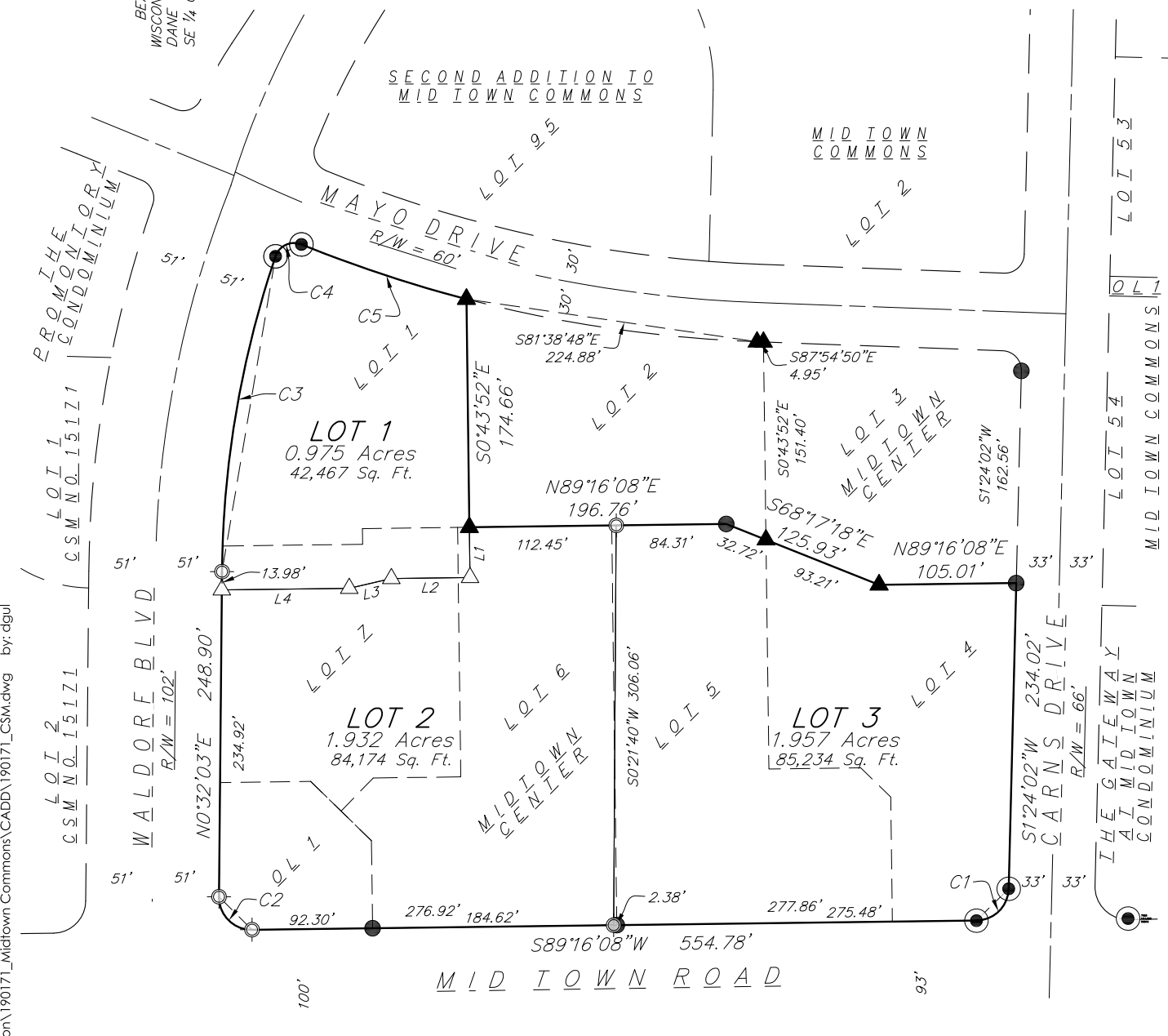


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

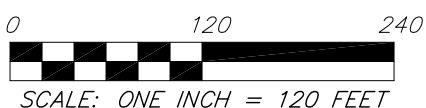
LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING S89°16'06"W



