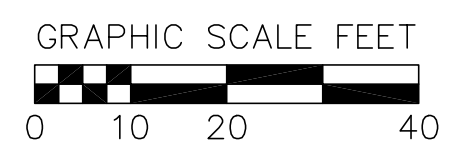
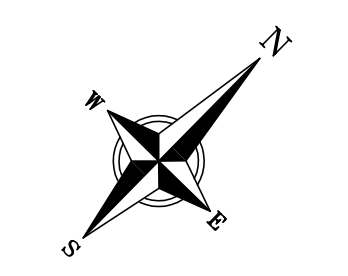
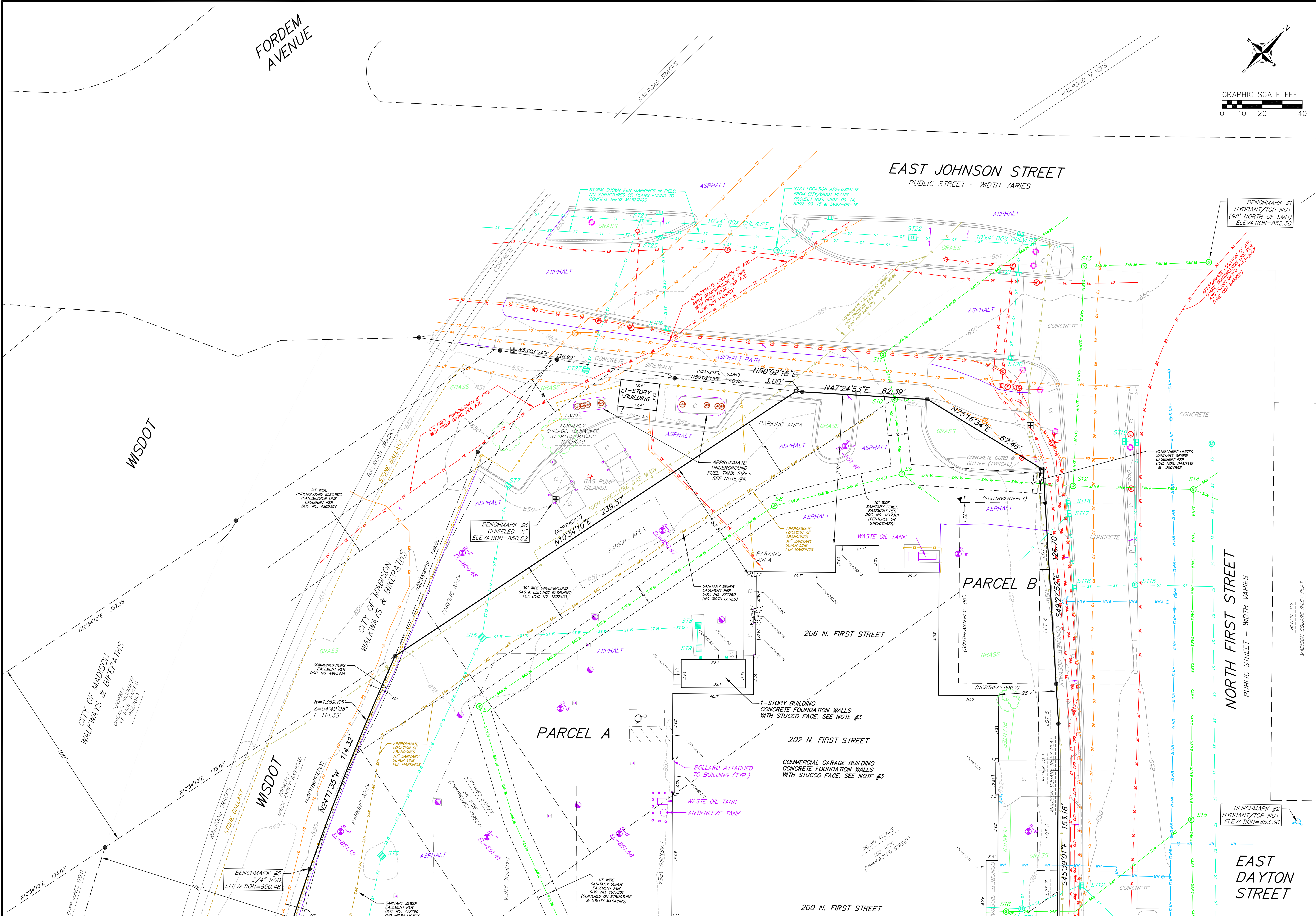


