### CERTIFIED SURVEY MAP No. ALL OF LOT 4 AND PART OF LOT 3, BLOCK 148, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN FOUND 1-1/4" SOLID IRON ROD AT THE MEANDER CORNER TO THE CENTER OF SECTION 13-07-09 N: 485775.48 E: 823854.28 (N: 485775.48 E: 823854.39) \$00°37'03" 206.87' FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13-07-09 N: 485,546.10 E: 826,481.56 MON TO MON N89°30'33"W 2629.61' (N89°30'33"W 2629.50') 956.34 1673.27 (N: 485546.10 E: 826,481.56) S00°29'27"V 1254.66' CRID NORTH RINGS ARE BASED UPON THE CONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) EXISTING WISCONSIN BELL EASEMENT DOC. **DETAIL** NO. 1951553 TO BE RELEASED BEARINGS AI WISCONSIN STREET LOT 1: 12,958 SQ FT 0.2975 AC. **EXISTING** PARKING LOT PUBLIC SIDEWALK EASEMENT. SEE NOTE 4 WOOD **FENCE** 3k. ,00 PICKET <u>14</u> FFNCF EXISTING 10'X10' 70<sub>.00</sub>, UNDERGROUND ELECTRIC EASEMENT DOC. NO. 4786802 SKOKO ON <u>15</u> CHAIN LINK **FENCE** 80 120 SCALE: ONE INCH = FORTY FEET <u>16</u> PUBLIC UTILITY EASEMENT NOTE: SEE NOTE 5 1) SEE SHEET 2 FOR LEGEND. SURVEYED FOR: John Fontain Realty MICHELLE L. BURSE S-2020 Sun Prairie WI MICHELLE L. BURSE S-2020 Sun Prairie WI MICHELLE L. BURSE S-2020 Sun Prairie SURVEYED BY: surveying 🕏 engineering 🖺 2801 International Lane, Suite 101 Madison, WI 53704 608.250.9263 Fax: 608.250.9266 email: mburse@bse-inc.net www.bursesurveyengr.com MAP NO. \_\_ DOCUMENT NO. \_ \_ PAGES \_ Date: April 21, 2021 Plot View: CSM BSE2240\dwg\Survey\BSE2240-v2018-CSM.dwg SHEET 1 OF 4

# CERTIFIED SURVEY MAP No.

ALL OF LOT 4 AND PART OF LOT 3, BLOCK 148, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

- 3/4" SOLID IRON ROD FOUND
- 0 3/4" IRON PIPE FOUND
- FOUND MAG NAIL

INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

#### NOTES - CONTINUED

- 2) Lots within this CSM are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 3) The lots created by this CSM are responsible for compliance with MGO Chapter 37 at the time of development.

4) Public Sidewalk Easements:
Creation of Easement Rights: A permanent easement over, across a portion of the property (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.

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 the

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.

### Public Utility Easements:

5) Public Utility 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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the 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 povement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have

easement area.

<u>Binding Effect:</u> 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.

MINISCONS IN MILLION	
MICHELLE L. BURSE S-2020 Sun Prairie WI  SURVEYORIMINIMINIMINIMINIMINIMINIMINIMINIMINIMI	

SURVEYED BY:

surveying 🕏 engineering 💆

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www.bursesurveyengr.com

VOLUME \_ \_ PAGES \_ Date: April 21, 2021 Plot View: CSM

MAP NO. \_

DOCUMENT NO. \_

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SHEET 2 OF 4

## CERTIFIED SURVEY MAP No. ALL OF LOT 4 AND PART OF LOT 3, BLOCK 148, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN OWNER'S CERTIFICATE John Fontain Exchange, LLC, a 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 land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. John Fontain Exchange, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection: City of Madison \_\_\_\_\_ has caused these presents to be signed IN WITNESS WHEREOF, the said \_\_\_\_\_\_ by Brandon Cook, its managing member on this \_\_\_\_\_ day of \_\_\_ John Fontain Exchange, LLC By: Brandon Cook, managing member STATE OF WISCONSIN) County of Dane Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority. My commission expires \_\_\_\_\_ Notary Public, Wisconsin CITY OF MADISON PLAN COMMISSION CERTIFICATE Approved for recording by the secretary of the City of Madison Planning Commission. Dated this \_\_\_\_\_, 2021. Matt Wachter, Secretary of the Plan Commission. CITY OF MADISON COMMON COUNCIL APPROVAL Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number\_\_\_\_\_, adopted on the \_\_\_ day of \_\_\_\_\_\_, 2021, 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 \_\_\_\_, 2021. Maribeth Witzel-Behl, City Clerk City of Madison, Dane County, Wisconsin SURVEYED BY: surveying 🕏 engineering 🖺 2801 International Lane, Suite 101 Madison, WI 53704 608.250.9263 Fax: 608.250.9266 email: mburse@bse-inc.net www.bursesurveyengr.com MAP NO. \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ VOLUME \_\_\_ \_\_ PAGES \_ Date: April 21, 2021 Plot View: CSM

SHEET 3 OF 4

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CERTIFIED SURVEY MAP No			
RECORDED IN VOLUME A OF PL NORTHWEST AND SOUTHWEST		NTY REGISTRY, LOCATED IN THE AST QUARTER OF SECTION 13,	
CONSENT OF MONTGAGEE			
Mound City Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.			
IN WITNESS WHEREOF, the said Mound City Bank, has caused these presents to be signed			
by, its _	, at	, Wisconsin,	
this day of 2021.			
Authorized Representative			
State of Wisconsin )			
)ss. County of Dane			
Personally came before me this day of, 2021,, its, of the above named			
banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.			
Notary Public:			
My commission expires/is permanent:			
SURVEYOR'S CERTIFICATE:			
I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped ALL OF LOT 4 AND PART OF LOT 3, BLOCK 148, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, more fully described as follows: Commencing at the East Quarter corner of said Section 13; thence North 89 degrees 30 minutes 33 seconds West along the north line of said Southeast Quarter, 1673.27 feet; thence South 00 degrees 29 minutes 27 seconds West, 1254.66 feet to the point of beginning, also to the southwest right of way line of Williamson Street, also to the north corner of aforementioned Lot 4; thence South 43 degrees 47 minutes 41 seconds East along the northeast line of said Lot 4, 132.65 feet to the east corner of said Lot 4; thence South 46 degrees 04 minutes 09 seconds West along the southeast line of said Lot 4 and the southeasterly line of Lot 3, 97.62 feet; thence North 43 degrees 49 minutes 51 seconds West, 132.72 feet to aforementioned Southeast right of way line; thence North 46 degrees 06 minutes 26 seconds East along said southeast right of way line; thence North 46 degrees 06 minutes 26 seconds East along said southeast right of way line, 97.70 feet to the point of beginning, under the direction of John Fontain Exchange, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.			
Dated this day of, 202			
Signed: Michelle L. Burse, P.L.S. No. 2020			
Revised this day of, 2021.			
SURVEYED BY :			
Rusco		Office of the Register of Deeds	
Burse	HIMIN'S CONS	County, Wisconsin	
Surveying \$\psi\$ engineering \$\frac{\sqrt{2}}{2}\$ 2801 International Lane, Suite 101 Madison, WI 53704 608.250.9263 Fax: 608.250.9266 email: mburse@bse-inc.net www.bursesurveyengr.com	MICHELLE L. BURSE S-2020 Sun Prairie WI  WI  WI  WI  WI  WI  WI  WI  WI  WI	Received for Record, 20 at o'clockM as Document No in	
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SHEET 4 OF 4

Register of Deeds