

CERTIFIED SURVEY MAP No.

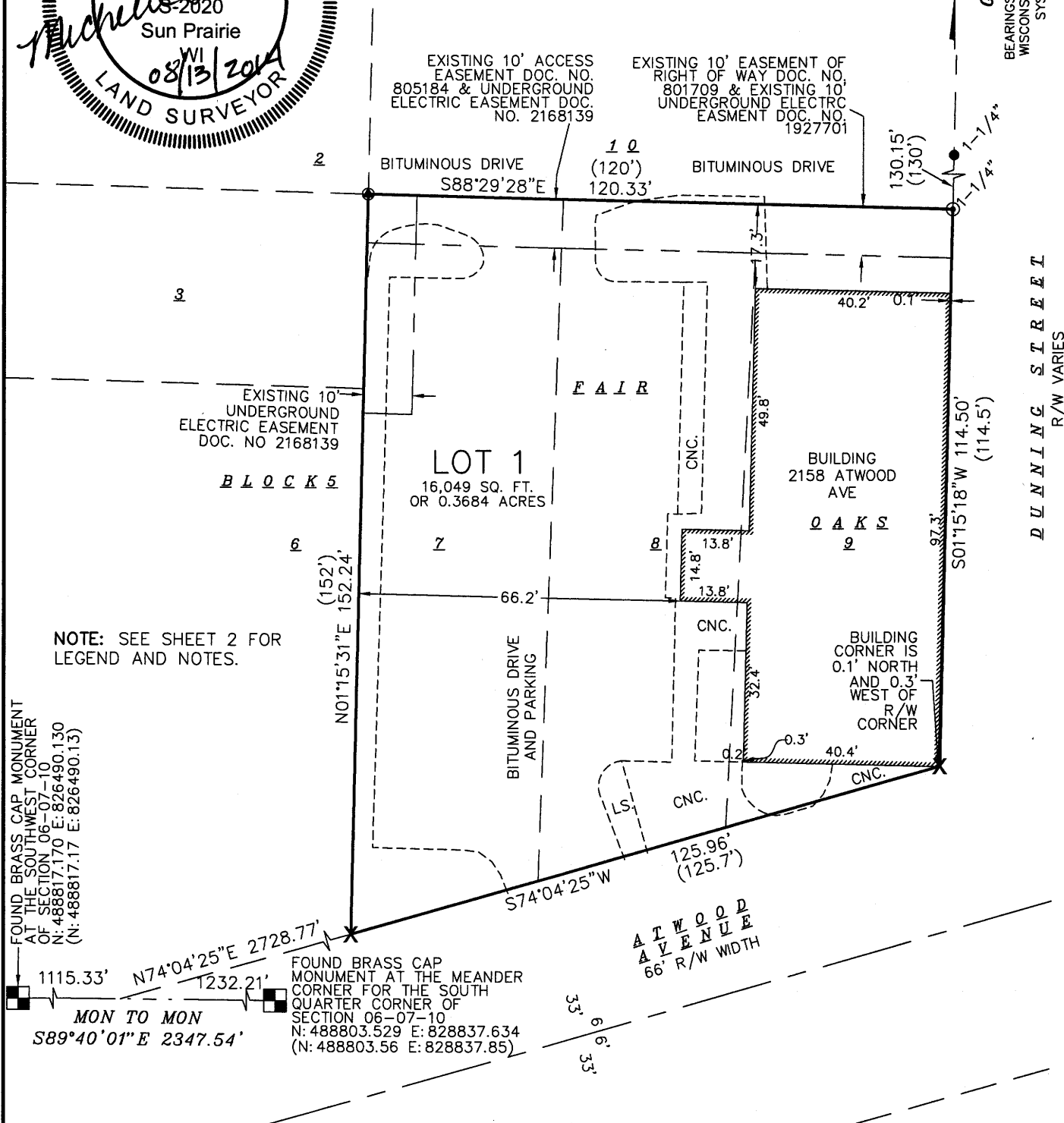
ALL OF LOTS 7, 8 AND 9, BLOCK 5, FAIR OAKS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = THIRTY FEET



GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)



SURVEYED FOR :

2158 ATWOOD AVENUE, LLC
2020 EASTWOOD DRIVE
MADISON, WI

SURVEYED BY :

Burse

surveying & engineering INC.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 08-13-2014

Plot View: CSM

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NOTES:

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Surveyor was provided Title Report Number NCS-669326A-MAD, prepared by First American Title Insurance Company, dated August 11, 2014, this land is subject to: [Surveyor's notes are in brackets]

Grant of Easement of Right of Way, recorded July 26, 1950 as Document No. 801709. [shown on map]

Easement, recorded September 21, 1950 as Document No. 805184. [shown on map]

Right-of-Way grant underground electric, to Madison Gas and Electric Company, recorded April 1, 1986 as Document No. 1927701. [shown on map]

Right-of-way grant underground electric, to Madison Gas and Electric Company, recorded October 20, 1989 as Document No. 2168139. [shown on map]

DESCRIPTION FURNISHED

All of Lots 7-9, Block 5, Fair Oaks, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the below described lands under the direction of 2158 Atwood Avenue, LLC, owner of said land. I further certify that the map on sheet one (1) is 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.

