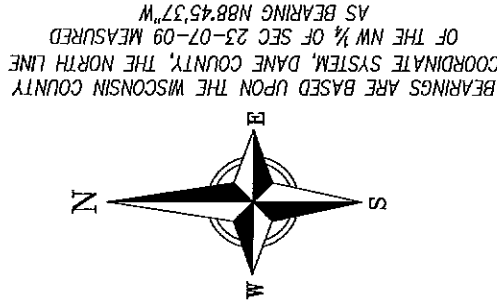


CERTIFIED SURVEY MAP NO.

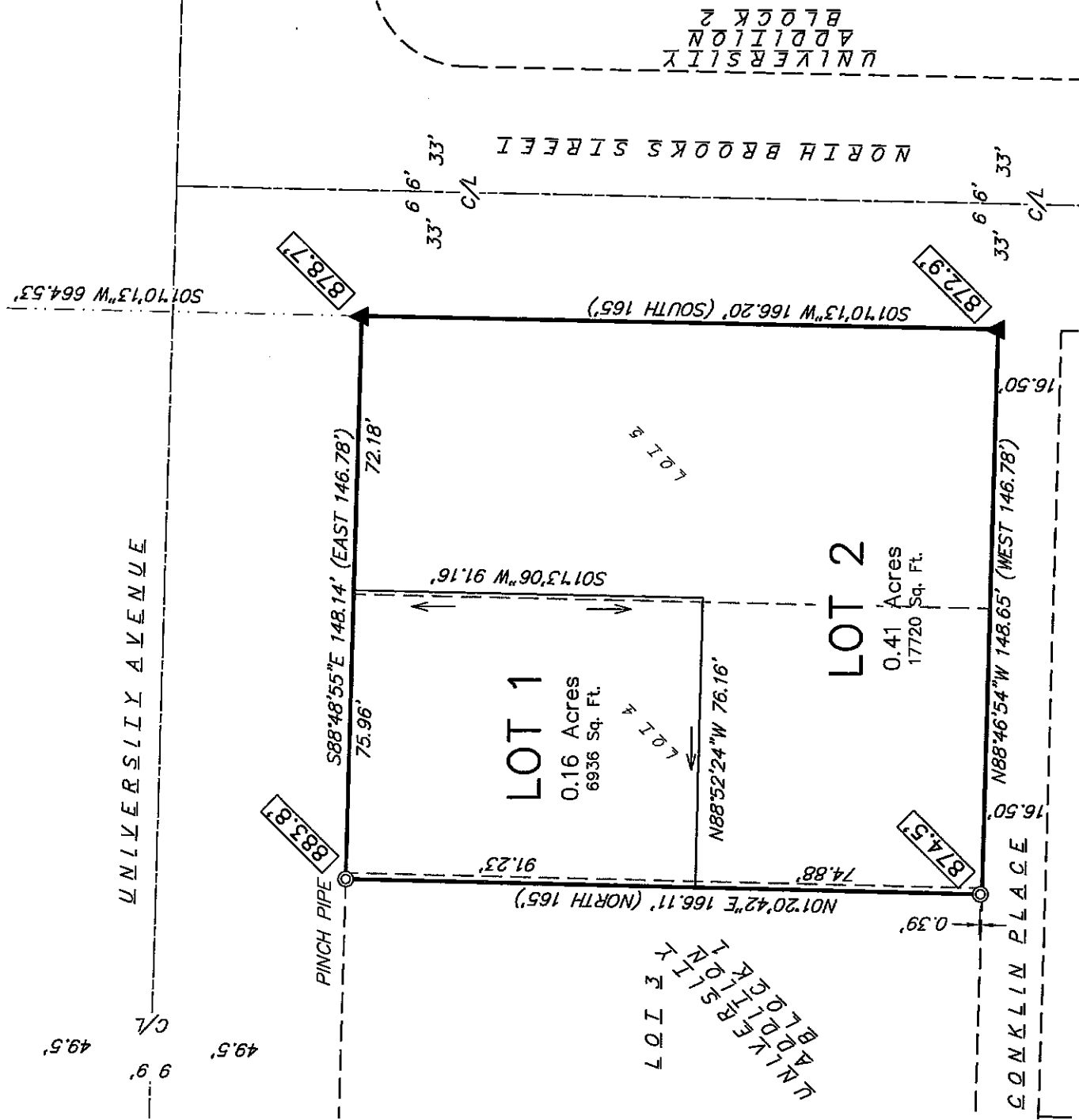
PART OF LOT 3 AND ALL OF LOTS 4 & 5, BLOCK 1, UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 179949A, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



Meander Corner for the NW Corner of Sec. 23-07-09 Brass Capped Mon. Found, Published Coords: N=482946.25 E=815913.77 (Meas.=482946.21) Z=871.05' (Meas.=870.38')

359.12' N88°45'37"W 2588.78' (N88°45'46"W 2588.51') 2229.66' N ¼ Corner of Sec. 23-07-09 Brass Capped Mon. Found, Published Coords: N=482890.36 E=818501.68 (Meas.=482890.20) Z=871.05' (Meas.=870.38')

NOTES:
1. See sheet 2 for existing conditions.
2. See sheet 3 for additional notes.



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0332 Fax: (608) 826-0330

FN: 33117535

DATE: 04/20/2011

Drafted By: MMAR

Checked By: JQUA

SURVEYED FOR:

LZ Ventures
1022 W. Johnson St.
Suite One
Madison, WI 53715

C.S.M. No.

Doc. No.

Vol.

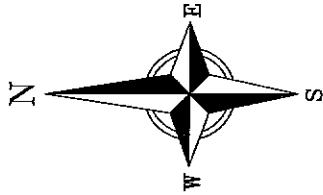
Page

SHEET
1 OF 5

Drawing Name: \\LZ Ventures\33117535_St. Francis Property\ENGINEERING\Civil_3D\LZ Ventures_CSM-7535.dwg

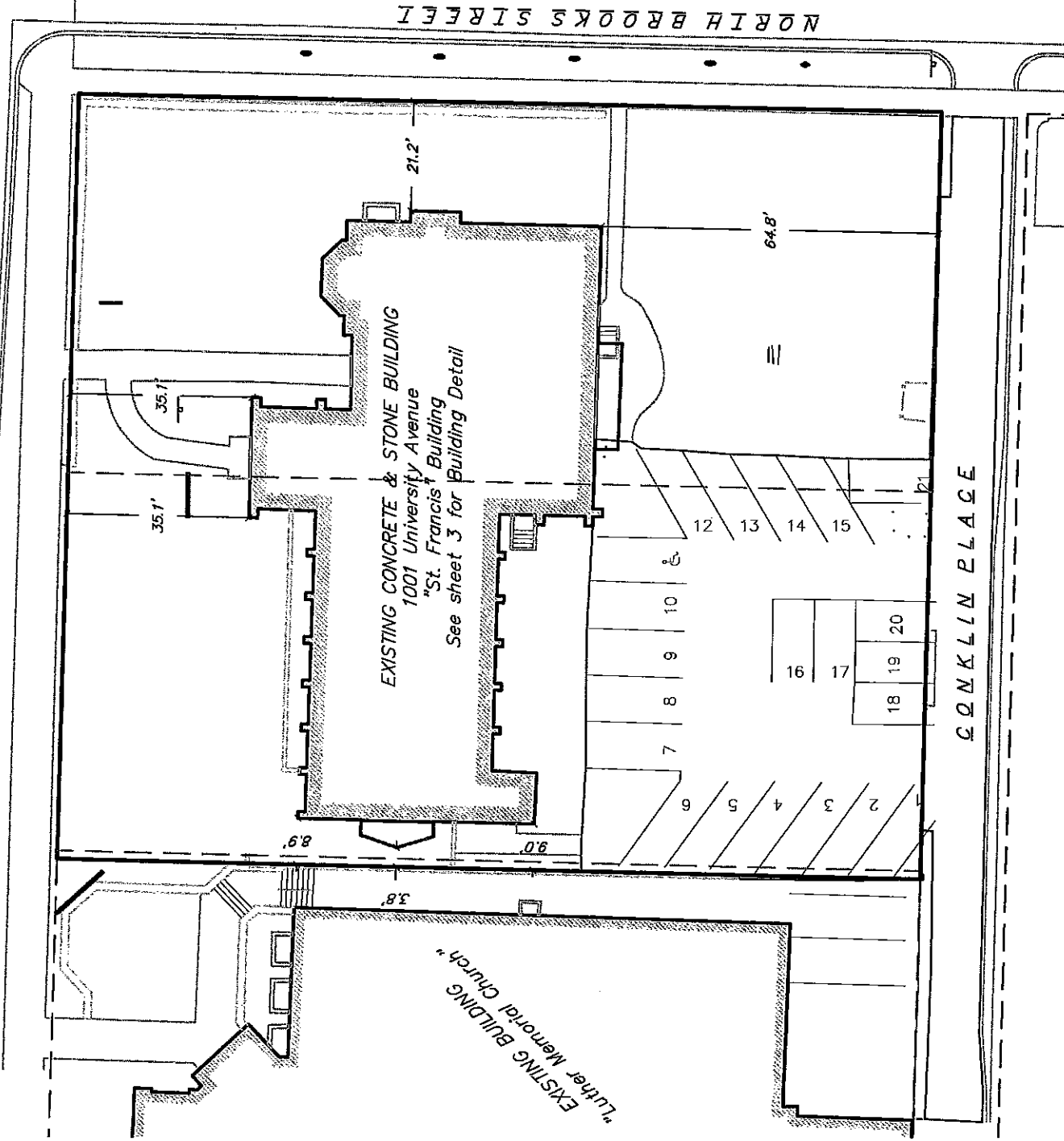
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EXISTING CONDITIONS DETAIL

