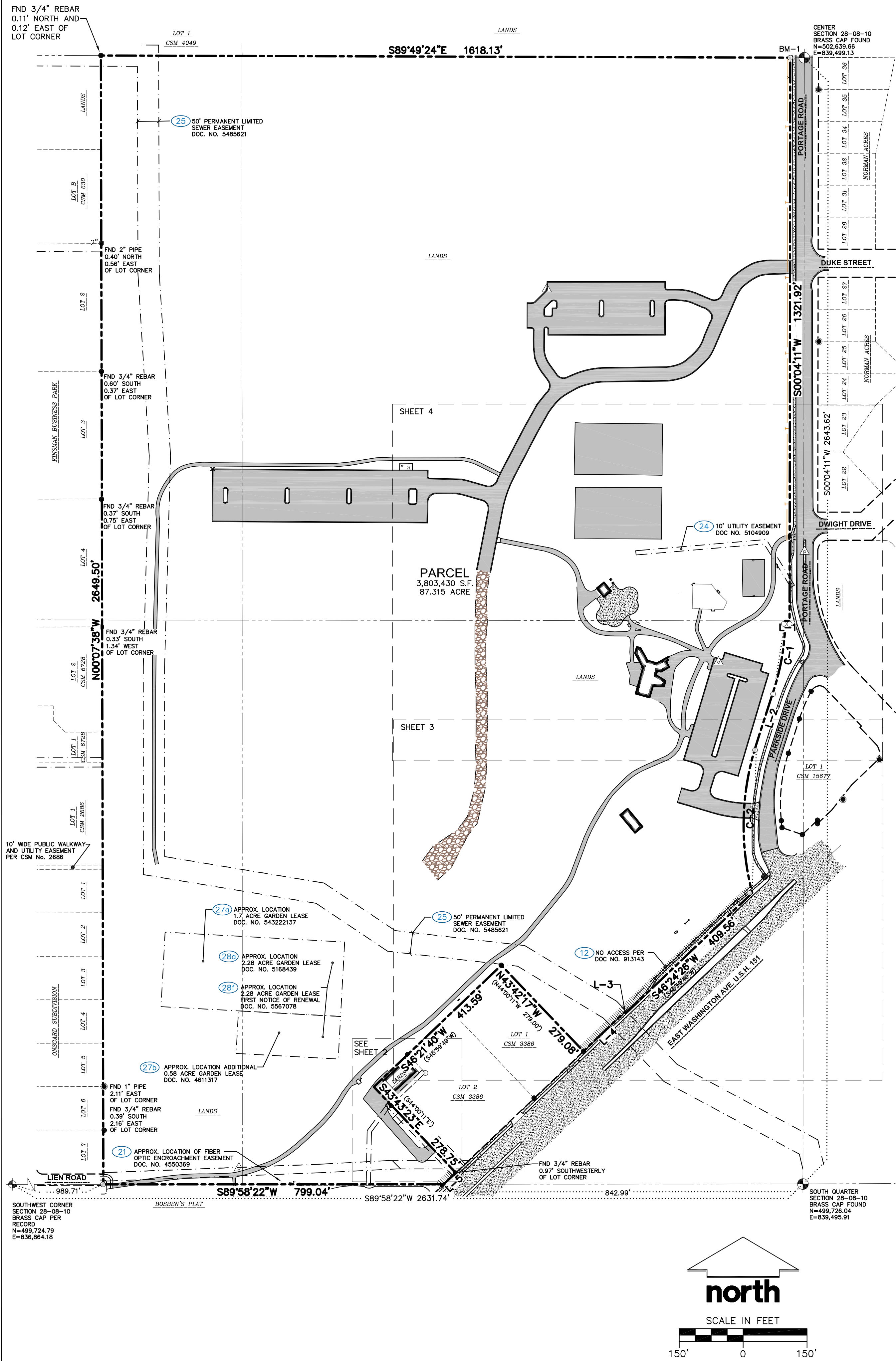


Reference-2: Draft ALTA Survey

File: I202102110703DWSurvey Sheets21 10703 ALTA.dwg Layout: SHEET 1 User: jk Plotted: Sep 12, 2022 - 5:15pm Xref's:



## ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, MADISON, DANE COUNTY, WISCONSIN.

### LEGEND

	3/4" x 24" REBAR SET (1.50 LBS/LF)		ELECTRIC TRANSFORMER		SANITARY SEWER
	GOVERNMENT CORNER		LIGHT POLE		WATER LINE
	1" IRON PIPE FOUND		POWER POLE W/GUY		STORM SEWER
	2" IRON PIPE FOUND		YARD LIGHT		NATURAL GAS
	1 1/4" REBAR FOUND		VAULT		OVERHEAD LINE
	3/4" REBAR FOUND		TELEPHONE MANHOLE		OVERHEAD ELECTRIC DISTRIBUTION
	CONTROL POINT		TELEPHONE PEDESTAL		UNDERGROUND ELECTRIC
	BENCHMARK		CABLE MANHOLE		FIBER OPTIC
	FINISHED FLOOR SHOT LOCATION		CABLE PEDESTAL		OVERHEAD TELEPHONE
	FREE LIBRARY		DECIDUOUS TREE		UNDERGROUND TELEPHONE
	POST		CONIFEROUS TREE		OVERHEAD CABLE
	SIGN		STUMP		UNDERGROUND CABLE
	SANITARY MANHOLE		PLAT BOUNDARY		BUILDING
	HYDRANT		CHORD LINE		INDEX CONTOUR
	WATER VALVE		CENTERLINE		INTERMEDIATE CONTOUR
	SPRINKLER VALVE BOX		RIGHT-OF-WAY LINE		SPOT ELEVATION
	SPRINKLER HEAD		SECTION LINE		BITUMINOUS PAVEMENT
	STORM MANHOLE		PARCEL BOUNDARY		RETAINING WALL
	ROUND CASTED INLET		PROPERTY LINE		CONCRETE PAVEMENT
	SQUARE CASTED INLET		PLATTED LOT LINE		GRAVEL
	CURB INLET		EASEMENT LINE		EDGE OF BITUMINOUS
	ENDWALL/END OF PIPE		FENCE LINE		END OF FLAGGED UTILITIES
	GAS REGULATOR/METER		EDGE OF PAVEMENT		DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
	GAS VALVE		CONCRETE CURB & GUTTER		
	ELECTRIC METER		EDGE OF GRAVEL		

### NOTES

- FIELD WORK PERFORMED ON JANUARY 11-14, 20, AND MARCH 22, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08, RANGE 10 EAST AS S89°58'26"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MARKING THE CENTER OF SECTION 28, T08N, R10E, ELEVATION = 894.99'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20220203530, 20220203596, AND 20220203601, WITH A CLEAR DATE OF JANUARY 10, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
CHARTER COMMUNICATIONS MADISON METRO SEWERAGE DIST MCI  
WIS DOT CITY OF MADISON PARKS DIVISION CENTURYLINK  
CITY OF MADISON ENGINEERING AT&T DISTRIBUTION MGE (ELECTRIC AND GAS)
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP AND HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- SITE PLAN RECORDS WERE SUPPLIED BY THE CITY OF MADISON.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

### NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 20 EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEY PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PUBLIC UTILITY LOCATE REQUEST.

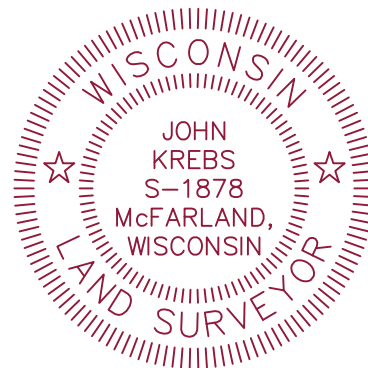
### SURVEYOR'S CERTIFICATE

TO:  
i) CITY OF MADISON,  
ii) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 7(a), 8, 11(a) AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2022.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR  
Email: john.krebs@jsdinc.com  
Website: www.jsdinc.com

DATE



SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
SAN-1	888.02	W	882.97 8"	CLAY	
		E	882.90 8"	CLAY	
SAN-2	888.39	SW	882.45 8"	PVC	
		E	882.24 10"	PVC	
SAN-3	872.71	N	861.99 8"	PVC	
		S	861.99 8"	PVC	
SAN-4	881.77	N	874.76 8"	CLAY	
		S	874.73 8"	CLAY	
		SW	875.56 8"	CLAY	
SAN-5	888.58	N	879.36 8"	PVC	
		E	880.76 8"	PVC	
		S	879.22 8"	PVC	
		W	879.58 8"	PVC	

