

# CERTIFIED SURVEY MAP No.

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST AVENUE; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Found monument stem 0 80 160 240

(cap broken off) at Meander corner for

West 1/4-Corner Section 05, T07N R10E

S89°59'46"E 5335.93' (5336.09')

SCALE : ONE INCH = EIGHTY FEET

Found monument stem (cap broken off) at East 1/4-Corner Section 05, T07N R10E

WCCS-Dane NAD83(91) Coordinates per Feb 16, 2004 tie sheets by Carl Sandnes:

Meander for West 1/4:  
X=831373.03 US ft  
Y=491406.74 US ft

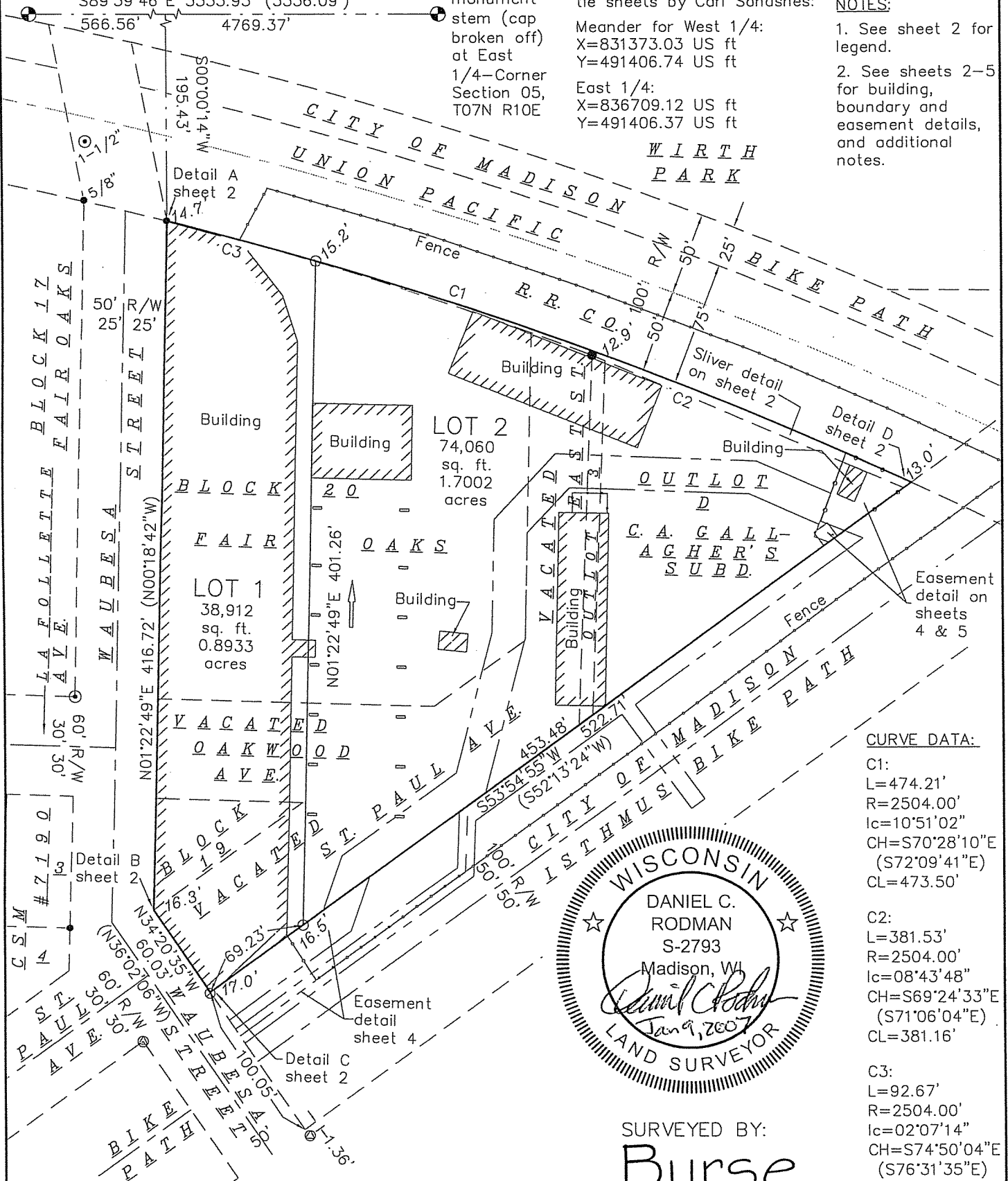
East 1/4:  
X=836709.12 US ft  
Y=491406.37 US ft

