

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1955, RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS ON PAGES 85-86 AS DOCUMENT NO. 1462411, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON NOVEMBER 01, 2018 AS DOCUMENT NO. 5451786, BEING A PART OF LOTS 130 AND 131, OF FARWELL'S ADDITION TO THE VILLAGE OF MADISON, BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWN 7 NORTH, RANGE 10 EAST, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTHWEST CORNER SECTION 5-T7N-R10E,
FOUND BRASS CAP MONUMENT
N: 494,537.71 E: 831,541.54
PER 2004 SANDSNESS TIE SHEET (N: 494,537.66 E: 831,541.40)

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 89° 29' 10" E	164.95'
(*)	N 89° 58' 00" E	165.00'
L-2	S 72° 07' 53" E	138.69'
(**)	S 72° 41' 00" E	138.9'
(***)	S 72° 07' 52" E	138.81'
L-3	S 1° 14' 31" W	120.16'
(**)	S 0° 38' 00" W	120'
(***)	S 1° 15' 29" W	120.18'
L-4	S 61° 08' 45" W	126.78'
(**)	NORTHEASTERLY	126'
(***)	S 61° 08' 47" W	126.82'
L-5	N 88° 10' 37" W	68.12'
(**)	N 88° 39' 00" W	
(***)	N 88° 09' 53" W	68.07'
L-6	N 1° 12' 03" E	120.05'
(**)	N 1° 12' 37" E	120.16'
(***)	N 0° 45' 51" E	120.16'
L-7	N 88° 08' 26" W	120.13'
(**)	N 88° 09' 19" W	120.19'
(***)	N 88° 35' 32" W	120.00'

(*) PER CSM 1955
(**) PER WARRANTY DEED DOC # 5451786
(***) PER ALTA SURVEY 2019-01659
(****) PER CSM 8141

FOUND MON. TO
FOUND MON.
N 03°04' 50" E 3135.55'

MEANDER CORNER FOR
WEST QUARTER CORNER
SECTION 5-T7N-R10E, FOUND
BRASS CAP MONUMENT
N: 491,406.69 E: 831,373.03
(N: 491,406.74 E: 831,373.03)
PER 2004 SANDSNESS TIE SHEET

TRUE CORNER FOR
WEST QUARTER CORNER
SECTION 5-T7N-R10E,
COMPUTED COORDINATES
N: 491,406.11 E: 831,448.90
(N: 491,406.16 E: 831,448.90)
PER 2004 SANDSNESS TIE SHEET

LEGEND

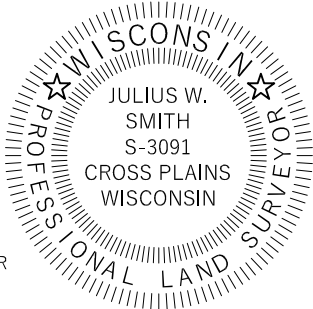
- SECTION CORNER
FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- FLOOD PLAIN LIMITS
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC.
ON THE WEEKS OF MARCH 13TH AND 16TH, 2020.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND
MAP ARE BASED ON THE WISCONSIN COORDINATE
REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID
NORTH. THE WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 5, T7N, R10E, BEARS S 01°41' 40" W.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND
AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR EASEMENT AND EXISTING
STRUCTURE DETAILS.
- APPROXIMATE FLOOD PLAIN LIMITS, ZONE X WITH 0.2%
ANNUAL FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE
FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, PER
FLOOD INSURANCE RATE MAP 55025C0426H, WITH AN
EFFECTIVE DATE OF SEPTEMBER 17, 2014.

NORTH

0' 40' 80'



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WYSER
ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
2902 EAST WASHINGTON AVENUE, LLC
10 E. DOTY STREET, SUITE 300
MADISON, WI 53703

SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

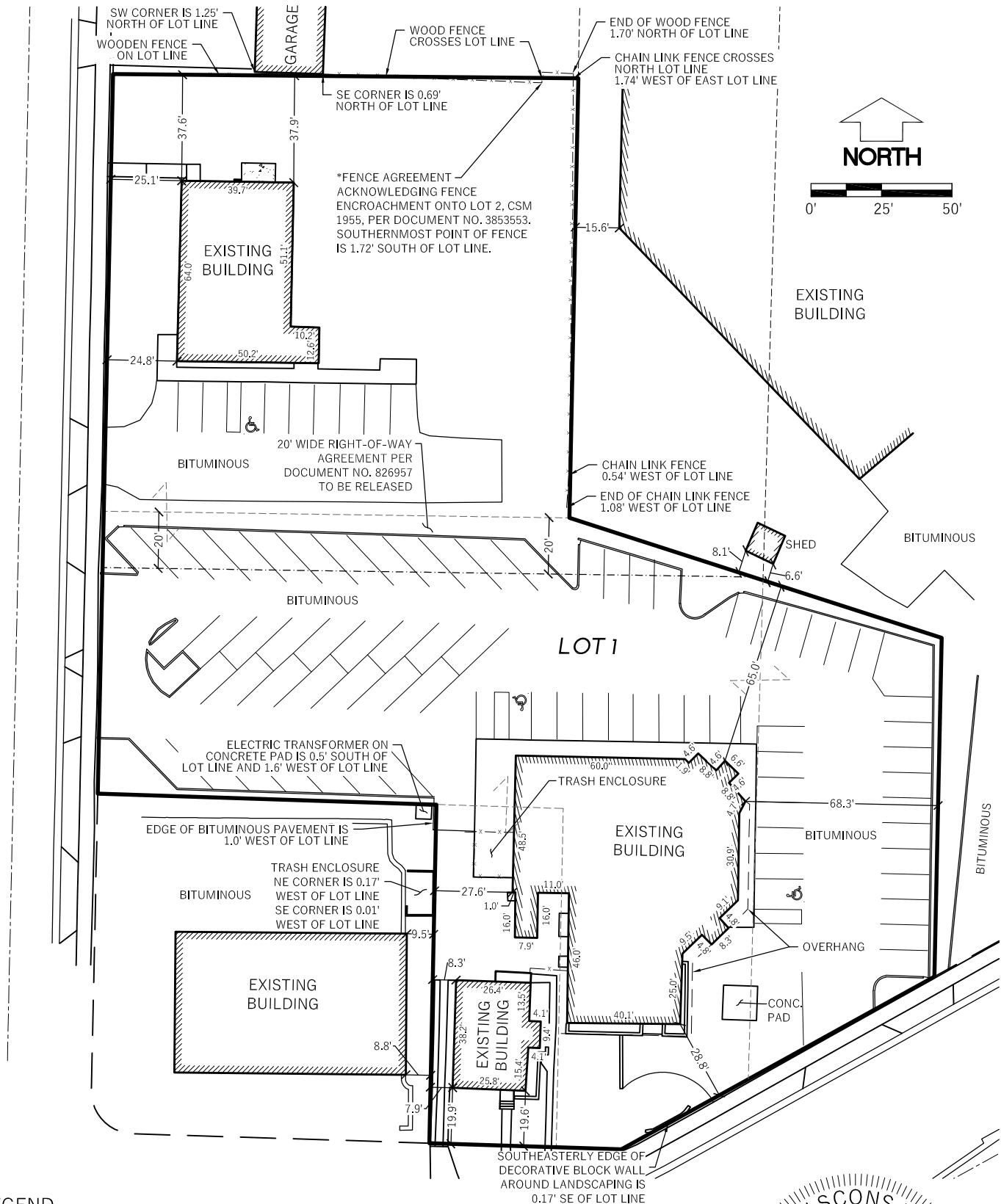
PROJECT NO: 190670
SHEET NO: 1 of 4

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DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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EASEMENT AND EXISTING STRUCTURE DETAIL

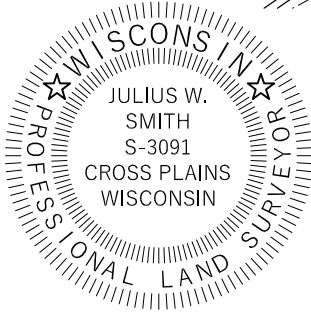


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF CONCRETE
- PLATTED LINE
- EXISTING EASEMENT
- FENCE (TYPE NOTED)
- RECORDED INFORMATION

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



File: C:\Projects\190670_PJI - 2902 E. Washington Ave\dwg\190670_PJI-2902 E Wash-CSM.dwg Layout: CSM 2 0F 4 User: Zach Plotted: May 15, 2020 - 11:23am

	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL. _____ PAGE _____
	312 EAST MAIN STREET	2902 EAST WASHINGTON AVENUE, LLC	ZMR/MAL	DOC. NO. _____
	MOUNT HOREB, WI 53572	10 E. DOTY STREET, SUITE 300	DRAWN BY: ZMR	SHEET NO: 2 of 4
	www.wyserengineering.com	MADISON, WI 53703	APPROVED BY: JWS	C.S.M. NO. _____