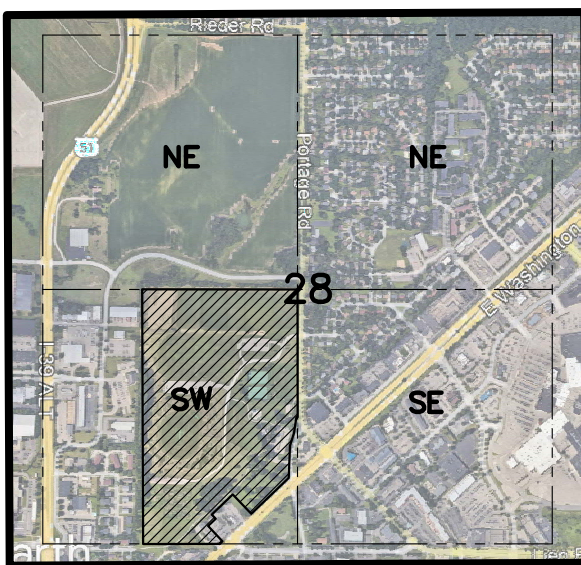
STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
STM-1	885.24	N	881.84 12"	HDPE	
		E	881.94 12"	HDPE	
STM-2	887.98	W	881.18 12"	HDPE	
		SE	881.33 12"	RCP	

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	894.99	BRASS CAP MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST.

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP AND HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO BEING UTILIZED.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°55'25"W ( - )	10.41' (17.00')
L-2	S17°50'05"W (S17°50'20"W)	138.20' (139.2')
L-3	N43°36'21"W ( - )	4.00' (4.00')
L-4	S46°24'26"W (S45°59'45"W)	133.62' ( - )
L-5	S46°24'26"W (S45°59'45"W)	39.10' ( - )

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	160.14'	523.45'	17°31'43"	159.52'	S9°04'21"W
C-2	354.29'	624.84'	32°29'12"	349.56'	S1°35'59"W



LOCATION SKETCH



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:

CITY OF MADISON  
ENGINEERING DEPT.

CLIENT ADDRESS:

210 MARTIN LUTHER KING JR. BLVD  
MADISON, WI, 53703

PROJECT:

IMAGINATION CENTER  
REINDAHL PARK  
PO # 21003620

PROJECT LOCATION:

1818 PORTAGE ROAD  
MADISON, DANE COUNTY  
WISCONSIN, 53704



MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
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10		
11		
12		
13		
14		
15		

Prepared By: BCK 02/22/22  
Reviewed By: INIT 00/00/00  
Approved By: INIT 00/00/00

SHEET TITLE:

ALTA/NSPS SURVEY

SHEET NUMBER:

1 OF 4

PROJECT NO:

21-10703

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, MADISON, DANE COUNTY, WISCONSIN.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1110348-MAD, EFFECTIVE DATE: JANUARY 28, 2022 AT 07:30 A.M.)

