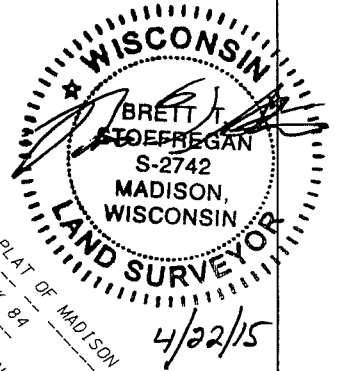


# CERTIFIED SURVEY MAP

LOT 1, PART OF LOT 2, PART OF LOT 9, AND  
 LOT 10, BLOCK 84, PART OF LOTS 2 AND 3, BLOCK 72,  
 ORIGINAL PLAT OF MADISON AND A SUBTERRANEAN PORTION OF  
 SOUTH CARROLL STREET LOCATED IN THE NW1/4 OF THE NW1/4 OF  
 SECTION 24, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

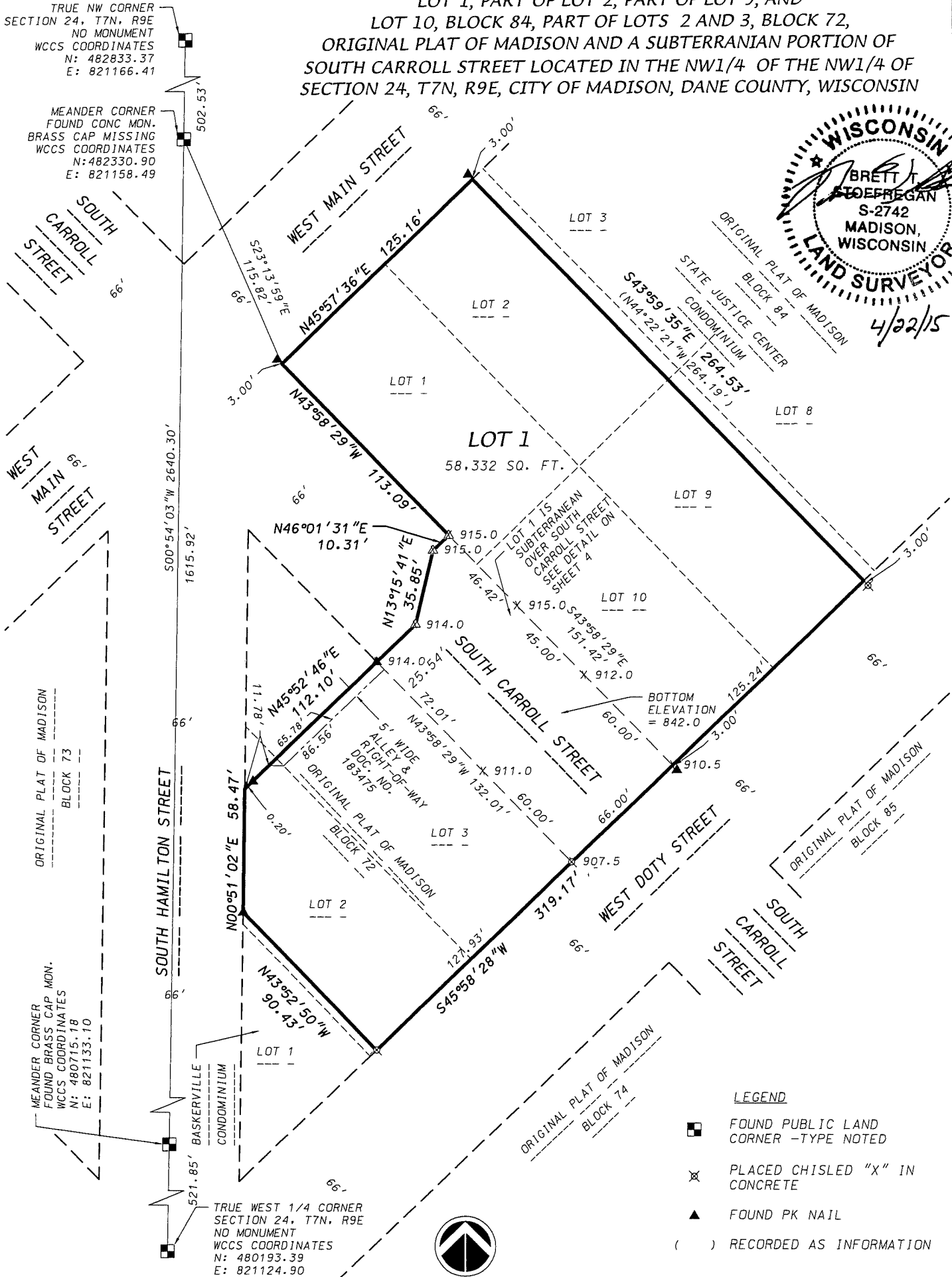


TRUE NW CORNER  
 SECTION 24, T7N, R9E  
 NO MONUMENT  
 WCCS COORDINATES  
 N: 482833.37  
 E: 821166.41

MEANDER CORNER  
 FOUND CONC MON.  
 BRASS CAP MISSING  
 WCCS COORDINATES  
 N: 482330.90  
 E: 821158.49

MEANDER CORNER  
 FOUND BRASS CAP MON.  
 WCCS COORDINATES  
 N: 480715.18  
 E: 821133.10

TRUE WEST 1/4 CORNER  
 SECTION 24, T7N, R9E  
 NO MONUMENT  
 WCCS COORDINATES  
 N: 480193.39  
 E: 821124.90

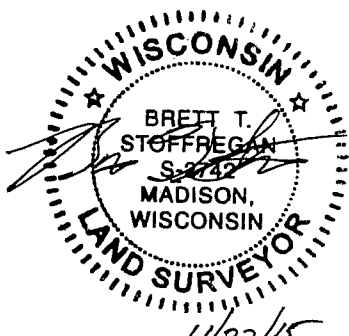


- LEGEND**
- FOUND PUBLIC LAND CORNER -TYPE NOTED
  - ⊗ PLACED CHISELED "X" IN CONCRETE
  - ▲ FOUND PK NAIL
  - ( ) RECORDED AS INFORMATION

BEARINGS ARE BASED UPON  
 THE WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 ZONE, THE WEST LINE OF  
 THE NW1/4 OF SEC.24-7-9  
 BEARS 500°54'03"W  
 0 60  
 Scale 1" = 60'

