

CERTIFIED SURVEY MAP No. _____

PART OF BLOCK 12, PLAT OF WINGRA, RECORDED IN VOLUME 4 OF PLATS, PAGE 38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, AND PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
ZONE, NAD83(97) DATUM

LEGEND

- X FOUND CHISELED CROSS
- FOUND SOLID IRON ROD (SIZE NOTED)
- ⊙ FOUND IRON PIPE (OUTSIDE DIAMETER NOTED)
- SET 3/4" X 18" SOLID IRON ROD, WT. 1.50 LB/FT ("W/CAP" = RED PLASTIC CAP)
- ⊙ SET P.K. NAIL
- ← DRAINAGE ARROW (SEE NOTE 4 ON SHEET 4)
- 17.0' GROUND ELEVATION (SEE NOTE 4 ON SHEET 4)
- () INDICATES RECORDED AS

SCALE : ONE INCH = SIXTY FEET

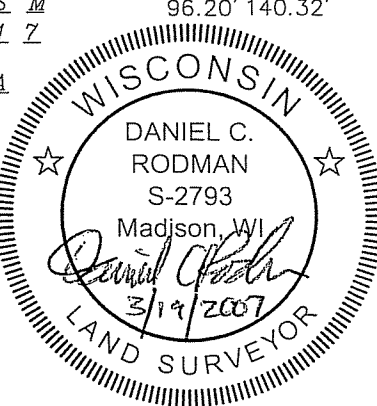
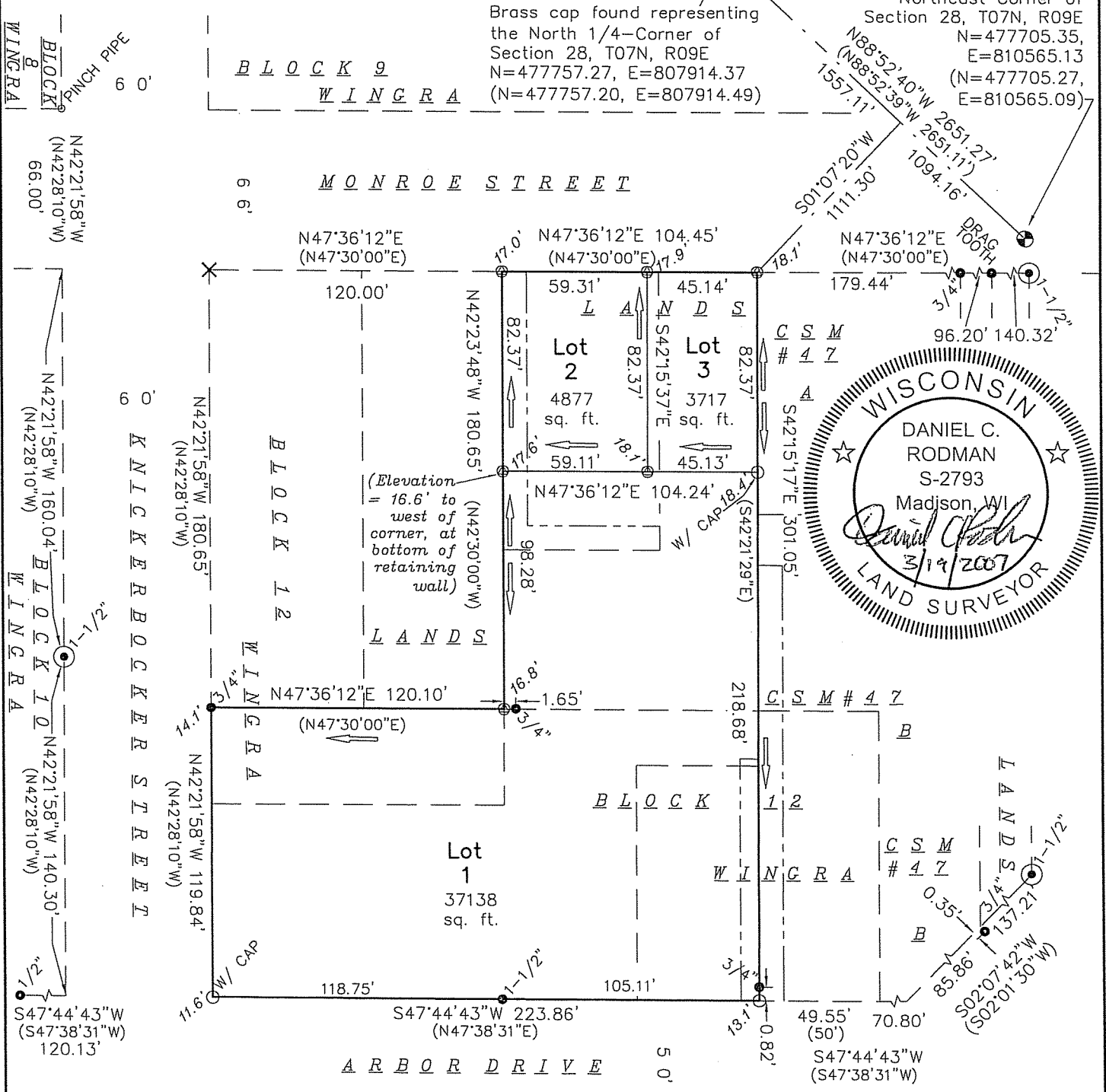