GRID NORTH

WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD83(91) DATUM PER CITY OF MADISON

**NOTES:**

1. See sheet 2 for legend.
2. See sheets 2-5 for building, boundary and easement details, and additional notes.



**CURVE DATA:**

- C1:  
L=474.21'  
R=2504.00'  
Ic=10°51'02"  
CH=S70°28'10"E (S72°09'41"E)  
CL=473.50'
- C2:  
L=381.53'  
R=2504.00'  
Ic=08°43'48"  
CH=S69°24'33"E (S71°06'04"E)  
CL=381.16'
- C3:  
L=92.67'  
R=2504.00'  
Ic=02°07'14"  
CH=S74°50'04"E (S76°31'35"E)  
CL=92.67'



SURVEYED BY:

**Burse**

surveying & engineering LLC

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

**SURVEYED FOR:**  
Kupfer Center, LLC  
211 Paterson St., Suite 160  
Madison, WI 53703

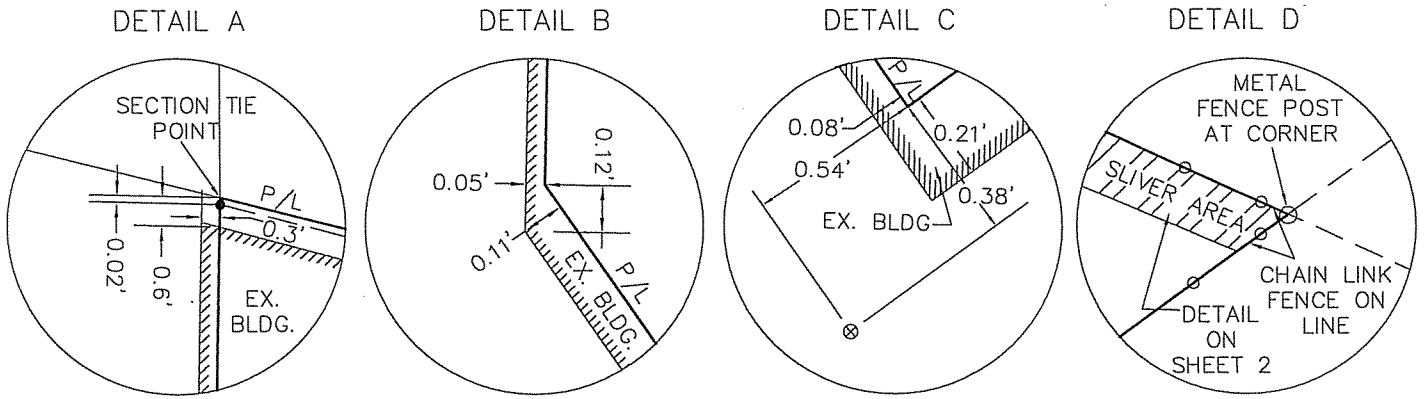
Date: January 9, 2007  
Plot View: Sht1  
PROJECTS\BSE924\CSM\CSBSE924.DWG

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

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST AVENUE; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