UNIVERSITY AVENUE



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
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Page

SHEET
2 OF 5

Drawing Name: \\VZ_Ventures\33117535_St. Francis Property\ENGINEERING\DWG_3D\Z_Ventures_CSM-7535.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3 AND ALL OF LOTS 4 & 5, BLOCK 1, UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 179949A, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. 2452, hereby certify that under the direction and control of LZ Ventures, owners of said land, I have surveyed, divided, and mapped part of Lot 3 and all of Lots 4 & 5, Block 1, University Addition to Madison, as recorded in Volume A of Plats, on Page 9, as Document Number 179949A, Dane County Registry, Located in the NW ¼ of the NW ¼ of Section 23, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter Corner of said Section 23; thence N88°45'37"W along the North line of said Northwest Quarter (NW ¼), 2229.66 feet; thence S01°10'13"W, 664.53 feet to the Northeast corner of said Block 1 and the point of beginning; thence continuing S01°10'13"W along the East line of said Block 1, 166.20 feet to the northerly right-of-way line of Conklin Place; thence N88°46'54"W along said northerly right-of-way line, 148.65 feet; thence N01°20'42"E, 166.11 feet to the northerly line of said Block 1; thence S88°48'55"E along said northerly line of Block 1, 148.14 feet to the point of beginning. Said description contains 24,656 square feet or 0.566 more or less.

I further certify that the map on Sheet one (1) is a correct representation of the exterior boundaries of the land surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the subdivision regulations of the City of Madison in surveying, dividing, and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this ____ day of _____, 20____.

Signed: _____
Michael S. Marty, PLS, No. 2452

NOTES:

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
2. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer. In the event of the City of Madison Plan Commission and/or Common Council approved 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.
3. 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 detention at the time they develop.
4. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
5. Dates of field work: February 16, 17 & 18 and April 11, 2011.

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 201____; that said enactment 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____.

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

Certified Survey Map No. _____
Document No. _____
Volume ____ Page ____

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3 AND ALL OF LOTS 4 & 5, BLOCK 1, UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 179949A, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

_____, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. It further certifies that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval or objection.

IN WITNESS WHEREOF, the said _____, its _____, has caused these presents to be signed by day of _____, 201____.

Signed: _____

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 201____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My commission expires / is permanent: _____

CONSENT OF MORTGAGEE:

_____, 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, its _____, has caused these presents to be signed by day of _____, 201____.

Signed: _____

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 201____, _____, of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: _____ My commission expires / is permanent: _____

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201____.

Signed: _____
Steven R. Cover, Secretary, Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this _____ day of _____, 201____, at _____ o'clock, ____m., and recorded in Volume _____ of Certified Survey Maps on pages _____.

Dane County Register of Deeds

Certified Survey Map No. _____
Document No. _____
Volume _____ Page _____