- (11) RESERVATION FOR STREET PURPOSES AS SET FORTH IN WARRANTY DEED RECORDED ON MAY 20, 1927 IN VOLUME 334, PAGE 37 AS DOCUMENT NO. 474932. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (12) LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE ABOVE DESCRIBED PREMISES TO U.S. HIGHWAYS 51 AND 151 INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF, AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED: FEBRUARY 24, 1956 IN VOLUME 288 OF RECORDS, PAGE 374, DOCUMENT NO. 913143 WHEREIN SAID HIGHWAY IS DESIGNATED A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) RESERVATION FOR HIGHWAY PURPOSES AS SET FORTH IN QUIT CLAIM DEED RECORDED ON DECEMBER 31, 1956 IN VOLUME 658, PAGE 339 AS DOCUMENT NO. 931294. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (14) ORDINANCE NO. 1849 RECORDED ON AUGUST 20, 1965 AS DOCUMENT NO. 1139945. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (15) SEWER EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT, DATED MARCH 31, 1969, RECORDED/FILED MAY 14, 1969 IN VOLUME 105, PAGE 107 AS DOCUMENT NO. 1240699. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (16) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR WATER, STORM SEWER, GAS AND ACCESS PURPOSES RECORDED ON JULY 21, 1969 IN VOLUME 121 OF RECORDS, PAGE 325, AS DOCUMENT NO. 1246119. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (17a) SEWER EASEMENT TO THE CITY OF MADISON, A MUNICIPAL CORPORATION, DATED JULY 18, 1969, RECORDED/FILED JULY 21, 1969 IN VOLUME 121, PAGE 327 AS DOCUMENT NO. 1246120. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (TERMINATED BY DOCUMENT No. 5494747)
- (17b) CONVEYANCE OF RIGHTS IN LAND BY CITY OF MADISON GRANTED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED ON AUGUST 13, 2009 AS DOCUMENT NO. 4585849. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (18) AVIGATION EASEMENT GRANTED TO DANE COUNTY, A MUNICIPAL CORPORATION RECORDED ON MAY 14, 1982 IN VOLUME 3580, PAGE 15 AS DOCUMENT NO. 1739976. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (19) SEWER EASEMENT TO SUNNYSIDE EAST LIMITED PARTNERSHIP, DATED JUNE 22, 1995, RECORDED/FILED JUNE 27, 1995 IN VOLUME 30160, PAGE 72 AS DOCUMENT NO. 2684746. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (20) LANDSCAPE EASEMENT GRANTED TO SUNNYSIDE EAST LIMITED PARTNERSHIP RECORDED ON JUNE 27, 1995 IN VOLUME 30160, PAGE 75 AS DOCUMENT NO. 2684748. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (21) ENCROACHMENT AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: MAY 12, 2009 PARTIES: CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION AND CENTURYTEL ACQUISITION LLC, A LOUISIANA LIMITED LIABILITY COMPANY Recorded: May 26, 2009 Instrument No.: 4550369 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (22a) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED JULY 27, 2012, RECORDED/FILED AUGUST 02, 2012 AS DOCUMENT NO. 4897068. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (22b) AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 30, 2012 AS DOCUMENT NO. 4937001. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (23) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN QUIT CLAIM DEED RECORDED IN DECEMBER 06, 2012 AS DOCUMENT NO. 4939812 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE IT IS NOT PLOTTED HEREON.
- (24) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED OCTOBER 14, 2014, RECORDED/FILED OCTOBER 16, 2014 AS DOCUMENT NO. 5104909. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (25) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT LIMITED EASEMENT FOR SANITARY INTERCEPTOR SEWER PURPOSES AND PATH CONSTRUCTION AGREEMENT" RECORDED MAY 06, 2019 AS DOCUMENT NO. 5485621 OF OFFICIAL RECORDS. GRANTOR: CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION GRANTEE: MADISON METROPOLITAN SEWERAGE DISTRICT, A WISCONSIN MUNICIPAL CORPORATION THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (26) LETTER OF AGREEMENT AS CONTAINED IN AFFIDAVIT OF RECORDING RECORDED ON JUNE 30, 2017 AS DOCUMENT NO. 5337792. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (27a) ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION, LESSOR, AND COMMUNITY ACTION COALITION FOR SOUTH CENTRAL WISCONSIN, INC., A WISCONSIN NON-PROFIT CORPORATION, LESSEE, RECORDED IN JUNE 16, 2000 AS DOCUMENT NO. 3222137. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (27b) MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO LEASE RECORDING INFORMATION: NOVEMBER 13, 2009 AS DOCUMENT NO. 4611317 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (28a) ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION, LESSOR, AND COMMUNITY GROUNDWORKS, A WISCONSIN NON-STOCK CORPORATION, LESSEE, RECORDED IN JULY 15, 2015 AS DOCUMENT NO. 5168439. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (28b) MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO LEASE RECORDING INFORMATION: APRIL 27, 2016 AS DOCUMENT NO. 5229959 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (28c) MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: SECOND AMENDMENT TO LEASE RECORDING INFORMATION: MARCH 10, 2017 AS DOCUMENT NO. 5311358 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (28d) MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: THIRD AMENDMENT TO LEASE RECORDING INFORMATION: MAY 31, 2018 AS DOCUMENT NO. 5413064 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (28e) MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FOURTH AMENDMENT TO LEASE RECORDING INFORMATION: AUGUST 16, 2018 AS DOCUMENT NO. 5434427 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (28f) FIRST NOTICE OF LEASE RENEWAL RECORDED ON MARCH 03, 2020 AS DOCUMENT NO. 5567078. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (29) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1110348-MAD, EFFECTIVE DATE: JANUARY 28, 2022 AT 07:30 A.M.)

