

CERTIFIED SURVEY MAP

LOT 4 AND PART OF LOT 3, GAMMON PLACE ADDITION TO PARK TOWNE, LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- FOUND 3/4" # IRON REBAR
- FOUND PUBLIC LAND CORNER OF RECORD - TYPE NOTED

(132') "RECORDED AS" DATA

NOTES:

1) SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS PER DOCUMENT NO. 1258523, DANE COUNTY REGISTER OF DEEDS.

2) SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 1373566, DANE COUNTY REGISTER OF DEEDS.

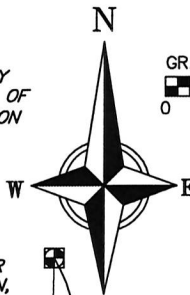
3) ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF THE PRINCIPLE STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS SHOWN ON THE CSM ARE AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTE: THE CITY OF MADISON ACKNOWLEDGES AND APPROVES THE ARROWS SHOWN HEREON TO SUPERCEDE THE DRAINAGE ARROWS CONTAINED ON THE PLAT OF GAMMON PLACE ADDITION TO PARK TOWNE, DOC. NO. 1528875.

4) THIS CERTIFIED SURVEY IS SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A 5-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH PUBLIC STREETS. NO BUILDINGS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. OTHER IMPROVEMENTS MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER.

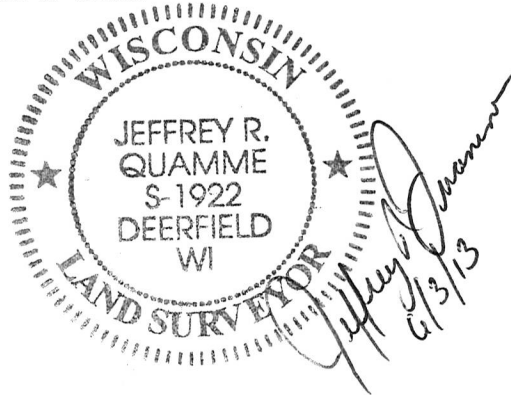
5) ELEVATIONS ARE REFERENCED TO THE NAVD OF 1988 PER CITY OF MADISON PUBLISHED CONTROL, THE TOP OF A 1 1/4" REBAR AT THE WEST QUARTER CORNER OF SECTION 25, T7N, R8E, HAVING AN ELEVATION OF 1075.95.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE WEST LINE OF THE NW 1/4 OF SECTION 25-7-8 BEARING S01°18'36"W

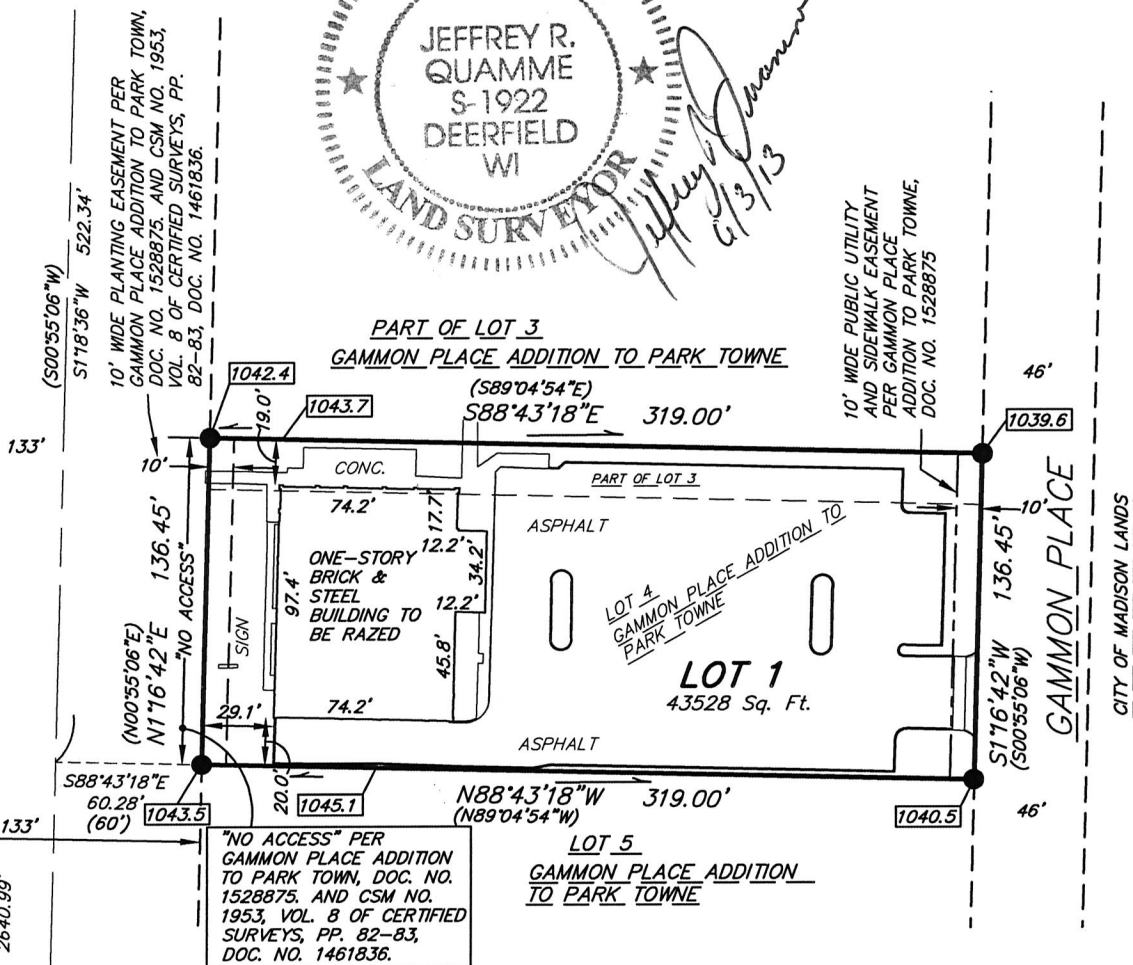


NORTHWEST CORNER OF SECTION 25, T7N, R8E, FOUND CITY OF MADISON BRASS CAP MONUMENT OF RECORD WCCS DANE CO. COORDS OF RECORD: N: 477741.90 E: 789475.96

