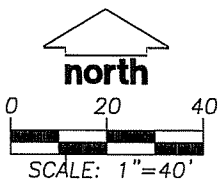
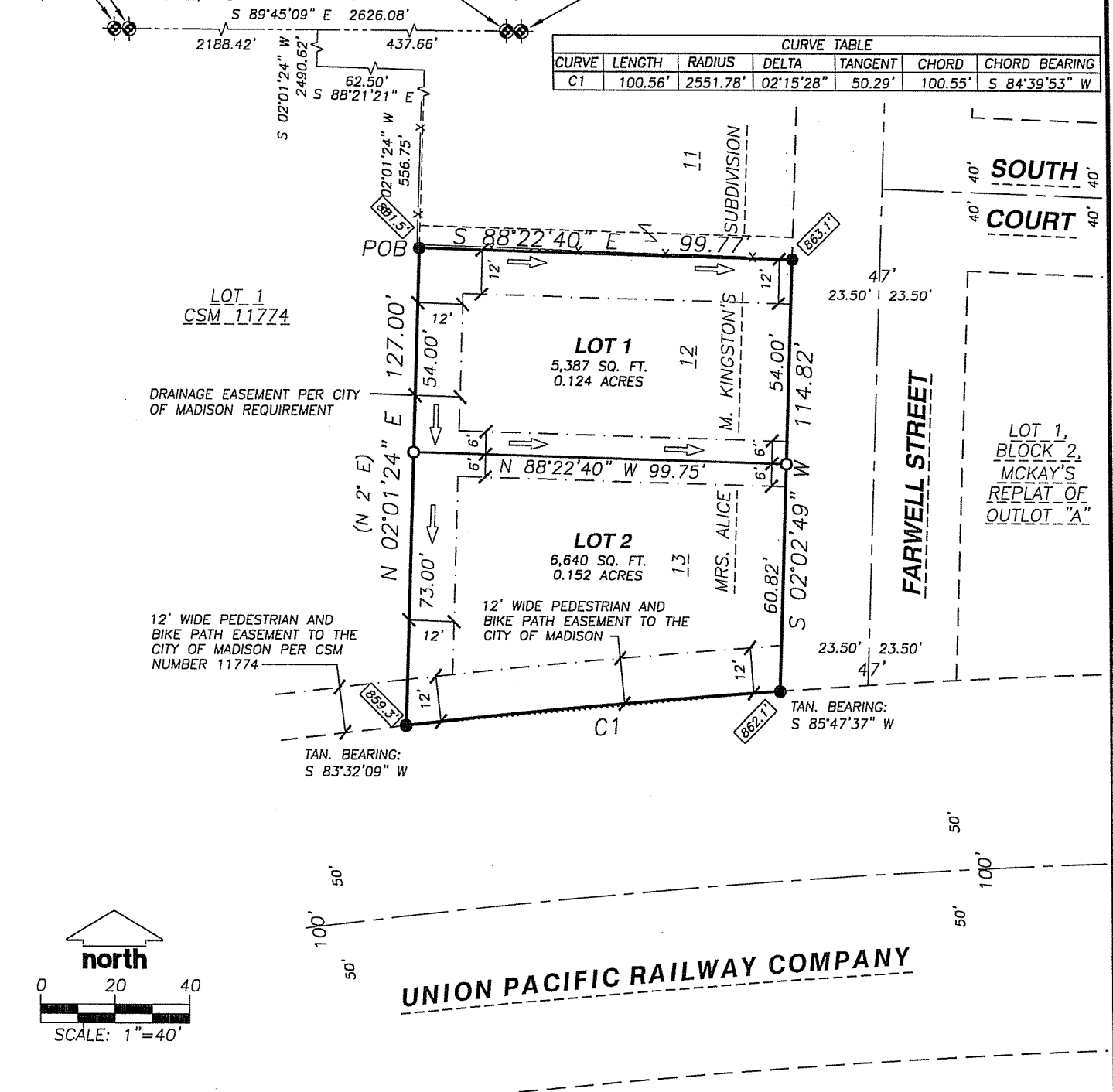


CERTIFIED SURVEY MAP NO. _____

PART OF LOT 12 AND ALL OF LOT 13, MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

SOUTH 1/4 CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.42 E 828,891.17	NORTH 1/4 CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.24 E 828,903.26	SOUTHEAST CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.89 E 831,529.32	NORTHEAST CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.66 E 831,541.40
---	--	---	--

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	100.56'	2551.78'	02°15'28"	50.29'	100.55'	S 84°39'53" W



LEGEND

- SECTION CORNER
- 3/4" REBAR FOUND
- 3/4" X 24" REBAR SET
- PROPERTY LINE
- PLATTED LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- ELEVATION AT LOT CORNER
- PREVIOUSLY RECORDED INFORMATION
- DIRECTION OF DRAINAGE

NOTES

1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, 1991.
2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. BETWEEN MAY AND NOVEMBER, 2004.
3. PER THE CITY OF MADISON:
"ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER."
4. "ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER."

