

CERTIFIED SURVEY MAP No.

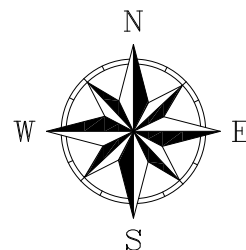
LOTS 1, 2, 31-34, BLOCK 22, EAST SIDE LAND Co's ADDITION TO FAIR OAKS, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 248892, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:
SEE SHEET 2 FOR EXISTING SITE DETAILS
SEE SHEET 3 FOR DETAILS
SEE SHEET 4 FOR NOTES



SCALE: ONE INCH = SIXTY FEET

TOTAL PLATTED AREA = 32,713 SQ. FT.
(0.7510 ACRES)

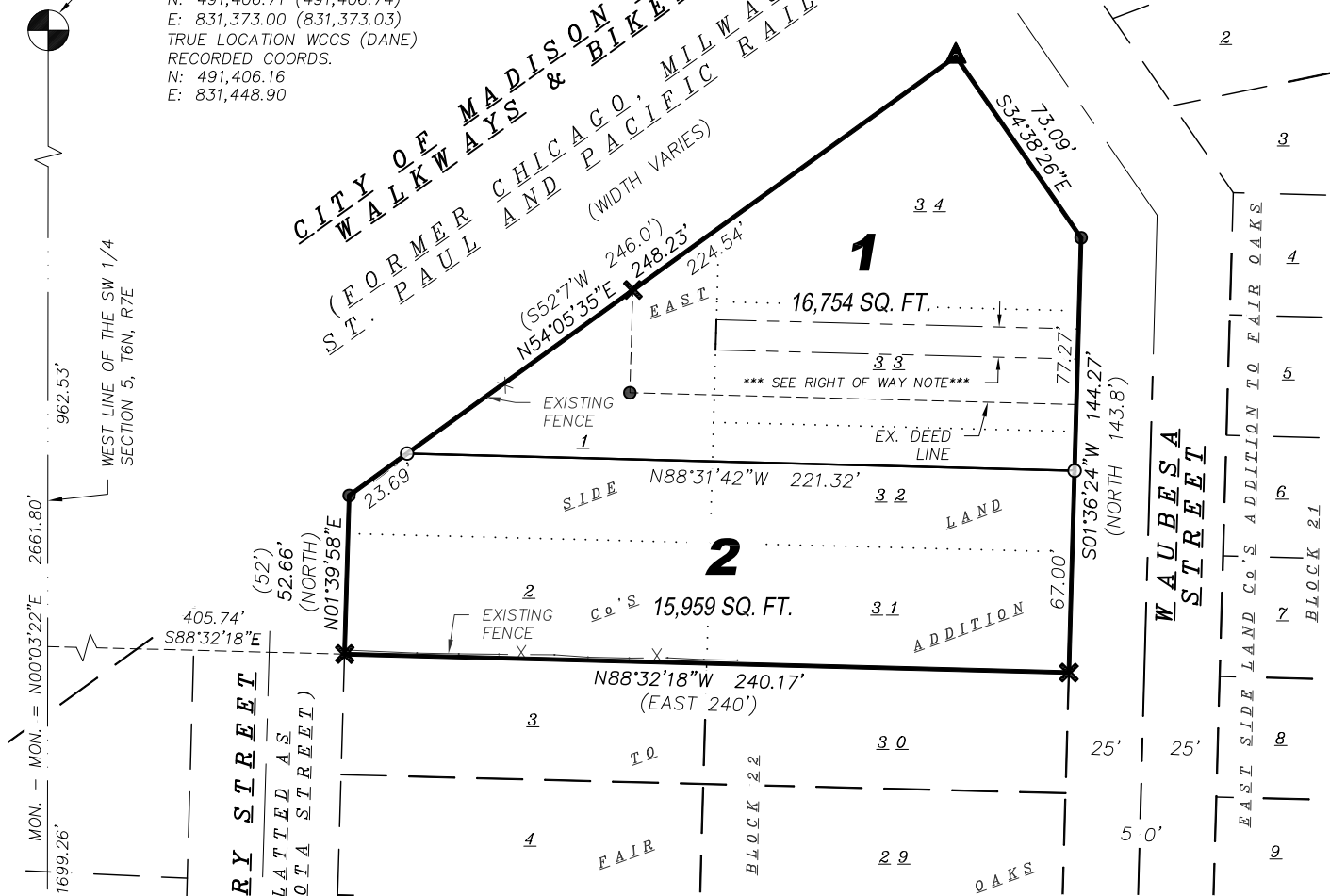


BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF SW 1/4 OF SECTION 5, T6N, R7E, MEASURED AS BEARING N00°03'22"E

RIGHT OF WAY NOTE:
EXISTING 10' WIDE RIGHT-OF-WAY FOR UNIMPEDED ACCESS OF LIGHT AND AIR PER Doc. No. 664641

FOUND 5/8" REBAR AT THE MEANDER CORNER FOR THE WEST 1/4 CORNER OF SECTION 5, T7N, R10E, WCCS (DANE) MEASURED COORDS.
N: 491,406.71 (491,406.74)
E: 831,373.00 (831,373.03)
TRUE LOCATION WCCS (DANE) RECORDED COORDS.
N: 491,406.16
E: 831,448.90

CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS
(FORMER CHICAGO, MILWAUKEE, S.T. PAUL AND PACIFIC RAILWAY)
(WIDTH VARIES)



LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- ✕ CHISELED CROSS FOUND
- ▲ SURVEY MARKER NAIL FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

..... PREVIOUSLY PLATTED LINE

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 5, T7N, R10E, WCCS (DANE) MEASURED COORDS.
N: 488,744.91 (488,744.96)
E: 831,370.40 (831,370.30)
TRUE CORNER LOCATION WCCS (DANE) RECORDED COORDS.
N: 488,774.95
E: 831,371.18

SURVEYED FOR:
Goodman Center
149 Waubesa Street
Madison, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



FN: 116.1077.30
DATE: 03-13-17

REVISIONS:
DATE: 03-18-17

SHEET
1 OF 6

CERTIFIED SURVEY MAP No.

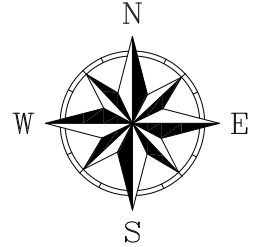
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NOTES:
SEE SHEET 3 FOR DETAILS
SEE SHEET 4 FOR NOTES