Reference-1: Draft Topographic Survey

FORDEM AVENUE



EAST JOHNSON STREET
PUBLIC STREET - WIDTH VARIES



BENCHMARK #1
HYDRANT/TOP NUT
(98' NORTH OF SMH)
ELEVATION=852.30

NORTH FIRST STREET
PUBLIC STREET - WIDTH VARIES

EAST DAYTON STREET

TOPOGRAPHIC SURVEY
202 NORTH FIRST STREET
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE 1"=20'

DATE 1-17-2020

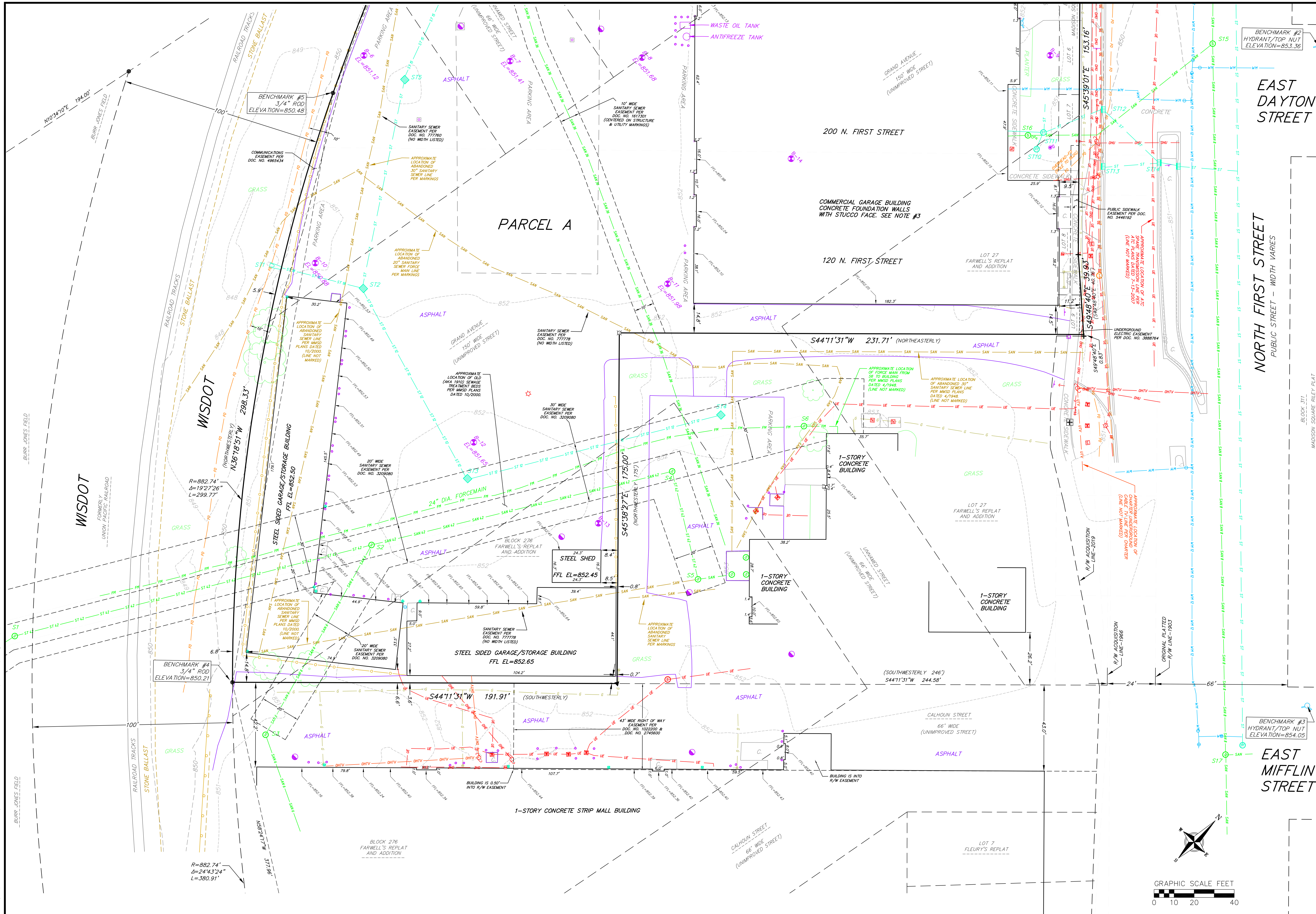
DRAFTER MKRI, PKNU

CHECKED MMR, MSCH

PROJECT NO. 180275

SHEET 1 OF 3

DWG. NO. S-822



REVISIONS		NO.	DATE	REMARKS

SCALE: 1"=20'

DATE: 1-17-2020

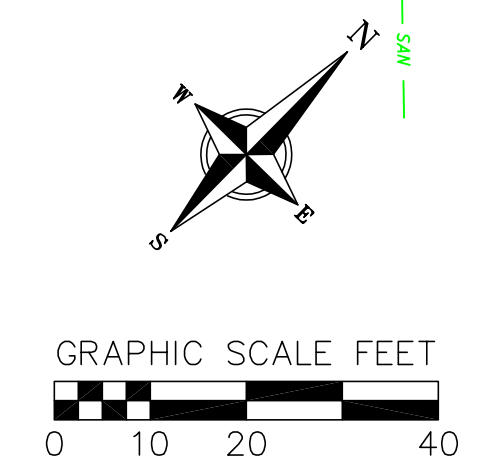
DRAFTER: MKRI, PKNU

CHECKED: MMAR, MSCH

PROJECT NO.: 180275

SHEET: 2 OF 3

DWG. NO.: S-822



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MONITORING WELL
EXISTING SIGN
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING TELEPHONE MANHOLE
EXISTING UNIDENTIFIED MANHOLE
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING
EXISTING STEEL PIPE IN CONCRETE
EXISTING CONCRETE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING CHAIN LINK FENCE
EXISTING WROUGHT IRON FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING ABANDONED SANITARY SEWER LINE
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING GUARD RAIL
EXISTING LANDSCAPING EDGE

SURVEY LEGEND

- FOUND CHISELED CROSS
FOUND 3/4" IRON ROD
FOUND PK NAIL
FOUND CONTROL POINTS ESTABLISHED BY CITY ENGINEERING DEPARTMENT
SET 3/4" X 18" IRON REBAR, 1.50 LBS. PER LINEAL FOOT
SET COTTON SPINDLE
(175') RECORDED AS INFORMATION PER DEED

EXISTING SANITARY STRUCTURE TABLE

Table with columns: NAME, TYPE, RIM, INVERT, DIRECTION. Lists sanitary structures S1 through S17 with their respective elevations and directions.

EXISTING STORM STRUCTURE TABLE

Table with columns: NAME, TYPE, RIM, INVERT, DIRECTION. Lists storm structures ST1 through ST27 with their respective elevations and directions.

