

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 4 AND 8 AND PART OF LOTS 3 AND 7, BLOCK 10, UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, ALSO PART OF LOTS 14, 15, 16 AND 17, BLOCK 39, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

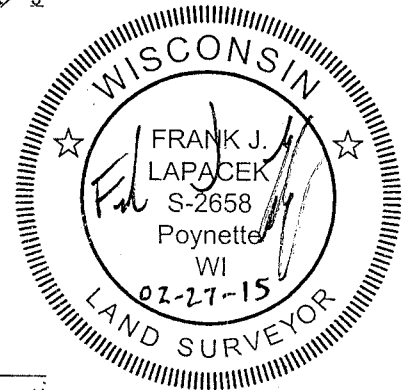
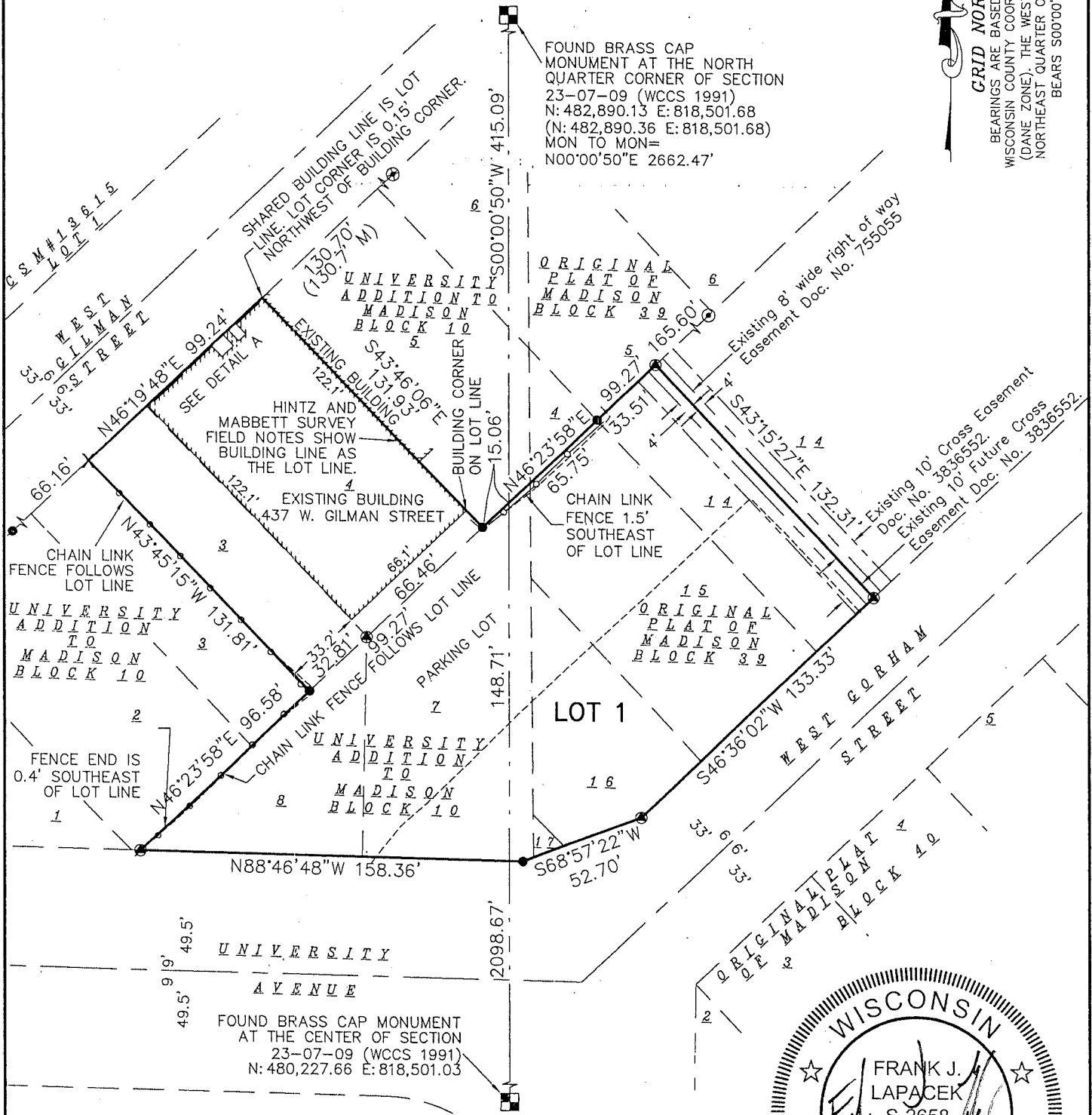