SCALE: ONE INCH = SIXTY FEET

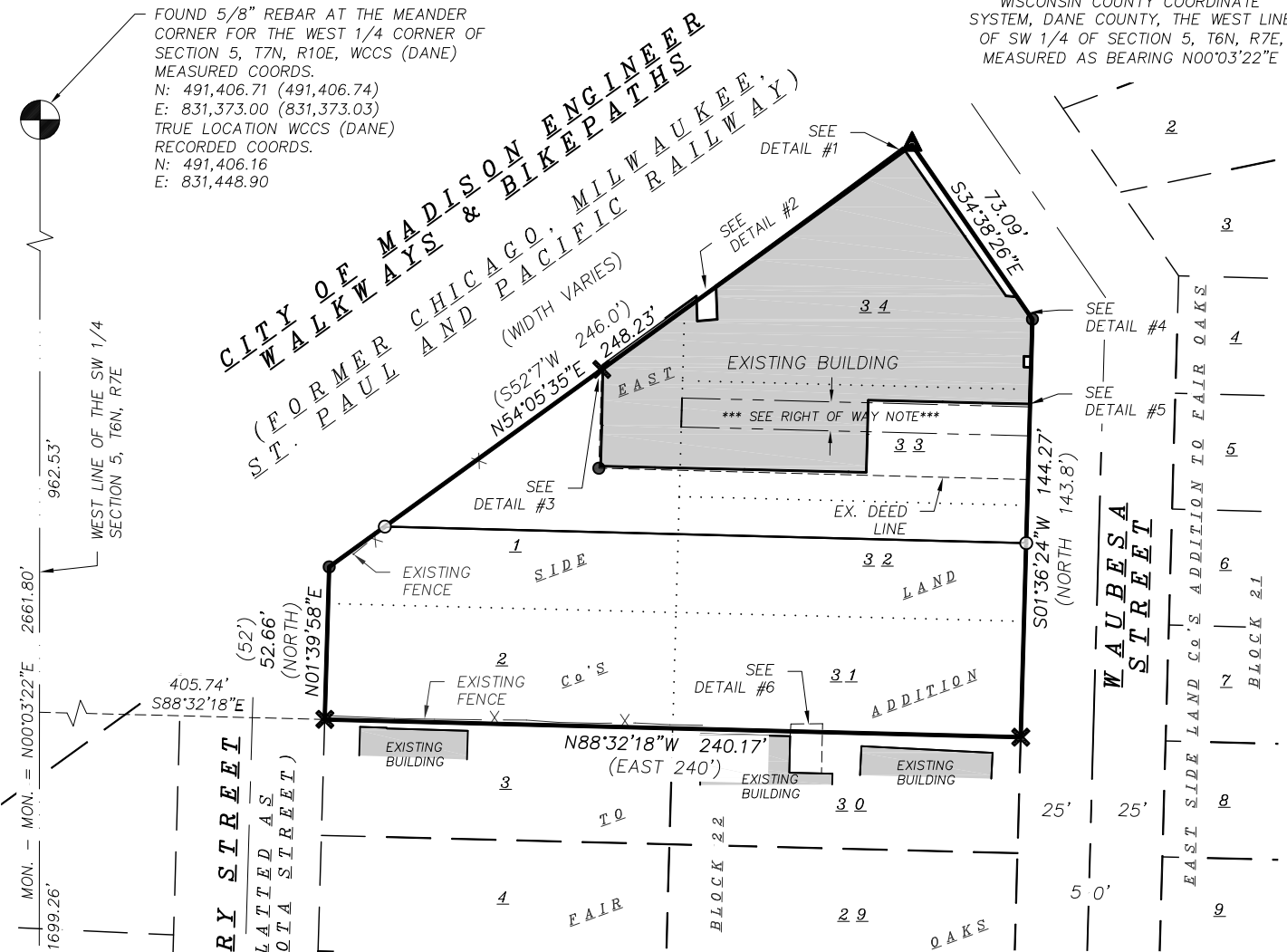
TOTAL PLATTED AREA = 32,713 SQ. FT.
(0.7510 ACRES)



RIGHT OF WAY NOTE:
EXISTING 10' WIDE RIGHT-OF-WAY FOR UNIMPEDED ACCESS OF LIGHT AND AIR PER Doc. No. 664641

EXISTING SITE DETAILS

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N: 491,406.71 (491,406.74)
E: 831,373.00 (831,373.03)
TRUE LOCATION WCCS (DANE) RECORDED COORDS.
N: 491,406.16
E: 831,448.90

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 5, T7N, R10E, WCCS (DANE) MEASURED COORDS.
N: 488,744.91 (488,744.96)
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LEGEND

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- PREVIOUSLY PLATTED LINE
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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Doc. No. _____
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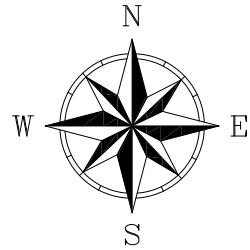
SNYDER & ASSOCIATES

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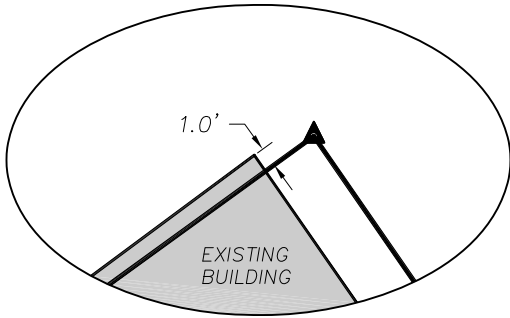
SHEET
2 OF 6

