



PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

8-18-10 CITY SUBMITTAL

DRAWN: DZ APPR.: DNK

PANERA
CITY STATION
656 W. WASHINGTON AVE.
MADISON, WI

PROJECT # 00-000

SITE PLAN

C1

LEGEND	
SECTION CORNER FOUND	LIGHT POLE
IRON STAKE FOUND	ELECTRICAL OUTLET
REBAR PLACED	UTILITY POLE
CHISELED CROSS	GUY WIRE / DEAD MAN
DRILL HOLE	TRAFFIC SIGNAL
SURVEY NAIL	TRAFFIC CONTROL BOX
WOOD STAKE	ELECTRIC PEDESTAL
RECORDED AS DATA	ELECTRIC METER
(263.56') 263.51'	ELECTRIC MANHOLE
MEASURED DATA	TELEPHONE PEDESTAL
SOIL BORING	TELEPHONE MANHOLE
SANITARY MANHOLE	CABLE PEDESTAL
YARD CLEANOUT	SPRINKLER HEAD
STORM MANHOLE	BOLLARD
STORM INLET	SIGN
STORM CATCH BASIN	MONITORING WELL
STORM CATCH BASIN	HANDICAP RAMP
STORM CLEAN OUT	HANDICAP STALL
APRON ENDWALL	STONE WALL
WATER MANHOLE	FENCE LINE
HYDRANT	EDGE OF TREES
WATER VALVE	PROPERTY LINE
SIAMASE CONNECT	CENTER LINE
POST INDICATOR VALVE	EXISTING BUILDING
GAS METER	EXISTING CONCRETE
GAS VALVE	EXISTING GRAVEL
TRAFFIC SIGNAL	EXISTING ASPHALT
TRAFFIC CONTROL BOX	CAUTION
	CAUTION
	CANOPY/SHADE TREE
	SHRUB
	CONIFEROUS TREE
	WAT - BURIED WATER MAIN
	SAN - SANITARY SEWER
	ST - STORM SEWER
	RD - ROOF DRAIN
	OH - OVERHEAD WIRES
	CATV - BURIED CABLE TV LINE
	E - BURIED ELECTRIC
	T - BURIED TELEPHONE
	FO - FIBER OPTIC
	G - BURIED GAS MAIN
	- CONTOUR
	X 0.2125
	SPOT ELEVATION
	BENCH MARK
	PROPERTY LINE
	UTILITY EASEMENT
	SETBACK LINE
	EDGE OF WATER
	WETLAND BOUNDARY
	100 YEAR FLOOD BOUNDARY

- NOTES:
1. THIS SURVEY IS BASED ON TITLE COMMITMENT NO. NCS-235580-MAD DATED MAY 8, 2006.
 2. THIS PROPERTY IS SUBJECT TO CERTIFIED SURVEY MAPS, PAGES 246-248, AS DOCUMENT 2204345, DANE COUNTY, WI.
 3. INCLUDING THE DRIVEWAY EASEMENT FOR COMMON USE OF LOTS 1 AND 2 AND SIDEWALK EASEMENT, EXCEPTION #10 - EASEMENT HAS BEEN LOCATED.
 3. THIS PROPERTY IS NOT SUBJECT TO EXCEPTIONS #12, SANITARY SEWER EASEMENT AND EXCEPTION #13, EASEMENT.
 4. EXCEPTION #14 IS THE SAME AS PARCEL III - EASEMENT HAS BEEN LOCATED.
 5. EXCEPTION #16 RESERVATIONS - AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE.
 6. EXCEPTION #17, EASEMENT - EASEMENT HAS BEEN LOCATED.
 7. EXCEPTION #18, DRIVEWAY AND SIDEWALK EASEMENT - EASEMENT HAS BEEN LOCATED.
 8. EXCEPTION #19, DRIVEWAY AND ACCESS EASEMENT AGREEMENT - AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE.
 9. EXCEPTION #20 SUBTERRANEAN FOUNDATION FOOTING ENCROACHMENT EASEMENT AND CORNICHE AIR RIGHTS EASEMENT - EASEMENT HAS BEEN LOCATED.
 10. EXCEPTION #21, RIGHT-OF-WAY GRANT - EASEMENT HAS BEEN LOCATED.
 11. EXCEPTION #22, DECLARATION OF EASEMENT - SUPERCEDED BY DOC. #2624944.
 12. EXCEPTION #23 RUD(SIP) AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE.
 13. EXCEPTION #24, DECLARATION OF RESTRICTIONS - AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE.
 14. EXCEPTION #25 AFFECTS PARCEL III BUT IS BLANKET IN NATURE.
 15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AS INDICATED ON FLOOD INSURANCE RATE MAP - CITY OF MADISON, DANE COUNTY, WISCONSIN, PANEL 404 OF 850, COMMUNITY-PANEL No. 550083 0404 F, MAP NUMBER 55025C0404F EFFECTIVE DATE JUNE 17, 2003.
 16. THE SURFACE PARKING CONTAINS 144 REGULAR PARKING STALLS AND 4 HANDICAP STALLS. THE UNDERGROUND PARKING GARAGE CONTAINS 58 STALLS. TOTAL SITE PARKING 211 STALLS.

The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified to or guaranteed. There may be other underground utility installations within the project area that are not shown.

DESCRIPTION:
PARCEL 1: Lot Two (2) of Certified Survey Map No. 6147, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, pages 246, 247 and 248, as Document No. 2204345, in the City of Madison, Dane County, Wisconsin.

PARCEL 2 (Beneficial Easements):

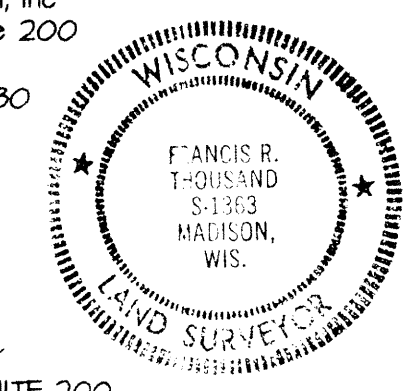
- A. Easements for the benefit of Parcel 1 created by Declaration of Driveway and Sidewalk Easement, recorded on July 5, 1990, in Volume 14410 of Records, page 6, as Document No. 2204348.
- B. Easements for the benefit of Parcel 1 created by Driveway and Access Easement Agreement, recorded on September 6, 1994, in Volume 28364 of Records, page 58, as Document No. 2624941.
- C. Easements for the benefit of Parcel 1 created by Subterranean Foundation Footing Encroachment Easement and Corniche Air Rights Encroachment Easement, recorded on September 25, 1990, in Volume 14731 of Records, page 10, as Document No. 2224868.

PARCEL 3: Leasehold (Lessee's) estate as created by Lease dated June 26, 1990 and between City of Madison, a municipal corporation, as landlord/lessor and City Station Associates Limited Partnership, a Wisconsin limited partnership, as lessee, recorded on July 5, 1990, in Volume 14410 of Records, page 13, as Document No. 2204400, in the following described parcel:

A parcel of land located in that area designated as "DEDICATED TO THE PUBLIC (for future street, highway and parkway purposes)" on the recorded plat of West Madison Depot, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the center of Section 22, Township 7 North, Range 9 East; thence North 03 degrees 19 minutes 45 seconds West, 114.78 feet to the Northwesterly line of West Washington Avenue; thence along said Northwesterly line, South 46 degrees 34 minutes 12 seconds West, 54.80 feet to the point of beginning, a 3/4" diameter iron rebar at the Northeastly corner of Lot 3 of Certified Survey Map No. 4643 recorded as Document No. 1878546; thence continuing along said Northwesterly line South 46 degrees 34 minutes 12 seconds West, 54.80 feet to a 3/4" diameter iron rebar; thence parallel to the North line of said Lot 3, North 61 degrees 30 minutes 42 seconds West, 485.00 feet to a 3/4" diameter iron rebar; thence North 22 degrees 24 minutes 18 seconds East, 50.00 feet to said North line; thence along said North line, South 67 degrees 30 minutes 42 seconds East, 507.43 feet to the point of beginning.