File: C:\Projects\190670_PJI - 2902 E. Washington Ave\dwg\190670_PJI-2902 E Wash-CSM.dwg Layout: CSM 3 of 4 User: Zach Plotted: May 15, 2020 - 11:39am

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

A CONSOLIDATION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1955, RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS ON PAGES 85-86 AS DOCUMENT NO. 1462411, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON NOVEMBER 01, 2018 AS DOCUMENT NO. 5451786, BEING A PART OF LOTS 130 AND 131, OF FARWELL'S ADDITION TO THE VILLAGE OF MADISON, BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWN 7 NORTH, RANGE 10 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF AFORESAID SECTION 5, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, SOUTH 01 DEGREES 41 MINUTES 40 SECONDS WEST, 901.51 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS EAST, 25.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH LAWN AVENUE AND THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CERTIFIED SURVEY MAP NO. 1955, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 29 MINUTES 10 SECONDS EAST, 164.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 01 DEGREES 08 MINUTES 25 SECONDS WEST, 155.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, AND A POINT ON THE NORTH LINE OF LANDS DESCRIBED AS PARCEL A IN SAID WARRANTY DEED RECORDED AS DOCUMENT NO. 5451786; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL A, SOUTH 72 DEGREES 07 MINUTES 53 SECONDS EAST, 138.69 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE ALONG THE EAST LINE OF PARCEL A, SOUTH 01 DEGREES 14 MINUTES 31 SECONDS WEST, 120.16 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE, SOUTH 61 DEGREES 08 MINUTES 45 SECONDS WEST, 126.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST JOHNSON STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF EAST JOHNSON STREET, NORTH 88 DEGREES 10 MINUTES 37 SECONDS WEST, 68.12 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8141, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGES 277-279 AS DOCUMENT NO. 2745004; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 12 MINUTES 03 SECONDS EAST, 120.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 08 MINUTES 26 SECONDS WEST, 120.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH LAWN AVENUE AND THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF NORTH LAWN AVENUE, NORTH 01 DEGREES 13 MINUTES 17 SECONDS EAST, 255.18 FEET TO THE POINT OF BEGINNING.

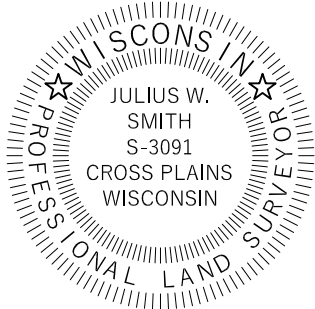
SAID PARCEL CONTAINS 71,407 SQUARE FEET OR 1.64 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF 2902 EAST WASHINGTON AVENUE, LLC, 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 AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
2902 EAST WASHINGTON AVENUE, LLC
10 E. DOTY STREET, SUITE 300
MADISON, WI 53703

SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 190670
SHEET NO: 3 of 4

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DOC. NO. _____
C.S.M. NO. _____

File: C:\Projects\190670_PJI - 2902 E. Washington Ave\dwg\190670_PJI-2902 E Wash-CSM.dwg Layout: CSM 4 OF 4 User: Zach Plotted: May 15, 2020 - 11:40am

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OWNER'S CERTIFICATE

2902 EAST WASHINGTON AVENUE, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
ANNE MORRISON
2902 EAST WASHINGTON AVENUE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED

ANNE MORRISON, FOR 2902 EAST WASHINGTON AVENUE, LLC, TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

MADISON COMMON COUNCIL CERTIFICATE

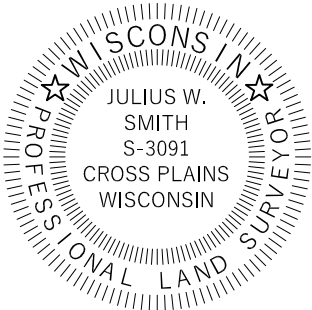
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2020.
DATED THIS _____ DAY OF _____, 2020.

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.

MATTHEW WACHTER,
SECRETARY OF THE 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) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: 2902 EAST WASHINGTON AVENUE, LLC 10 E. DOTY STREET, SUITE 300 MADISON, WI 53703	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 190670 SHEET NO: 4 of 4
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