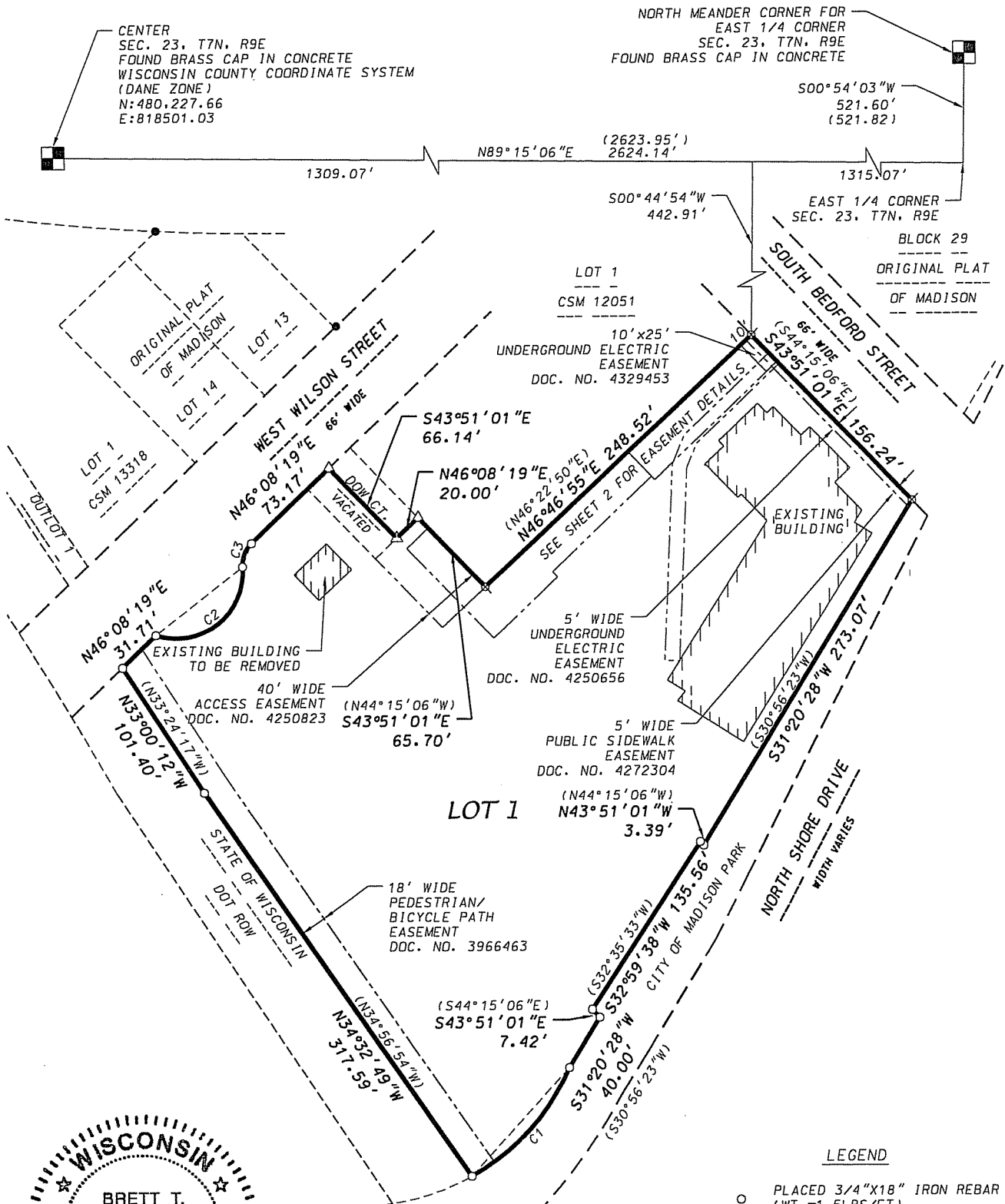


# CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CENTER  
SEC. 23, T7N, R9E  
FOUND BRASS CAP IN CONCRETE  
WISCONSIN COUNTY COORDINATE SYSTEM  
(DANE ZONE)  
N: 480,227.66  
E: 818501.03