15 Jun 2020 - 9:35p M:\JCap Construction\190171\_Midtown Commons\CADD\190171\_CSM.dwg by: dgul



<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	FN: 190171 DATE: 06/15/2020	SURVEYED FOR: W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____	SHEET 1 OF 7
	REV:		Doc. No. _____	
	Drafted By: DGUL		Vol. _____ Page _____	
	Checked By: MMAR			

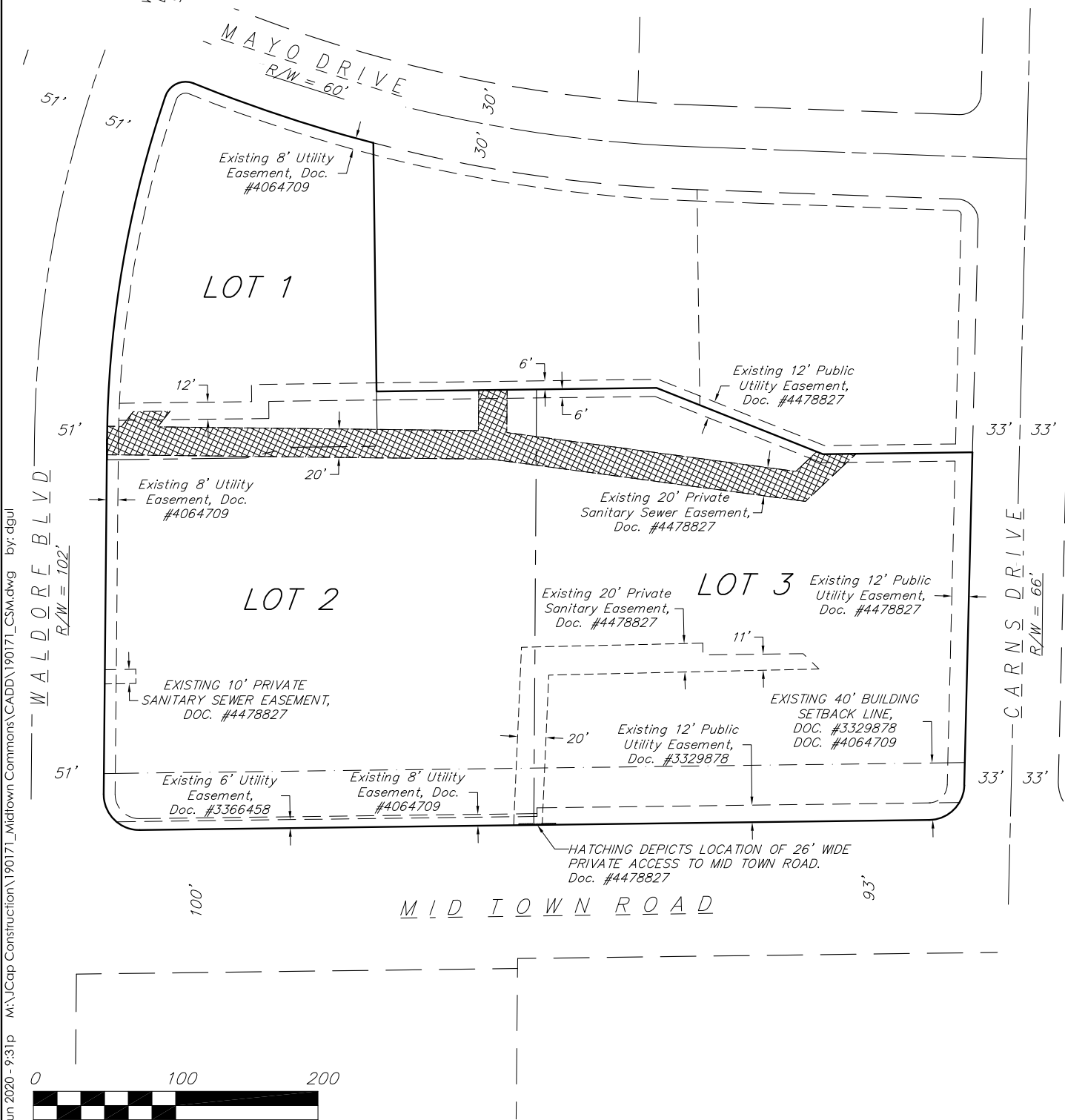
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LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