PREPARED BY: JSD • Engineers • Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: 04-1559 C6 FILE NO: B-77 FIELDBOOK/PG: 161/40, 76 SHEET NO: 1 OF 3	SURVEYED BY: SO DRAWN BY: SO CHECKED BY: CAS APPROVED BY: DMJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

J:\2004\041559\dwg\041559-P-CSM-6.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 12 AND ALL OF LOT 13, MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOT 12 AND ALL OF LOT 13, MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 6 SOUTH 89°45'09" EAST, 2188.42 FEET; THENCE SOUTH 02°01'24" WEST, 2490.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILWAUKEE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°21'21" EAST, 62.50 FEET TO THE NORTHWEST CORNER OF LOT 1, MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON; THENCE ALONG THE WEST LINE OF SAID PLAT SOUTH 02°01'24" WEST, 556.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'40" EAST, 99.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF FARWELL STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°02'49" WEST, 114.82 FEET TO THE NORTH LINE OF THE UNION PACIFIC RAILWAY COMPANY RAILROAD CORRIDOR AND A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NORTH LINE 100.56 FEET ALONG THE ARC OF A 2551.78 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 84°39'53" WEST, 100.55 FEET TO THE WEST LINE OF SAID MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON; THENCE ALONG SAID WEST LINE NORTH 02°01'24" EAST, 127.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,027 SQUARE FEET OR 0.276 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR S-2255, DO HEREBY CERTIFY THAT 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.

DAVE M. JENKINS, S-2255
REGISTERED LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

UNION CORNERS, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION 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 UNION CORNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2006.

UNION CORNERS, LLC

BY: _____
LANCE T. McGRATH, MEMBER

BY: _____
TODD R. McGRATH, MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2006, THE ABOVE NAMED LANCE T. McGRATH AND TODD R. McGRATH, MEMBERS OF THE ABOVE NAMED UNION CORNERS, LLC, AND KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

(TYPE OR PRINT NAME)

PREPARED BY:

JSD • Engineers • Surveyors

Jenkins Survey & Design, Inc.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

UNION CORNERS, LLC
103 HAMILTON STREET
MADISON, WI 53703

PROJECT NO: 04-1559 C6

FILE NO: B-77

FIELDBOOK/PG: 161/40, 76

SHEET NO: 2 OF 3

SURVEYED BY: SO

DRAWN BY: SO

CHECKED BY: CAS

APPROVED BY: DMJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

ISSUE DATE: NOVEMBER 13, 2006

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 12 AND LOT 13, MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE'S CERTIFICATE

M&I MARSHALL & ILSLEY 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, CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF DAVE M. JENKINS, REGISTERED LAND SURVEYOR, AND CONSENTS TO THE ABOVE CERTIFICATE OF UNION CORNERS, LLC, OWNER.

IN WITNESS WHEREOF, M&I MARSHALL & ILSLEY BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND _____, AT MADISON, WISCONSIN, THIS _____ DAY OF _____, 2006.

IN THE PRESENCE OF:

M&I MARSHALL & ILSLEY BANK

(SIGNATURE) (SIGNATURE)

(TITLE) (TITLE)

STATE OF WISCONSIN } ss
DANE COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2006, THE ABOVE NAMED REPRESENTATIVES OF M&I MARSHALL & ILSLEY BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS _____ DAY OF _____, 2006.

MARK A. OLINGER DATE
SECRETARY,
CITY OF MADISON PLAN COMMISSION

CERTIFICATE OF CITY TREASURER

BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MADISON, I HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY OF MADISON TREASURER DATE

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE NUMBER _____, ENACTED ON THIS _____ DAY OF _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2006.

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: JSD • Engineers • Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: 04-1559 C6 FILE NO: B-77 FIELDBOOK/PG: 161/40, 76 SHEET NO: 3 OF 3	SURVEYED BY: SO DRAWN BY: SO CHECKED BY: CAS APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
--	---	---	--	---

J:\2004\041559.dwg\041559-P-CSM-6.dwg