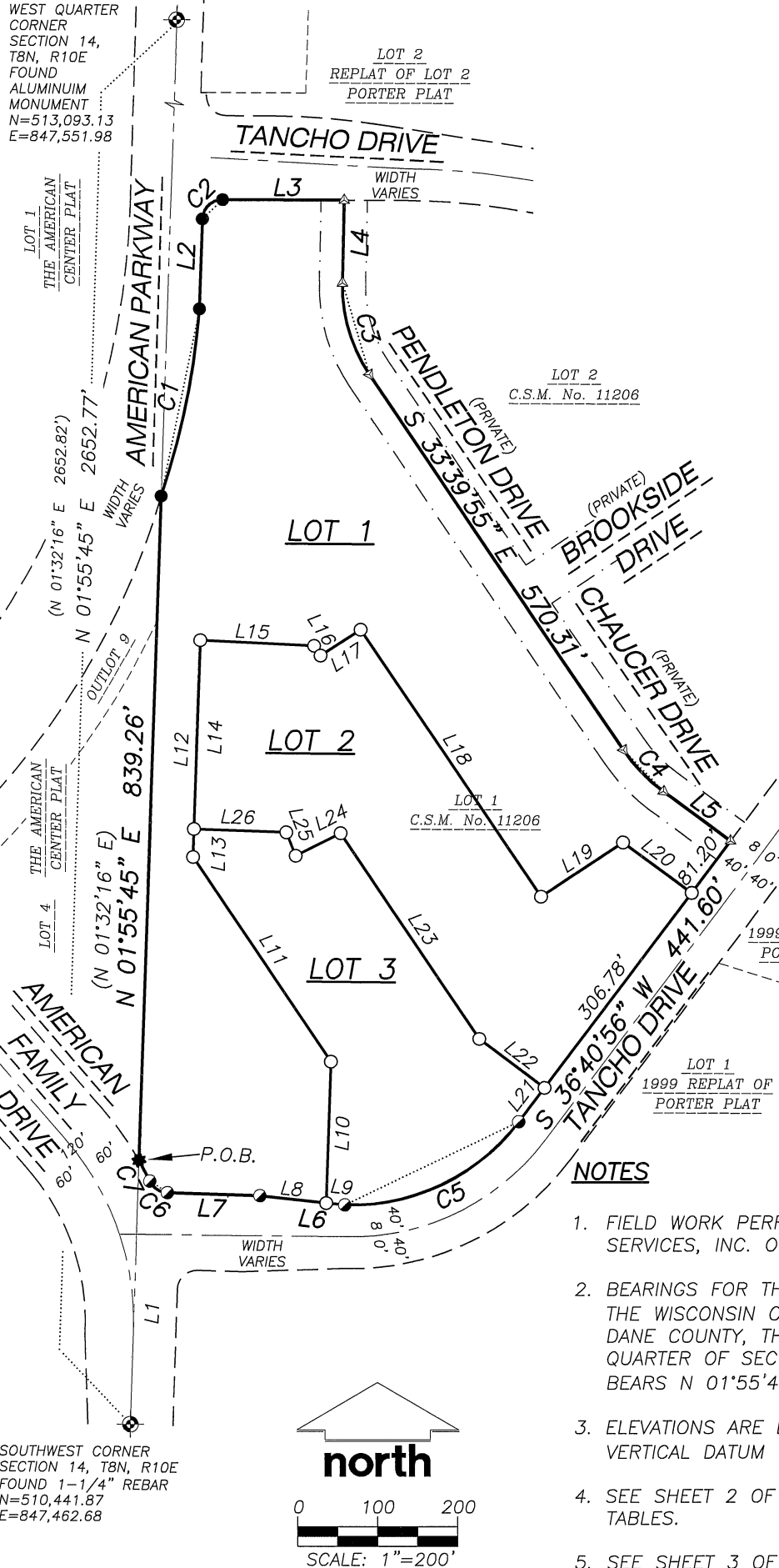


CERTIFIED SURVEY MAP NO. _____

ALL OF LOT ONE OF CERTIFIED SURVEY MAP NO. 11206, RECORDED IN VOLUME 67, PAGES 281-290 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 3977433, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊙ GOVERNMENT CORNER
- ⊛ COTTON SPINDLE FOUND
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ▲ PK/MAG NAIL FOUND
- CSM BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- () RECORDED INFORMATION