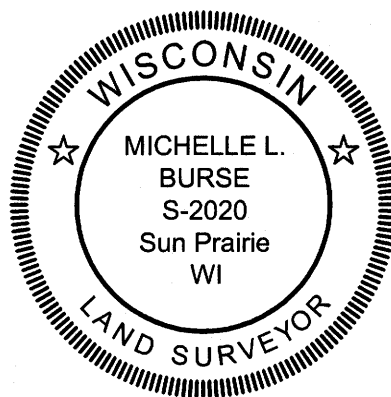
DESCRIPTION:

All of Lots 7, 8 and 9, Block 5, Fair Oaks, as recorded in Volume 2 of Plats, on page 37, as Document Number 243077, Dane County Registry, located in the Southeast Quarter of the Southeast Quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 6; thence South 89 degrees 40 minutes 01 second East along the south line of said Section 6, 1115.33 feet; thence North 74 degrees 04 minutes 25 seconds East, 2728.77 feet to the point of beginning, also being the north right of way of Atwood Avenue; thence North 01 degree 15 minutes 31 seconds East, 152.24 feet (recorded as 152'); thence South 88 degrees 29 minutes 28 seconds East, 120.33 feet (recorded as 120') the west right of way line of Dunning Street; thence South 01 degree 15 minutes 18 seconds West along said west right of way line, 114.50 feet (recorded as 114.5') to the aforementioned north right of way line of Atwood Avenue; thence South 74 degrees 04 minutes 25 seconds West along said north right of way line, 125.96 feet (recorded as 125.7') to the Point of Beginning.

Dated this 13th day of AUGUST, 2014.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020



LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- X FOUND "X" IN CONCRETE
- FOUND MAG NAIL

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PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH,
RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2014.

Steven R. Cover, Secretary of Planning Commission.

OWNER'S CERTIFICATE

2158 Atwood Avenue, 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
caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as
represented on this Certified Survey Map.

2158 Atwood Avenue, LLC, does further certify that this Certified Survey Map is required by S.236.34,
Wisconsin Statutes and the Land Division Ordinance of the City of Madison to be submitted to the following
for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed
by _____, its _____ on this ____ day of _____, 2014.

2158 Atwood Avenue, LLC

By: _____

Joeseph D. Krupp, member

STATE OF _____)

County of _____) ss

Personally came before me this ____ day of _____, 2014,
Joeseph D. Krupp, member of the above named limited liability company to
me known to be the person who executed the foregoing instrument, and
to me known to be such _____ of said
corporation, and acknowledged that they executed the foregoing
instrument as such officers and the deed of said corporation, by its
authority.

Notary Public, Wisconsin

My commission expires: _____

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 _____, 2014, 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 _____, 2014.

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

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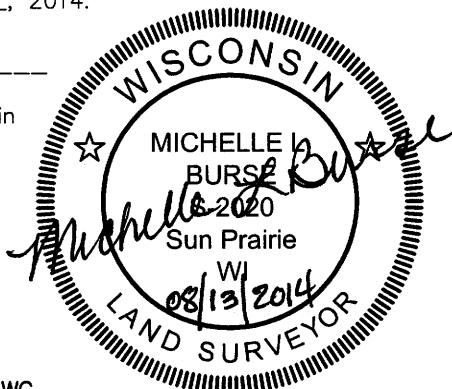
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RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE MORTGAGEE CERTIFICATE:

Johnson Bank, 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 dedication of the land described on this C.S.M., and does hereby consent to the above certificate of 2158 Atwood Avenue LLC, owner.

IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by _____,
its _____, at _____, Wisconsin, this ____ day of _____, 20__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20____, the above named _____,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

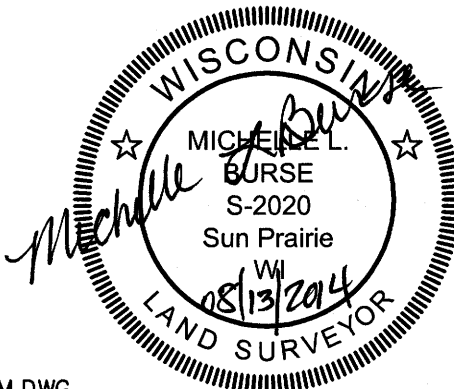
My commission expires/is permanent: _____

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds