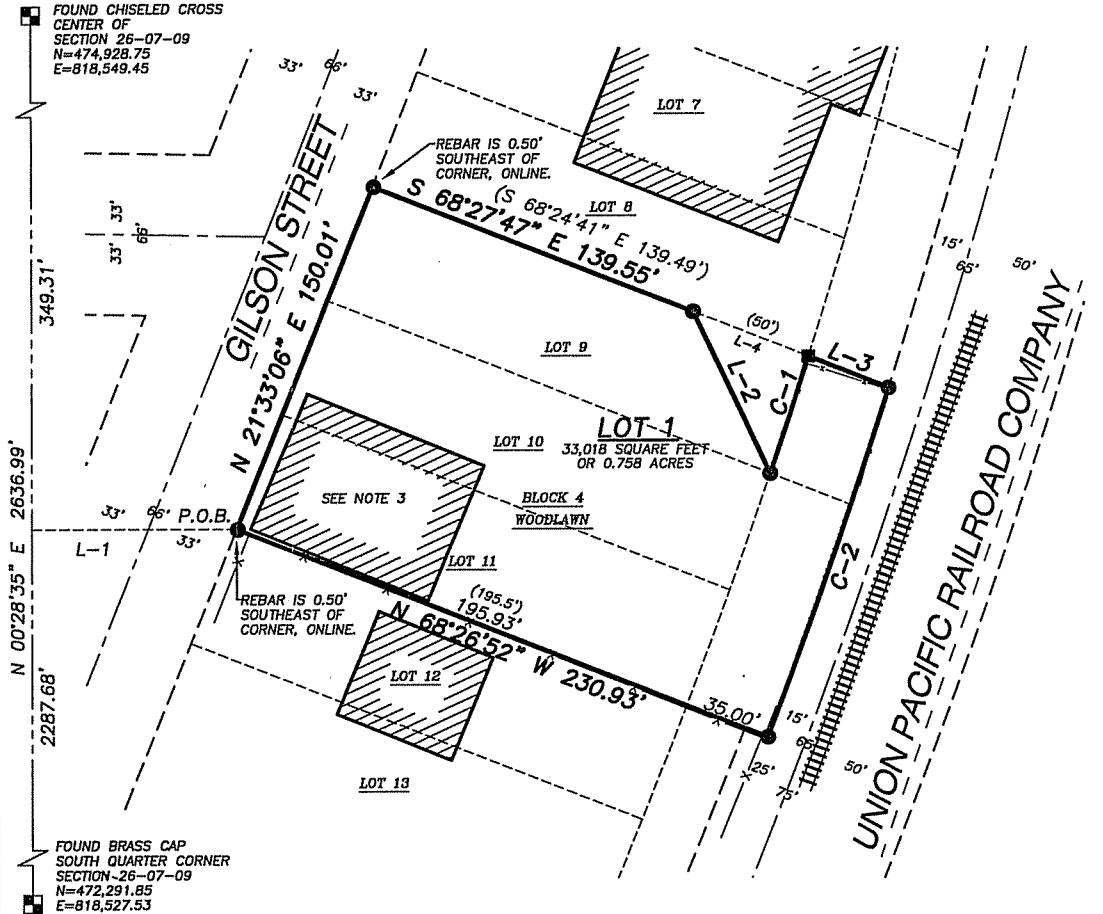


CERTIFIED SURVEY MAP NO. _____

PART OF LOT 9 AND ALL OF LOT'S 10 AND 11, BLOCK 4, WOODLAWN ADDITION TO SOUTH MADISON, PART OF THE WISCONSIN SOUTHERN RAILROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

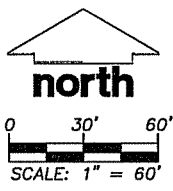


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- - - SECTION LINE
- - - PLATTED LOT LINE
- - - EASEMENT LINE
- x-x- FENCE LINE
- ////// BUILDING

