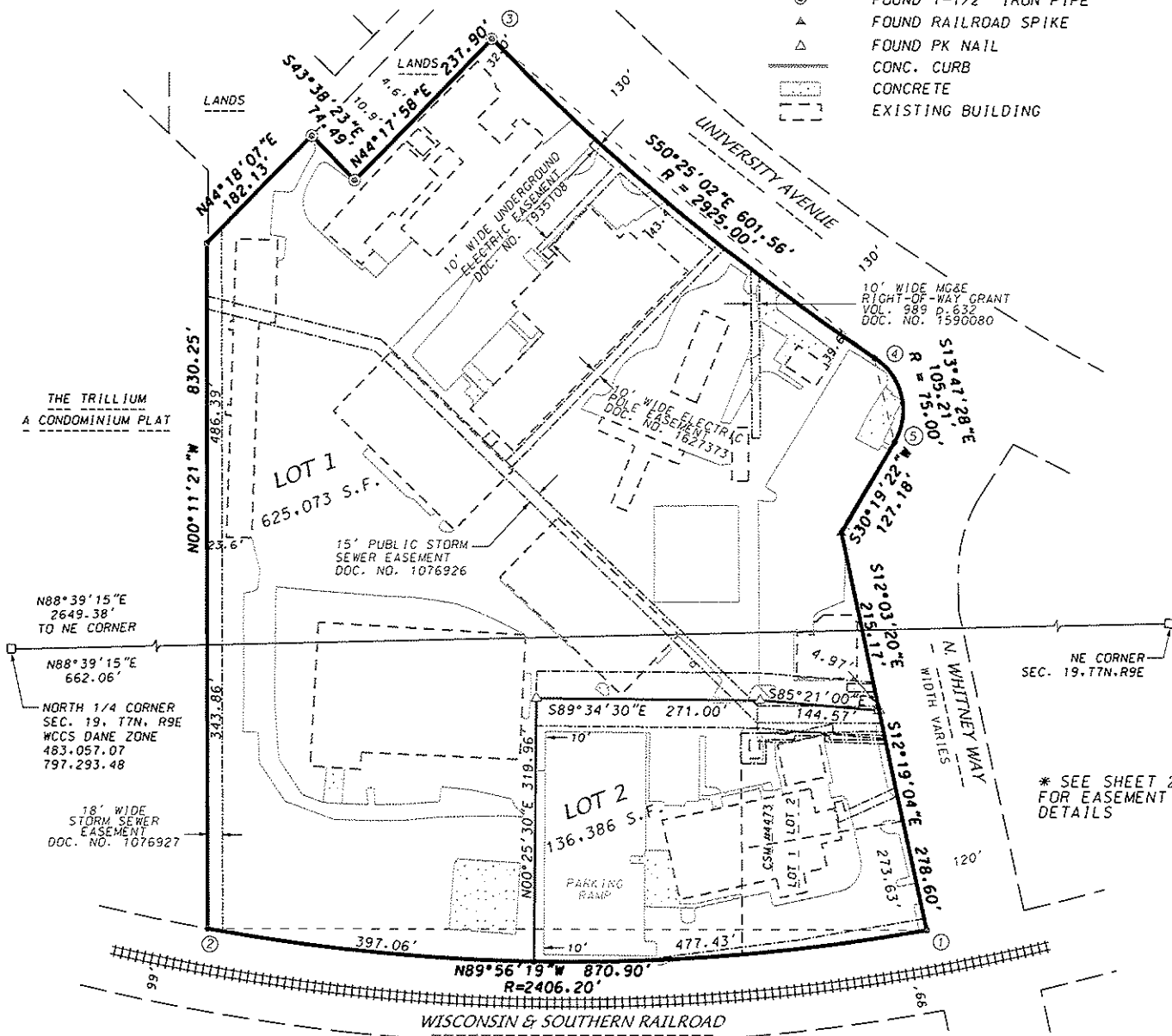


# CERTIFIED SURVEY MAP

LOT 1 AND 2 CERTIFIED SURVEY MAP NO. 4473 AND A PARCEL OF LAND  
 LOCATED IN THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18  
 AND IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 19, T7N, R9E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

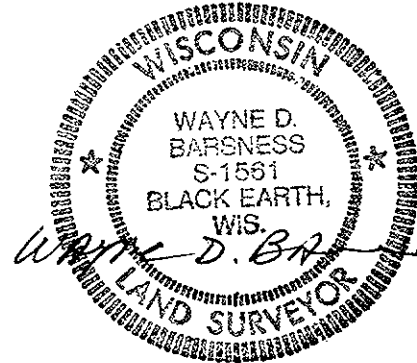
**LEGEND**

- FOUND CITY OF MADISON BRASS CAP MONUMENT
- FOUND 3/4" SOLID ROUND IRON STAKE
- ⊙ FOUND 1-1/2" IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- △ FOUND PK NAIL
- CONG. CURB
- - - CONCRETE
- - - EXISTING BUILDING