NORTH MEANDER CORNER FOR  
EAST 1/4 CORNER  
SEC. 23, T7N, R9E  
FOUND BRASS CAP IN CONCRETE

S00°54'03"W  
521.60'  
(521.82)

N89°15'06"E (2623.95')  
2624.14'

1315.07'

S00°44'54"W  
442.91'

EAST 1/4 CORNER  
SEC. 23, T7N, R9E

BLOCK 29

ORIGINAL PLAT  
OF MADISON

LOT 1  
CSM 12051

10' x 25'  
UNDERGROUND ELECTRIC  
EASEMENT  
DOC. NO. 4329453

S43°51'01"E  
66.14'

N46°08'19"E  
20.00'

(N46°22'50"E)  
N46°46'55"E 248.52'

S43°51'01"E 156.24'

(N46°08'19"E)  
N46°08'19"E 73.17'

(N44°15'06"W)  
S43°51'01"E 65.70'

(N46°08'19"E)  
N46°08'19"E 31.71'

(N44°15'06"W)  
S43°51'01"E 65.70'

(N44°15'06"W)  
N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

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N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

(N44°15'06"W)  
N43°51'01"W 3.39'

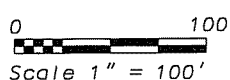
(N44°15'06"W)  
N43°51'01"W 3.39'

**LEGEND**

- PLACED 3/4" X 18" IRON REBAR (WT. = 1.5 LBS/FT)
- ⊗ PLACED CHISELED IN CONCRETE
- △ PLACED PK NAIL
- FOUND 3/4" IRON REBAR
- ( ) RECORDED AS INFORMATION