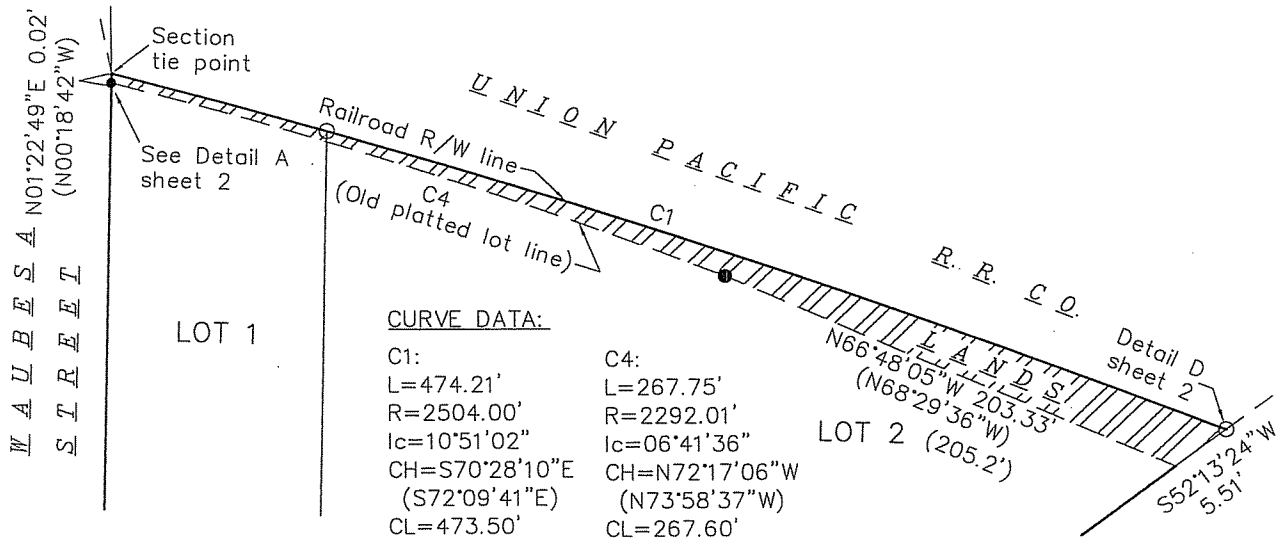
**GRID NORTH**  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 ZONE, NAD83(91) DATUM  
 PER CITY OF MADISON

## BOUNDARY CORNER DETAILS (NOT TO SCALE)



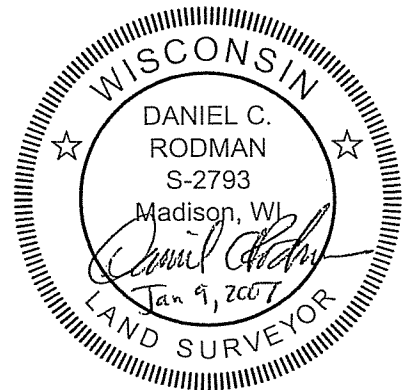
## RAILROAD SLIVER DETAIL (NOT TO SCALE)

This sliver of land (shown with double-hatching) is included in this Certified Survey Map.



**CURVE DATA:**

|                |                |
|----------------|----------------|
| C1:            | C4:            |
| L=474.21'      | L=267.75'      |
| R=2504.00'     | R=2292.01'     |
| lc=10°51'02"   | lc=06°41'36"   |
| CH=S70°28'10"E | CH=N72°17'06"W |
| (S72°09'41"E)  | (N73°58'37"W)  |
| CL=473.50'     | CL=267.60'     |



| LEGEND |  |
|--------|--|
| ⊙      | IRON PIPE FOUND (OUTSIDE DIAMETER 1" OR AS NOTED)                          |
| •      | SOLID IRON ROD FOUND (O.D. 3/4" OR AS NOTED)                               |
| ●      | SOLID IRON ROD FOUND (O.D. 1-1/4")   |
| ⊗      | FOUND RAILROAD SPIKE   |
| ⊗      | FOUND CHISELED CROSS   |
| ○      | SET 3/4"x18" SOLID IRON BAR, WEIGHT 1.5 LB/FT., WITH RED PLASTIC BURSE CAP |
| ↖      | DRAINAGE ARROW (NOTE 4, SHEET 5)   |
| 15.2'  | GROUND ELEVATION AT LOT CORNER (NOTE 4, SHEET 5)                           |
| ( )    | INDICATES RECORDED AS  |
|        | DISTANCES MEASURED TO THE NEAREST 0.01 FOOT.                               |

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 surveying & engineering inc.  
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 Madison, WI 53703 608.250.9263  
 Fax: 608.250.9266  
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 Date: January 9, 2007  
 Plot View: Sht2  
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# CERTIFIED SURVEY MAP No.