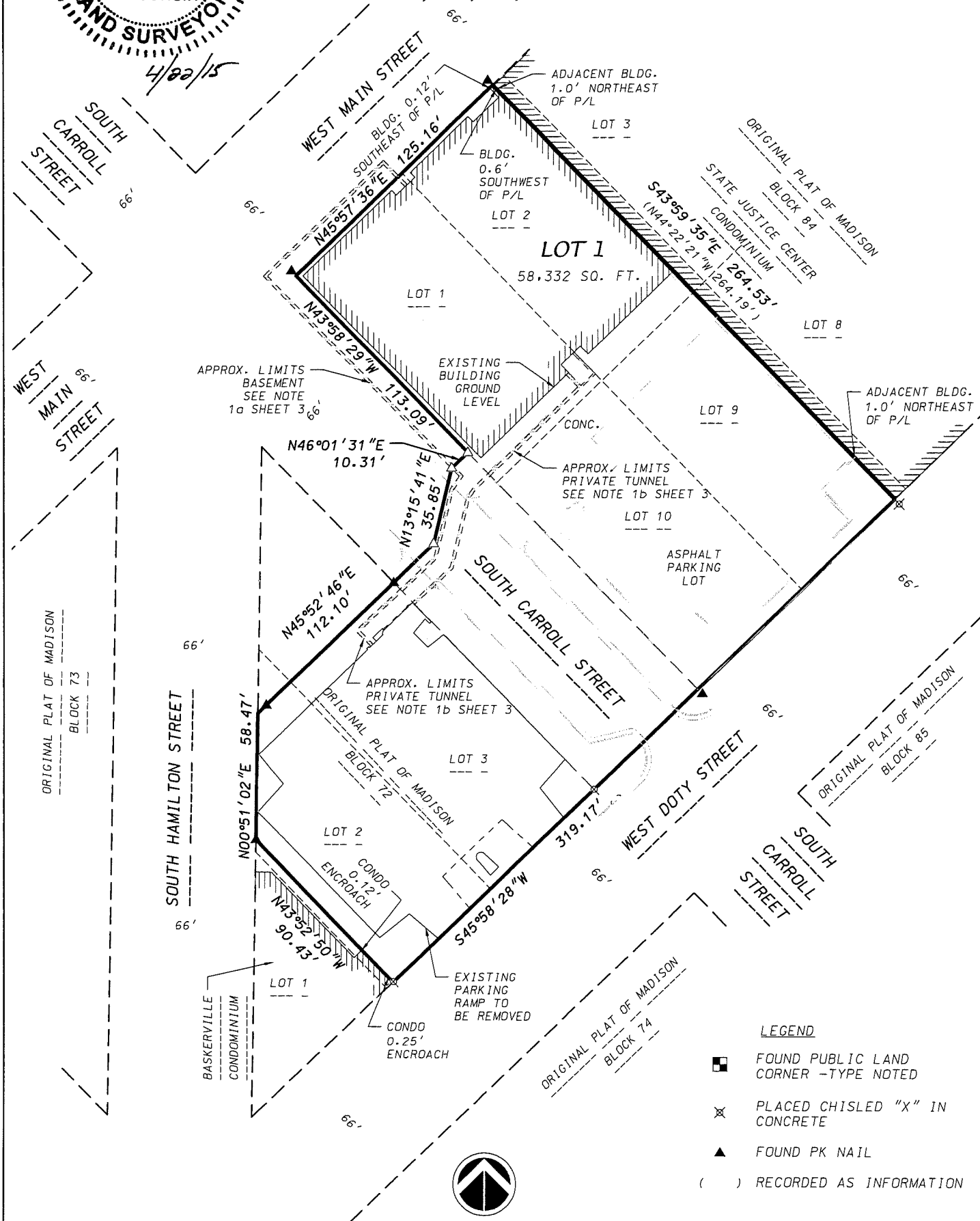
DATE: April 22, 2015  
 F.N.: 15-07-107  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 \* Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



# CERTIFIED SURVEY MAP

LOT 1, PART OF LOT 2, PART OF LOT 9, AND  
 LOT 10, BLOCK 84, PART OF LOTS 2 AND 3, BLOCK 72,  
 ORIGINAL PLAT OF MADISON AND A SUBTERRANIAN PORTION OF  
 SOUTH CARROLL STREET LOCATED IN THE NW1/4 OF THE NW1/4 OF  
 SECTION 24, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- FOUND PUBLIC LAND CORNER -TYPE NOTED
  - ⊗ PLACED CHISLED "X" IN CONCRETE
  - ▲ FOUND PK NAIL
  - ( ) RECORDED AS INFORMATION

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE WEST LINE OF THE NW1/4 OF SEC. 24-7-9 BEARS 500°54'03"W

0 60  
 Scale 1" = 60'

