

CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MEANDER CORNER SOUTH OF THE N 1/4 OF SECTION 13, T7N, R9E
CITY OF MADISON BRASS CAP
N: 487727.83
E: 823876.83
DANE COUNTY COORDINATE SYS.
MEASURED GROUND COORD.

SANITARY MANHOLE
RIM ELEVATION = 853.66'

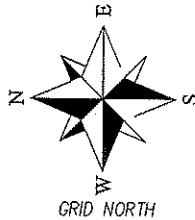
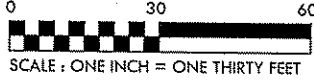
MEANDER CORNER, NORTH OF THE CENTER OF SECTION 18, T7N, R9E
CITY OF MADISON BRASS CAP
N: 485775.080
E: 823854.270
DANE COUNTY COORDINATE SYSTEM
MEASURED GROUND COORDINATES

LEGEND

- 3/4" SOLID IRON ROD FOUND
- + FOUND CHISELED 'X'
- 3/4"x18" SOLID IRON ROD SET 1.13 Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- 1450 LOT CORNER ELEVATION
- ← DRAINAGE ARROWS (SEE Pg. 2)
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM THE EAST LINE OF THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, BEARS N 00°49'33" E

ELEVATIONS ARE BASED ON NAVD 88 DATUM, AS VERIFIED FROM CITY OF MADISON PLSS CORNERS.

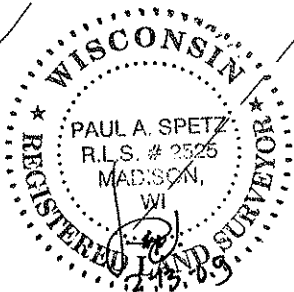


CONCRETE SEAWALL-ORDINARY HIGHWATER MARK (LINE) AS PER STATUTES CLAIM DEED Vol. 519, Pg. 295, Doc. No. 769705.
WOODEN FENCE IS 0.3± SOUTHERLY OF LINE
WOODEN FENCE IS 1.0± SOUTHERLY OF LINE
LANDS DESCRIBED IN WARRANTY DEED Doc. No. 38032215

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED FOR:
PETER MELONE
1022 SHERMAN AVENUE, #2
MADISON, WI 53703

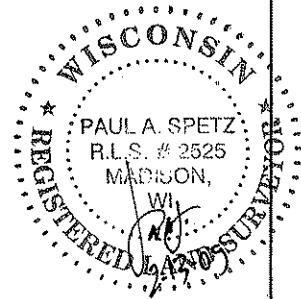
SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com



CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

1. BY GRAPHIC PLOTTING, THE BASE FLOOD ELEVATION SHOWN ON THIS MAP IS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP DANE COUNTY WISCONSIN, AND INCORPORATED AREAS, No. 55025C0409G, EFFECTIVE DATE JUNE 17, 2003, REVISED MAP JANUARY 2, 2009. THE BASE FLOOD ELEVATION FOR SPECIAL FLOOD ZONE 'AE'=853.00' NAVD 88 DATUM. ZONE 'AE', FLOOD AREAS ARE THOSE AREAS BELOW THIS GROUND ELEVATION AND WITHING THE 100-YEAR FLOODPLAIN. AREAS ON THIS SURVEY THAT ARE LABELED ZONE 'X', OTHER FLOOD AREAS, ARE DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.
2. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.
3. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve 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 subdivisions.
4. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
5. This parcel is subject to an agreement, restriction and covenant as to preventing certain commercial uses, as recorded May 11, 1909, in Doc. No. 295033.



OWNER'S CERTIFICATE

I, Peter Melone, as owner, hereby certify that I have 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 S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2009.

By: _____
Peter Melone

State of Wisconsin }
County of Dane } ss

Personally came before me this ____ day of _____, 2009, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this ____ day of _____, 2009, at ____ o'clock ____ m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:
PETER MELONE
1022 SHERMAN AVENUE, #2
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com

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SHEET 2 OF 4

CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3,
BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF
SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Monona State 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 Monona State Bank, has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this _____ day of _____, 2009.

By: _____

State of Wisconsin)
)ss
County of Dane)

Personally came before me this ____ day of _____, 2009, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Dane County Credit Union, a Credit Union 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 Dane County Credit Union, has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this _____ day of _____, 2009.

By: _____

State of Wisconsin)
)ss
County of Dane)

Personally came before me this ____ day of _____, 2009, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 20____, and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 20____.