SCALE : ONE INCH = SIXTY FEET

**NOTES:**

1. Lot 1 Area: 42,946 square feet or 0.9859 acres.
2. See page 2 for detail and legend.

**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE). THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23 BEARS S00°00'50"W



SURVEYED FOR :  
FIRST UNIVERSITY FAMILY LIMITED PARTNERSHIP  
401 N. CARROLL STREET  
MADISON, WI 53703

SURVEYED BY :

**Burse**

surveying & engineering Inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

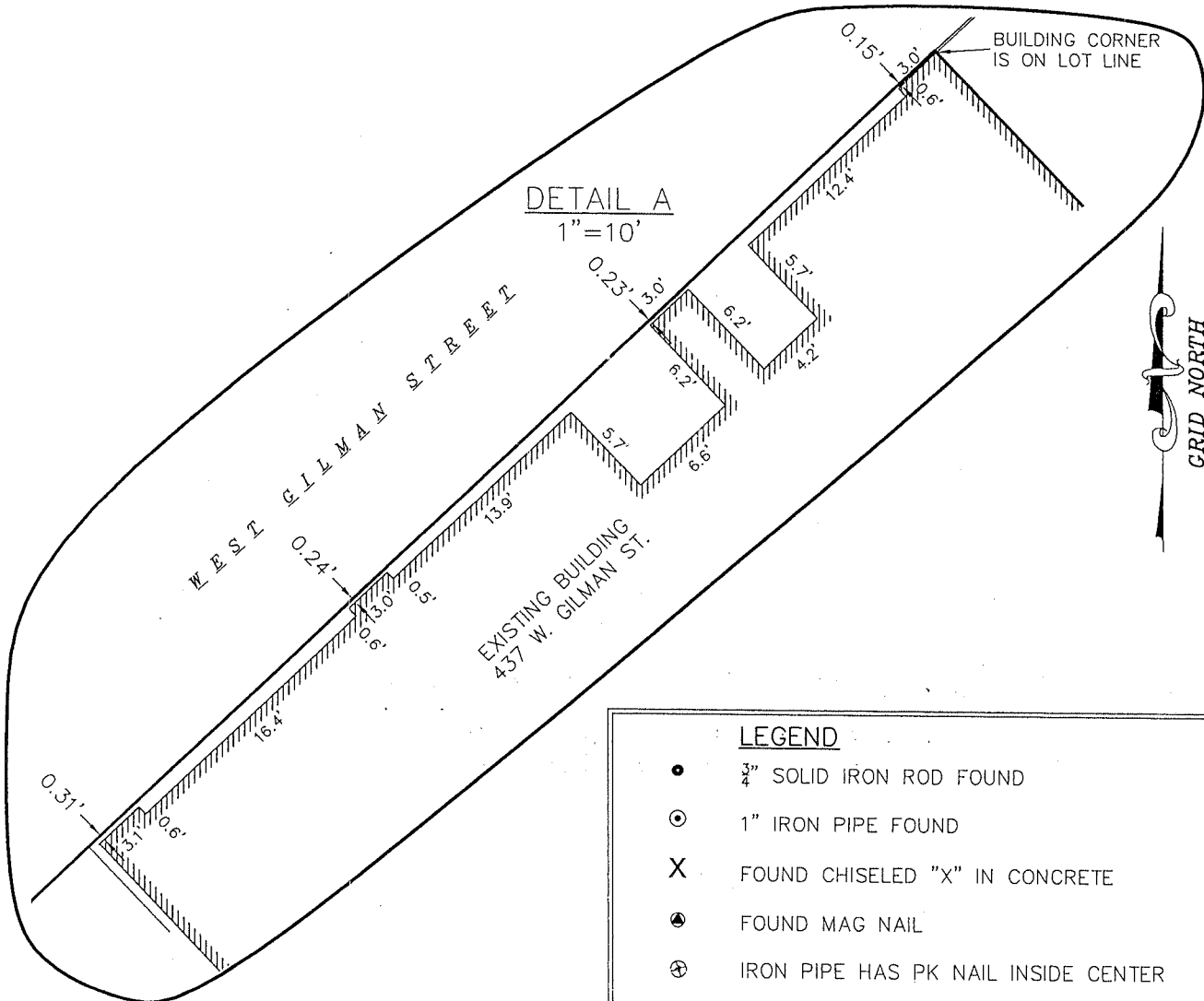
Date: 02-27-2015

Plot View: CSM

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**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- X FOUND CHISELED "X" IN CONCRETE
- FOUND MAG NAIL
- ⊕ IRON PIPE HAS PK NAIL INSIDE CENTER
- ( ) INDICATES RECORDED AS PER PLAT
- ( M ) INDICATES RECORDED AS PER MABBETT 1935

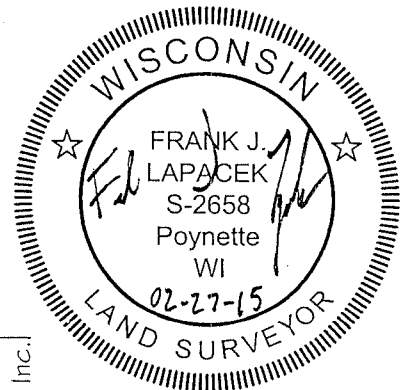
DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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## NOTES:

- 1) Date of field work: January 26 and 27, 2015.
- 2) In the event of the City of Madison Plan Commission and/or Common Council approve 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.
- 3) No changes in drainage patterns associated with the development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 4) All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-709784-MAD dated January 12, 2015 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Section Two of Commitment)[Surveyor's notes are in brackets]:
  - (12) Right of Way disclosed in Instrument recorded November 6, 1947, Volume 506 of Deeds, page 112, as Document No. 755055. [shown on map] Disclosed as driveway in Land Contract recorded March 4, 1963, Volume 388 of Deeds, page 462, as Document No. 1067782. [Not mappable] Disclosed as Joint Driveway Agreement in Warranty Deed recorded June 21, 1966, Volume 820 of Records, page 116, as Document No. 1163590. [Not mappable]
  - (13) P.U.D. (G.D.P. - S.I.P.) Plans recorded May 5, 1992, Volume 18789 of Records, page 52, as Document No. 2350441. Alteration recorded June 20, 1994, Volume 27741 of Records, page 44, as Document No. 2610735. Alteration recorded October 26, 1998, as Document No. 3034905. [Not mappable]
  - (14) Reservation and Declaration of Future Cross Easements recorded November 4, 2003, as Document No. 3836552. Affidavit of Correction recorded September 17, 2004, as Document No. 3968921. [Shown on map]
  - (15) Airspace Easement and Indemnification Agreement recorded January 18, 2006, as Document No. 4154069. [Easement over neighboring parcel for benefit of this parcel]

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Natalie Erdman, 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 \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 20\_\_.

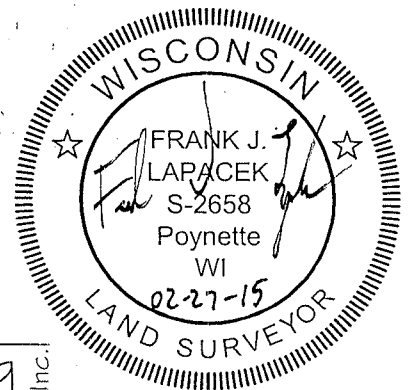
\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

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### DESCRIPTION FURNISHED IN TITLE COMMITMENT

The Southwest 1/2 of Lot Fourteen (14), and all of Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Thirty-nine (39), Original Plat of Madison, lying East of Block Ten (10) University Addition to Madison, City of Madison, Dane County, Wisconsin.