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# CERTIFIED SURVEY MAP

LOT 1, PART OF LOT 2, PART OF LOT 9, AND LOT 10, BLOCK 84, PART OF LOTS 2 AND 3, BLOCK 72, ORIGINAL PLAT OF MADISON AND A SUBTERRANEAN PORTION OF SOUTH CARROLL STREET LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 24, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 1, part of Lot 2, part of Lot 9 and Lot 10, Block 84, part of Lots 2 and 3, Block 72, Original Plat of Madison, and a Subterranean portion of South Carroll Street, located in the NW1/4 of the NW1/4 of Section 24, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the Northwest corner of said Section 24; thence S00°54'03"W, 502.53 feet along the west line of said NW1/4 to a meander corner lying on said west line; thence S23°13'59"E, 115.82 feet to the westerly most corner of said Block 84 also being the point of beginning; thence N45°57'36"E, 125.16 feet along the northwest line of said Block 84 to the most westerly corner of the State Justice Center Condominium; thence S43°59'35"E, 264.53 feet along the southwesterly line and to the most southerly corner of said State Justice Center Condominium also being to the southeast line of said Block 84; thence S45°58'28"W, 319.17 feet along said southeast line and the southeast line of said Block 72 to the most easterly corner of Baskerville Condominium; thence N43°52'50"W, 90.43 feet along the northeast line and to the most northerly corner of said Baskerville Condominium also being on the west line of said Block 72; thence N00°51'02"E, 58.47 feet along said west line; thence N45°52'46"E, 112.10 feet; thence N13°15'41"E, 35.85 feet; thence N46°03'31"E, 10.31 feet to the southwest line of said Block 84; thence N43°58'29"W, 113.09 feet along said southwest line to the point of beginning. Containing 58,332 square feet (1.339 acres).

Excluding all land and air space above the following: Beginning at the most easterly corner of said Block 72 at an elevation of 907.5 North American Vertical Datum of 1988 (NAVD88); thence N43°58'29"W, 60.00 feet to an elevation of 911.0 NAVD88; thence N43°58'29"W, 72.01 feet to an elevation of 914.0 NAVD88; thence N45°52'46"E, 25.54 feet to an elevation of 914.0 NAVD88; thence N13°15'41"E, 35.85 feet to an elevation of 915.0 NAVD88; thence N46°01'31"E, 10.31 feet to an elevation of 915.0 NAVD88; thence S43°58'29"E, 46.42 feet to an elevation of 915.0 NAVD88; thence S43°58'29"E, 45.00 feet to an elevation of 912.0 NAVD88; thence S43°58'29"E, 60.00 feet to an elevation of 910.5 NAVD88; thence S45°58'28"W, 66.00 feet to the point of beginning. Also excluding all land below elevation 842.0 NAVD88 of the above described excluded area.

Dated this 22nd day of April, 2015.



Brett T. Stoffregan, Professional Land Surveyor S-2742

## NOTES

- This Certified Survey Map is subject to the following recorded instruments:
  - Encroachment Agreement for privilege of encroachment of balcony and subterranean area into West Main and South Carroll Streets per Doc. No. 2853769.
  - The Private Tunnel under and within the right-of-way of South Carroll Street is subject to an unrecorded license for pedestrian tunnel with the City of Madison, executed February 27, 1963.
  - Agreement recorded as Doc. No. 2503903.
- Monumentation shown with 3.00 foot offsets and are on the extension of the lot lines.
- The portion of Lot 1 of this Certified Survey Map that crosses South Carroll Street remains subject to the rights of existing utility providers.