PART OF SECTION 28, TOWN 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LIMITS LINE OF THE CITY OF MADISON, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 8 NORTH, RANGE 10 EAST, DANE COUNTY, WISCONSIN; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO THE NORTHWEST RIGHT OF WAY LINE OF USH 151; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF USH 151 TO A POINT, SAID POINT BEING 548 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID SECTION 28, MEASURED ALONG THE NORTHWEST LINE OF SAID USH 151; THENCE NORTHWESTERLY 630 FEET ON A LINE THAT IS PERPENDICULAR TO THE NORTHWEST LINE OF USH 151; THENCE SOUTHWESTERLY 626.5 FEET ALONG A LINE THAT IS PARALLEL TO THE NORTHWEST LINE OF USH 151; THENCE SOUTHEASTERLY 554.4 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 28; LAST MENTIONED POINT BEING 409.5 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 MEASURED ALONG SAID SOUTH LINE OF SAID SECTION 28; THENCE EAST TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE EAST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

TAX KEY NO: 251/0810-283-0097-9

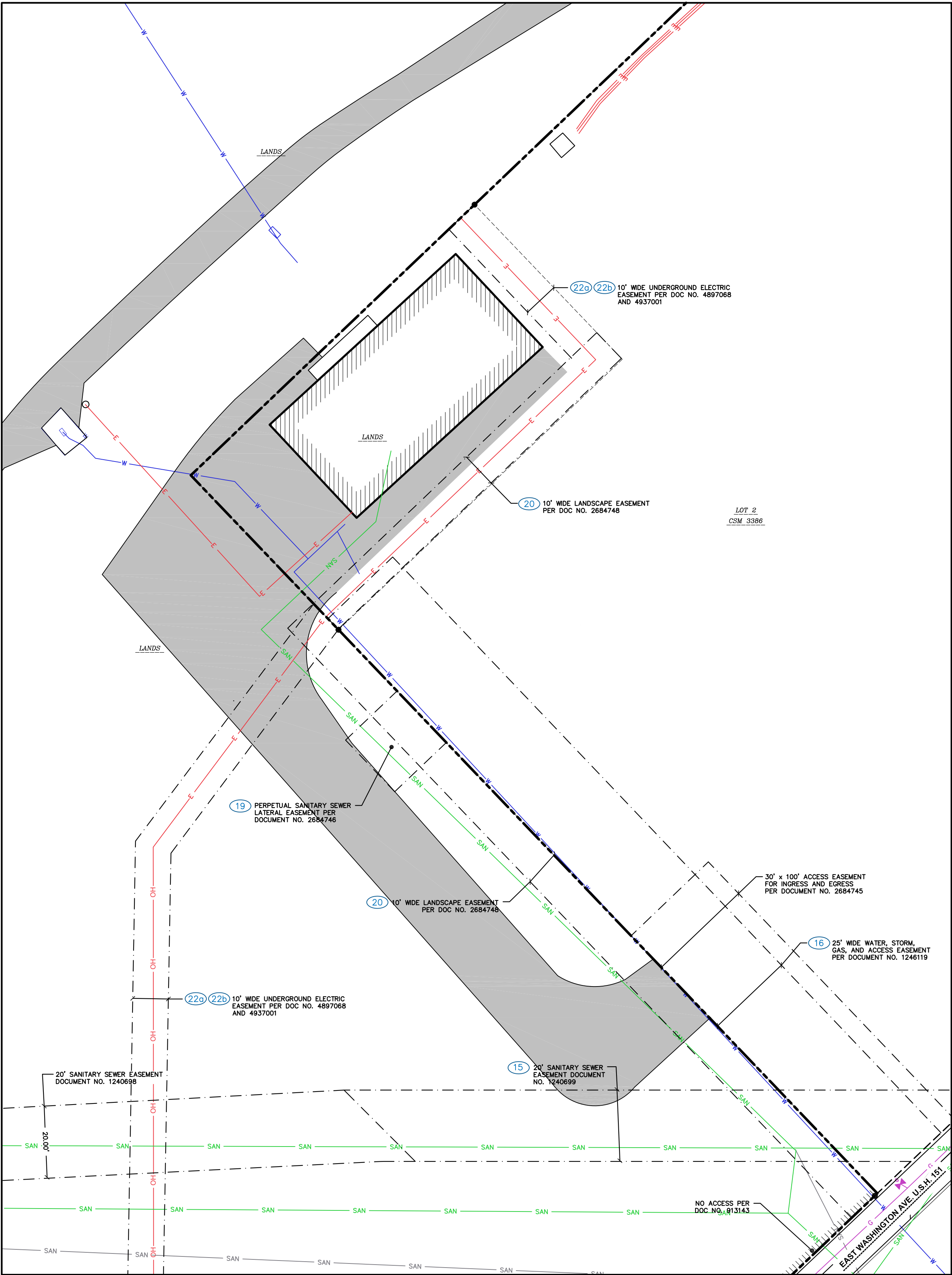
LEGAL DESCRIPTION (AS SURVEYED)