Certificate:
To CITY STATION ASSOCIATES LIMITED PARTNERSHIP, U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND ALEXANDER COMPANY. This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3.4.7(a), 7(b), 7(c), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

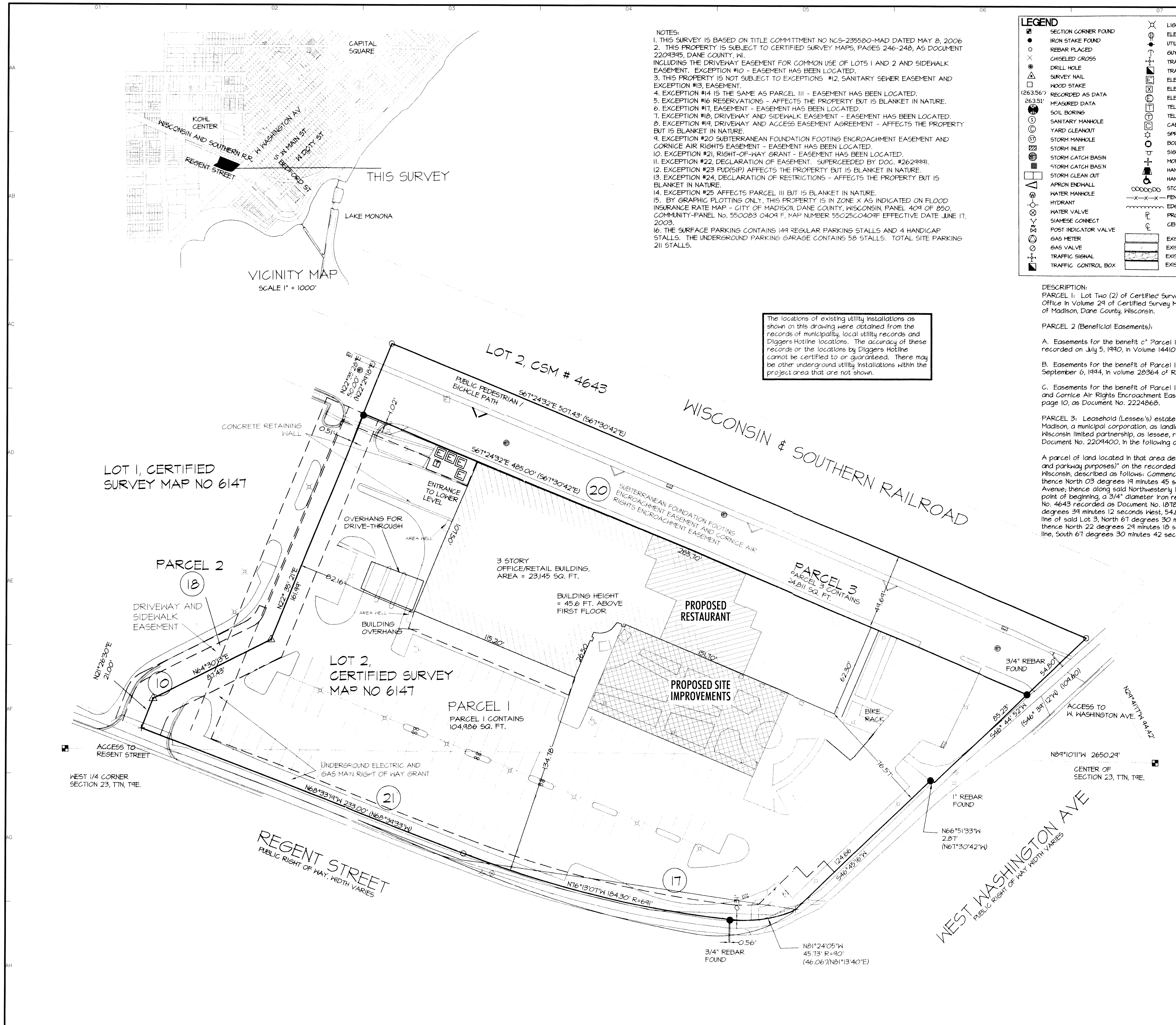
Date: 7/12/06
Madison, Wisconsin
Francis R. Thousand
Land Surveyor S-1363
Arnold & O'Sheridan, Inc.
1111 Deming Way Suite 200
Madison, WI 53711
Phone (608)821-8530
Fax (608)821-8501



