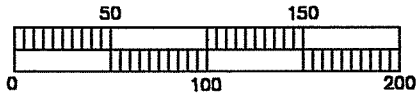


# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Certified Survey Map Number 548, and part of the Southwest 1/4 of the Northeast 1/4 of Section 22 Township 7 North, Range 9 East, City of Madison Dane County, Wisconsin



SCALE 1" = 100'

### LEGEND

- - 3/4" X 24" IRON ROD SET  
1.5 LBS./LIN. FT.
- - 3/4" DIAMETER IRON ROD FOUND
- ⊕ - 1" DIAMETER IRON PIPE FOUND
- ⊗ - 2" DIAMETER IRON PIPE FOUND
- (75') - PARENTHESES INDICATE PREVIOUSLY RECORDED AS
- ⊠ - P-K NAIL FOUND
- PREVIOUSLY ESTABLISHED LOT LINES

NOTE:  
ZONING C3 M1  
SETBACKS:  
SIDE 0  
FRONT 0  
BACK 10 FEET SINGLE STORY  
30 FEET MULTI STORY

BEARINGS REFERENCED TO  
SOUTH LINE OF MONROE ST.  
RECORDED AS S 50°30'00" W

**NORTH**



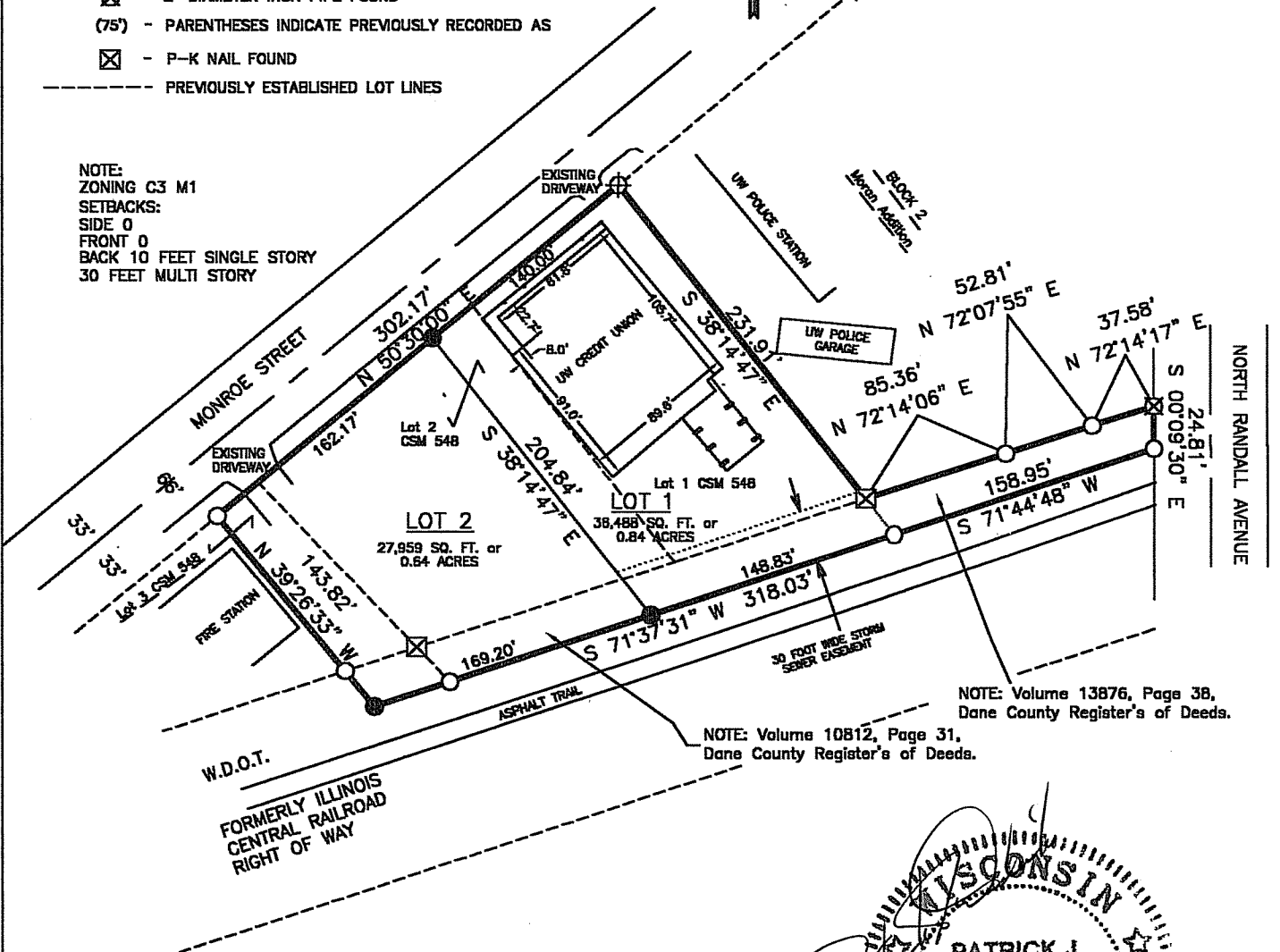
REGISTRAR'S SEAL

### SURVEYED FOR:

U.W. CREDIT UNION  
1433 MONROE STREET  
MADISON, WI 53706

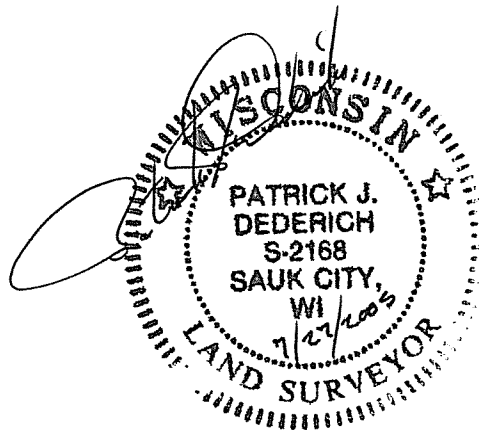
### SURVEYED BY:

TEAM ENGINEERING  
240 MAIN ST.  
LOGANVILLE, WI 53959



NOTE: Volume 13876, Page 38,  
Dane County Register's of Deeds.

NOTE: Volume 10812, Page 31,  
Dane County Register's of Deeds.



I, PATRICK J. DEDERICH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT:

I HAVE SURVEYED THE PROPERTY DEPICTED HEREON AND THIS IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS BOUNDARIES.

THIS SURVEY AND MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THE INFORMATION CONTAINED HEREON IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