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHEAST QUARTER, BEARS N 00°28'35" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 28 AND 29, 2013.
3. EXISTING BUILDING ON LOT 1 WILL BE REMOVED.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°31'25" E	820.35'
L-2	S 25°06'30" E	72.86'
()	S 25°04'44" E	73.02'
L-3	S 68°31'12" E	35.08'
()	S 68°24'41" E	35.09'
L-4	S 68°21'37" E	49.97'
()	S 68°24'41" E	50.00'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	50.02'	2815.00'	01°01'05"	50.02'	N 18°05'16" E	N 18°35'49" E	N 17°34'43" E
()	-	2815.00'	01°01'19"	50.20'	N 18°02'07" E	-	-
C-2	150.17'	2850.00'	03°01'08"	150.15'	S 19°08'10" W	N 20°38'45" E	N 17°37'36" E

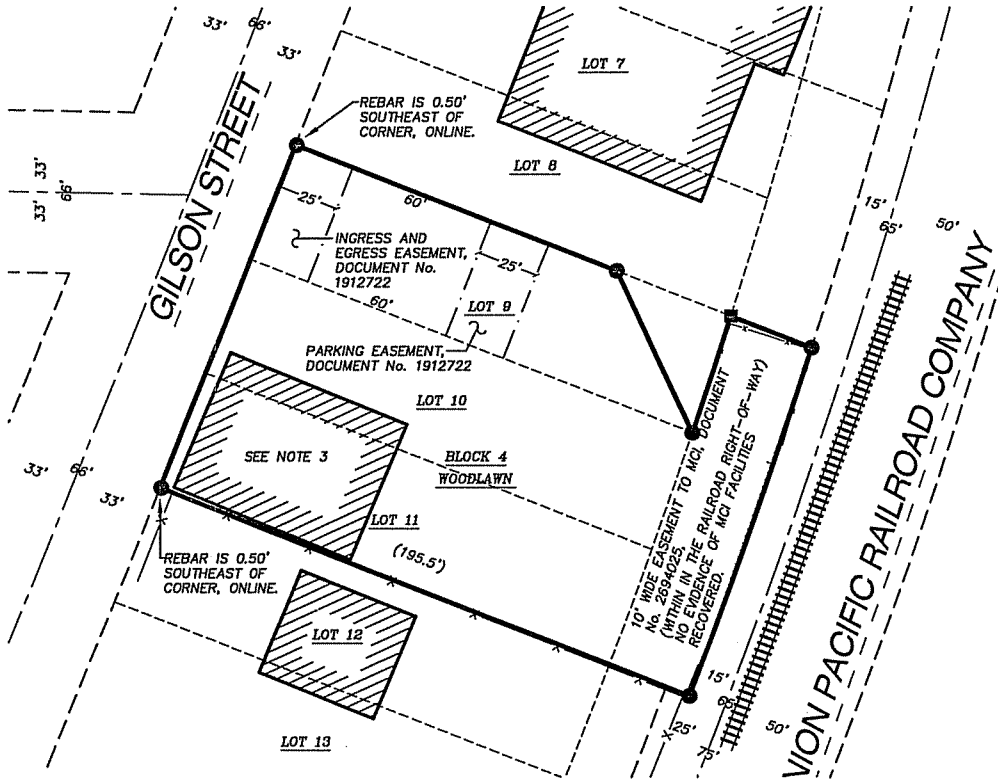
PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: AFFILIATED CARRIAGE SYSTEM 1403 GILSON STREET MADISON, WI 53715	PROJECT NO: 13-5856 FILE NO: B-248 FIELDBOOK/PG: 225/68 SHEET NO: 1 OF 4	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

I:\2013\135856\DWG\135856-P-CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 9 AND ALL OF LOT'S 10 AND 11, BLOCK 4, WOODLAWN ADDITION TO SOUTH MADISON, PART OF THE WISCONSIN SOUTHERN RAILROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS

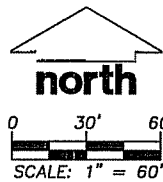


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- - - - RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- - - - SECTION LINE
- - - - PLATTED LOT LINE
- - - - EASEMENT LINE
- x-x- FENCE LINE
- /// BUILDING

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHEAST QUARTER, BEARS N 00°28'35" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 28 AND 29, 2013.
3. EXISTING BUILDING ON LOT 1 WILL BE REMOVED.
4. IN THE 35' WIDE FORMER RAILROAD RIGHT-OF-WAY THERE IS A LICENSE No. 93761 FOR AN ELECTRIC TRANSMISSION LINE AND A 10 FOOT WIDE EASEMENT TO MCI, DOCUMENT No. 2694025.