NOTES:

1. See building detail on Sheet 2.
2. See easement detail on Sheet 3.
3. See additional notes on Sheet 4.
4. See note 3 on Sheet 4 for coordinate system details.

Brass cap in water box found representing the Northeast Corner of Section 28, T07N, R09E
N=477705.35, E=810565.13
(N=477705.27, E=810565.09)

Brass cap found representing the North 1/4-Corner of Section 28, T07N, R09E
N=477757.27, E=807914.37
(N=477757.20, E=807914.49)



Burse

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

SURVEYED BY: **surveying & engineering inc**

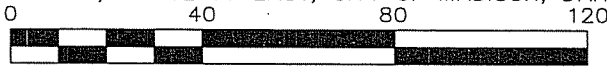
Date: March 19, 2007
Plot View: Sht1

SURVEYED FOR:
James M. Corcoran
2702 Monroe St.
Madison, WI 53711

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
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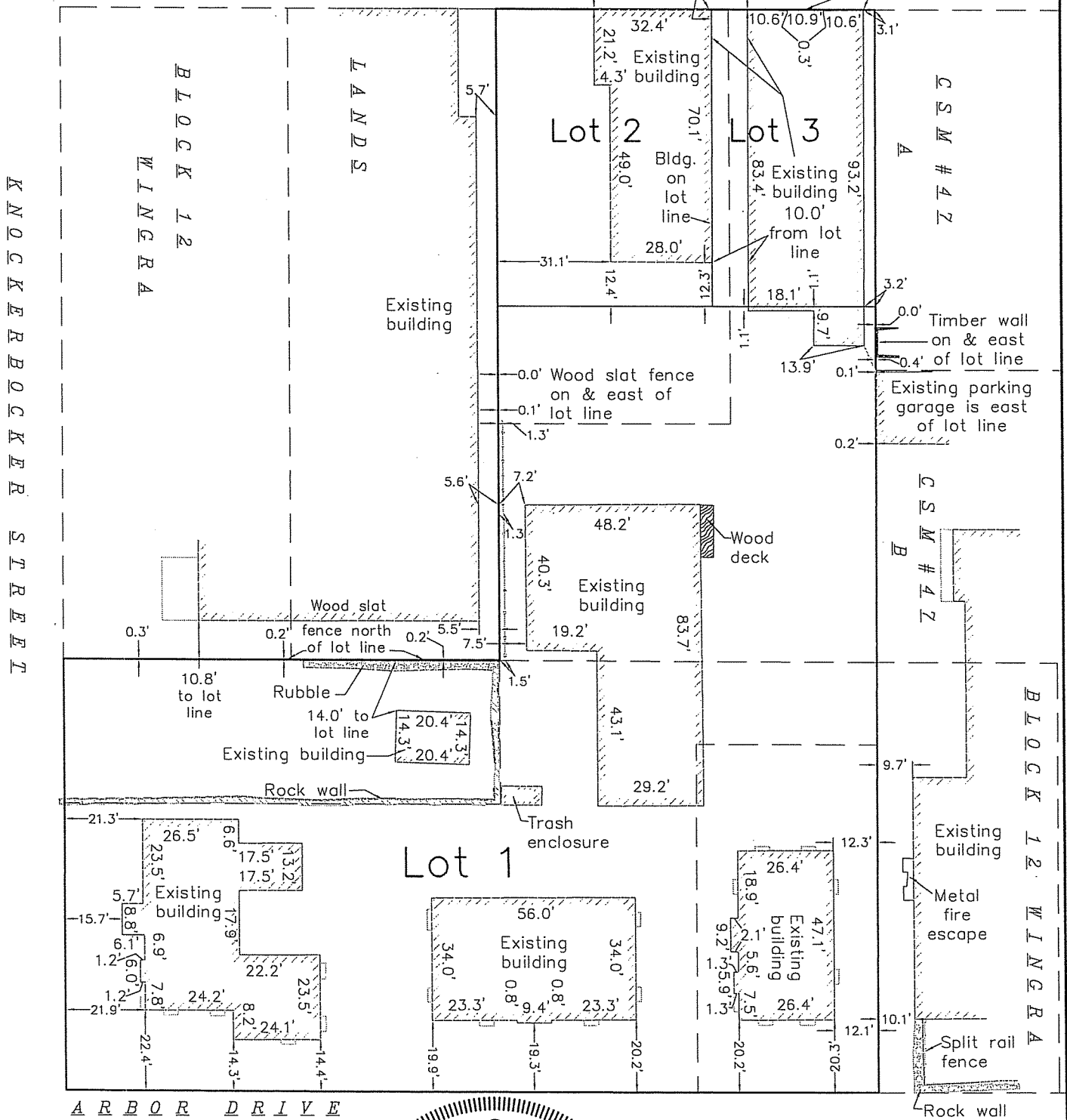
PART OF BLOCK 12, PLAT OF WINGRA, RECORDED IN VOLUME 4 OF PLATS, PAGE 38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, AND PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



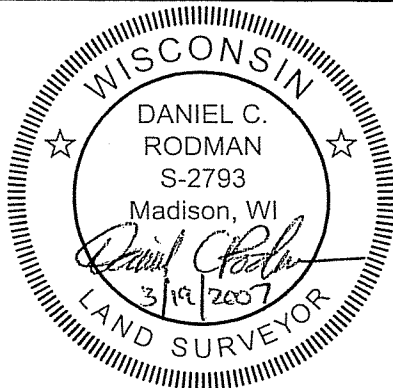
SCALE : ONE INCH = FORTY FEET
IMPROVEMENTS DETAIL

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
ZONE, NAD83(97) DATUM

MONROE STREET



ARBOR DRIVE



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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 19, 2007

Plot View: Sht2

\PROJECTS\BSE1029\CSM\CSBSE1029.DWG

CERTIFIED SURVEY MAP No. _____