DRAFTED BY PJD	
CHECKED BY JLB	
JOB NUMBER 05-1312-2	SHEET 1 OF 3

240 Main Street  
P.O. Box 117  
Loganville, WI 53943  
Phone: (608) 727-2146



Transportation  
Environmental  
and Municipal  
Engineering

# DANE COUNTY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**LEGAL DESCRIPTION**

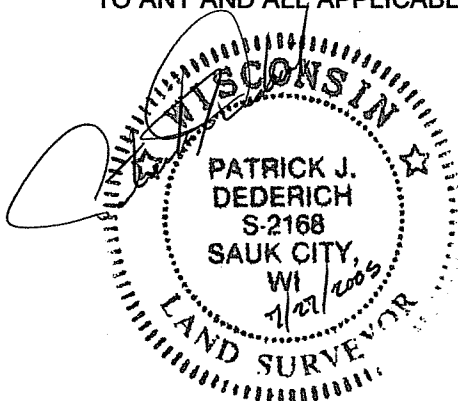
BEING PART OF CERTIFIED SURVEY MAP NUMBER 548, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID C.S.M. 548, WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 38°14'47" EAST 231.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 72°14'06" EAST, 85.36 FEET ALONG THE FORMER NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 72°07'55" EAST, 52.81 FEET ALONG SAID FORMER RIGHT OF WAY LINE; THENCE NORTH 72°14'17" EAST, 37.58 FEET ALONG SAID FORMER RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH RANDALL AVENUE; THENCE SOUTH 00°09'30" EAST, 24.81 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 71°44'48" WEST, 158.95 FEET; THENCE SOUTH 71°37'31" WEST, 318.03 FEET; THENCE NORTH 39°26'33" WEST, 143.82 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF THE AFOREMENTIONED C.S.M. 548 AND THE SOUTHERLY RIGHT OF WAY LINE OF MONROE STREET; THENCE NORTH 50°30'00" EAST, 302.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 64,446 SQUARE FEET OR 1.48 ACRES AND IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD.