CERTIFIED SURVEY MAP No. _____

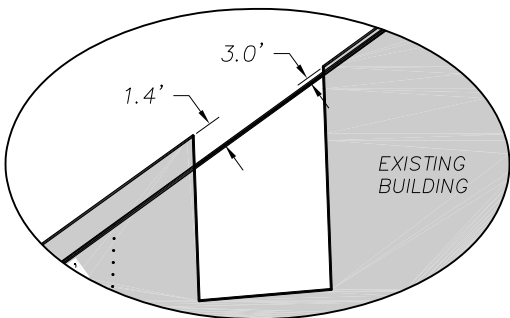
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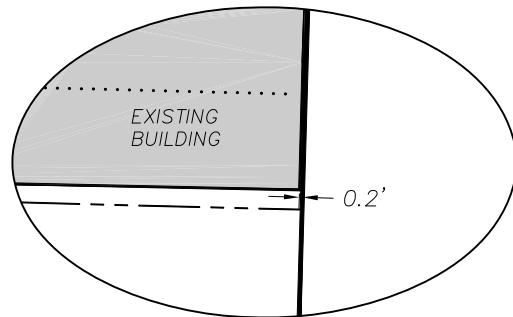
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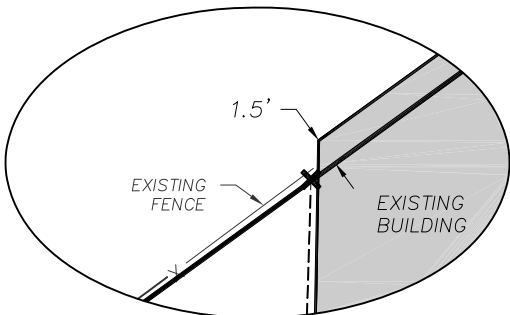
DETAIL #1
SCALE: 1"=10'



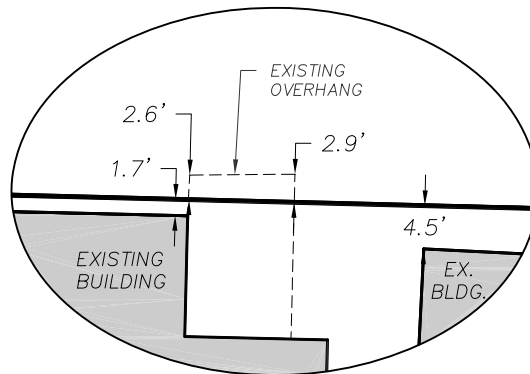
DETAIL #2
SCALE: 1"=10'



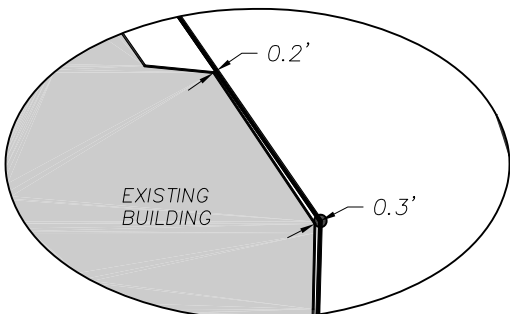
DETAIL #5
SCALE: 1"=10'



DETAIL #3
SCALE: 1"=10'



DETAIL #6
SCALE: 1"=20'



DETAIL #4
SCALE: 1"=10'

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DATE: 03-18-17

SHEET
3 OF 6

CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 31-34, BLOCK 22, EAST SIDE LAND Co's ADDITION TO FAIR OAKS, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 248892, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
- 2) All lots shall be required to record a stormwater maintenance agreement and provide a stormwater management plan to the City Engineering Division for review and approval at the time of development. These plans shall address sediment control and infiltration, and shall be recorded against the condo association parcel.
- 3) This CSM is subject to restrictions contained in Deed recorded in Volume 218 of Deeds, page 332 as Doc. No. 307893.
- 4) This CSM is subject to restrictions contained in Quit Claim Deed recorded in Volume 427 of Deeds, page 340 as Doc. No. 664641.
- 5) This CSM is subject to restrictions contained in Warranty Deed recorded in Volume 510 of Deeds, page 146 as Doc. No. 759583.