1100.0



SOUTH GAMMON ROAD



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SURVEYOR'S CERTIFICATE

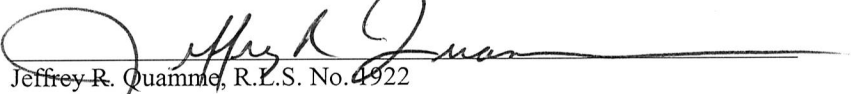
I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Gammon Restaurant, LLC, owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lot 4 and the Southerly 21.45 feet of Lot 3, Gammon Place Addition to Park Towne, recorded in Volume 46 of Plats, on page 51 as Document No. 1528875, Dane County Register of Deeds, located in the NW 1/4 of the NW 1/4 of Section 25, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, described as follows:

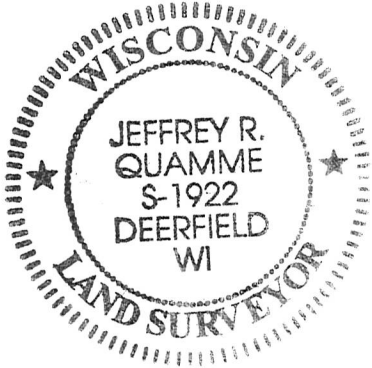
Commencing at the Northwest Corner of said Section 25; thence S 01°18'36" W, 522.34 feet along the west line of the said NW 1/4; thence S 88°43'18" E, 60.28 feet to the Southwest Corner of said Lot 4 and the point of beginning; thence N 01°16'42" E, 136.45 feet along the east line of South Gammon Road; thence S 88°43'18" E, 319.00 feet 21.45 feet north of and parallel with the northerly line of said Lot 4; thence S 01°16'42" W, 136.45 feet along the west line of Gammon Place; thence N 88°43'18" W, 319.00 feet along the southerly line of said Lot 4 to the point of beginning.

Containing 43,528 sq. ft., more or less.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

Dated this 3rd day of June, 2013.
Revised this _____ day of _____,
Revised this _____ day of _____,


Jeffrey R. Quamme, R.L.S. No. 4922



CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-13-_____, File ID Number 29181, adopted on the _____ day of _____, 2013, 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 _____, 20____.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the City of Madison Plan Commission.

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

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OWNER’S CERTIFICATE OF DEDICATION

Gammon Restaurant, 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 company consents to the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this certified survey map. Gammon Restaurant, LLC, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

- Plan Commission, City of Madison
- Common Council, City of Madison

Gammon Restaurant, LLC, as owner, vows that this Certified Survey Map shall not have an adverse effect on any of the leasehold or possessory interests (including mortgage holders for fee and leasehold interests) located within the limits of the mapped lands hereon.

IN WITNESS WHEREOF, the said Gammon Restaurant, LLC, has caused these presents to be signed by _____, Member, at Madison, Wisconsin, and its company seal to be hereunto affixed on this _____ day of _____, 20_____.

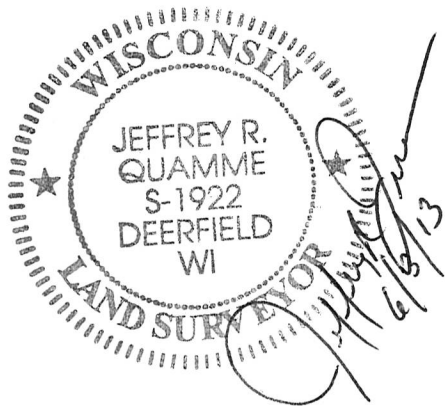
Gammon Restaurant, LLC

by: _____, Member

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20_____, _____, Member of Gammon Restaurant, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Member and acknowledged that he executed the foregoing instrument as such Member as the deed of said company, by its authority.

Notary Public, _____, Wisconsin
My Commission Expires _____



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

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CONSENT OF CORPORATE MORTGAGEE

Associated Bank National Association, 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 Map, and does hereby consent to the above certificates of Gammon Restaurant, LLC, owner.

IN WITNESS WHEREOF, the said Associated Bank National Association has caused these presents to be signed by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

Associated Bank National Association

_____, _____
(title)

STATE OF WISCONSIN) ss
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, _____, _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires _____

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ day of _____, _____, at _____ O’CLOCK

____.M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF DANE COUNTY ON

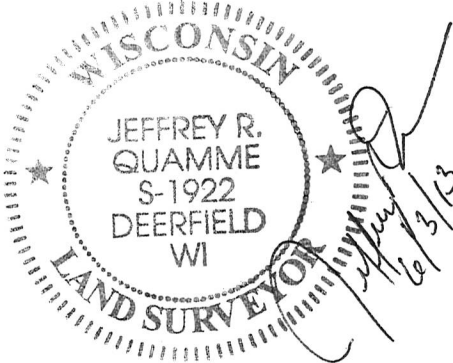
PAGE(s) _____

DOCUMENT NUMBER _____

CERTIFIED SURVEY NUMBER _____

Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN

M:\Park Towne\130124_402 Gammon Place\Engineering\Task 2 CSM\Park Towne 420 Gammon PI CSM Certs 5-23-13.doc



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____