Clerk of the City of Madison, Dane County Wisconsin

MAP NO. _____

DOCUMENT NO. _____

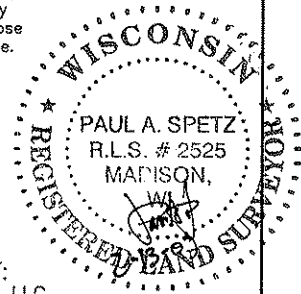
VOLUME _____ PAGE _____

SURVEYED FOR:
PETER MELONE
1024 SHERMAN AVENUE
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
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SHEET 3 OF 4



CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that under the direction of Peter Melone, owner of said land, I have surveyed, divided, mapped and dedicated the following described parcel of land:

RECORD LEGAL DESCRIPTION: Doc. No. 4032042

Part of Lots One (1) and Two (2), Willow Park Subdivision and part of Lot Three (3), Block One Hundred Sixty-five (165), Madison, according to the recorded Plat thereof, in the City of Madison, Dane County, Wisconsin.

Beginning at a point on the Westerly line of Sherman Avenue, 24.1 feet North 14 degrees 47 minutes East of South corner of Lot 1, Willow Park or East corner of Lot 3, Block 165 of Original Plat, City of Madison; thence at right angles to said Avenue North 75 degrees 13 minutes West, 41.35 feet to a point on line between said Lots 1 and 3; thence North 54 degrees 32 minutes West, 130.2 feet; thence North 45 degrees West to Lake Mendota; thence Northeasterly along said Lake to a point on said lake shore North 45 degrees West of a point, 5.36 feet North 45 degrees East of line dividing Lots 1 and 3 and 159.1 feet North 66 degrees 10 minutes West of the Northeast corner of Lot 1; thence along said line above described to the point, 159.1 feet North 66 degrees 10 minutes West of the Northeast corner of Lot 1; thence South 66 degrees 10 minutes East 159.1 feet to the Northeast corner of Lot 1, Willow Park, on Sherman Avenue; thence South 14 degrees 47 minutes West 48.5 feet along Sherman Avenue to Point of beginning.

Except lands conveyed by Quit Claim Deed recorded September 2, 1948 in Volume 519 of Deeds, Page 295, as Document No. 769705.

DESCRIPTION AS MEASURED:

A parcel of land being part of Lot 1 and Lot 2, Willow Park Subdivision, recorded in Volume 1, Page 27, as Document Number 205507, and part of Lot 3, Block 165 of Pritchette Plat of Madison (Original Plat), recorded in Volume A, page 3, all in Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin more particularly described as follows:

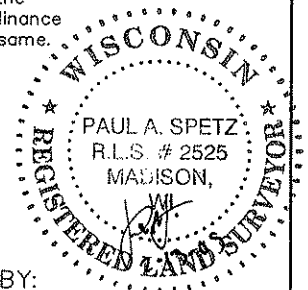
Beginning at a point on the westerly right-of-way line of Sherman Avenue, said point being on the easterly platted boundary line of Lot 1, of Willow Park Subdivision, and lying N 14°47'00" E, 24.10 feet from the southeasterly most corner of said Lot 1 and northeasterly most corner of said Lot 3; thence N 75°05'37" W, 41.57 feet to a found iron stake; thence N 54°29'01" W, 129.33 feet to a found solid iron rod; thence N 63°01'36" W, 59.94 feet to a chiseled 'X' on a concrete sea wall which is the ordinary highwater mark line of Lake Mendota, said seawall being on or near the City Dock line as established by the City of Madison Ordinance No. 14.17, in 1905; thence N 24°51'40" E, along said sea wall and ordinary highwater mark line, 24.80 feet to a chiseled 'X'; thence S 66°14'37" E, 60.12 feet to a solid iron rod; thence continue S 66°14'37" E, 159.34 feet to a point which is 0.7' northwest of a found 1/2" solid iron rod; thence S 14°47'00" W, 48.72 feet to the point of beginning; Said parcel contains 0.20 acres or 8,738 Square Feet. Along with all riparian rights appurtenant thereto.

This parcel is subject to a driveway easement agreement in Vol. 65, miscellaneous, Page 203, as Document Number 443488, and all easements and agreements recorded or not.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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, re-dividing, mapping and dedicating the same.

Dated this 13th day of February, 2009.

Signed: [Signature]
Paul A. Spetz, R.L.S. S-2525



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:
PETER MELONE
1024 SHERMAN AVENUE
MADISON, WI 53703

SURVEYED BY:
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SHEET 4 OF 4