OWNER'S CERTIFICATE

Robert D. Goodman Community Center, Inc., owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of _____, 2017.

Robert D. Goodman Community Center, Inc.

By: _____
Authorized Member

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2017, 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 _____, 2017.

By: _____
Maribeth L. Witzel-Behl, City Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____



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149 Waubesa Street
Madison, WI 53704

SURVEYED BY:
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www.snyder-associates.com

FN: 116.1077.30
DATE: 03-13-17
REVISIONS:
DATE: 03-18-17

SHEET
4 OF 6

CERTIFIED SURVEY MAP No.

LOTS 1, 2, 31-34, BLOCK 22, EAST SIDE LAND Co's ADDITION TO FAIR OAKS, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 248892, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Madison Kipp Corporation, owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of _____, 2017.

Madison Kipp Corporation

By: _____
Authorized Member

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Goldman Sachs BDS, Inc., a banking association duly organized and existing under and by virtue of the laws 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 Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, on this _____ day of _____, 2017.

Goldman Sachs BDS, Inc.

By: _____ By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

| | | | | |
|---|---|--|---|-------------------------------|
| SURVEYED FOR: Goodman Center 149 Waubesa Street Madison, WI 53704 | SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com |  SNYDER & ASSOCIATES | FN: 116.1077.30 DATE: 03-13-17 REVISIONS: DATE: 03-13-17 | SHEET 5 OF 6 |
| P: \PROJECTS\2016\116.1077.30 Goodman Center Survey\Survey\CSM\CSM_2017-03-10.dwg | | | | |

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LOTS 1, 2, 31-34, BLOCK 22, EAST SIDE LAND Co'S ADDITION TO FAIR OAKS, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 248892, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Robert D. Goodman Community Center, Inc. and Madison Kipp Corporation, owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lots 1, 2, 31-34, Block 22, East Side Land Co's Addition to Fair Oaks, as recorded in Volume 3 of Plats, on page 1, as Document Number 248892, Dane County Registry, City of Madison, Dane County, Wisconsin, also located in the Northwest Quarter of the Southwest Quarter of Section 5, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the meander corner for the West Quarter corner of said Section 5, thence S00°03'22"W along the west line of the Southwest Quarter of said Section 5, 962.53 feet; thence S88°32'18"E, 405.74 feet to the Southwesterly corner of said Lot 2, Block 22, East Side Land Co's Addition to Fair Oaks, according to the plat thereof, the Easterly right-of-way line of Corry Street (platted as Mendota Street) and the point of beginning; thence along said Easterly right-of-way line N01°39'58"E, 52.66 feet to the Southeasterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railway; thence along said Railway N54°05'35"E, 248.23 feet to the Northerly most corner of said Lot 34, Block 22, East Side Land Co's Addition to Fair Oaks, according to the plat thereof, point also being on the Westerly right-of-way line of Waubesa Street; thence S34°38'26"E along said Westerly right-of-way line, 73.09 feet; thence continuing along said Westerly right-of-way line S01°36'24"W, 144.27 feet to the Southeasterly most corner of said Lot 31, Block 22, East Side Land Co's Addition to Fair Oaks, according to the plat thereof, thence along the Southerly line of said Lot 31, N88°32'18"W, 240.17 feet to the point of beginning. This description contains approximately 32,713 square feet or 0.7510 acres.

Dated this _____ day of _____, 2017.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Natalie Erdman, Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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6 OF 6