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

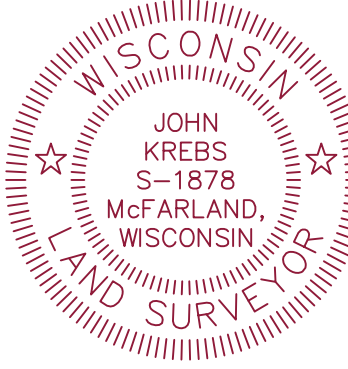
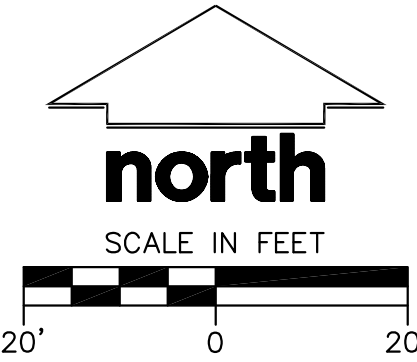
COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, AFORESAID, 842.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST ALONG SAID SOUTH LINE, 799.04 FEET TO THE EAST LINE OF ONSGARD SUBDIVISION, RECORDED IN VOLUME 29 OF PLATS, ON PAGE 42, AS DOCUMENT NO. 1128991; THENCE NORTH 00 DEEGES 07 MINUTES 38 SECONDS WEST TO THE NORTH LINE OF THE SOUTHWEST QUARTER, 2649.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER, 1618.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE SOUTH 00 DEGREES 04 MINUTES 11 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1321.92 FEET TO THE WESTERLY RIGHT OF WAY OF PARKSIDE DRIVE; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 10.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 160.14 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 523.45 FEET, THE CHORD BEARS SOUTH 09 DEGREES 04 MINUTES 21 SECONDS WEST, 159.52 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 05 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 138.20 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 354.29 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 624.84 FEET, THE CHORD BEARS SOUTH 01 DEGREE 35 MINUTES 39 SECONDS WEST, 349.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST WASHINGTON AVENUE, ALSO KNOWN AS U.S. HIGHWAY 151; THENCE SOUTH 46 DEGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 409.56 FEET; THENCE NORTH 43 DEGREES 36 MINUTES 21 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 4.00 FEET; THENCE SOUTH 46 DEGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 133.62 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3386, RECORDED IN VOLUME 1479 ON PAGES 51-53, AS DOCUMENT NUMBER 1652407; THENCE NORTH 43 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LOT ONE OF SAID CSM, 279.08 FEET TO THE NORTHEASTLY CORNER OF LOT ONE OF SAID CSM; THENCE SOUTH 46 DEGREES 21 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID CSM EXTENDED, 413.59 FEET; THENCE SOUTH 43 DEGREES 43 MINUTES 23 SECONDS EAST ALONG THE EXTENDED SOUTHWESTERLY LINE OF LOT 2, CSM No. 3386, AFORESAID, 278.75 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM No. 3386, AFORESAID, ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST WASHINGTON AVENUE, ALSO KNOWN AS U.S. HIGHWAY 151; THENCE SOUTH 46 EGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY, 39.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,803,430 SQUARE FEET OR 87.315 ACRES.

THIS LEGAL DESCRIPTION DESCRIBES THE SAME PARCEL AS SUPPLIED BY THE TITLE COMMITMENT NO. NCS-1110348-MAD, COMMITMENT DATE: JANUARY 28, 2022 AT 7:30 AM.



DETAIL 'A'



File: 120212110703DWSurvey Sheets2110703 ALTA.dwg Layout: SHEET 2 User: jk Plotted: Sep 13, 2022 6:58am Xref's:



CREATE THE VISION TELL THE STORY

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161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
CITY OF MADISON  
ENGINEERING DEPT.