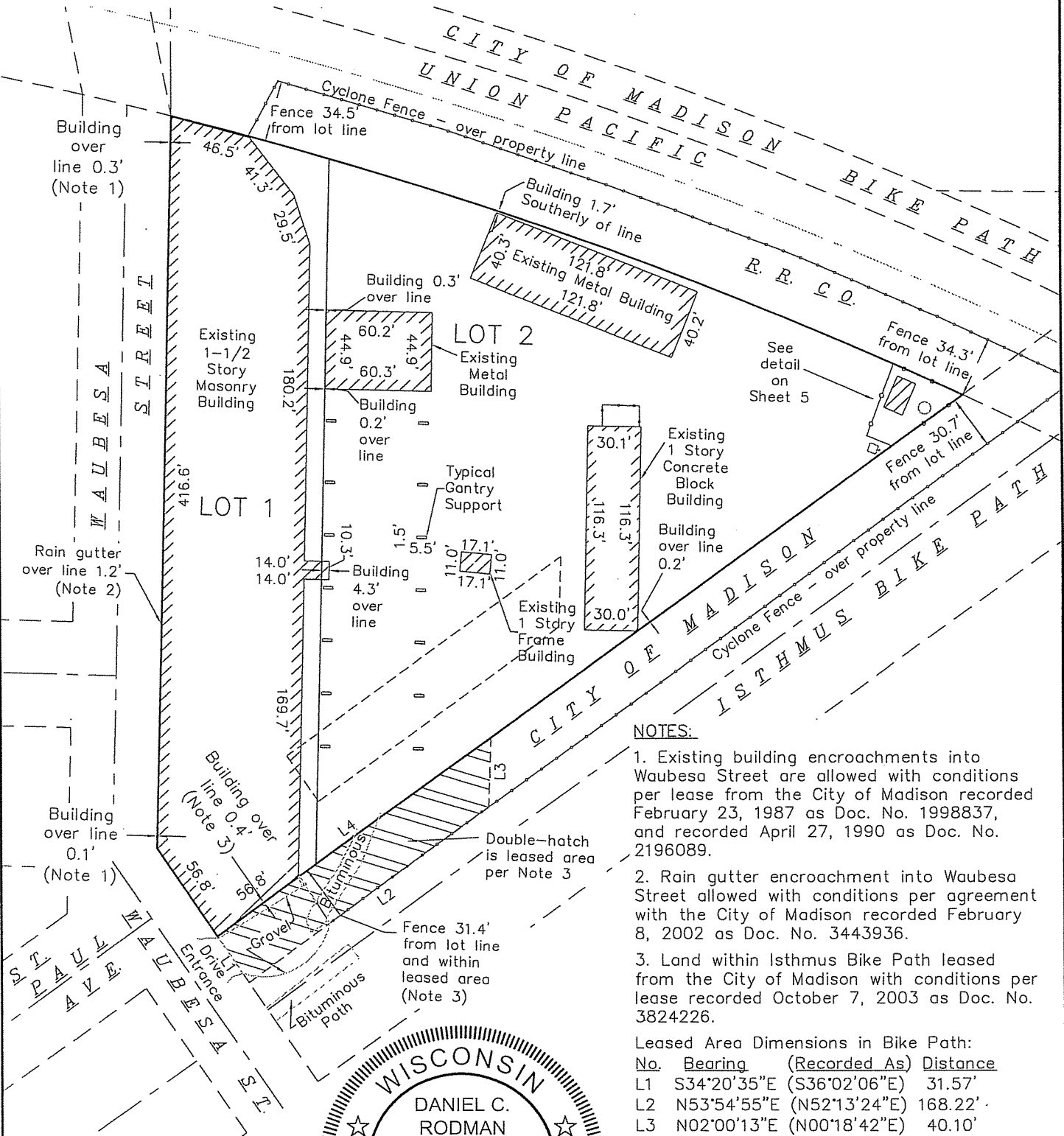
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SCALE : ONE INCH = EIGHTY FEET

## IMPROVEMENTS AND LEASED AREA DETAIL

**GRID NORTH**  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 ZONE, NAD83(91) DATUM  
 PER CITY OF MADISON



**NOTES:**

- Existing building encroachments into Waubesa Street are allowed with conditions per lease from the City of Madison recorded February 23, 1987 as Doc. No. 1998837, and recorded April 27, 1990 as Doc. No. 2196089.
- Rain gutter encroachment into Waubesa Street allowed with conditions per agreement with the City of Madison recorded February 8, 2002 as Doc. No. 3443936.
- Land within Isthmus Bike Path leased from the City of Madison with conditions per lease recorded October 7, 2003 as Doc. No. 3824226.