**CURVE DATA**

CURVE NUMBER	LOT NO.	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		2406.20	870.90	875.73	N89°56'19"W	020°51'09"	1-N79°38'07"E 2-N79°30'44"W
	2	2406.20	477.43	478.22	S85°19'43"W	011°23'13"	
	1	2406.20	397.06	397.51	N84°14'42"W	009°27'56"	
3-4		2925.00	601.56	602.63	S50°25'02"E	011°48'16"	3-N44°30'54"W 4-S56°19'10"E
4-5		75.00	105.21	116.60	S13°47'28"E	089°04'35"	4-N58°19'45"W 5-S30°44'50"W



GRID NORTH, WISCONSIN COUNTY  
 COORDINATE SYSTEM, ZONE DANE,  
 REFERENCED TO THE NORTH  
 LINE OF THE NE 1/4 OF  
 SECTION 19, T7N, R9E  
 BEARING N88°39'15"E

0 200

Scale 1" = 200'

SHEET 1 OF 5

DATE: 12-21-10

F.N.: 10-07-121

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

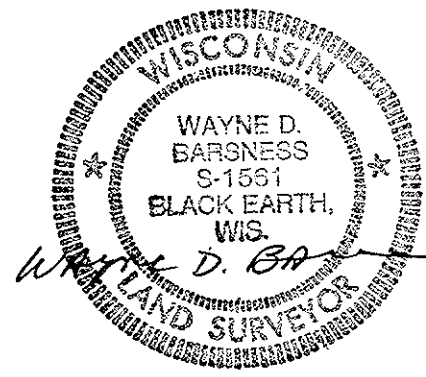
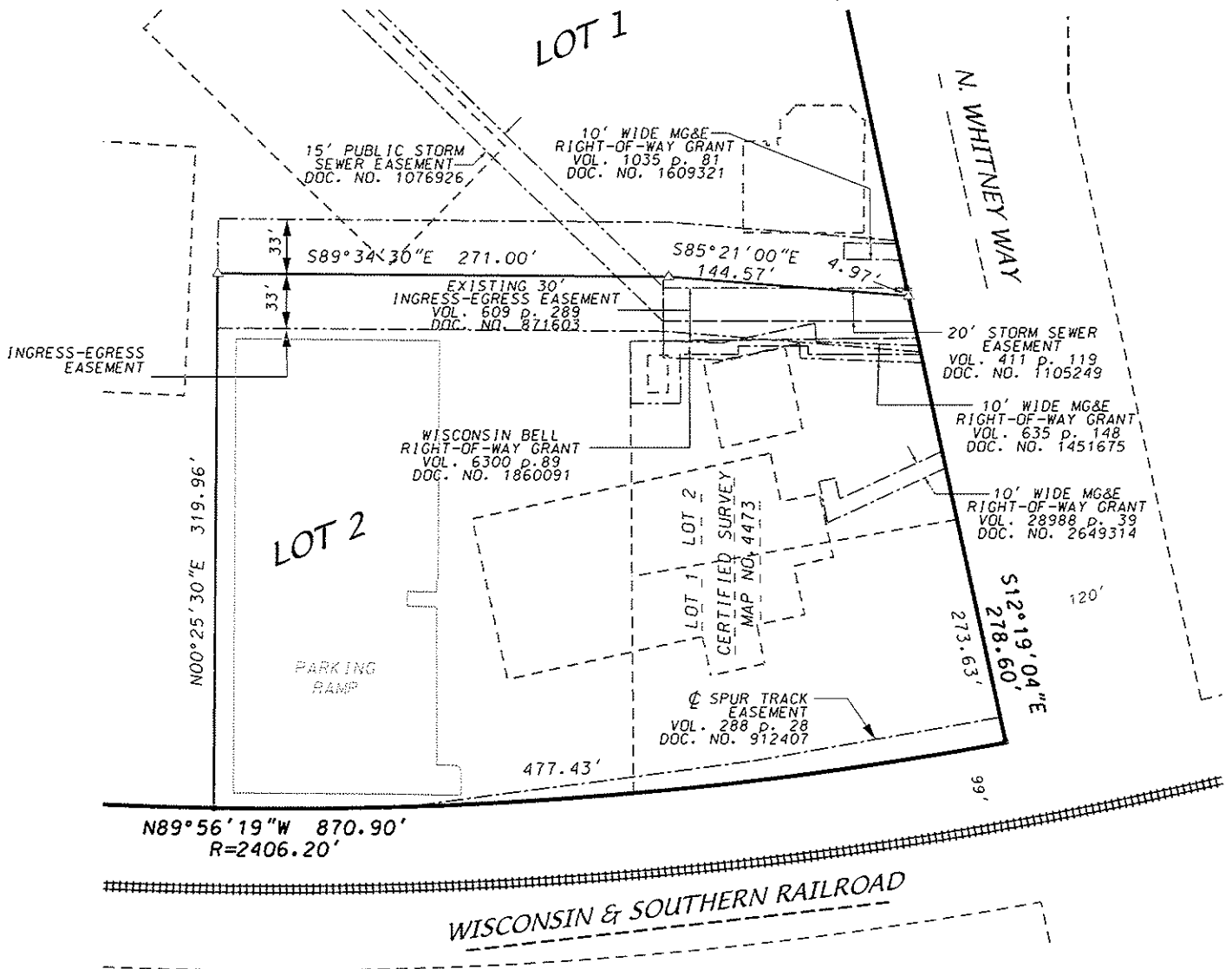
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089

