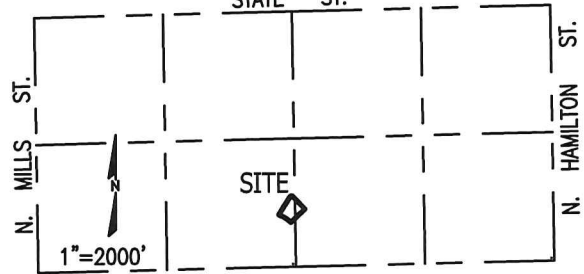


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Outlot 6 in University Addition to City of Madison and part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the East line of the NW 1/4, Sec. 13 bears N00°00'50"E.

VICINITY MAP  
NW 1/4 AND NE 1/4  
SEC 23, T7N, R9E.

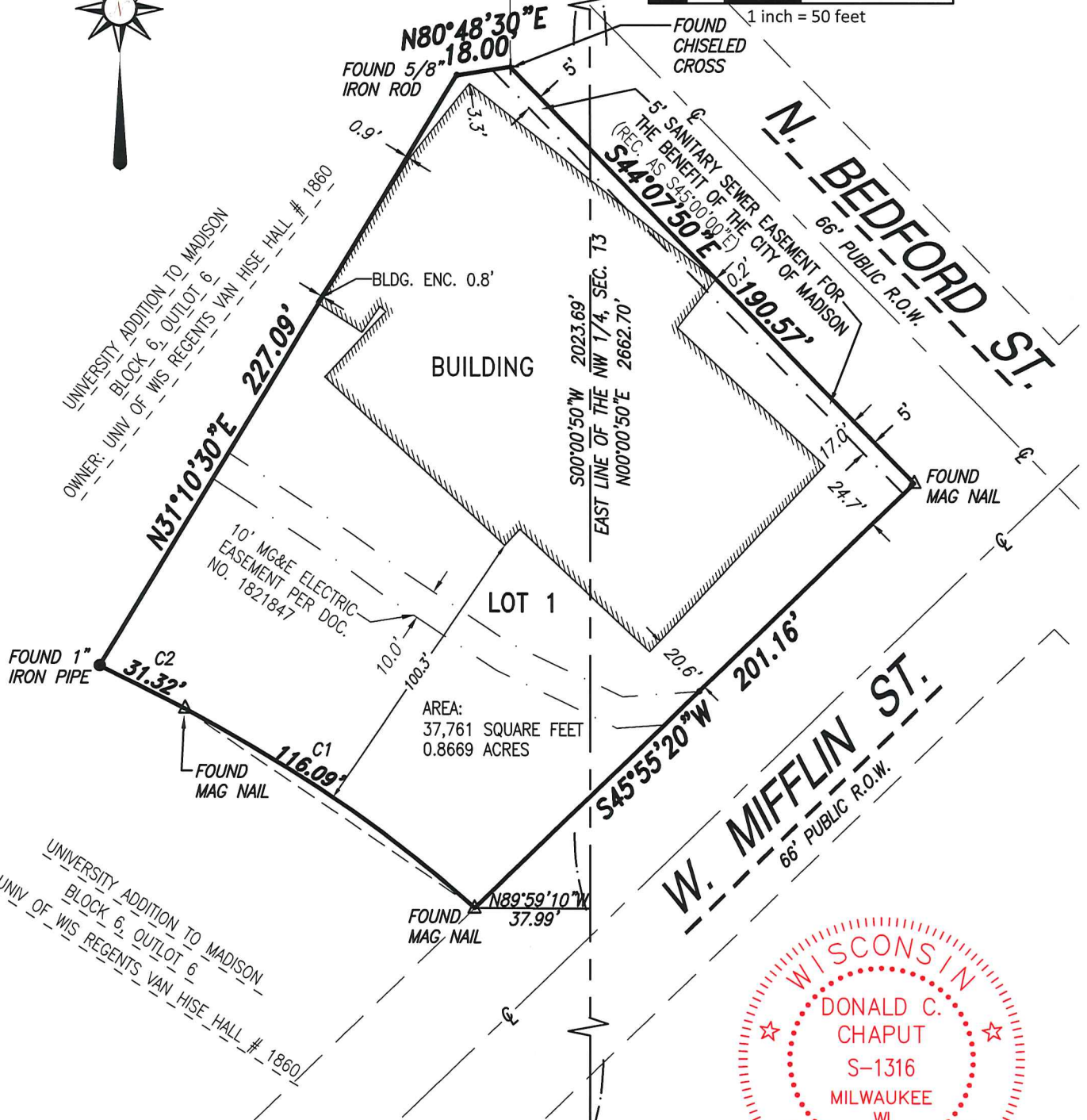
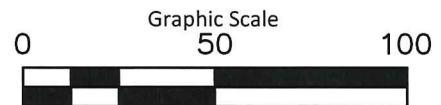


### CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	116.09'	468.79'	N55°35'37"W	115.79'	14°11'17"
C2	31.32'	1795.35'	N63°12'56"W	31.32'	00°59'59"

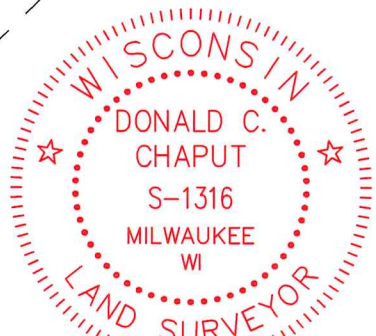


CONC. MON. WITH BRASS CAP  
NE COR. OF NW 1/4  
SEC. 23, T7N, R21E.



UNIVERSITY ADDITION TO MADISON  
BLOCK 6, OUTLOT 6  
OWNER: UNIV OF WIS REGENTS VAN HISE HALL # 1860

W. MIFFLIN ST.  
66' PUBLIC R.O.W.



Date: February 9, 2015  
Revised: March 3, 2015

**CHAPUT LAND SURVEYS LLC**  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
WWW.CHAPUTLANDSURVEYS.COM

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Survey No. 1915-dje  
Sheet 1 of 4 Sheets

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

Part of Outlot 6 in University Addition to City of Madison and part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
:SS  
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Part of Outlot 6 in University Addition to City of Madison and part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of Section 13, Town 7 North, Range 21 East; thence South 00°00'50" West along the East line of said Northwest 1/4 Section 2023.69 feet to a point; thence North 89°59'10" West 37.99 feet to a point on the Northwesterly right of way line of West Mifflin Street and the point of beginning of lands hereinafter described; thence Northwesterly 116.09 feet along the arc of a curve whose center lies to the Southwest, whose radius is 468.79 feet and chord bearing North 55°35'37" West 115.79 feet to a point of curvature; thence Northwesterly 31.32 feet along the arc of a curve whose center lies to the Southwest, whose radius is 1795.35 feet and chord bearing North 63°12'56" West 31.32 feet to a point; thence North 31°10'30" East 227.09 feet to a point; thence North 80°48'30" East 18.00 feet to a point on the Southerly right of way line of North Bedford Street; thence South 44°07'50" East along said South line 190.57 feet to a point on the Northwesterly line of West Mifflin Street; thence South 45°55'20" West along said Northwesterly line 201.16 feet to the point of beginning.

Said lands as described contains 37,761 square feet or 0.8669 Acres.

THAT I have made the survey, land division and map by the direction of Phoenix Too, LLC, owner.

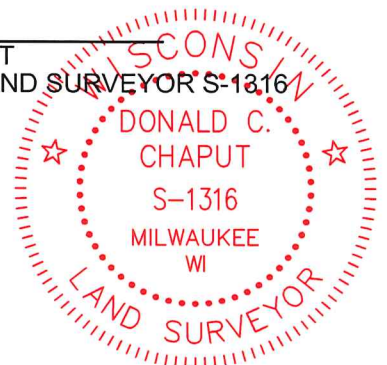
THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, in surveying, dividing and mapping the same.

February 9, 2015  
\_\_\_\_\_  
DATE

Revised: March 3, 2015

\_\_\_\_\_  
DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316





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

Part of Outlot 6 in University Addition to City of Madison and part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, in the 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 I.D Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that said Enactment further provided for acceptance of those lands dedicated and rights conveyed by said map to the City of Madison for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Maribeth 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: \_\_\_\_\_ Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds



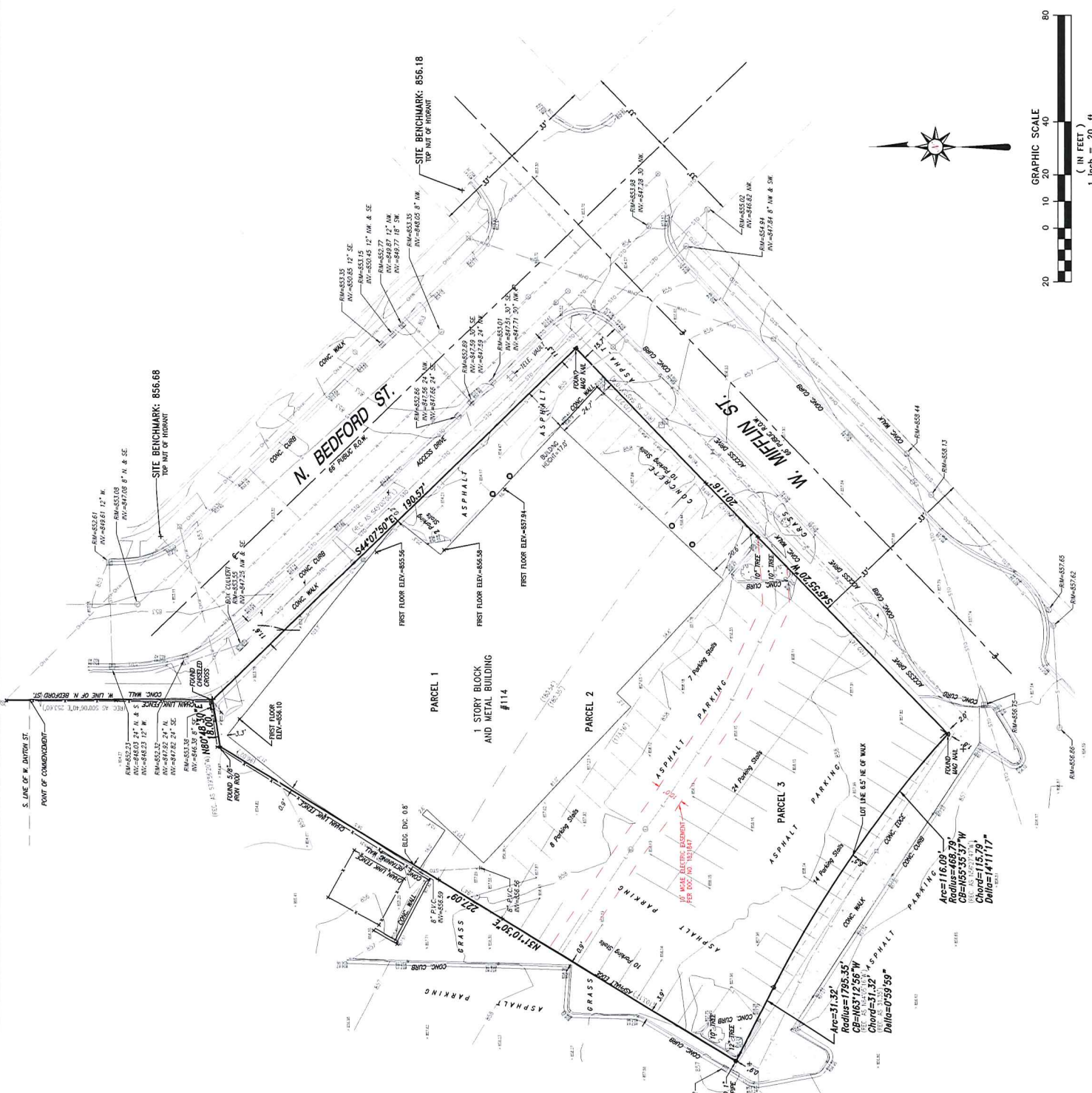
February 9, 2015  
Revised: March 3, 2015