Leased Area Dimensions in Bike Path:

| No. | Bearing     | (Recorded As) | Distance |
|-----|-------------|---------------|----------|
| L1  | S34°20'35"E | (S36°02'06"E) | 31.57'   |
| L2  | N53°54'55"E | (N52°13'24"E) | 168.22'  |
| L3  | N02°00'13"E | (N00°18'42"E) | 40.10'   |
| L4  | S53°54'58"W | (S52°13'24"W) | 192.00'  |

4. All leases may not have been assigned to the current owner.



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 Date: January 9, 2007  
 Plot View: Sht3  
 \PROJECTS\BSE924\CSM\CSBSE924.DWG

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

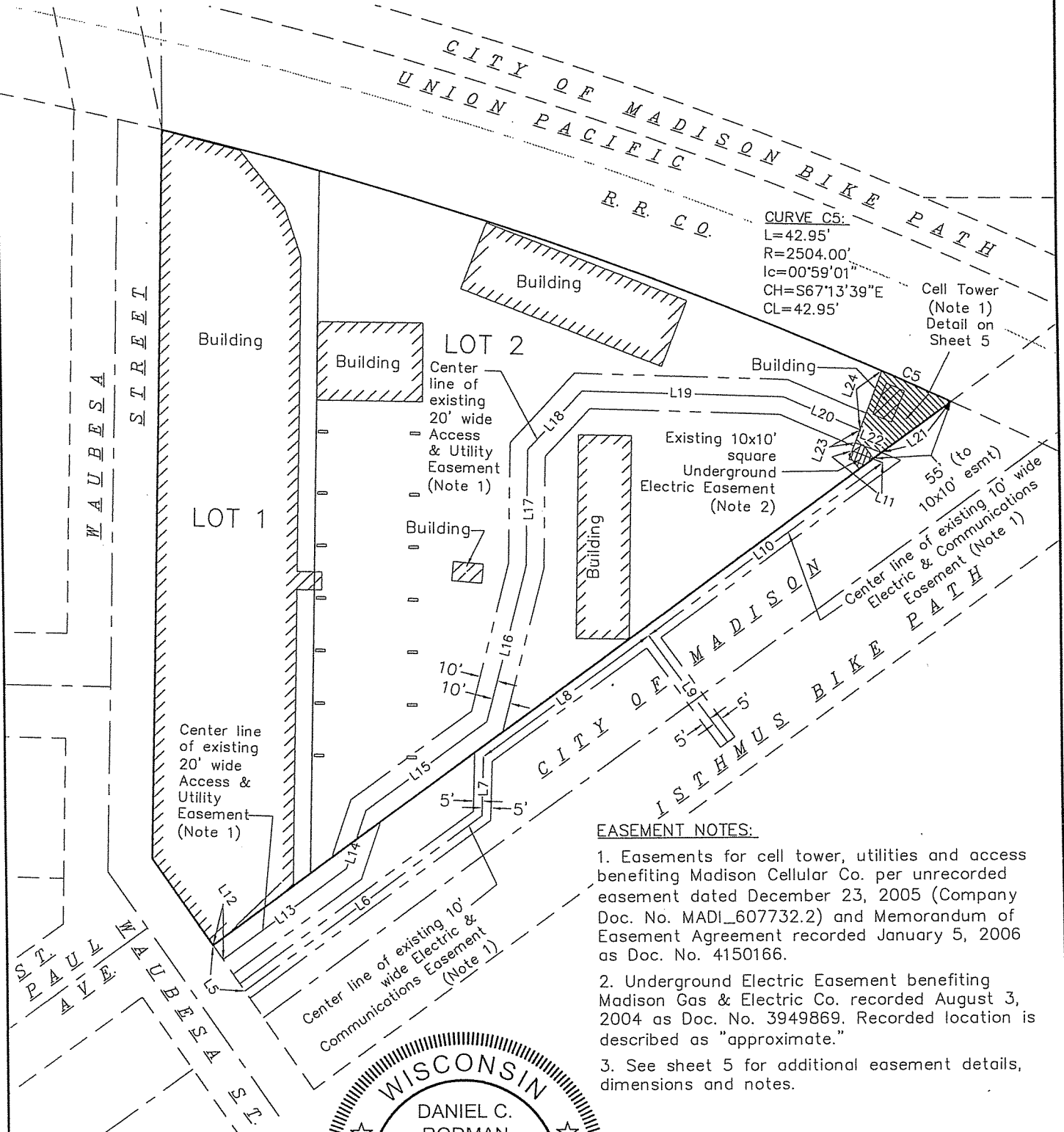
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SCALE : ONE INCH = EIGHTY FEET