NOTES:

- 1. THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON NOVEMBER 13-21 AND DECEMBER 4, 5 & 11, 2019. ANY CHANGES IN SITE CONDITIONS AFTER DECEMBER 11, 2019 ARE NOT REFLECTED BY THIS SURVEY.
2. UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISIBLE, ABOVE GROUND STRUCTURES, UPON MAPS PROVIDED TO THE SURVEYOR, OR UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS PER DIGGER'S HOTLINE TICKET NUMBERS 20194609101, 20194900941 AND 20194900957. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY.
3. THE GARAGE BUILDINGS ARE CONCRETE FOUNDATION WALLS WITH A STYROFOAM STUCCO FINISH WHICH IS GENERALLY 0.1' THICK. THE LOWER ACCENT STUCCO IS 0.17' THICK. BUILDINGS WERE LOCATED TO THE EDGE OF THE STUCCO. GARAGE BUILDING WALLS AND DIMENSIONS SHOWN HEREON ARE TO THE CONCRETE FOUNDATION WALLS.
4. THE APPROXIMATE LOCATION AND SIZE OF THE UNDERGROUND FUEL TANKS ARE SHOWN PER THE POTTER LAWSON SITE PLAN DATED 7-27-1992, PROJECT NUMBER 9202600, AS PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT.
5. ALL BORINGS DEPICTED IN THE SOIL BORING LOCATION EXHIBIT PREPARED BY CGG, INC., JOB NO. 19051-10, ARE SHOWN, EXCEPT FOR BORING NUMBERS 4, 5, 9, 13 & 14 WERE NOT FOUND AND ARE SHOWN HEREON PER THE CGG, INC. EXHIBIT MAP.
6. ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NAVD88(1991) DATUM AS PROVIDED BY CITY OF MADISON ENGINEERING DEPARTMENT. A BENCHMARK LEVEL CIRCUIT BY VIERBICHER ESTABLISHED ELEVATIONS ON ALL CONTROL POINTS AND BENCHMARKS. TOPOGRAPHIC DATA WAS COLLECTED BY ROBOTIC TOTAL STATION AND GPS.
7. BEARINGS ARE REFERENCED TO GRID NORTH PER THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY ZONE, NAD 83(1997) AS ESTABLISHED FROM CONTROL PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT.
8. THE RIGHT-OF-WAY OF EAST JOHNSON STREET AND NORTH FIRST STREET WAS ESTABLISHED PER THE TRANSPORTATION PROJECT PLAT NO'S. 5992-09-09-4.02, AND 5992-09-09-4.03, RECORDED AS DOCUMENT NUMBERS 5392054 AND 5392055.
9. THIS SURVEY IS BASED UPON A REPORT OF TITLE-UPDATE, FILE NOS. 820577L & 820574L, DATED DECEMBER 20, 2019, AS PROVIDED BY KNIGHT BARRY TITLE GROUP, 2450 RIMROCK ROAD, SUITE 204, MADISON, WI 53713.
10. THIS SURVEY MAP WAS PREPARED AT THE REQUEST OF THE CITY OF MADISON ENGINEERING DEPARTMENT, ROOM 115, CITY COUNTY BUILDING, 210 MARTIN LUTHER KING JR. BOULEVARD, MADISON, WI, 53703-3346.

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, Professional Land Surveyor No. 1556 in the State of Wisconsin, do hereby certify that the foregoing survey was executed under my direction and control; that I have surveyed and mapped the described property in accordance with the information furnished and that the map hereon is an accurately scaled and dimensioned representation of such survey to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this 17th day of January, 2020.

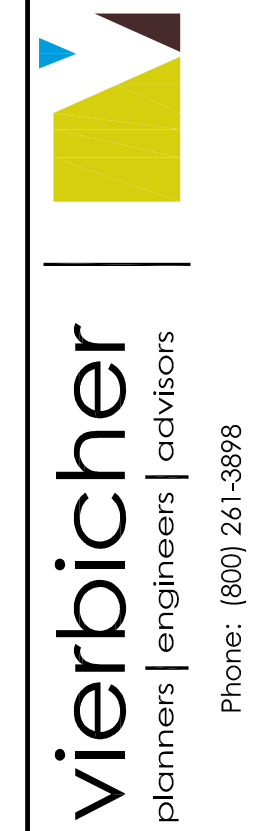
Paul R. Knudson, P.L.S. No. 5-1556

LEGAL DESCRIPTION: (PER FURNISHED REPORT OF TITLE-UPDATE)