I:\2013\1358565\DWG\135856-P-CSM.dwg

PREPARED BY: JSD Professional Services, Inc. <i>Engineers • Surveyors • Planners</i> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: AFFILIATED CARRIAGE SYSTEM 1403 GILSON STREET MADISON, WI 53715	PROJECT NO: <u>13-5856</u> FILE NO: <u>B-248</u> FIELDBOOK/PG: <u>225/68</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
--	--	---	--	---

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 9 AND ALL OF LOT'S 10 AND 11, BLOCK 4, WOODLAWN ADDITION TO SOUTH MADISON, PART OF THE WISCONSIN SOUTHERN RAILROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOT 9 AND ALL OF LOT'S 10 AND 11, BLOCK 4, WOODLAWN ADDITION TO SOUTH MADISON, PART OF THE WISCONSIN SOUTHERN RAILROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 26, AFORESAID; THENCE NORTH 00 DEGREES 28 MINUTES 35 SECONDS EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 2287.68 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 25 SECONDS EAST, 820.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11, AFORESAID AND THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 33 MINUTES 06 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOTS 9, 10 AND 11 A DISTANCE OF 150.01 FEET TO THE NORTHWESTERLY CORNER OF LOT 9, AFORESAID; THENCE SOUTH 68 DEGREES 27 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 139.55 FEET; THENCE SOUTH 25 DEGREES 06 MINUTES 30 SECONDS EAST, 72.86 FEET TO TO A POINT ON A CURVE; THENCE NORTHEASTERLY 50.02 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 2815.00 FET, THE CHORD BEARING NORTH 18 DEGREES 05 MINUTES 16 SECONDS EAST, 50.02 FEET; THENCE SOUTH 68 DEGREES 31 MINUTES 12 SECONDS EAST, 35.08 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 150.17 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 2850.00 FEET, THE CHORD BEARING SOUTH 19 DEGREES 08 MINUTES 10 SECONDS WEST, 150.15 FEET; THENCE NORTH 68 DEGREES 26 MINUTES 52 SECONDS WEST ALONG THE EXTENDED SOUTHERLY LINE OF LOT 11, AFORESAID, 230.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33,018 SQUARE FEET OR 0.758 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF AFFILIATED CARRIAGE SYSTEM, 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, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

JOSTEIN R. BREKKE, AS OWNER, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID JOSTEIN R. BREKKE HAS CAUSED THESE PRESENTS TO BE SIGNED BY HIM THIS DAY OF _____, 201____.

BY: _____
JOSTEIN R. BREKKE


STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201____
THE ABOVE NAMED JOSTEIN R. BREKKE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

I:\2013\135856S\DWG\135856-P-CSM.dwg

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5080	PREPARED FOR: AFFILIATED CARRIAGE SYSTEM 1403 GILSON STREET MADISON, WI 53715	PROJECT NO: 13-5856 FILE NO: B-248 FIELDBOOK/PG: 225/68 SHEET NO: 3 OF 4	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
---	--	---	--	---

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 9 AND ALL OF LOT'S 10 AND 11, BLOCK 4, WOODLAWN ADDITION TO SOUTH MADISON, PART OF THE WISCONSIN SOUTHERN RAILROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

OREGON BANK AND TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JOSTEIN R. BREKKE, OWNER.

WITNESS THE HAND AND SEAL OF OREGON BANK AND TRUST, MORTGAGEE, THIS _____ DAY OF _____ 201____

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201____, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED OREGON BANK AND TRUST, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____, NOTARY PUBLIC, DANE COUNTY, WISCONSIN _____ 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 RES-**-***** ADOPTED ON THE _____ DAY OF _____, 2013, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2013.


_____, MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: STEVEN R. COVER, _____ DATE _____
SECRETARY PLAN COMMISSION

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) _____	
REGISTER OF DEEDS	

PREPARED BY:  JSD Professional Services, Inc. <small>• Real Estate • Surveying • Planning</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: AFFILIATED CARRIAGE SYSTEM 1403 GILSON STREET MADISON, WI 53715	PROJECT NO: <u>13-5856</u> FILE NO: <u>B-248</u> FB/PG: <u>225/68</u> SHEET NO: <u>4 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>
---	---	--	--

I:\2013\135856\DWG\135856-P-CSM.dwg