CLIENT ADDRESS:  
210 MARTIN LUTHER KING JR. BLVD  
MADISON, WI, 53703

PROJECT:  
IMAGINATION CENTER  
REINDAHL PARK  
PO # 21003620

PROJECT LOCATION:  
1818 PORTAGE ROAD  
MADISON, DANE COUNTY  
WISCONSIN, 53704



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Prepared By: BCK 02/22/22  
Reviewed By: INIT 00/00/00  
Approved By: INIT 00/00/00

SHEET TITLE:  
ALTA/NSPS SURVEY

SHEET NUMBER:

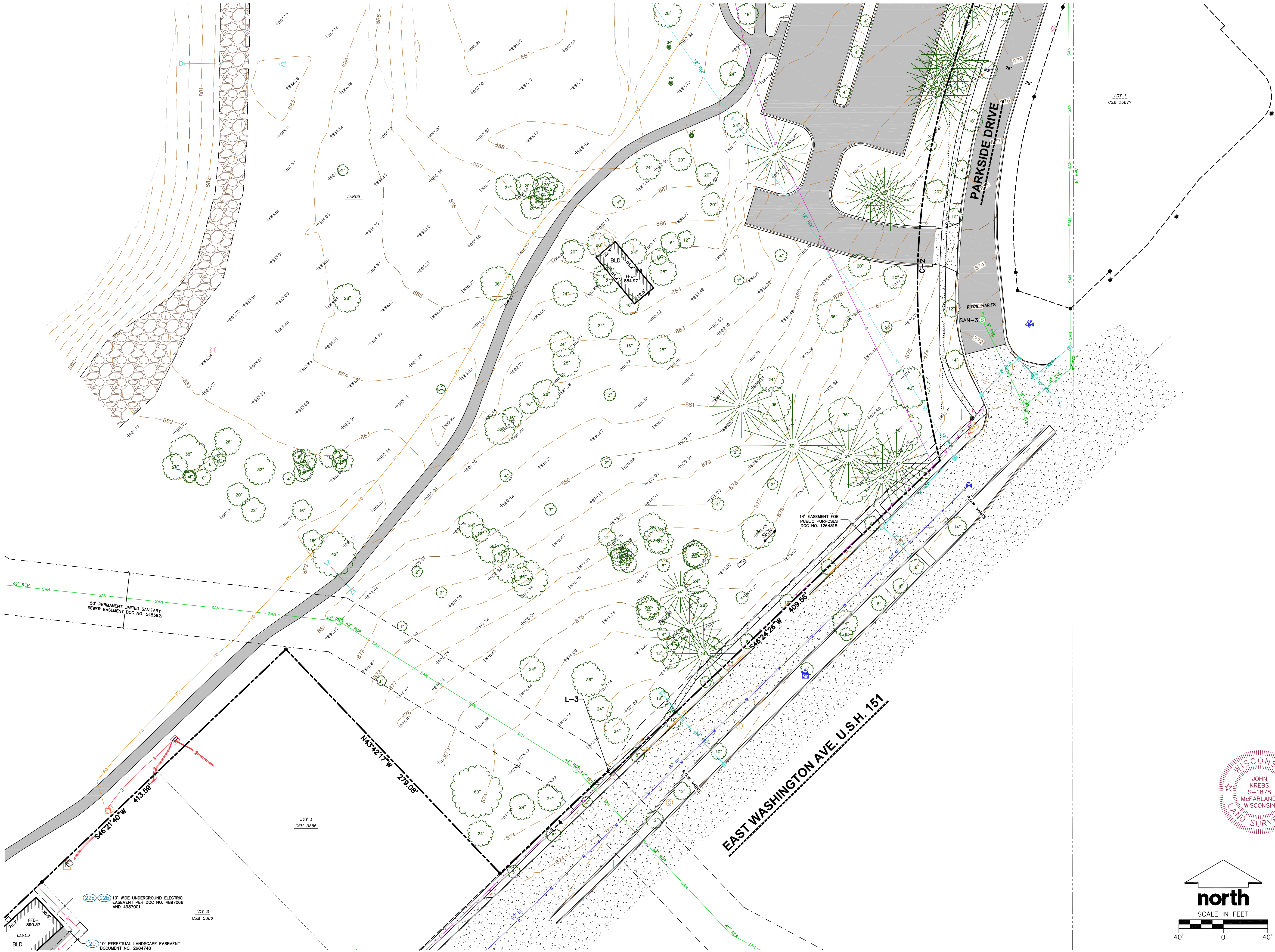
2 OF 4

PROJECT NO: 21-10703

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ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, MADISON, DANE COUNTY, WISCONSIN.



