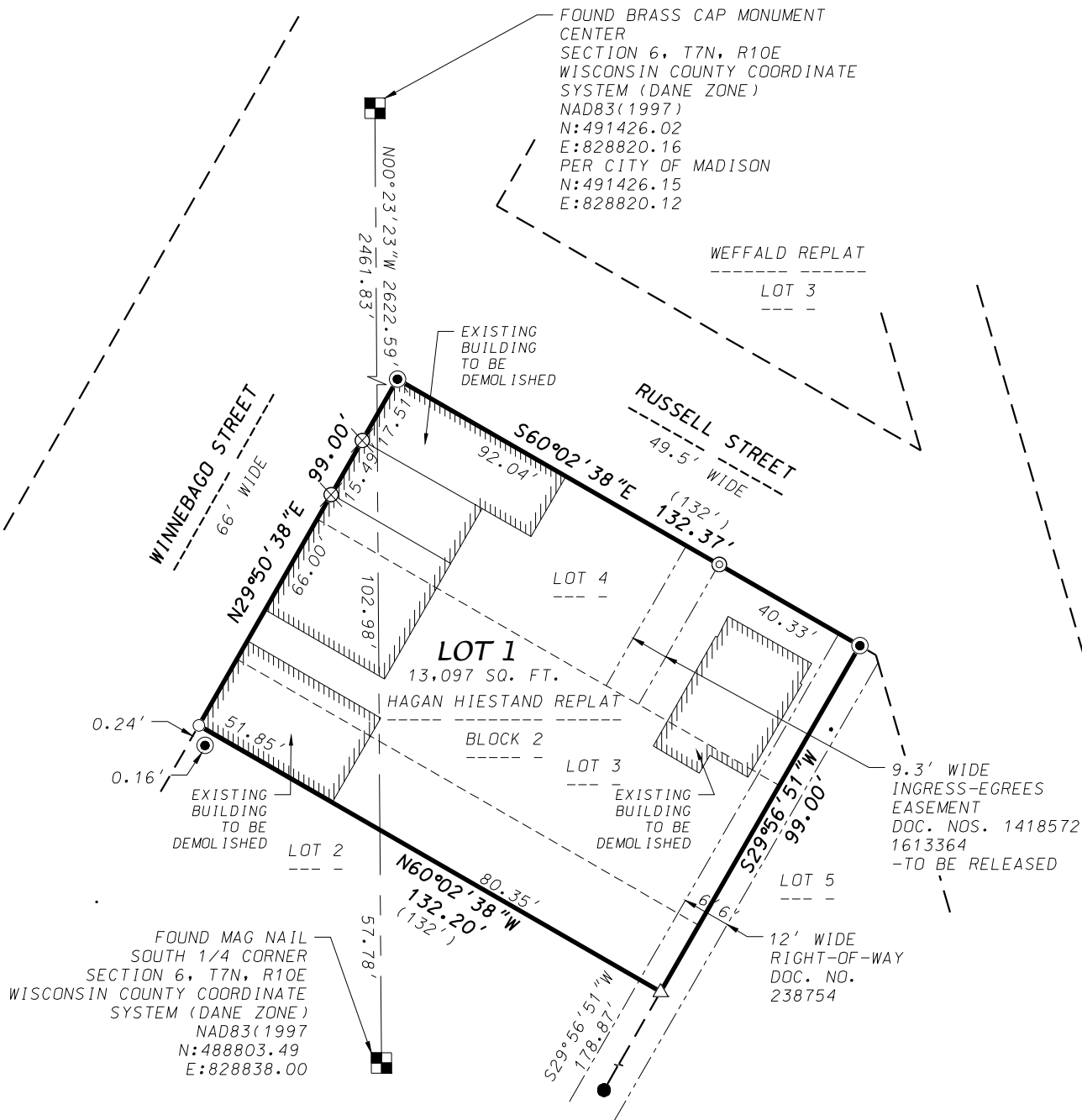


CERTIFIED SURVEY MAP

LOTS 3 AND 4 AND PART OF LOT 2, BLOCK 2, HAGAN HEISTAND REPLAT
 LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T7N, R10E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

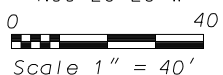


LEGEND

- FOUND 3/4" REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 1/2" IRON ROD
- ⊗ FOUND CHISELED "X"
- PLACED 3/4"x18" REBAR WT=1.5LBS/FT
- △ PLACED PK NAIL
- () RECORDED AS INFORMATION



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE) NAD83(1997)
 THE WEST LINE OF THE
 SW1/4 OF SECTION 6,
 T7N, R10E
 IS ASSUMED TO BEAR
 N00°23'23"W



DATE: April 28, 2020
 F.N.: 20-05-109
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOTS 3 AND 4 AND PART OF LOT 2, BLOCK 2, HAGAN HEISTAND REPLAT
LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 3 and 4 and the Northeasterly 19 feet of Lot 2, Block 2, Hagan Heistand Replat, recorded in Volume 2 of Plats on page 12 as Document Number 230142, Dane County Registry, located in the SW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 6; thence N00°23'23"W, 57.78 feet to a point on the Southwesterly line of the Northeasterly 19 feet of said Lot 2, also being the point of beginning; thence N60°02'38"W, 51.85 feet along said Southwesterly line to a point on the Southeasterly right-of-way line of Winnebago Street; thence N29°50'38"E, 99.00 feet along said Southeasterly right-of-way line; thence S60°02'38"E, 132.37 feet along the Southwesterly right-of-way line of Russell Street to the Northwest corner of Lot 5, Hagan Heistand Replat; thence S29°56'51"W, 99.00 feet along the Northwesterly line of said Lot 5 to the South corner of the Northeasterly 19 feet of said Lot 2; thence N60°02'38"W, 80.35 feet along the Southwesterly line of the Northeasterly 19 feet of said Lot 2 to the point of beginning. Containing 13,097 square feet (0.301 acres).

Dated this 28th day of April, 2020.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of (six) 6 feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. No changes in drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City of Madison.



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CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

WinnRuss, LLC a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said WinnRuss, LLC has caused these presents to be signed this _____ day of _____, 2020.

WinnRuss, LLC

By: _____

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2020, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____, _____
Notary Public, Dane County, Wisconsin



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CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE

Old National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, Old National Bank has caused these presents to be signed by its corporate officer(s) listed below this _____ day of _____, 2020.

Old National Bank

By: _____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____



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CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2020 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 _____, 2020.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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