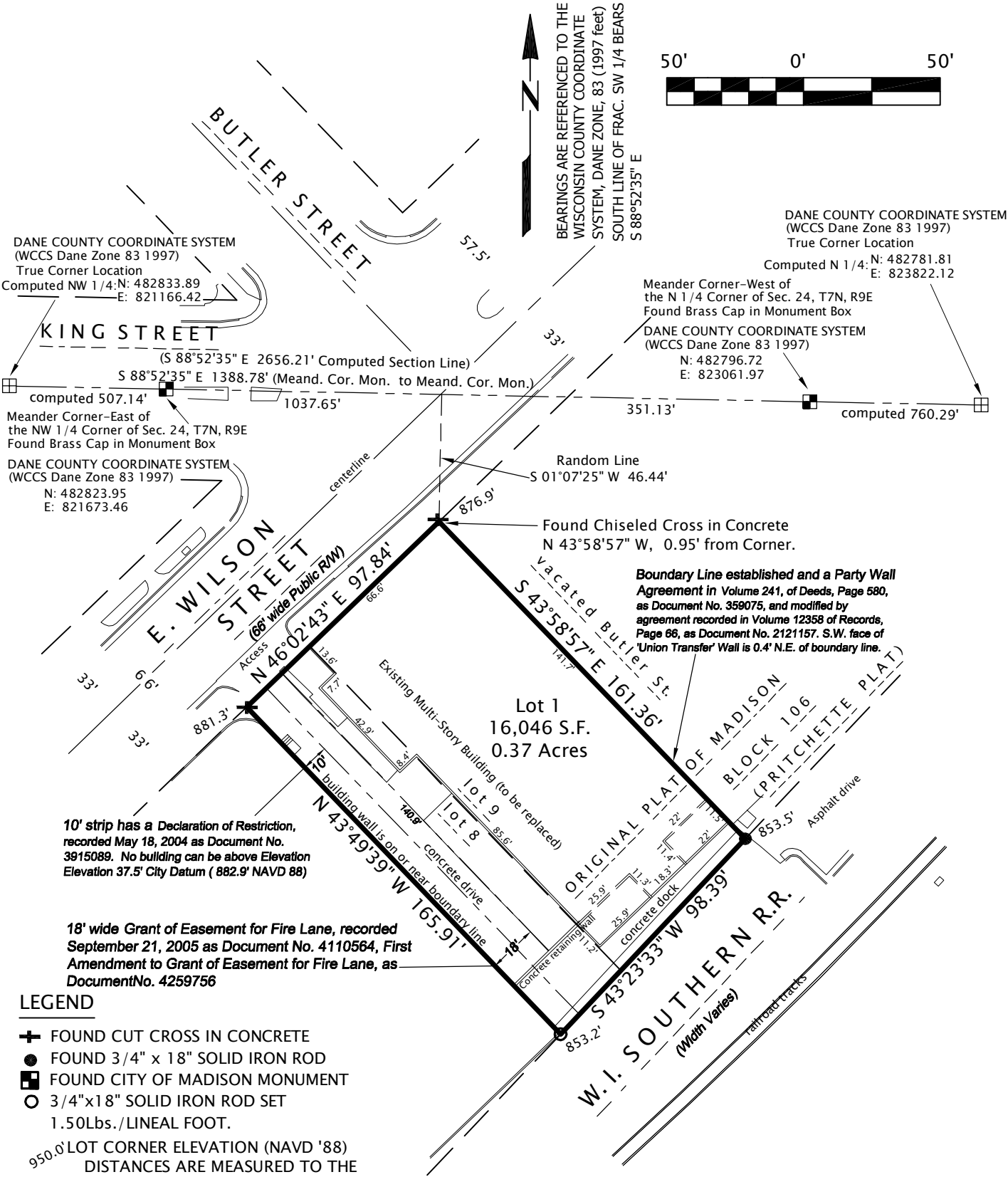


CERTIFIED SURVEY MAP

LOCATED IN:

LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND CUT CROSS IN CONCRETE
- FOUND 3/4" x 18" SOLID IRON ROD
- FOUND CITY OF MADISON MONUMENT
- 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.

LOT CORNER ELEVATION (NAVD '88)
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

DRAINAGE PER APPROVED PLANS (SEE Pg. 2)

UTILITY EASEMENTS AS HEREIN SET FORTH
ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

ELEVATIONS ARE BASED ON NAVD 88 DATUM

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:
McGRATH PROPERTY GROUP LLC
c/o LANCE McGRATH
222 S. BEDFORD STREET
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

LOCATED IN:

LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE ¼ OF THE FRACTIONAL NW ¼ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of McGrath Property Group, LLC , owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

The Northeast 32 feet of Lot Eight (8), and all of Lot Nine (9), Block One Hundred Six (106), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin to wit: Beginning at the Northeast corner of said Lot 9; thence South 44°24'17" East 160.32 feet; thence South 42°54'45" West, 98.39 feet; thence North 44°14'59" West, 165.04 feet; thence North 45°39'29" East, 97.84 feet to the point of beginning.

LOCATED IN THE FRACTIONAL NE ¼ OF THE FRACTIONAL NW ¼ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Measured Description as Surveyed (Wisconsin County Coordinate System–Dane Zone 83 1997 feet) :

A parcel of land being parts of Lot Eight (8) and Nine (9), Block One Hundred and Six (106), Pritchette Original Plat of Madison, located in the Fractional NE ¼ of the Fractional NW ¼ of the Fractional Section 24, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Dane County Monument representing the Meander Corner East of the Northwest ¼ Corner of Fractional Section 24, T7N, R9E, thence S 88°52'35" E, along the North line of said Fractional Northwest ¼ of Section 24, 1037.65 feet;thence S 01°07'25" W, along a random line, 46.44 feet to a point on the Northerly platted boundary line of Lot 9, Block 106, said line also being the Southeasterly platted Right-of-way line of East Wilson Street, said point being the point of beginning of this description.
thence S 43°58'57" E, along the Northeasterly platted boundary line of said Lot 9, Block 106, 161.36 feet;
thence S 43°23'33" W, along the Northwesterly platted Right-of-way of the Wisconsin Southern Railroad, 98.39 feet;
thence N 43°49'39" W, 165.91 feet;
thence N 46°02'43" E, along the Northwesterly platted boundary line of said Lot 8 and Lot 9, Block 106, said line also being the Southeasterly platted right-of-way line of East Wilson Street, 97.84 feet to the point of beginning. This Description contains 16,046 square feet, or 0.37 acres.

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 Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 201__.

Paul A. Spetz, S 2525

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 said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.

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.

NOTE: 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

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 management at the time they develop.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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CERTIFIED SURVEY MAP

LOCATED IN:

LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL
PLAT OF MADISON, ALL IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24,
T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

I, Lance T. McGrath, of McGrath Property Group, LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 201__.

By: _____,
Lance T. McGrath, authorized representative

State of Wisconsin)
County of Dane) ss

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

My Commission expires:

Notary Public, State of Wisconsin

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 resolution 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
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

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

Kristi Chlebowsky, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO.

VOLUME	PAGE
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