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE



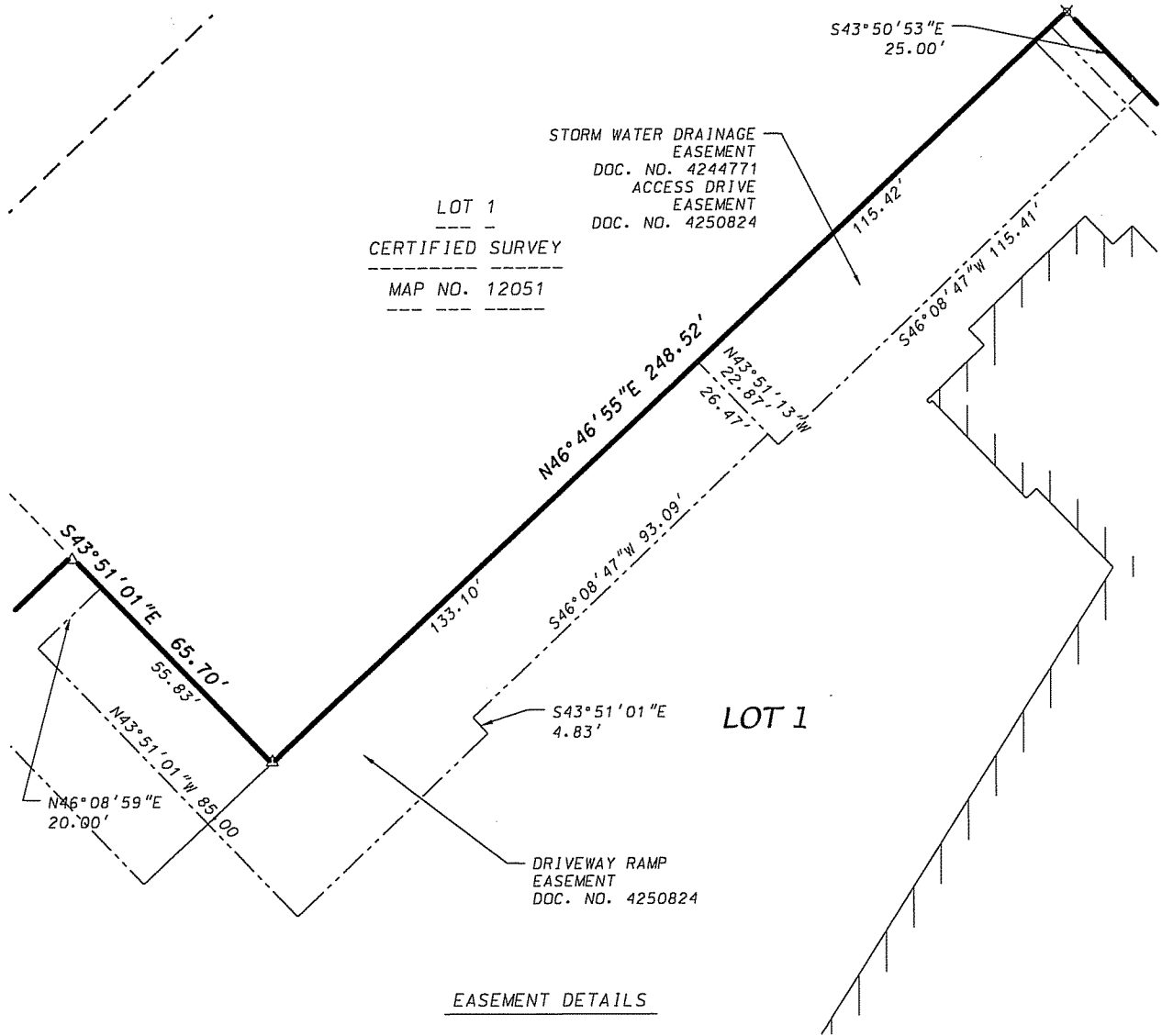
SHEET 1 OF 7

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 17, 2014  
F.N.: 14-07-100  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

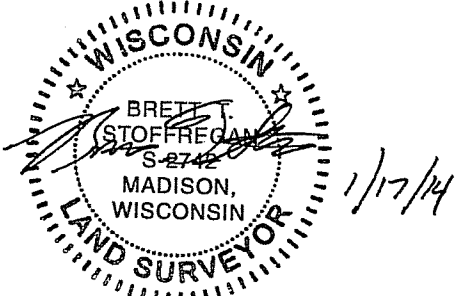
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LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

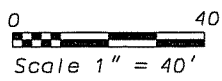


**NOTES**

1. This Certified Survey Map is subject to the following instruments:
  - a. Terms and Conditions contained in PUD-GDP-SIP recorded as Document No. 3274041.
  - b. Easement Agreement recorded as Document No. 4129287 for cross access and parking, amended as Document No. 4250824.
  - c. Storm Water Drainage Easement recorded as Document No. 4244771.
  - d. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 4312106.
  - e. Declaration of Conditions, Covenants and Restrictions recorded as Document Nos. 4323128 and 4323129.
  - f. Alteration to an approved and recorded Specific Implementation Plan recorded as Document No. 4274020.
  - g. Terms and conditions contained in Permanent Limited Easement for public sidewalk recorded as Document No. 4272304.
  - h. Part of the lands within Lot 1 of this Certified Survey Map lying southerly and westerly of the underlying Block 2 of the Dow Replat were involved in an environmental contamination case closed out by the Wisconsin Department of Natural Resources. However, certain notices and conditions continue and run with the land. Refer to Document Nos. 2719568, 3138248 and 3289954.