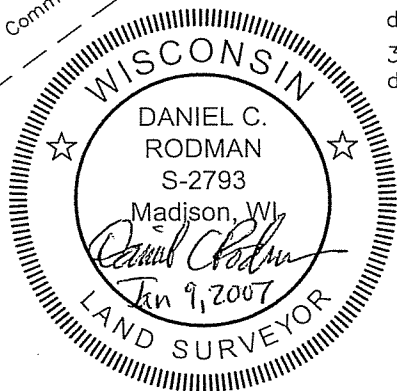
**GRID NORTH**  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 ZONE, NAD83(91) DATUM  
 PER CITY OF MADISON

## EASEMENT DETAIL



### EASEMENT NOTES:

1. Easements for cell tower, utilities and access benefiting Madison Cellular Co. per unrecorded easement dated December 23, 2005 (Company Doc. No. MADI\_607732.2) and Memorandum of Easement Agreement recorded January 5, 2006 as Doc. No. 4150166.
2. Underground Electric Easement benefiting Madison Gas & Electric Co. recorded August 3, 2004 as Doc. No. 3949869. Recorded location is described as "approximate."
3. See sheet 5 for additional easement details, dimensions and notes.



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1400 E. Washington Ave, Suite 158  
 Madison, WI 53703 608.250.9263  
 Fax: 608.250.9266  
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Date: January 9, 2007  
 Plot View: Sht4  
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST AVENUE; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## ADDITIONAL NOTES:

1. Date of Survey: December 18, 2006
2. Oakwood Avenue was vacated by Vol. 25 Misc., Pg. 510, Doc. No. 297068, recorded Sept. 17, 1909. East Street was vacated by Vol. 25 Misc., Pg. 512, Doc. No. 297069, recorded Sept. 17, 1909. St. Paul Avenue was vacated by Vol. 25 Misc., Pg. 514, Doc. No. 297070, recorded Sept. 17, 1909.
3. Utility easements may exist within the vacated street area.
4. Arrows (see sheet 1) 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 given (see sheet 1) are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is City of Madison Datum, the top nut of the fire hydrant at the Southwest corner of La Follette Avenue and Waubesa Street having an elevation of 18.17 feet.
5. The public easements for drainage purposes normally required by the City of Madison between lots are not required for this Certified Survey Map due to a maintenance agreement between all lot owners which encompasses drainage issues.

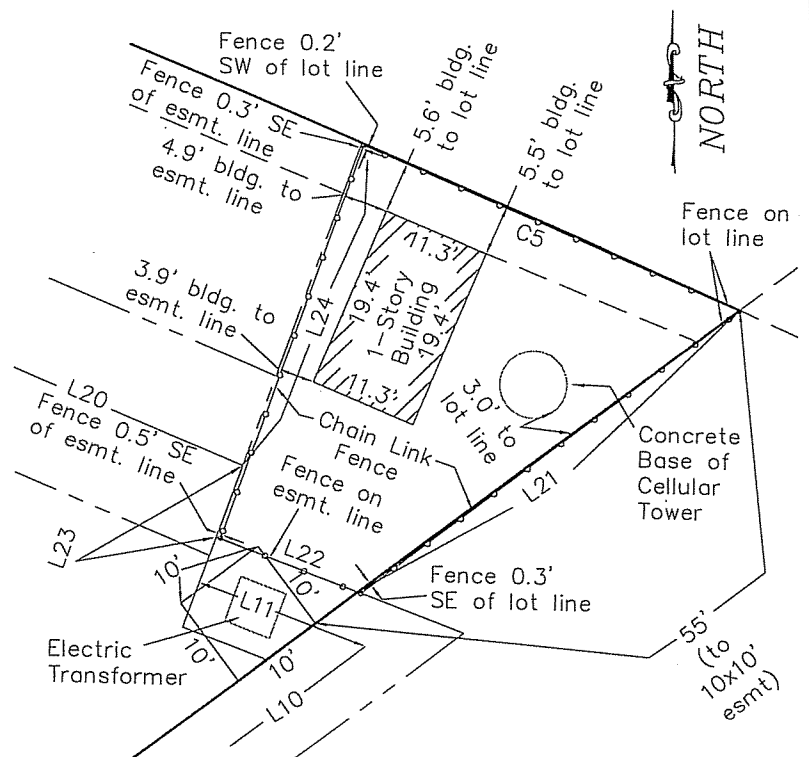
## EASEMENT DIMENSION TABLE

(see sheet 4)

