

CERTIFIED SURVEY MAP

Parts of Lots 1, 2 & 3, Block 1, HUDSON PARK, located in the SE 1/4 of the SE 1/4 of Section 6, T7N, T10E, City of Madison, Dane County, Wisconsin

SURVEYORS CERTIFICATE:

I, Ross A. Michaels, Wisconsin Registered Land Surveyor, do hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Nona LLC, owner of said land, I have surveyed, divided and mapped the lands described on this certified survey map; that this map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as the West 1/2 of Lot 1 and all of Lots 2 and 3, Block 1, HUDSON PARK, except the land sold to the City of Madison for street right-of-way as described in Volume 258 of Records, Page 459 as Document No. 1294053, and is located in the Southeast 1/4 of the Southeast 1/4 of Section 6, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 0.287 acre of land and more fully described as follows:

Commencing at the Southeast corner of Section 6;

Thence N01°41'31"E, 935.31 feet along the east line of the Southeast 1/4 of said Section 6;

Thence S73°53'00"W, 22.35 feet to the point of beginning of this description;

Thence continuing S73°53'00"W, 104.50 feet along the south line of said Lots 1, 2 and 3 to the southwest corner of said Lot 3;

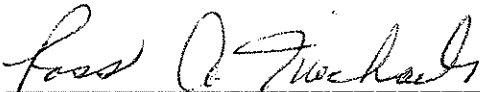
Thence N13°36'18"W, 114.95 feet along the west line of said Lot 3 to its northwest corner;

Thence N73°52'40"E, 7.26 feet along the north line of said Lot 3 to a point of curve on the south right-of-way line of Atwood Avenue as described in Volume 258 of Records, Page 459, Document No. 1294053;

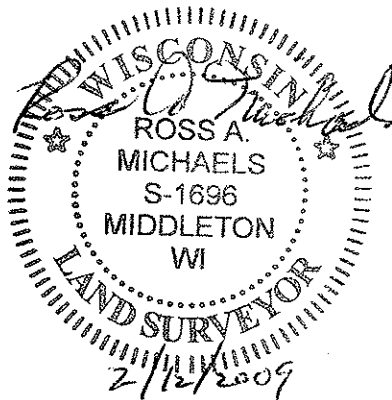
Thence along said south right-of-way line, 110.80 feet on the arc of a curve to the right having a radius of 686.00 feet and long chord dimensions of N78°30'17"E, 110.68 feet, to the east line of the West 1/2 of said Lot 1;

Thence S06°24'46"E, 107.46 feet along said east line to the point of beginning of this description.

Dated this 12th day of FEBRUARY, 2009



Ross A. Michaels, S-1696
Date of survey: February 10, 2009



CITY OF MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ Date: _____
Mark A. Olinger, Secretary Plan Commission



Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 828 S
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP

Parts of Lots 1, 2 & 3, Block 1, HUDSON PARK, located in the SE 1/4 of the SE 1/4 of Section 6, T7N, T10E, City of Madison, Dane County, Wisconsin

OWNERS CERTIFICATE:

As owner, Nona LLC, a Limited Liability Company, organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated as represented on this certified survey map, including the dedication of easements created hereon. Nona LLC also certifies that this certified survey map is required by S.236.34 to be submitted to the City of Madison for approval.

Nona LLC

Rachid Ouabel, Authorized Representative

Teresa Ouabel, Authorized Representative

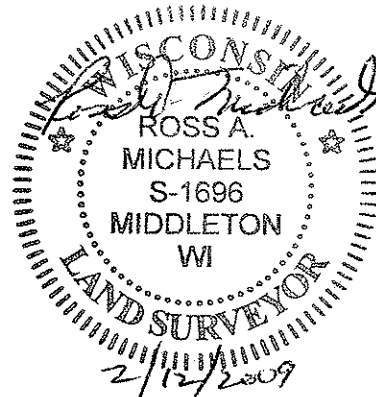
State of Wisconsin)

County of Dane) SS

Personally came before me this _____ day of _____, 2009, the above named Rachid Ouabel and Teresa Ouable, authorized representatives, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, County of Dane, State of Wisconsin

My Commission expires _____



COMMON COUNCIL RESOLUTION CITY OF MADISON, WISCONSIN

"Resolved that this certified survey map, being a subdivision in the Southeast 1/4 of the Southeast 1/4, Section 6, T7N, R10E, City of Madison, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said certified survey map, to the City for public use."