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	324,725	7.454
2	143,690	3.299
3	95,780	2.199

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 02, 2012.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T8N, R10E, BEARS N 01°55'45" E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SEE SHEET 2 OF 6 FOR LINE TABLES AND CURVE TABLES.
- SEE SHEET 3 OF 6 FOR EASEMENT AND RESTRICTION NOTES.

PREPARED BY:

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

PREPARED FOR:

FIDUCIARY REAL ESTATE
DEVELOPMENT, INC.
789 NORTH WATER STREET,
SUITE 200
MILWAUKEE, WI 53202

PROJECT NO: 11-4523A

FILE NO: B-232

FIELDBOOK/PG: 251/86

SHEET NO: 1 OF 6

SURVEYED BY: JDS

DRAWN BY: PRK

CHECKED BY: JK

APPROVED BY: DMJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°55'45" E	332.58'
()	N 01°32'16" E	332.77'
L2	N 01°55'45" E	113.83'
()	N 01°32'16" E	
L3	S 89°44'13" E	152.47'
()	N 89°52'18" E	
L4	S 01°18'08" W	104.67'
()	S 00°54'40" W	
L5	S 53°17'11" E	104.21'
()	S 53°40'40" E	
L6	N 83°53'34" W	106.78'
()	N 84°17'02" W	
L7	N 88°05'59" W	115.55'
()	N 88°29'28" W	

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S 83°53'34" E	83.29'
L9	S 83°53'34" E	23.49'
L10	S 01°55'45" W	178.27'
L11	S 33°40'16" E	310.49'
L12	S 01°55'45" W	274.18'
L13	S 01°55'45" W	35.00'
L14	S 01°55'45" W	239.18'
L15	N 87°10'36" W	142.62'
L16	N 33°03'42" W	14.76'
L17	S 56°56'18" W	59.76'
L18	N 33°40'16" W	405.21'
L19	S 56°19'44" W	122.80'
L20	N 53°19'04" W	106.48'
L21	N 36°40'56" E	53.62'
L22	N 52°38'59" W	102.13'
L23	N 33°40'17" W	311.94'
L24	S 63°16'02" W	63.10'
L25	N 21°31'31" W	31.64'
L26	N 88°04'15" W	115.58'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	241.75'	975.00'	14°12'23"	241.13'	N 11°28'40" E	N 18°34'51" E	N 04°22'28" E
()					N 11°05'11.5" E		
C2	38.54'	25.00'	88°20'02"	34.84'	N 46°05'46" E		
()					N 45°42'17" E		
C3	122.06'	200.00'	34°58'04"	120.17'	S 16°10'54" E		
()					S 16°34'22" E		
C4	72.60'	212.00'	19°37'16"	72.25'	S 43°28'33" E		
()					S 43°52'02" E		
C5	250.70'	260.00'	55°14'49"	241.10'	S 64°18'20" W		N 88°04'15" W
()					S 63°54'51.5" W		
C6	27.39'	25.00'	62°46'18"	26.04'	N 56°42'50" W		N 25°19'42" W
()					N 57°06'19" W		
C7	29.66'	410.00'	04°08'40"	29.65'	N 27°24'02" W	N 25°19'42" W	N 29°28'21" W
()					N 27°47'30" W		