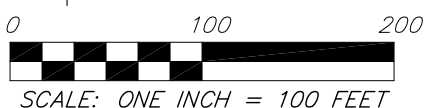


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING S89°16'06"W

## EXISTING EASEMENTS DETAIL



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<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898		FN: 190171 DATE: 06/15/2020	SURVEYED FOR: W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 2 OF 7</b>
		REV:			
		Drafted By: DGUL			
		Checked By: MMAR			

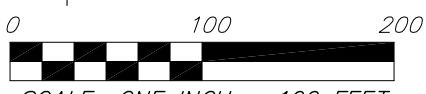
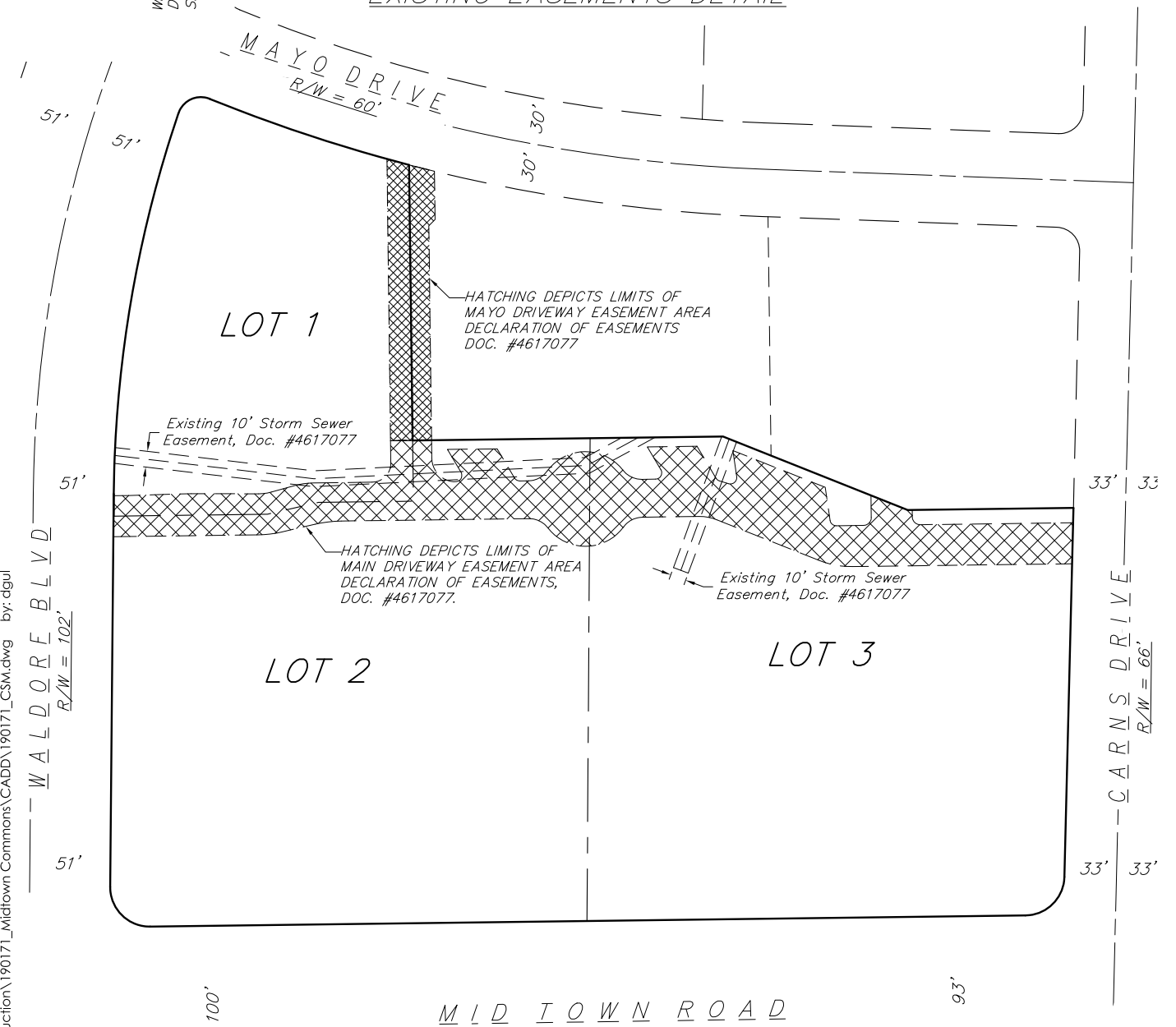
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING S89°16'06"W