EXCEPT the part described as follows: Beginning at the Southeast corner of Lot Seven (7), Block Ten (10), University Addition to Madison; thence Northerly 2.84 feet along the East line of said Lot Seven (7); thence North 67°28'38" East, 46.21 feet; thence South 44°57'17" West, 29.00 feet; thence Westerly, 22.00 feet to the point of beginning. The Northwest 1/2 of Lot Three (3), and all of Lots Four (4), Seven (7) and Eight (8), Block Ten (10), University Addition to Madison, City of Madison, Dane County, Wisconsin. EXCEPT that part described as follows: Beginning at the Southeast corner of said Lot Seven (7), thence Westerly 6.80 feet; thence North 67°28'38" East 7.37 feet to a point on the East line of Lot Seven (7); thence Southerly 2.84 feet to the point of beginning.

### SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped All of Lots 4 and 8 and part of Lots 3 and 7, Block 10, University Addition to Madison, as recorded in Volume A of Plats, on page 9, also part of Lots 14, 15, 16 and 17, Block 39, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 00 minutes 50 seconds West, 415.09 feet; thence South 46 degrees 23 minutes 58 seconds West, 15.06 feet to the point of beginning; thence North 46 degrees 23 minutes 58 seconds East, 99.27 feet; thence South 43 degrees 15 minutes 27 seconds East, 132.31 feet to the north right of way of West Gorham Street; thence South 46 degrees 36 minutes 02 seconds West along said north right of way, 133.33 feet; thence South 68 degrees 57 minutes 22 seconds West along said north right of way, 52.70 feet to the north right of way of University Avenue; thence North 88 degrees 46 minutes 48 seconds West along said north right of way, 158.36 feet; thence North 46 degrees 23 minutes 58 seconds East, 96.58 feet; thence North 43 degrees 45 minutes 15 seconds West, 131.81 feet to the south right of way of West Gilman Street; thence North 46 degrees 19 minutes 48 seconds East along said south right of way, 99.24 feet; thence South 43 degrees 46 minutes 06 seconds East, 131.93 feet to the Point of Beginning. This description contains 42,946 square feet or 0.9859 acres. Bearings are based upon the Wisconsin County Coordinate System (Dane Zone), under the direction of First University Family Limited Partnership, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land; 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 27<sup>th</sup> day of FEBRUARY, 2015

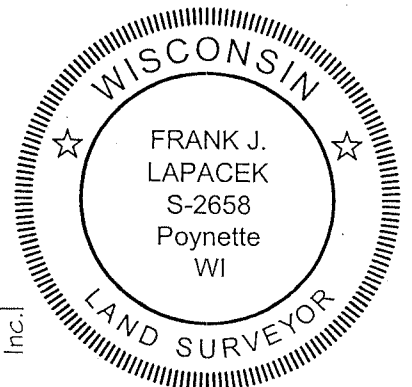
Signed: Frank J. Lapacek  
Frank J. Lapacek, P.L.S. No. 2658

SURVEYED BY :

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**OWNER'S CERTIFICATE**

First University Family Limited Partnership, a Wisconsin limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said a Wisconsin limited partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

First University Family Limited Partnership, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said First University Family Limited Partnership has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First University Family Limited Partnership, a Wisconsin limited partnership

By: \_\_\_\_\_  
managing member

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, managing member of the above named Wisconsin limited partnership to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Wisconsin limited partnership, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, State of \_\_\_\_\_ My commission expires \_\_\_\_\_

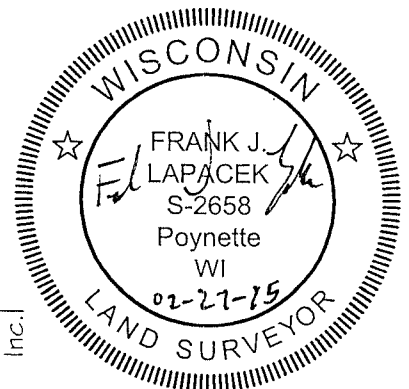
Office of the Register of Deeds  
 \_\_\_\_\_ County, Wisconsin  
 Received for Record  
 \_\_\_\_\_, 20\_\_\_\_ at  
 \_\_\_\_\_ o'clock \_\_\_M as  
 Document No. \_\_\_\_\_  
 in \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Register of Deeds

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