**LOT 1 LEGAL DESCRIPTION**

BEING PART OF CERTIFIED SURVEY MAP NUMBER 548, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID C.S.M. 548, WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 38°14'47" EAST 231.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 72°14'06" EAST, 85.36 FEET ALONG THE FORMER NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 72°07'55" EAST, 52.81 FEET ALONG SAID FORMER RIGHT OF WAY LINE; THENCE NORTH 72°14'17" EAST, 37.58 FEET ALONG SAID FORMER RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH RANDALL AVENUE; THENCE SOUTH 00°09'30" EAST, 24.81 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 71°44'48" WEST, 158.95 FEET; THENCE SOUTH 71°37'31" WEST, 148.83 FEET; THENCE NORTH 38°14'47" WEST, 204.84 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF THE AFOREMENTIONED C.S.M. 548 AND THE SOUTHERLY RIGHT OF WAY LINE OF MONROE STREET; THENCE NORTH 50°30'00" EAST, 140.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 36,488 SQUARE FEET OR 0.84 ACRES AND IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD.

**LOT 2 LEGAL DESCRIPTION**

BEING PART OF CERTIFIED SURVEY MAP NUMBER 548, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID C.S.M. 548, THENCE SOUTH 50°30'00" WEST, 140.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 38°14'47" EAST 204.84 FEET; THENCE SOUTH 71°37'31" WEST, 169.20 FEET; THENCE NORTH 39°26'33" WEST, 143.82 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF THE AFOREMENTIONED C.S.M. 548 AND THE SOUTHERLY RIGHT OF WAY LINE OF MONROE STREET; THENCE NORTH 50°30'00" EAST, 162.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 27,959 SQUARE FEET OR 0.64 ACRES AND IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD.



DRAFTED BY PJD	
CHECKED BY JLB	
JOB NUMBER 05-1312-2	SHEET 2 OF 3

240 Main Street  
P.O. Box 117  
Loganville, WI 53943  
Phone: (608) 727-2146



Transportation  
Environmental  
and Municipal  
Engineering

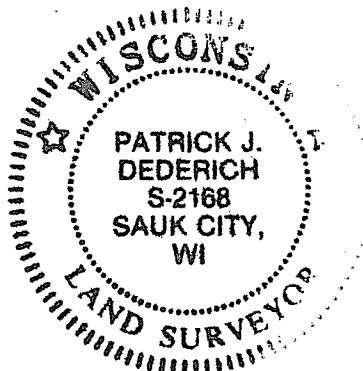
# DANE COUNTY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, PATRICK J, DEDERICH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THAT THIS MAP CONFORMS WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND SECTION A.E. 7 OF THE WISCONSIN ADMINISTRATIVE CODE. I DO FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.



7/22/2005  
 PATRICK J. DEDERICH      R.L.S. 2168



PLAN COMMISSION CERTIFICATE:

AS SECRETARY, I DO HEREBY CERTIFY THAT THE PLAN COMMISSION FOR THE CITY OF MADISON HAS REVIEWED AND APPROVED THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
SECRETARY

DRAFTED BY PJD		240 Main Street P.O. Box 117 Loganville, WI 53943 Phone: (608) 727-2148	
CHECKED BY JLB			
JOB NUMBER 05-1312-2	SHEET 3 OF 3	Transportation Environmental and Municipal Engineering	