## EXISTING EASEMENTS DETAIL



SCALE: ONE INCH = 100 FEET

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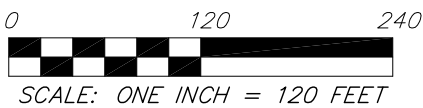
<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	FN: 190171 DATE: 06/15/2020	SURVEYED FOR: W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____	SHEET 3 OF 7
	REV:		Doc. No. _____	
	Drafted By: DGUL		Vol. _____ Page _____	
	Checked By: MMAR			

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING S89°16'06"W

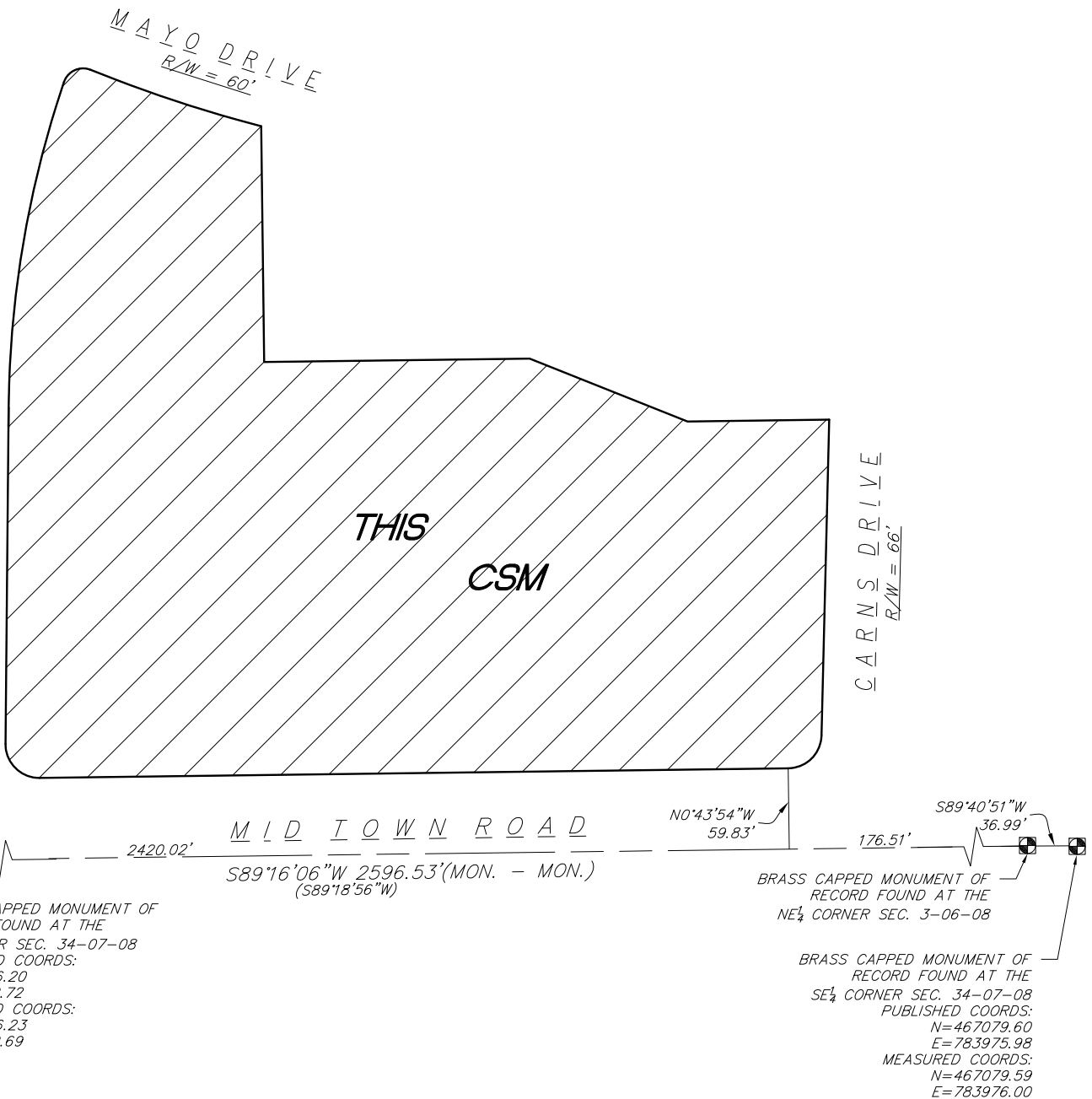


## SURVEY LEGEND

- ▲ FOUND P.K. NAIL
- ⊙ FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- △ SET P.K. NAIL
- ⊗ SET 3/4" X 18" SOLID IRON RE-ROD MIN. WT. 1.5 LBS./FT.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

## SECTION TIE DETAIL



15 Jun 2020 - 9:34p M:\JCap Construction\190171\_Midtown Commons\CADD\190171\_CSM.dwg by: dgul

**vierbicher**  
planners | engineers | advisors



FN: 190171  
DATE: 06/15/2020  
REV:  
Drafted By: DGUL  
Checked By: MMAR

SURVEYED FOR:  
W.C. DEVELOPMENT CORP.  
ATTN: ALEX PADRNOS  
212 S BARSTOW STREET  
EAU CLAIRE, WI 54701

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 7**

Phone: (800) 261-3898

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. I found a brass capped monument and ties representing the Southeast Corner of Section 34, T07N, R08E as established on tie sheet by Chris W. Adams, dated July 19, 2016 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was June 3, 2020.
2. I found a Dane County PLSS magnetic nail and washer and ties representing the South 1/4 Corner of Section 34, T07N, R08E as established on tie sheet by Noa Prieve, dated January 13, 2020 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was June 3, 2020.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
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. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
6. This CSM is subject to use restrictions as set forth in Document Numbers 3398892, 4112906, 3481010, 4421546, 4426818, 4486849, 4614393, 4615776, 4682595 and 4617077.
7. That part of the existing 12' Utility Easement per the Plat, recorded as Document Number 3329878 and lying within the limits of the CSM has been released by instruments recorded as Document Numbers 4314636, 4314640, 4326033, and 4337296, and therefore has not been shown.
8. This CSM is subject to Utility Easements per the Plat, recorded as Document Number 4478827.

**NOTES FROM PLAT OF MIDTOWN CENTER:**

1. The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
2. Upon review and approval of each conditional use or rezoning proposal for multi-family development on the multi-family designated lots, provisions for off-street parking are expected to exceed the minimum requirements of the zoning ordinance.
3. No more than one private access shall be granted along the northerly right-of-way of Mid Town Road unless otherwise determined by the City Traffic Engineer. Per the City approved plans, the shared private access shall be centered on the common lot line between Lot 5 & Lot 6.
4. Subsoil information indicates the presence of bedrock less than nine (9) feet below the surface in several locations within this plat. Lot owners shall verify the location of bedrock and determine the appropriate design to mitigate any adverse effects on said construction.