PARCEL A:
A parcel of land located in part of Lots Two (2), Three (3), Five (5), Six (6), Seven (7), Eight (8) and Nine, Block Three Hundred Ten (310), Madison Square Riley Plat, and part of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, all in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the intersection of the Southwesterly right of way line of North First Street with the Southwesterly prolongation of the Northwesterly right of way line of East Mifflin Street; thence Southwesterly along said prolongation a distance of 246 feet, more or less, to the point of beginning; thence continuing Southwesterly along said prolongation to the intersection with the Northeastly right of way line of the Chicago & Northwestern Railroad (now owned by the Union Pacific Railroad Company); thence Northwesterly along said railroad right of way line to the intersection with the Southeastly right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right of way (now owned by the City of Madison); thence Northeastly along said right of way line to the intersection with the Southeastly right of way line of East Johnson Street; thence Northeastly along said Southeastly right of way line of East Johnson Street to the intersection with the Southwesterly right of way line of North First Street; thence Southeastly along said Southwesterly right of way line of North First Street to a point that is 175 feet, more or less, distant Northwesterly from the intersection of said right of way line with the Southwesterly prolongation of the Northwesterly right of way line of East Mifflin Street; thence Southwesterly along a line that is parallel to and 175 feet, more or less, distant from the Southwesterly prolongation of the Northwesterly right of way line of East Mifflin Street a distance of 246 feet, more or less, thence Southeastly along a line parallel to the Southwesterly right of way line of North First Street a distance of 175 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the following described parcel: Part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, including Lot Four (4) and part of Lots Three (3) and Five (5), Block Three Hundred Ten (310), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin, being more fully described as follows: Commencing at the most Northerly corner of Block 310, Madison Square Riley Plat; thence Southeastly 117 feet along the Southwest line of North First Street as platted in said plat to the point of beginning of this description; thence Southwesterly at right angles to North First Street 90 feet; thence Southeastly parallel to North First Street 90 feet; thence Northeastly at right angles to last mentioned line 90 feet to the Southwest line of North First Street; thence Northwesterly along the Southwest line of North First Street 90 feet to the point of beginning, EXCEPT that part conveyed in the Quit Claim Deed recorded in Vol. 817 of Deeds, Page 456 as Document No. 1159979 and furthering EXCEPTING those lands contained in the Declaration of Public Street Right of Way recorded as Document No. 5432503 and corrected by the Affidavit of Correction recorded as Document No. 5445050.

LEGAL DESCRIPTION: (PER FURNISHED REPORT OF TITLE-UPDATE)

PARCEL B:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, including Lot Four (4) and part of Lots Three (3) and Five (5), Block Three Hundred Ten (310), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin, being more fully described as follows: Commencing at the most Northerly corner of Block 310, Madison Square Riley Plat; thence Southeastly 117 feet along the Southwest line of North First Street as platted in said plat to the point of beginning of this description; thence Southwesterly at right angles to North First Street 90 feet; thence Southeastly parallel to North First Street 90 feet; thence Northeastly at right angles to last mentioned line 90 feet to the Southwest line of North First Street; thence Northwesterly along the Southwest line of North First Street 90 feet to the point of beginning, EXCEPT that part conveyed in the Quit Claim Deed recorded in Vol. 817 of Deeds, Page 456 as Document No. 1159979 and furthering EXCEPTING those lands contained in the Declaration of Public Street Right of Way recorded as Document No. 5425437.



TOPOGRAPHIC SURVEY
202 NORTH FIRST STREET
CITY OF MADISON
DANE COUNTY, WISCONSIN

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes scale 1"=20', date 1-17-2020, drafter MKRI, PKNU, checked MMAR, MSCH, project no. 180275, sheet 3 of 3, and dwg. no. S-822.