PART OF BLOCK 12, PLAT OF WINGRA, RECORDED IN VOLUME 4 OF PLATS, PAGE 38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, AND PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. Dates of Survey: February 27 and March 7, 2007.
2. Area within exterior boundary: 45,732 square feet or 1.0499 acres, more or less.
3. Wisconsin County Coordinates, Dane Zone (Dane County Coordinates), NAD83(97) Datum, U.S. survey feet, were determined at Public Land Survey Section Corners and at site control points using Real-Time Kinematic Global Positioning System techniques from the City of Madison base station, at latitude 43°03'17.13258", longitude 89°22'57.67569" (E=821567.38 US ft, N=475567.53 US ft). Record coordinates (in parenthesis) for Section Corners are per city monument records by Carl Sandsnes dated June 22, 2006 (North 1/4-corner) and February 16, 2004. (Northeast corner).
4. Arrows (see sheet 1) 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 (see sheet 1) are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is City of Madison datum. The top nut of the fire hydrant at the north corner of Monroe and Knickerbocker has an elevation of 18.71 feet.
5. Given the existing and proposed improvements on the lots in this CSM, the City of Madison has waived the standard requirement to create public easements for drainage purposes along lot lines, instead executing with the owner a stormwater management agreement recorded on _____ as Document Number _____, Dane County Registry.