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 01°18'08" W	104.15'
E2	S 14°21'02" E	51.73'
E3	N 75°38'58" E	6.47'
E4	N 33°39'55" W	320.14'
E5	S 56°22'43" W	167.74'
E6	S 89°05'52" E	72.01'
E7	S 33°39'55" E	20.00'
E8	S 55°57'33" W	47.46'
E9	N 33°52'57" W	45.06'
E10	N 56°07'03" E	20.00'
E11	S 33°52'57" E	25.01'
E12	N 55°57'33" E	27.54'
E13	N 33°39'55" W	215.93'
E14	N 53°17'11" W	25.09'
E15	S 38°44'44" W	178.98'
E16	S 37°57'14" W	320.11'
E17	S 61°38'15" W	101.16'
E18	N 88°00'13" W	314.18'
E19	N 01°55'45" E	147.88'
E20	S 88°04'15" E	211.38'
E21	N 88°04'15" W	23.43'

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 02, 2012.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T8N, R10E, BEARS N 01°55'45" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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MILWAUKEE, WI 53202

PROJECT NO: 11-4523A

FILE NO: B-232

FIELDBOOK/PG: 251/86

SHEET NO: 2 OF 6

SURVEYED BY: JDS

DRAWN BY: PRK

CHECKED BY: JK

APPROVED BY: DMJ

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C.S.M. NO. _____

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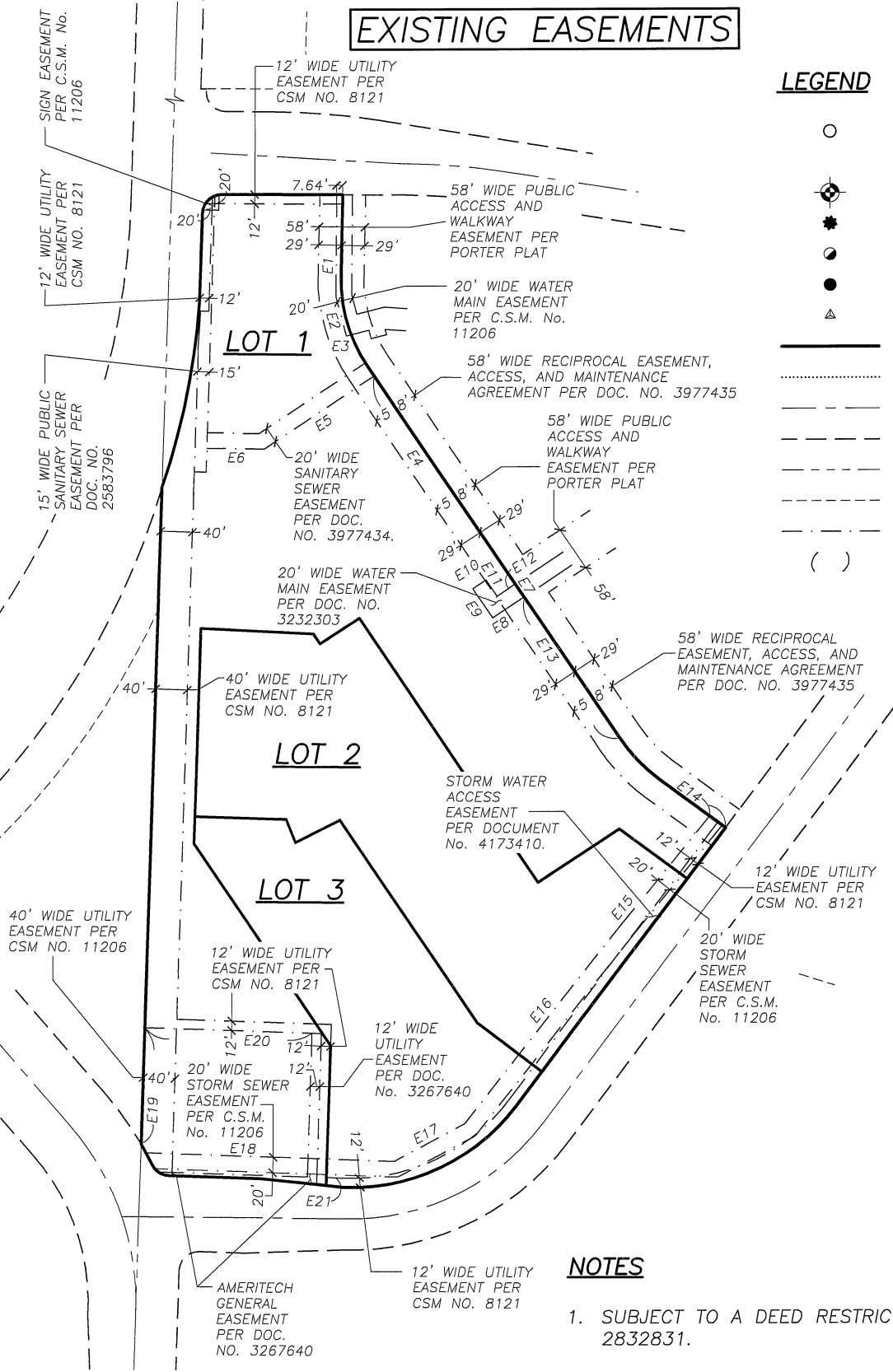
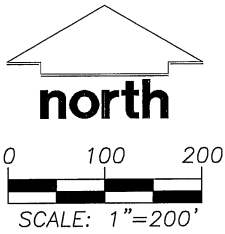
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EXISTING EASEMENTS