I, Maribeth Witzel-Behl, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison, and that this plat was approved by the City Council of the City of Madison, Dane County, Wisconsin by resolution No.

_____, adopted on the _____ day of _____, 2009, ID No. _____ and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2009.

Maribeth Witzel-Behl, City Clerk



Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 828 S
SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP

Parts of Lots 1, 2 & 3, Block 1, HUDSON PARK, located in the SE 1/4 of the SE 1/4 of Section 6, T7N, T10E, City of Madison, Dane County, Wisconsin

CONSENT OF MORTGAGEE

First Business Bank, a corporation 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 dedication of the land described on this survey, and does hereby consent to the above certificate of Nona LLC, owner.

IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at Madison, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2009.

First Business Bank

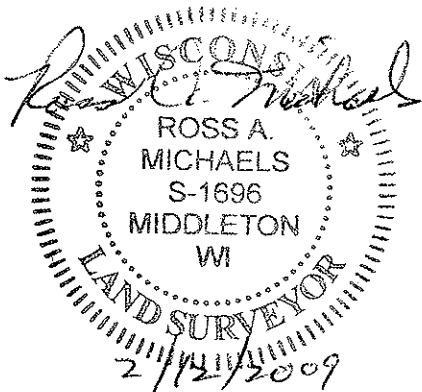
State of Wisconsin)
County of Dane) SS
Personally came before me this _____ day of _____, 2009,
_____, and _____, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2009 at _____ o'clock ____M., and recorded in Volume _____ of Certified Survey Maps of Dane County, Wisconsin on Pages _____.

Kristi Chlebowski, Register of Deeds



OFFICE MAP NO. 828 S
SHEET 4 OF 5 SHEETS

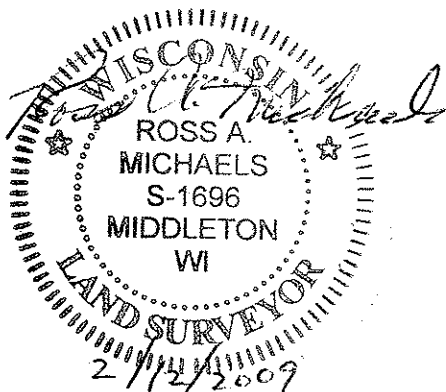
CERTIFIED SURVEY MAP

Parts of Lots 1, 2 & 3, Block 1, HUDSON PARK, located in the SE 1/4 of the SE 1/4 of Section 6, T7N, T10E, City of Madison, Dane County, Wisconsin

NOTES:

1. Coordinates shown hereon are based on the Wisconsin County Coordinate System, Dane Zone, 83, 1997, in feet.
2. Elevations shown hereon are on the North American Vertical Datum, 1988, based on a benchmark (elevation 863.47) on the 5/8" rebar at the meander corner for the East 1/4 Corner of Section 6, T7N, R10E, as published by the City of Madison.
3. Reference the following survey records used for this survey:
 - a) Plat of HUDSON PARK, Vol. 2 of Plats, P. 51
 - b) "Survey Plat" by Alex Ely, Map No. 4016, dated April 2, 1962
 - c) "Survey Plat" by David Cheney, Map No 6681L, dated July 22, 1966
 - d) "Boundary & Topographic Survey" by Mark Steven Gerhardt, Drawing No. 94G-68, County Surveyor File No. 94-0876, dated November 4, 1994, later revised as County Surveyor File No. 2008-01185
 - e) "Plat of Survey/Topographic Survey" by Mark Steven Gerhardt, Drawing No. 96G-117, County Surveyor File No. 97-00108, dated January 10, 1997
4. See Document No. 3271329 for restrictions on building within 10 feet of the westerly line of this survey.
5. a) Drainage 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 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 the lot owner.
b) All lots within this certified survey are subject to public easements 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. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved 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 subdivision.



Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 828 S
SHEET 5 OF 5 SHEETS