

CERTIFIED SURVEY MAP No. _____

PART OF LOT 25, ALL OF LOTS 26, 27 AND 28, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 41, AS DOCUMENT NUMBER 352009, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET

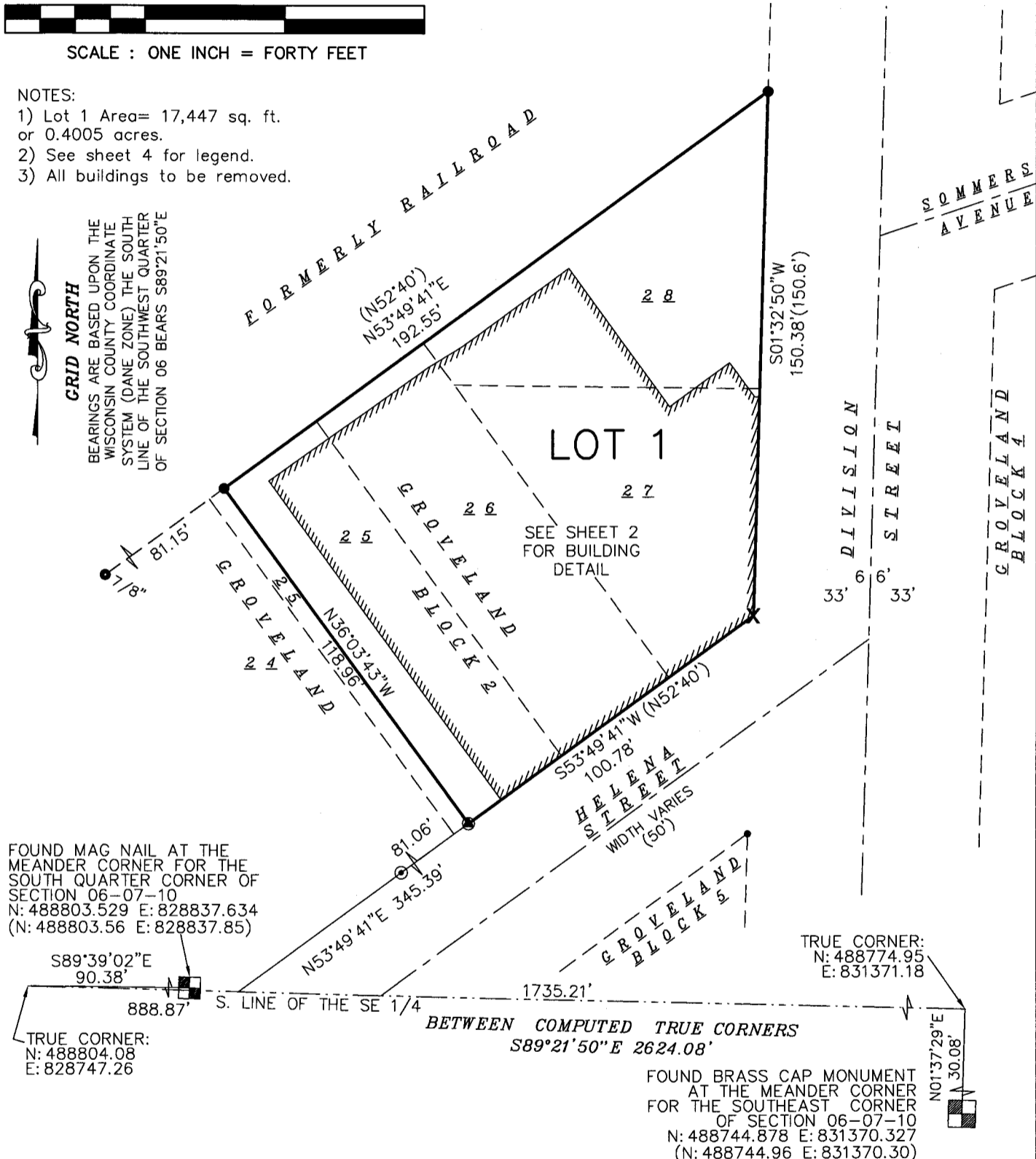
NOTES:

- 1) Lot 1 Area= 17,447 sq. ft. or 0.4005 acres.
- 2) See sheet 4 for legend.
- 3) All buildings to be removed.



GRID NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 06 BEARS S89°21'50"E



FOUND MAG NAIL AT THE MEANDER CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 06-07-10
 N: 488803.529 E: 828837.634
 (N: 488803.56 E: 828837.85)

S89°39'02"E 90.38'
 TRUE CORNER:
 N: 488804.08
 E: 828747.26

TRUE CORNER:
 N: 488774.95
 E: 831371.18

BETWEEN COMPUTED TRUE CORNERS
 S89°21'50"E 2624.08'

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 06-07-10
 N: 488744.878 E: 831370.327
 (N: 488744.96 E: 831370.30)

SURVEYED FOR :