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Prepared By: BCK 02/22/22  
Reviewed By: INIT 00/00/00  
Approved By: INIT 00/00/00

SHEET TITLE:

ALTA/NSPS SURVEY

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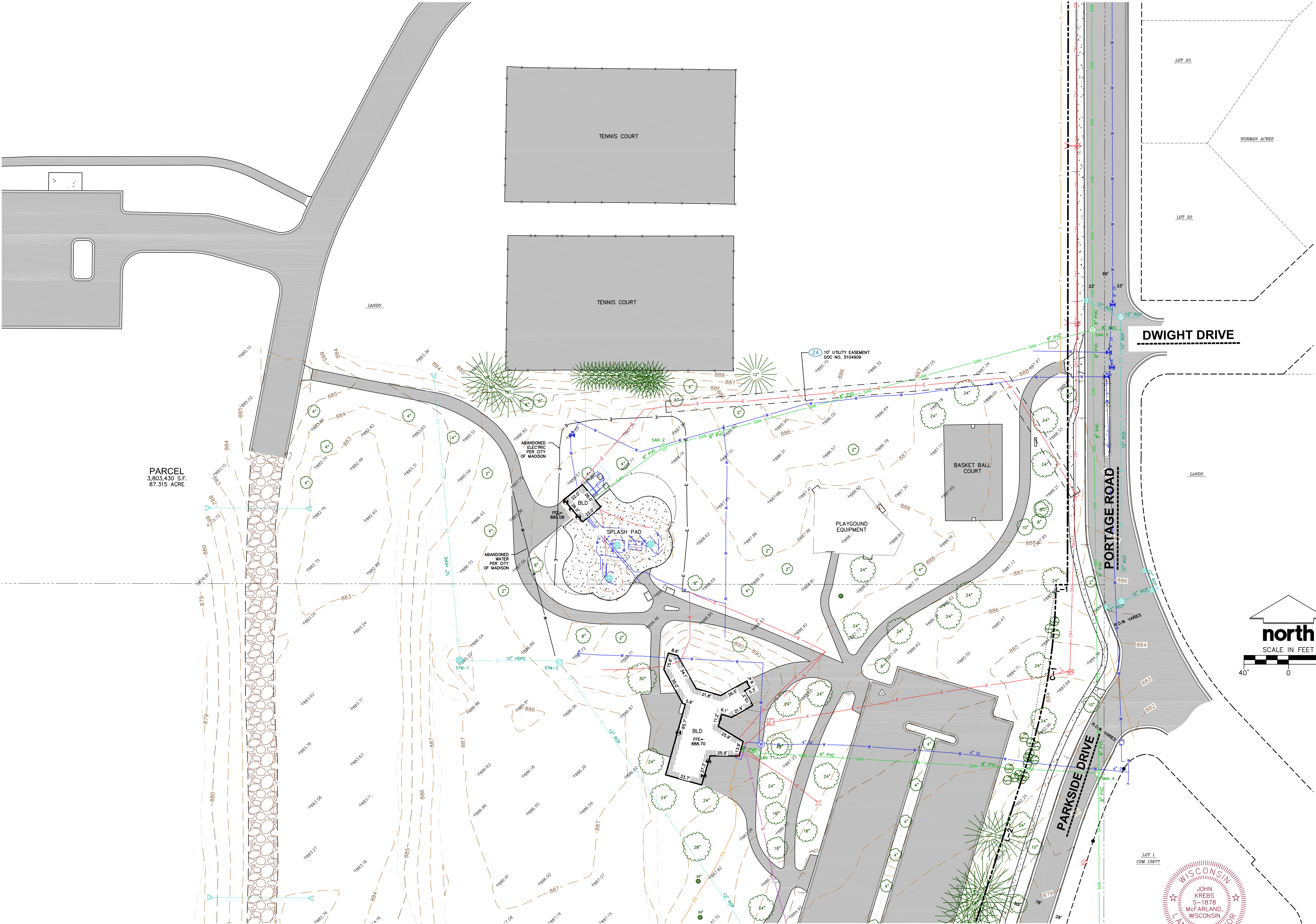
3 OF 4

PROJECT NO:

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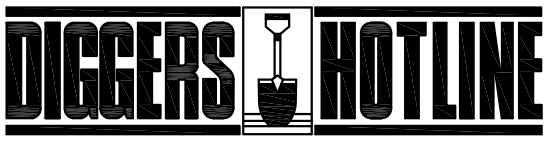
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SHEET NUMBER:

4 OF 4

PROJECT NO: 21-10703