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	S00°43'52"E	38.50'
L2	S89°16'08"W	60.24'
L3	S76°53'56"W	33.09'
L4	S89°16'08"W	97.54'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	38.34'	25.00'	87°52'06"	34.69'	S45° 20' 05"W
C2	39.82'	25.00'	91°15'55"	35.74'	N45° 05' 54"W
C3	245.91'	774.00'	18°12'14"	244.88'	N09° 38' 10"E
C4	24.42'	15.00'	93°17'26"	21.81'	N65° 23' 00"E
C5	133.18'	1030.00'	7°24'29"	133.08'	S71° 40' 32"E

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<p style="font-size: small; margin: 0;">planners   engineers   advisors</p> <p style="font-size: x-small; margin: 0;">Phone: (800) 261-3898</p>		FN: 190171 DATE: 06/15/2020 REV:	SURVEYED FOR: W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 5 OF 7
		Drafted By: DGUL Checked By: MMAR			

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, LOTS 4-7, OUTLOT 1, PLAT OF MIDTOWN CENTER, AS RECORDED IN VOLUME 59-062A OF PLATS, ON PAGES 289-290, AS DOCUMENT NUMBER 4478827, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**OWNER'S CERTIFICATE OF DEDICATION**

W.C. Development Corporation, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. W.C. Development Corporation does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_ day of \_\_\_\_\_, 2020.

W.C. Development Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

STATE OF WISCONSIN )  
 )ss  
 DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
 Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

**CONSENT OF MORTGAGEE**

DMB Community Bank, 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 DMB Community Bank, has caused these presents to be signed by Andy Ariens, its Vice President of Business Banking, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DMB Community Bank

By: \_\_\_\_\_  
 Andy Ariens, Vice President of Business Banking  
 DMB Community Bank

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Andy Ariens, 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 Vice President of Business Banking of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Maribeth Witzel-Behl, City Clerk, City of Madison

15 Jun 2020 - 9:35p M:\Cap Construction\190171\_Midtown Commons\CADD\190171\_CSM.dwg by: dgul

 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 190171	SURVEYED FOR: W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____	<b>SHEET 6 OF 7</b>
		DATE: 06/15/2020		Doc. No. _____	
		REV:			
		Drafted By: DGUL			
		Checked By: MMAR			
			Vol. _____ Page _____		

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**LEGAL DESCRIPTION:**

Lot One (1), Lots Four - Seven (4-7), Outlot One (1), Plat of Midtown Center, as recorded in Volume 59-062A of Plats, on Pages 289-290, as Document Number 4478827, Dane County Registry, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Containing 211875 square feet or 4.864 acres more or less.

**SURVEYOR'S CERTIFICATE:**

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of W.C. Development Corporation, Owner, and 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 in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: David N. Gullickson

Date: June 12th, 2020.

Signed: \_\_\_\_\_  
David N. Gullickson, P.L.S. No. S-2870

**MADISON PLAN COMMISSION CERTIFICATE:**

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

By: \_\_\_\_\_, Secretary  
City of Madison Plan Commission



Date: \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at  
o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages  
\_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds

15 Jun 2020 - 9:35p M:\JCap Construction\190171\_Midtown Commons\CADD\190171\_CSM.dwg by: dgul

 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 190171	<u>SURVEYED FOR:</u> W.C. DEVELOPMENT CORP. ATTN: ALEX PADRNOS 212 S BARSTOW STREET EAU CLAIRE, WI 54701	C.S.M. No. _____	<b>SHEET 7 OF 7</b>
		DATE: 06/15/2020		Doc. No. _____	
		REV:		Vol. _____ Page _____	
		Drafted By: DGUL			
		Checked By: MMAR			