| No. | Bearing     | Recorded As   | Distance |
|-----|-------------|---------------|----------|
| L5  | S34°20'35"E | (S36°02'06"E) | 31.58'   |
| L6  | N53°54'55"E | (N52°13'24"E) | 168.21'  |
| L7  | N02°01'13"E | (N00°19'42"E) | 33.76'   |
| L8  | N53°54'55"E | (N52°13'24"E) | 116.36'  |
| L9  | S36°05'05"E | (S37°46'36"E) | 75.43'   |
| L10 | N53°54'55"E | (N52°13'24"E) | 166.03'  |
| L11 | N68°28'57"W | (N70°10'28"W) | 18.46'   |
| L12 | S34°21'14"E | (S36°02'45"E) | 10.00'   |
| L13 | N53°54'55"E | (N52°13'24"E) | 87.67'   |
| L14 | N19°04'15"E | (N17°22'44"E) | 35.00'   |
| L15 | N53°54'55"E | (N52°13'24"E) | 85.60'   |
| L16 | N14°36'51"E | (N12°55'20"E) | 91.63'   |
| L17 | N01°23'29"E | (N00°18'02"W) | 66.33'   |
| L18 | N42°59'28"E | (N41°17'57"E) | 45.60'   |
| L19 | S87°53'14"E | (S89°34'45"E) | 114.65'  |
| L20 | S66°12'29"E | (S67°54'00"E) | 47.09'   |
| L21 | S53°54'55"W | (S52°13'24"W) | 49.49'   |
| L22 | N68°28'57"W | (N70°10'28"W) | 15.78'   |
| L23 | N20°44'04"E | (N19°02'33"E) | 8.00'    |
| L24 | N20°44'04"E | (N19°02'33"E) | 36.00'   |

## CELLULAR TOWER AREA DETAIL (not to scale):

Also see easement detail on sheet 4.



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surveying & engineering INC.

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

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DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: January 9, 2007

Plot View: Sht5

PROJECTS\BSE924\CSM\CSBSE924.DWG

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

BLOCKS 19 AND 20 AND OUTLOT 3, FAIR OAKS; AND OUTLOT D, CLYDE A. GALLAGHER'S SUBDIVISION OF PART OF OUTLOTS 106, 107, AND 108, FARWELL'S ADDITION TO MADISON; ALSO VACATED ST. PAUL AVENUE, VACATED OAKWOOD AVENUE AND VACATED EAST AVENUE; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION:

Blocks 19 and 20 and Outlot 3, Fair Oaks, recorded in Volume 2 of Plats, Page 37, as Document Number 243077, Dane County Registry; and Outlot D, Clyde A. Gallagher's Subdivision of Part of Outlots 106, 107 and 108, Farwell's Addition to Madison, recorded in Volume 2 of Plats, Page 12A, as Document Number 441152, Dane County Registry; also vacated St. Paul Avenue, vacated Oakwood Avenue and vacated East Avenue, vacated per Volume 25 of Miscellaneous, Pages 510-515, Document Numbers 297068-297070, Dane County Registry; and Part of the Northwest Quarter of the Southwest Quarter of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a Meander Corner for the West Quarter Corner of said Section 05, per Monument Record dated February 16, 2004 by Carl Sandsnes on file with the City of Madison Engineering Division; thence South 89 degrees 59 minutes 46 seconds East along a straight line between said Meander Corner and the East Quarter Corner of said Section 05, 566.56 feet; thence South 00 degrees 00 minutes 14 seconds West, 195.43 feet to the intersection of the Southerly right-of-way line of the Union Pacific Railroad and the Easterly line of Waubesa Street, being the point of beginning; thence along said railroad right-of-way, 474.21 feet on the arc of a curve to the right through a central angle of 10 degrees 51 minutes 02 seconds having a radius of 2504.00 feet and a chord bearing South 70 degrees 28 minutes 10 seconds East, 473.50 feet, to the Northwesterly right-of-way line of the former railroad right-of-way that is currently the City of Madison Isthmus Bike Path; thence South 53 degrees 54 minutes 55 seconds West along said Northwesterly right-of-way, 522.71 feet to the Easterly right-of-way line of Waubesa Street; thence North 34 degrees 20 minutes 35 seconds West along said Easterly right-of-way, 60.03 feet; thence North 01 degrees 22 minutes 49 seconds East along said Easterly right-of-way, 416.72 feet to the point of beginning; This description contains 112,972 square feet or 2.5935 acres, more or less. Bearings are referenced to the Wisconsin County Coordinate System, Dane Zone, NAD83(91) Datum, per City of Madison.