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DATE: April 22, 2015

F.N.: 15-07-107

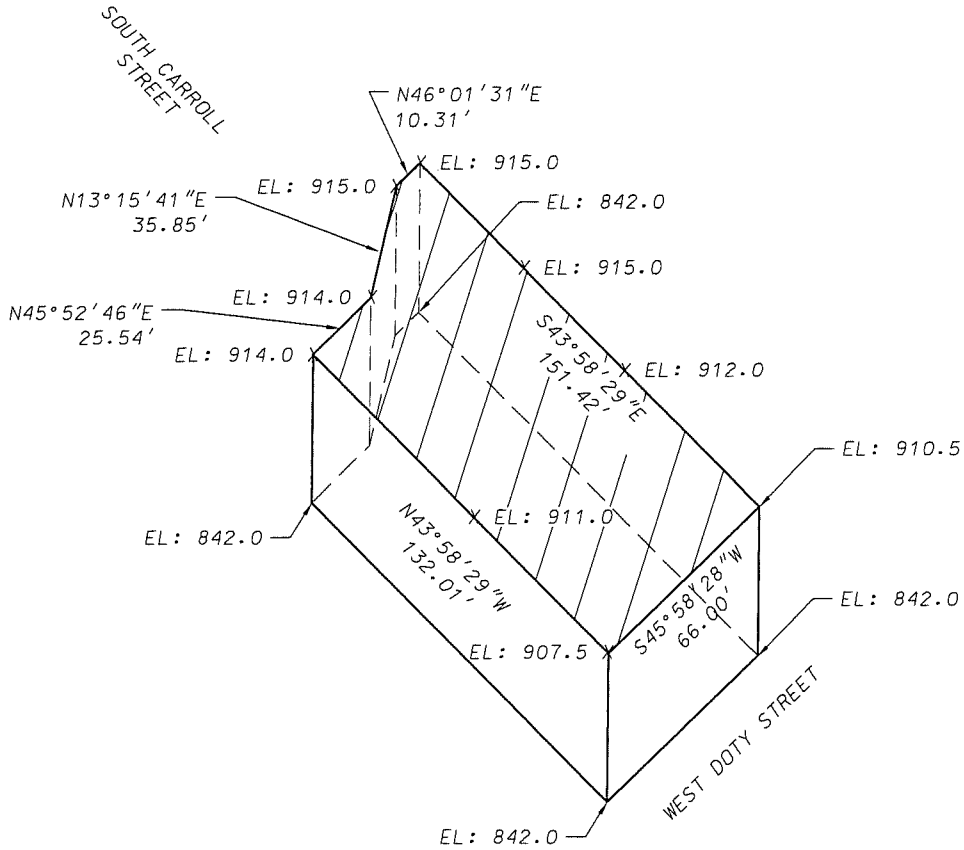
C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

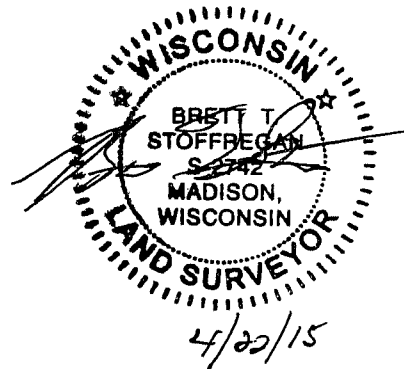
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

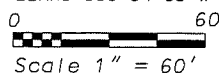
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LOT 1 - SUBTERRANEAN PORTION DETAIL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE WEST LINE OF THE NW1/4 OF SEC. 24-7-9 BEARS S00°54'03\"W



SHEET 4 OF 7

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## OWNER'S CERTIFICATE

25 West Main Parking, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

25 West Main Parking, LLC, does further certify that this map is required by s.236.34 to be submitted to the following for approval or objection:

Plan Commission, City of Madison  
Common Council, City of Madison

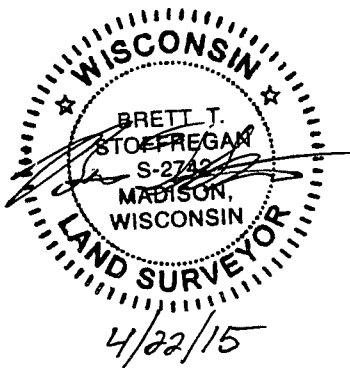
IN WITNESS WHEREOF, the said 25 West Main Parking, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

25 West Main Parking, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_



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## CONSENT OF CORPORATE MORTGAGEE

Associated Bank, a corporation 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 and mapping of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Bank of Associated Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Associated Bank

\_\_\_\_\_

STATE OF WISCONSIN )  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_



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## 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 \_\_\_\_\_, 2015 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

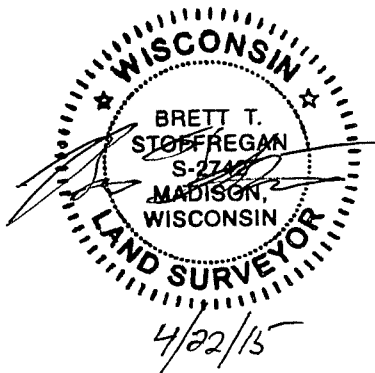
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

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



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