LEGEND

- ¾" x 24" REBAR SET (1.50 LBS/LF)
- ⊕ GOVERNMENT CORNER
- ⊛ COTTON SPINDLE FOUND
- 1¼" REBAR FOUND
- ¾" REBAR FOUND
- ▲ PK/MAG NAIL FOUND
- CSM BOUNDARY
- CHORD LINE
- — — CENTERLINE
- — — RIGHT-OF-WAY LINE
- — — SECTION LINE
- — — PLATTED LOT LINE
- — — EASEMENT LINE
- () RECORDED INFORMATION



NOTES

1. SUBJECT TO A DEED RESTRICTION PER DOCUMENT NO. 2832831.
2. SUBJECT TO A NOISE & AVIGATION EASEMENT AND NON-SUIT COVENANT PER DOCUMENT NO. 3018366.
3. SUBJECT TO A STORMWATER MANAGEMENT AND EASEMENT AGREEMENT PER DOCUMENT NO. 3977436.
4. SUBJECT TO A GRANT OF EASEMENT PER DOCUMENT NO. 4383746.

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PROJECT NO: 11-4523A

FILE NO: B-232

FIELDBOOK/PG: 251/86

SHEET NO: 3 OF 6

SURVEYED BY: JDS

DRAWN BY: PRK

CHECKED BY: JK

APPROVED BY: DMJ

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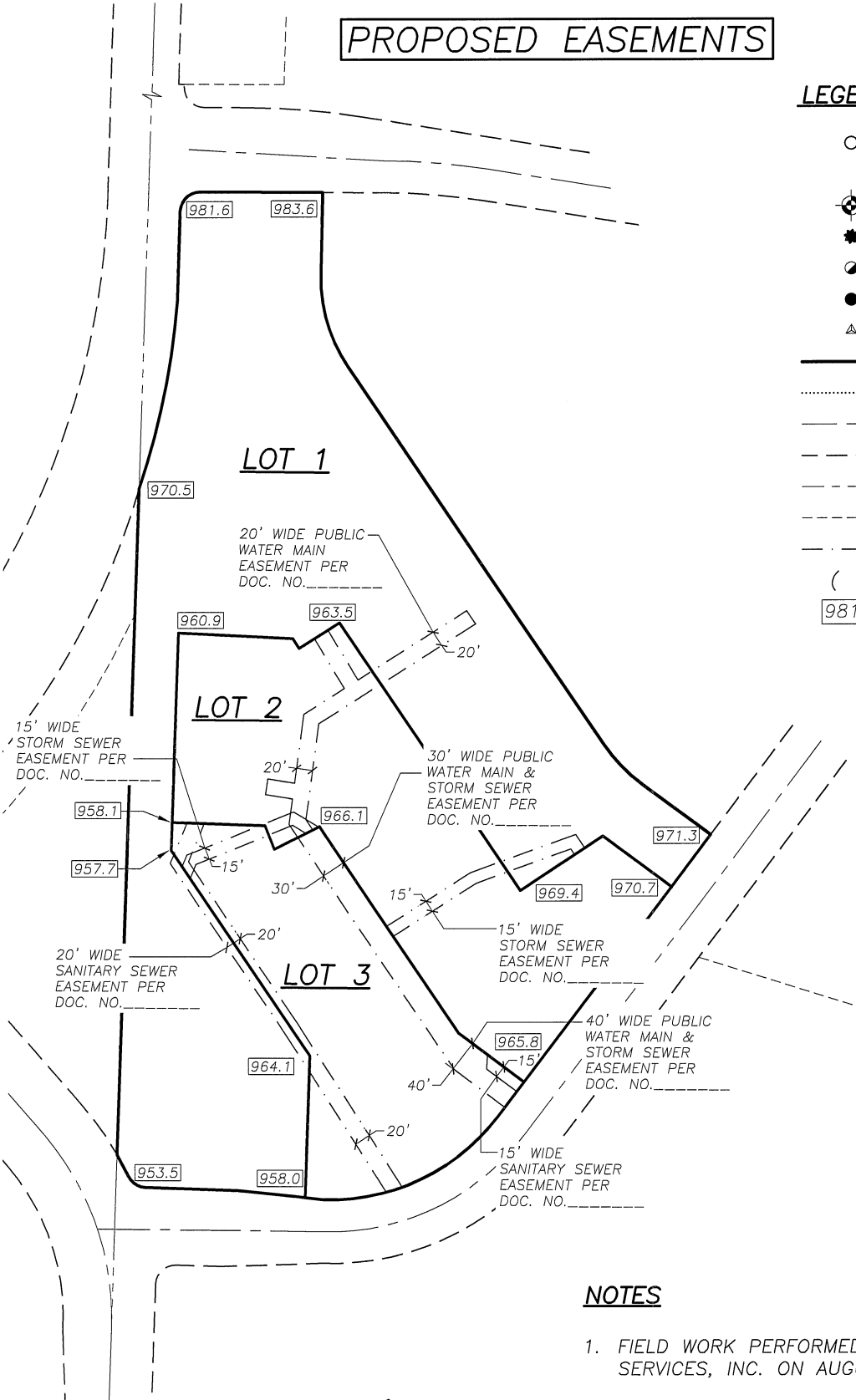
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PROPOSED EASEMENTS

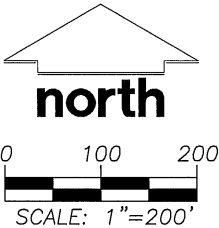
LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊕ GOVERNMENT CORNER
- ⊛ COTTON SPINDLE FOUND
- 1 1/4" REBAR FOUND
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- [981.6] ELEVATION AT LOT CORNER



NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 02, 2012.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T8N, R10E, BEARS N 01°55'45" E.
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PREPARED BY:	PREPARED FOR:	PROJECT NO:	SURVEYED BY:	VOL. _____ PAGE _____
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	FIDUCIARY REAL ESTATE DEVELOPMENT, INC. 789 NORTH WATER STREET, SUITE 200 MILWAUKEE, WI 53202	FILE NO: B-232 FIELDBOOK/PG: 251/86 SHEET NO: 4 OF 6	DRAWN BY: PRK CHECKED BY: JK APPROVED BY: DMJ	DOC. NO. _____ C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