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE



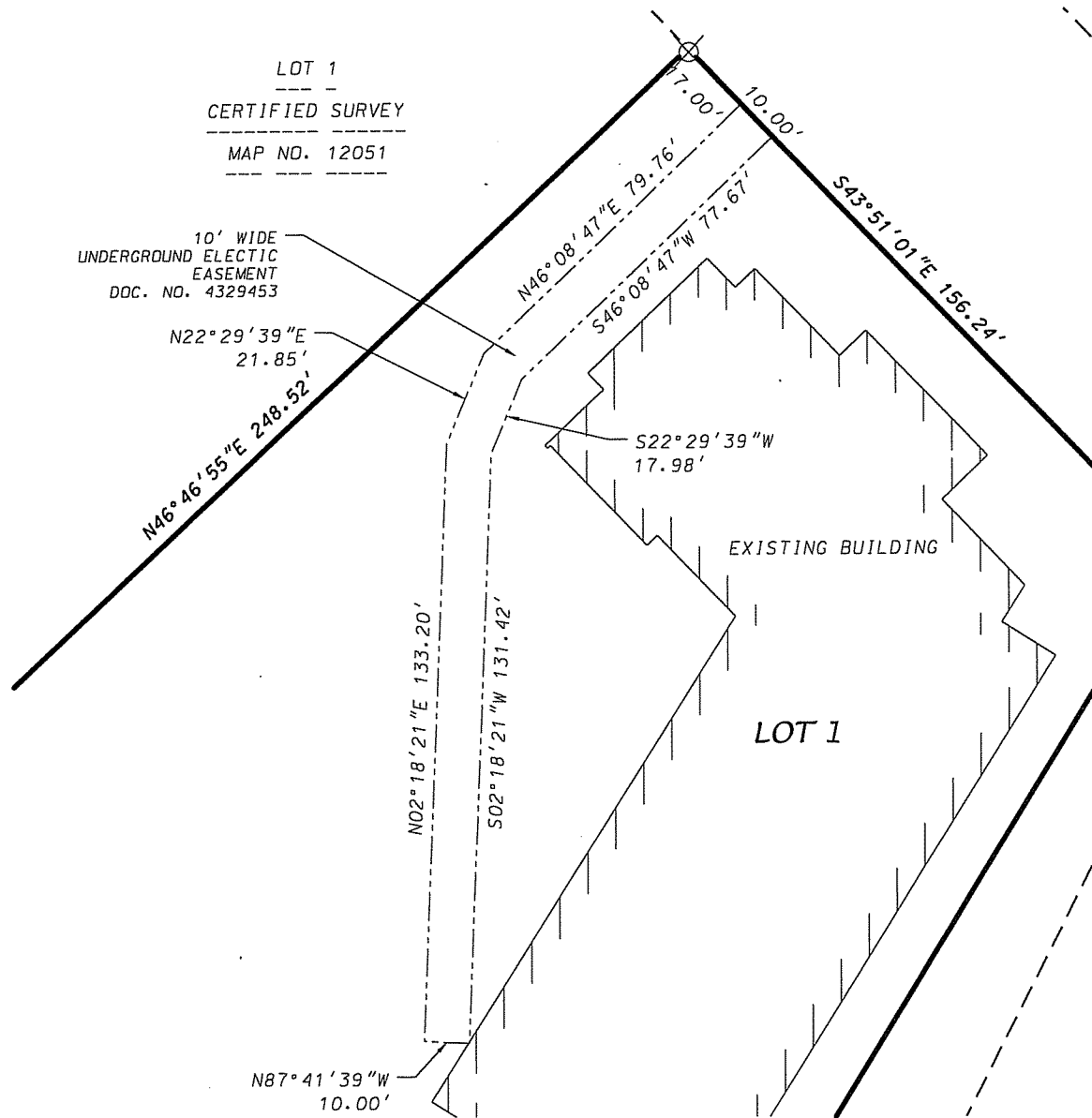
SHEET 2 OF 7

DATE: January 17, 2014  
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# CERTIFIED SURVEY MAP

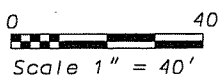
LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT DETAILS