Krupp-Grove Family Limited Partnership

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-07-2016

Plot View: csm

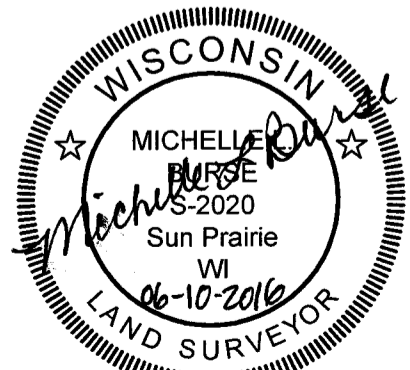
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SURVEYED BY :

Burse

surveying & engineering

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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SCALE : ONE INCH = FORTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 06 BEARS S89°21'50"E

S88°27'10"E 4.24'
N01°32'50"E 6.00'
EXISTING 6' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. NO. 2412334. THIS EASEMENT APPEARS TO BE FOR THE ELECTRIC GUY WIRE.

N88°27'10"W 4.24'

S01°32'50"W 7.48'
S01°32'50"W 6.00'

DIVISION STREET

BUILDING CORNER IS 0.4' INTO DRIVEWAY EASEMENT

LOT 1

BUILDING CORNER 0.1' WEST OF LOT LINE

BUILDING 418 DIVISION ST.

BUILDING CORNER IS 0.1' WEST AND 0.1' NORTHWEST OF LOT CORNER

EXISTING 12' EASEMENT FOR DRIVEWAY PURPOSES DOC. NO. 1095626. PARKING AGREEMENT EXPIRED IN 1974

HELENA STREET

BUILDING CORNER IS 0.1' NORTHWEST OF LOT LINE AND IS 0.5' INTO DRIVEWAY EASEMENT

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 201__.

Natalie Erdman, Secretary of Planning Commission.

SURVEYED FOR :
Krupp-Grove Family Limited Partnership

SURVEYED BY :

Burse

MAP NO. _____

surveying & engineering INC

DOCUMENT NO. _____

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263

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NOTES:

1) Date of field work: March 08, 2016.

2) 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-779448-MAD dated February 23, 2016 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B of Commitment) [Surveyor's notes are in brackets]

(11) Driveway easement as disclosed by Warranty Deed recorded March 3, 1964 in Volume 773 of Deeds, page 353 as Document No. 1095626. [shown on map]

(12) Grant of Right-of-way to Madison Gas and Electric Company recorded November 11, 1992 in Volume 20872 of Records, page 46 as Document No. 2412434. [shown on map. This easement appears to be for the electric guy wire as shown on the survey. The exhibit on said easement shows the easement farther south, but states that this easement is centered on facilities as constructed.]

3) 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.

4) 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.

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 _____, 201____.

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

LEGAL DESCRIPTION:

Part of Lot 25, all of Lots 26, 27 and 28, Block 2, Groveland, as recorded in Volume 5 of Plats, on page 41, as Document Number 352009, Dane County Registry, located in the Southwest Quarter of the Southeast Quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

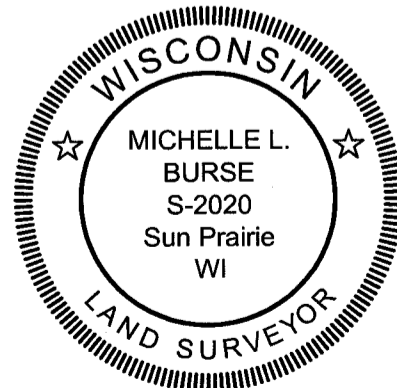
Commencing at the unmonumented true South Quarter corner of said Section 06; thence South 89 degrees 21 minutes 50 seconds East along the south line of said Section 06, 888.87 feet; thence North 53 degrees 49 minutes 41 seconds East, 345.39 feet to the northwesterly right of way line of Helena Street, also to the point of beginning; thence North 36 degrees 03 minutes 43 seconds West, 118.96 feet to the north line of aforementioned Block 2; thence North 53 degrees 49 minutes 41 seconds East along the north line of said Block 2, 192.55 feet to the west right of way of Division Street; thence South 01 degree 32 minutes 50 seconds West along said west right of way, 150.38 feet to the aforementioned northwest right of way; thence South 53 degrees 49 minutes 41 seconds West along said northwest right of way, 100.78 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Krupp-Grove 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 lands surveyed, 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 10 day of JUNE, 2016

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering LLC

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OWNER'S CERTIFICATE

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

Krupp-Grove 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 Krupp-Grove Family Limited Partnership has caused these presents to be signed on this _____ day of _____, 20____.

Krupp-Grove Family Limited Partnership

By: _____

Name:

Title:

STATE OF Wisconsin)
County of Dane)ss

Personally came before me this _____ day of _____, 20____, _____, owner of the above named partnership to me known to be the person who executed the foregoing instrument, and to me known to be such owner of said partnership, and acknowledged that he executed the foregoing instrument as such manager and the deed of said partnership, 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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surveying & engineering s

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LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- ⊙ 1" IRON PIPE FOUND
- X FOUND CUT "X" IN CONCRETE
- FOUND MAG NAIL
- () INDICATES RECORDED AS

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