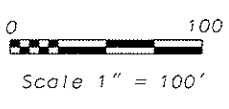
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# CERTIFIED SURVEY MAP

## EASEMENT DETAIL



GRID NORTH, WISCONSIN COUNTY  
 COORDINATE SYSTEM, ZONE DANE.  
 REFERENCED TO THE NORTH  
 LINE OF THE NE 1/4 OF  
 SECTION 19, T7N, R9E  
 BEARING N88°39'15"E



DATE: 12-21-10  
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# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE

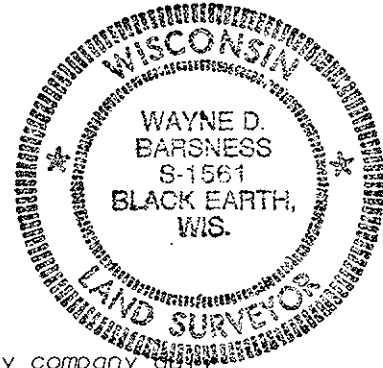
I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 1 and 2 Certified Survey Map No. 4473 recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S50°25'02"E, 601.56 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 278.60 feet to the north right-of-way line of the Wisconsin and Southern Railroad and a point of curve; thence northwesterly along said north right-of-way line on a curve to the right which has a radius of 2,406.20 feet and a chord which bears N89°56'19"W, 870.90 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 761,459 square feet (17.48 acres).

Dated this 21ST day of DECEMBER, 2010

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



## OWNER'S CERTIFICATE

Erdman Real Estate Holdings, LLC, a Wisconsin limited liability company organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Erdman Real Estate Holdings, LLC has caused these presents to be signed by its Limited Liability Company officer(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ERDMAN REAL ESTATE HOLDINGS, LLC

\_\_\_\_\_  
 State of Wisconsin )  
   )SS.  
 County of Dane    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, the above named Limited Liability Company officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

DATE: 12-21-10  
 F.N.: 10-07-121  
 C.S.M. NO. \_\_\_\_\_  
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# CERTIFIED SURVEY MAP

## OWNER'S CERTIFICATE

Erdman Future, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Erdman Future, LLC has caused these presents to be signed by its Limited Liability Company officers(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ERDMAN FUTURE, LLC

\_\_\_\_\_  
State of Wisconsin )  
  )SS.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, the above named Limited Liability Company officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

## OWNER'S CERTIFICATE

University Avenue Properties, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

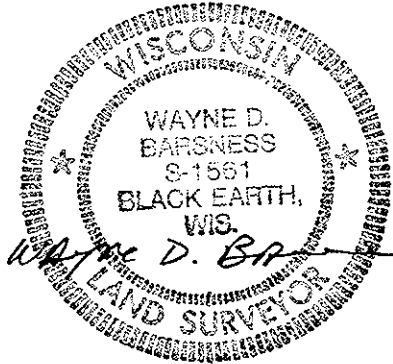
In witness whereof, said University Avenue Properties, LLC has caused these presents to be signed by its Limited Liability Company officers(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

UNIVERSITY AVENUE PROPERTIES

\_\_\_\_\_  
State of Wisconsin )  
  )SS.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, the above named limited liability company officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin



DATE: 12-21-10  
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# CERTIFIED SURVEY MAP

## MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mark A. Olinger, Secretary Plan Commission

## 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2011, 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."

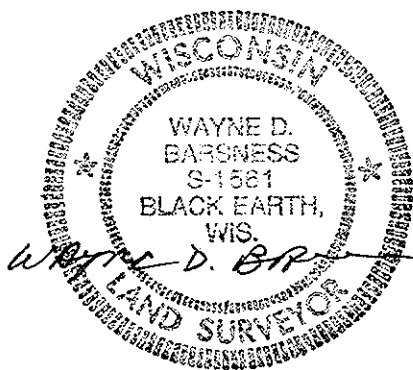
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

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



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

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