## SURVEYOR'S CERTIFICATE:

I, Daniel C. Rodman, Registered Land Surveyor No. 2793, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Kupfer Center, LLC, owner of said land. I further certify that the maps and details on sheets one and two are a correct representation of the exterior boundaries of the lands 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 9<sup>th</sup> day of January, 2007.

Signed: Daniel C. Rodman  
Daniel C. Rodman, R.L.S. No. 2793

## CITY OF MADISON COMMON COUNCIL APPROVAL

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 \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 200\_\_.

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



## CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Mark Olinger,  
Secretary of Planning Commission.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_ PAGES \_\_\_\_\_

Date: January 9, 2007

Plot View: Sht6

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surveying & engineering INC.

1400 E. Washington Ave, Suite 158

Madison, WI 53703 608.250.9263

Fax: 608.250.9266

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## OWNER'S CERTIFICATE

Kupfer Center, LLC, a 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Kupfer Center, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison.

IN WITNESS WHEREOF, the said Kupfer Center, LLC has caused these presents to be signed by Salli F. Martyniak, its manager, on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

KUPFER CENTER, LLC  
By Forward Community Investments, Inc., Manager

By: \_\_\_\_\_  
Salli F. Martyniak, President

STATE OF WISCONSIN )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, Salli F. Martyniak, president of the above named Forward Community Investments, Inc., manager for Kupfer Center, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such president and manager, and acknowledged that she executed the foregoing instrument as such officer and the deed of said corporation, by its authority.

Notary Public: \_\_\_\_\_

My Commission expires / is permanent: \_\_\_\_\_

## CORPORATE MORTGAGEE CERTIFICATE (1 OF 2):

USBCDE SUB-CDE II, LLC, a banking association duly organized and existing under and by virtue 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 C.S.M., and does hereby consent to the above certificate of Kupfer Center, LLC, owner.

IN WITNESS WHEREOF, the said USBCDE SUB-CDE II, LLC, has caused these presents to be signed by Matthew Badler, its project manager, at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

USBCDE SUB-CDE II, LLC  
By USBCDE LLC, Managing Member  
By U.S. Bancorp Community Development Corporation, Managing Member

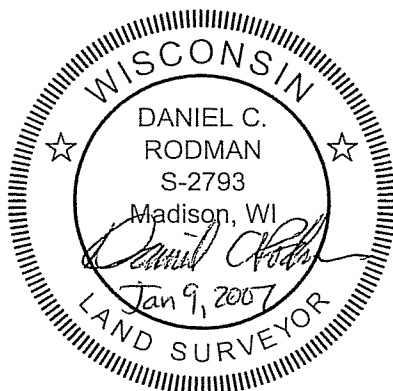
By: \_\_\_\_\_  
Matthew Badler, Project Manager

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, the above named Matthew Badler, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_



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DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: January 9, 2007  
Plot View: Sht7

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surveying & engineering INC.

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263

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## CORPORATE MORTGAGEE CERTIFICATE (2 OF 2):

Atwood Community Center, Inc., a non-stock corporation duly organized and existing under and by virtue 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 C.S.M., and does hereby consent to the above certificate of Kupfer Center, LLC, owner.

IN WITNESS WHEREOF, the said Atwood Community Center, Inc., has caused these presents to be signed by Jefren E. Olsen, its president, at Madison, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

ATWOOD COMMUNITY CENTER, INC.

By: \_\_\_\_\_  
Jefren E. Olsen, President

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_,  
he above named Jefren E. Olsen, to me known to be the person  
who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_



Office of the Register of Deeds  
Dane County, Wisconsin  
Received for Record  
\_\_\_\_\_, 20\_\_ at  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds

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1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
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