ALL OF LOT ONE OF CERTIFIED SURVEY MAP NO. 11206, RECORDED IN VOLUME 67, PAGES 281–290 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 3977433, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 8 NORTH, RANGE 10, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 01 DEGREE 55 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 332.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 55 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 839.26 FEET TO A CURVE; THENCE NORTHEASTERLY 241.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT AND THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING NORTH 11 DEGREES 28 MINUTES 40 SECONDS EAST, 241.13 FEET; THENCE NORTH 01 DEGREE 55 MINUTES 45 SECONDS EAST, 113.83 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 38.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING NORTH 46 MINUTES 05 MINUTES 46 SECONDS EAST, 34.84 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 89 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 152.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 104.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 122.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND THE NORTHEASTERLY LINE OF SAID LOT 1, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING SOUTH 16 DEGREES 10 MINUTES 54 SECONDS EAST, 120.17 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 33 DEGREES 39 MINUTES 55 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 570.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 72.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND SAID NORTHEASTERLY LINE, HAVING A RADIUS OF 212.00 FEET AND A CHORD BEARING SOUTH 43 DEGREES 28 MINUTES 33 SECONDS EAST, 72.25 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 53 DEGREES 17 MINUTES 11 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 104.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 36 DEGREES 40 MINUTES 56 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 441.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 250.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND THE SOUTHERLY LINE OF SAID LOT 1, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING SOUTH 64 DEGREES 18 MINUTES 20 SECONDS WEST, 241.10 FEET; THENCE NORTH 83 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 106.78 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID SOUTH LINE, 115.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 27.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING NORTH 56 DEGREES 42 MINUTES 50 SECONDS WEST, 26.04 FEET; THENCE NORTHWESTERLY 29.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT AND THE SOUTHWESTERLY LINE OF SAID LOT 1, HAVING A RADIUS OF 410.00 FEET AND A CHORD BEARING NORTH 27 DEGREES 24 MINUTES 02 SECONDS WEST, 29.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 564,195 SQUARE FEET OR 12.952 ACRES.

SURVEYOR’S CERTIFICATE

I, PAUL R. KNUDSON, PROFESSIONAL LAND SURVEYOR S–1556, DO HEREBY CERTIFY THAT BY DIRECTION OF WISCONSIN APARTMENTS II, 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.

PAUL R. KNUDSON, S–1556
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848–5060

PREPARED FOR:

FIDUCIARY REAL ESTATE
DEVELOPMENT, INC.
789 NORTH WATER STREET,
SUITE 200
MILWAUKEE, WI 53202

PROJECT NO: 11–4523A

FILE NO: B–232

FIELDBOOK/PG: 251/86

SHEET NO: 5 OF 6

SURVEYED BY: JDS

DRAWN BY: PRK

CHECKED BY: JK

APPROVED BY: DMJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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ALL OF LOT ONE OF CERTIFIED SURVEY MAP NO. 11206, RECORDED IN VOLUME 67, PAGES 281–290 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 3977433, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER’S CERTIFICATE

WISCONSIN APARTMENTS II, 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 COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID 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, THE SAID WISCONSIN APARTMENTS II, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 20____.

WISCONSIN APARTMENTS II, LLC

BY: _____
*****, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WISCONSIN APARTMENTS II, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

STEVEN R. COVER, DATE _____
SECRETARY, CITY OF MADISON PLAN COMMISSION

CITY OF 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 _____, 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 _____, 2013.

MARIBETH L. WITZEL–BEHL, 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

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848–5060

PREPARED FOR:

FIDUCIARY REAL ESTATE
DEVELOPMENT, INC.
789 NORTH WATER ST.,
SUITE 200
MILWAUKEE, WI 53202

PROJECT NO: 11–4523A

FILE NO: B–232

FB/PG: 251/86

SHEET NO: 6 OF 6

SURVEYED BY: JDS

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APPROVED BY: DMJ

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