

ALL OF LOTS ONE (1), TWO (2) AND THREE (3) AND PART OF LOT FOUR (4), BLOCK 1, OAKLAND HEIGHTS,
LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22,
TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

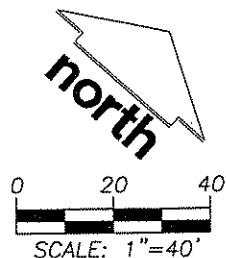
CENTER OF SECTION
SECTION 22, T7N, R9E
BRASS CAP IN CONC.
MONUMENT FOUND.
WCCS COORDINATES:
N: 480324.72
E: 813216.59



- SECTION CORNER
REBAR FOUND, SIZE NOTED
¾" REBAR SET (1.50 LBS/LF)
MAG NAIL SET
BUILDINGS
PROPERTY LINE
PLATTED LINE
RIGHT OF WAY LINE
CENTER LINE
SECTION LINE
EASEMENT LINE
() RECORDED INFORMATION
[860.1'] ELEVATION AT LOT CORNER

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 21, 2006 AND DECEMBER 1, 2008.
3. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SITE BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE CENTER OF SECTION 22, T7N, R22E, ELEVATION=877.47.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 4478336.
5. SEE SHEET 2 FOR EASEMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°41'00" W	10.00'
	(S 47°48' W)	
L2	N 73°46'19" E	8.70'
	(N 71°29' E)	



PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

SIEGER ARCHITECTS, INC.
1501 MONROE STREET
MADISON, WI 53711

PROJECT NO.

FILE NO: B-147

FIELDBOOK/PG: 185/46-47

SHEET NO: 1 OF 4

SURVEYED BY:

DRAWN BY: SO

CHECKED BY: _____

APPROVED BY: DM

VOL. _____ PAGE _____

DOC. NO.

C.S.M. NO.

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS ONE (1), TWO (2) AND THREE (3) AND PART OF LOT FOUR (4), BLOCK 1, OAKLAND HEIGHTS, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CENTER OF SECTION
SECTION 22, T7N, R9E
BRASS CAP IN CONC.
MONUMENT FOUND.
WCCS COORDINATES:
N: 480324.72
E: 813216.59

MONROE STREET

RIGHT OF WAY VARIES

MONROE STREET

CORNER FALLS IN BUILDING.
SET MAG NAIL IN SIDEWALK
3.00 FEET TO NORTHWEST

(N 47°48' E)
N 47°41'00" E 100.00'

ELECTRIC
VAULT

FOUNDATION WALL REMNANTS
PARTY WALL AGREEMENT PER
WARRANTY DEED RECORDED
AS DOCUMENT NO. 375143A.

LOT 1
19,515 SQ.FT.
0.448 ACRES

BLOCK 1, OAKLAND HEIGHTS

REGENT STREET

EAST 1/4 CORNER
SECTION 22, T7N, R9E
BRASS CAP IN CONC.
MONUMENT FOUND.
WCCS COORDINATES:
N: 480284.34
E: 815851.38

TWO-STORY
CONCRETE
MASONRY
BUILDING
#15111 MONROE
STREET

CORNER FALLS IN
CONCRETE WALL

5' WIDE RIGHT-OF-WAY
GRANT PER WARRANTY
DEED RECORDED AS
DOCUMENT NO. 375143A.

S 47°41'00" W 221.88'
(S 47°48' W 222.50')

POB

LEGEND

- SECTION CORNER
- REBAR FOUND, SIZE NOTED
- 3/4" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- BUILDINGS
- PROPERTY LINE
- PLATTED LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

NOTES

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- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 21, 2006 AND DECEMBER 1, 2008.
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°41'00" W	10.00'
	(S 47°48' W)	
L2	N 73°46'19" E	8.70'
	(N 71°29' E)	

north

0 20 40
SCALE: 1"=40'

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PROJECT NO:

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FIELDBOOK/PG:

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SHEET NO:

2 OF 4

SURVEYED BY:

DSB

DRAWN BY:

SO

CHECKED BY:

-

APPROVED BY:

DMJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS ONE (1), TWO (2) AND THREE (3) AND PART OF LOT FOUR (4), BLOCK 1, OAKLAND HEIGHTS, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOTS ONE (1), TWO (2) AND THREE (3) AND PART OF LOT FOUR (4), BLOCK 1, OAKLAND HEIGHTS, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-TWO, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 47 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ALLEY, 221.88 FEET; THENCE NORTH 42 DEGREES 32 MINUTES 03 SECONDS WEST, 59.96 FEET; THENCE SOUTH 47 DEGREES 41 MINUTES 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 42 DEGREES 32 MINUTES 03 SECONDS WEST, 59.96 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MONROE STREET; THENCE NORTH 47 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE, 100.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REGENT STREET; THENCE NORTH 73 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE, 8.70 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 25 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE, 170.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19,515 SQUARE FEET OR 0.448 ACRES.

SURVEYOR'S CERTIFICATE

I, STEVEN L. OFTEDAHL, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2594, DO HEREBY CERTIFY THAT BY DIRECTION OF SIEGER, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

STEVEN L. OFTEDAHL, S-2594
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

CORPORATE OWNER'S CERTIFICATE

SIEGER, 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 LIMITED LIABILITY COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, SIEGER, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS THIS _____ DAY OF _____, 200____.

BY: _____
ROBERT J. SIEGER, PARTNER

DEBRA A. SIEGER, PARTNER

STATE OF WISCONSIN) SS
COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 200____,
THE ABOVE NAMED PARTNERS OF THE ABOVE NAME SIEGER, LLC, TO ME KNOWN TO BE
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE
SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED BY:

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• Engineers • Surveyors • Planners

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1501 MONROE STREET
MADISON, WI 53711

PROJECT NO: 06-2287

FILE NO: B-147

FIELDBOOK/PG: 185/46-47

SHEET NO: 3 OF 4

SURVEYED BY: DSB

DRAWN BY: SO

CHECKED BY: -

APPROVED BY: DMJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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MORTGAGEE'S CERTIFICATE

FIRST BANK FINANCIAL CENTRE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF STEVEN L. OFTEDAHL, WISCONSIN PROFESSIONAL LAND SURVEYOR, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE OWNER, SIEGER, LLC.

IN WITNESS WHEREOF, FIRST BANK FINANCIAL CENTRE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2009.

(SIGN HERE)

(PRINT OR TYPE NAME HERE)

(TITLE)

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009,
THE ABOVE NAMED REPRESENTATIVE OF FIRST BANK FINANCIAL CENTRE, TO ME KNOWN TO BE
THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MARK A. OLINGER
SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE

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 _____, 20____, 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 _____, 2009.

CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

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SHEET NO: 4 OF 4

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DRAWN BY: SO

CHECKED BY: -

APPROVED BY: DMJ