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Sheet 4 of 4 Sheets

### LEGEND

●	INDICATES FOUND 1" IRON PIPE
○	INDICATES SET 1" IRON PIPE
⊕	INDICATES FOUND REBELL CROSS
○	SANITARY MANHOLE
○	SANITARY CLEANOUT OR VENT
○	UNKNOWN MANHOLE
○	UNKNOWN MANHOLE
○	STORM MANHOLE
○	INLET (ROUND)
○	STORM SEWER END SECTION
○	GAS VALVE
○	WATER VALVE
○	HYDRANT
○	WATER MANHOLE
○	WATER SERVICE CURB STOP
○	STAND PIPE
○	WALL INDICATOR VALVE
○	ELECTRIC METER
○	LIGHT POLE
○	SPOT/WARD LIGHT
○	UTILITY POLE
○	GUY WIRE
○	ELECTRIC MANHOLE
○	ELECTRIC PESTAL
○	TELEPHONE MANHOLE
○	TELEPHONE FIBER/STAL
○	CONTROL BOX
○	FIBER OPTIC SIGN
○	TRAFFIC LIGHT
○	BOLLARD
○	SOIL BORING/MONITORING WELL
○	WATER SURFACE
○	WATER TAPS
○	FLAGPOLE
○	MALBOX
○	RAILROAD CROSSING SIGNAL
○	SANITARY SINKER
○	STORM SINKER
○	WINDMILL
○	WASHER DRAIN
○	OVERHEAD WIRES
○	MARKED TELEPHONE
○	MARKED CABLE TV LINE
○	MARKED DEEP OPTIC
○	HOUSE



# PLAT OF SURVEY WITH TOPOGRAPHIC DATA

**CLIENT:**  
Phoenix Too, LLC

**SITE ADDRESS:**  
114 North Bedford Street, City of Madison, Dane County, Wisconsin.

**LEGAL DESCRIPTION:**

A parcel of land, being part of Ordinal 6 in University Addition to City of Madison, described as follows: Commencing at the intersection of the line of North Bedford Street and the line of West Mifflin Street; thence South 45 degrees 03'10" West, 18.00 feet to the point of beginning; thence South 79 degrees 56'20" West, 18.00 feet to the point of beginning; thence South 18 degrees 20' West, 96.02 feet to the point of beginning, said point being the Southwest corner of property previously conveyed to grantee by deed dated August 1, 1989; thence southeasterly on a curve to the right having a radius of 1123.79 feet and a chord which bears South 56 degrees 57'21" East, a distance of 1123.79 feet to the point of beginning; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning.

**Parcel 2:**  
Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23 T7N, R9E, in the City of Madison, Wisconsin, containing 0.8669 acres, more or less, bounded as follows: Commencing at the intersection of the line of North Bedford Street; thence South 1 degree 06'40" East, 255.60 feet; thence South 79 degrees 56'20" West, 18.00 feet; thence South 18 degrees 20' West, 96.02 feet to the point of beginning, said point being the Southwest corner of property previously conveyed to grantee by deed dated August 1, 1989; thence southeasterly on a curve to the right having a radius of 1123.79 feet and a chord which bears South 56 degrees 57'21" East, a distance of 1123.79 feet to the point of beginning; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning.

**Parcel 3:**  
A part of Ordinal 6, University Addition to the City of Madison, described as follows: Commencing at the intersection of the southerly line of Bedford Street and the westerly line of West Mifflin Street; thence South 45 degrees 03'10" West, 96.02 feet to the point of beginning; thence continuing South 45 degrees 03'10" West, 102.24 feet to the point of beginning; thence North 45 degrees 03'10" West, 102.24 feet to the point of beginning; thence Northwesterly on a curve to the left which has a radius of 1,795.35 feet and a chord which bears North 64 degrees 05'16" West, 31.50 feet; thence North 30 degrees 18'20" East, 103.17 feet to a point of curve; thence North 30 degrees 18'20" East, 103.17 feet to the point of beginning; thence North 30 degrees 18'20" East, 103.17 feet to the point of beginning; thence North 30 degrees 18'20" East, 103.17 feet to the point of beginning.

**LAND AREA:**  
The Land Area of the subject property is 37,761 square feet or 0.8669 acres.

**BASIS OF BEARINGS:**  
Bearings are referenced to the Wisconsin County Coordinate System, in which the East line of the NW 1/4 bears N00°00'50"E.

## VICINITY MAP



I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the site and location of the Property, its exterior boundaries, and the location of all easements, encroachments, and other matters which may affect the use of the Property, and also the visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



Date: January 29, 2015

**CHAPUT LAND SURVEYS LLC**  
DONALD C. CHAPUT  
SURVEYOR  
REGISTRATION NUMBER S-1316  
www.chaputland.com

1 inch = 20 ft.



Drawing No. 1915.gpd