LEGAL DESCRIPTION:

Part of Block 12, Plat of Wingra, Recorded in Volume 4 of Plats, Page 38, as Document Number 295618, Dane County Registry, and part of the Northeast Quarter of Section 28, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 28; thence North 88 degrees 52 minutes 40 seconds West along the North line of said Section 28, 1094.16 feet; thence South 01 degree 07 minutes 20 seconds West, 1111.30 feet to the Southeasterly right-of-way line of Monroe Street and the point of beginning; thence South 42 degrees 15 minutes 17 seconds East, 301.05 feet to the Northwesterly right-of-way line of Arbor Drive; thence South 47 degrees 44 minutes 43 seconds West along last said right-of-way, 223.86 feet to the Northeasterly right-of-way line of Knickerbocker Street; thence North 42 degrees 21 minutes 58 seconds West along last said right-of-way, 119.84 feet; thence North 47 degrees 36 minutes 12 seconds East, 120.10 feet; thence North 42 degrees 23 minutes 48 seconds West, 180.65 feet to the Southeasterly right-of-way line of Monroe Street; thence North 47 degrees 36 minutes 12 seconds East along last said right-of-way, 104.45 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Daniel C. Rodman, Registered Land Surveyor No. 2793, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of James M. Corcoran, owner of said land. I further certify that the map on sheet 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 19th day of March, 2007.

Signed: Daniel C. Rodman
Daniel C. Rodman, R.L.S. No. 2793

MAP NO. _____

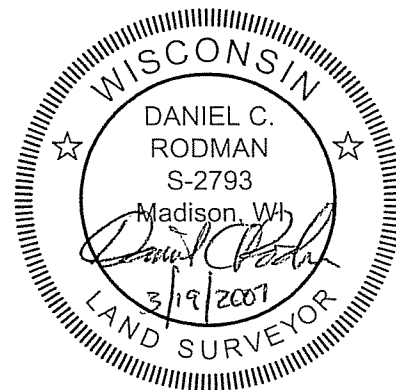
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 19, 2007

Plot View: Sht4

\PROJECTS\BSE1029\CSM\CSBSE1029.DWG



Burse

surveying & engineering INC.

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email: burse@chorus.net

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CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

I, James M. Corcoran, as owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection: CITY OF MADISON

WITNESS the hand and seal of said owner, this ____ day of _____, 200__.

Signed _____
James M. Corcoran

State of Wisconsin)
County of Dane)ss.

Personally came before me this ____ day of _____, 200__,
the above named James M. Corcoran, to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Notary Public:

My commission expires/is permanent: _____

CORPORATE MORTGAGEE CERTIFICATE (1 OF 2):

M & I Marshall & Ilsley 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, mapping and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of James M. Corcoran, owner.

IN WITNESS WHEREOF, the said M & I Marshall & Ilsley Bank has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, this ____ day of _____, 200__.

M & I Marshall & Ilsley Bank

By: _____

State of Wisconsin)
County of Dane)ss

Personally came before me this ____ day of _____, 200__, the above
named _____, to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____



Burse

surveying & engineering ^{LLC}

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MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: March 19, 2007

Plot View: Sht5

\PROJECTS\BSE1029\CSM\CSBSE1029.DWG

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CORPORATE MORTGAGEE CERTIFICATE (2 OF 2):

Union Federal Savings and Loan Association, a banking association duly organized and existing under and by virtue of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of James M. Corcoran, owner.

IN WITNESS WHEREOF, the said Union Federal Savings and Loan Association has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 200__.

Union Federal Savings and Loan Association

By: _____

State of _____)
County of _____)ss

Personally came before me this ____ day of _____, 200__, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 200__.

Mark Olinger,
Secretary of Planning 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 _____, 200__, 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 ____ day of _____, 200__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
_____, 20__ at _____
o'clock __M as
Document No. _____
in _____

Register of Deeds



Burse
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www.bursesurveyengr.com SHEET 6 OF 6

MAP NO. _____
DOCUMENT NO. _____
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Date: March 19, 2007
Plot View: Sht6
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