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE



SHEET 3 OF 7

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# CERTIFIED SURVEY MAP

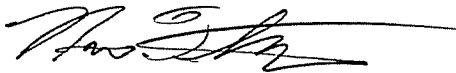
LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1, Certified Survey Map No. 12051, Part of Lot 1 and Lot 2, Block 2, Dow Replat and a portion of vacated Dow Court located in the NW1/4 of the SE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the East 1/4 Corner of Section 23 which lies S00°54'03"W, 521.60 feet from the North Meander Corner of said East 1/4 corner; thence N89°15'06"W along the North line of said SE1/4, 1315.07 feet; thence S00°44'54"W, 442.91 feet to the most Northerly corner of Lot 1, Certified Survey Map No. 12051 also being on the Southwesterly right-of-way line of South Bedford Street and the point of beginning; thence S43°51'01"E along said Southwesterly right-of-way line, 156.24 feet; thence S31°20'28"W, 273.07 feet; thence N43°51'01"W, 3.39 feet; thence S32°59'38"W, 135.56 feet; thence S43°51'01"E, 7.42 feet; thence S31°20'28"W, 40.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 155.00 feet and a chord which bears S41°56'00"W, 99.51 feet to a point on the Northeasterly right-of-way line of a Wisconsin Department of Transportation right-of-way; thence N34°32'49"W along said Northeasterly right-of-way, 317.59 feet; thence N33°00'12"W along said Northeasterly right-of-way, 101.40 feet to a point on the Southeasterly right-of-way line of West Wilson Street; thence N46°08'19"E along said Southeasterly right-of-way line, 31.71 feet to a point of curve; thence continuing along said Southeasterly right-of-way Northeasterly along a curve to the left which has a radius 45.00 feet and a chord which bears N51°46'05"E, 74.97 feet to a point of reverse curve; thence continuing along said Southeasterly right-of-way line Northeasterly along a curve the the right which has a radius of 20.00 feet and a chord which bears N20°44'53"E, 17.15 feet; thence N46°08'19"E along said Southeasterly right-of-way, 71.17 feet to a point on the centerline of vacated Dow Court; thence S43°51'01"E along the centerline of said Dow Court, 66.14 feet; thence N46°08'19"E, 20.00 feet to a point on the Southwesterly line of Lot 1, Certified Survey Map No. 12051; thence S43°51'01"E along said Southwesterly line, 65.70 feet to the most Southerly corner of said Lot 1; thence N46°46'55"E along the Southeastly line of said Lot 1, 248.52 feet to the point of beginning. Containing 141,934 square feet (3.258 acres).

Dated this 17th day of January, 2014.



Brett T. Stoffregan, Registered Land Surveyor, S-2742

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	155.00	99.51	101.30	S41°56'00"W (S41°31'55"W)	037°26'42"	IN-S23°12'39"W (S22°48'34"W) OUT-S60°39'21"W (S60°15'16"W)
2	45.00	74.97	88.61	N51°46'05"E	112°49'16"	IN-S71°49'17"E OUT-N04°38'33"W
3	20.00	17.15	17.73	N20°44'53"E	050°46'52"	IN-N04°38'33"W

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# CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNERS CERTIFICATE

Findorff Development Co., Inc., a Wisconsin corporation, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Findorff Development Co., Inc.

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## OWNERS CERTIFICATE

J.H. Findorff & Son Inc., a Wisconsin corporation, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
J.H. Findorff & Son Inc.

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

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SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## CONSENT OF CORPORATE MORTGAGEE

Associated Bank, a corporation duly organized and existing under and by virtue of the laws 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 certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Associated Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Associated Bank

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

My commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



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SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## MADISON PLAN COMMISSION CERTIFICATE

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

By: Steven R. Cover, Secretary 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 I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

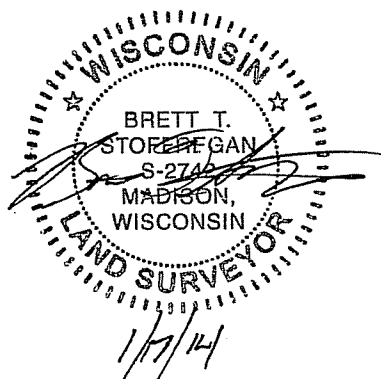
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document  
Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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