SURVEYED FOR:
ALEXANDER COMPANY
145 BADGER ROAD, SUITE 200
MADISON, WI, 53713

SCALE 1" = 30'

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 23, T1N, R9E - NAD83(91) RECORDED AS N041011W



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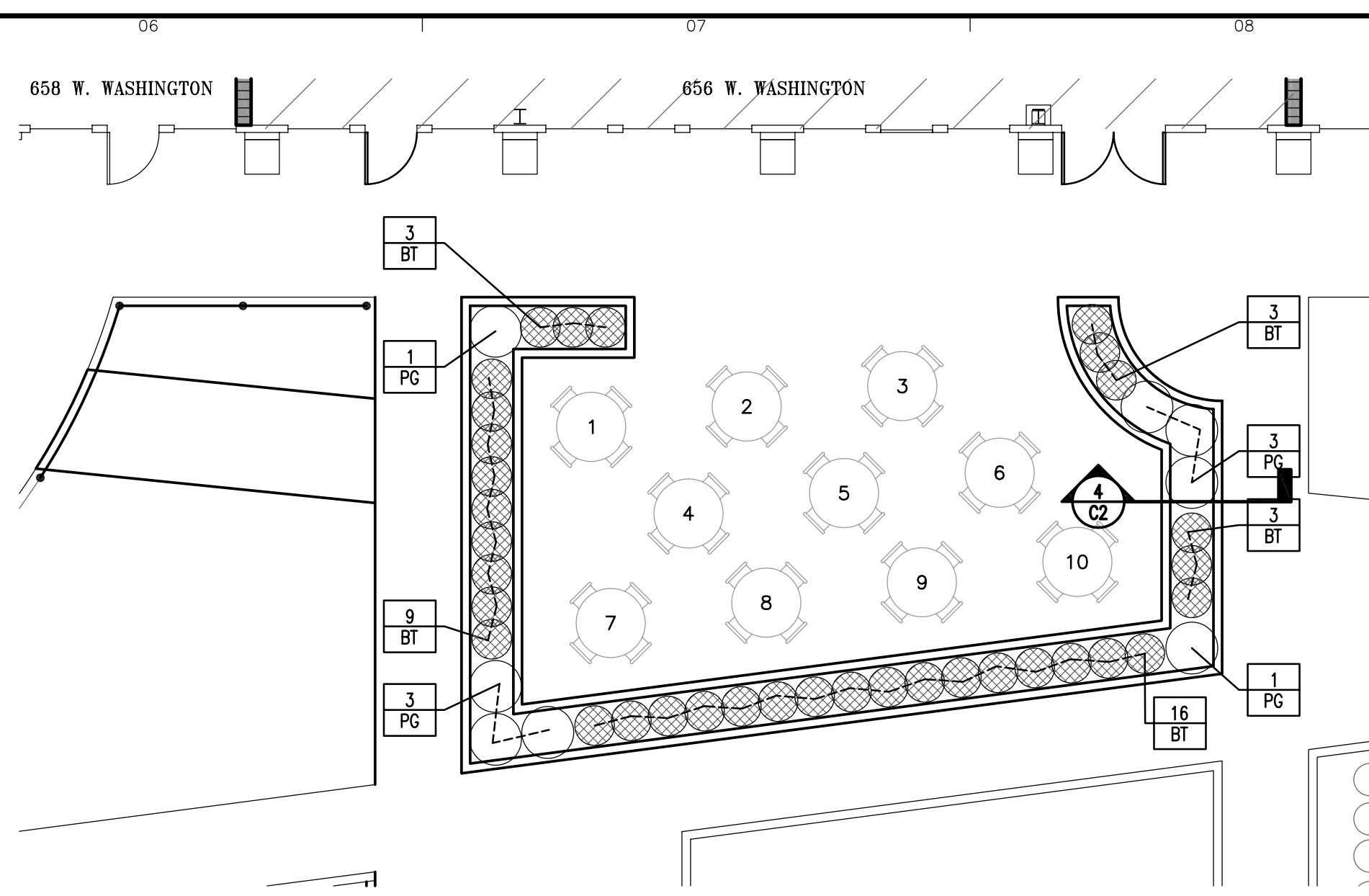
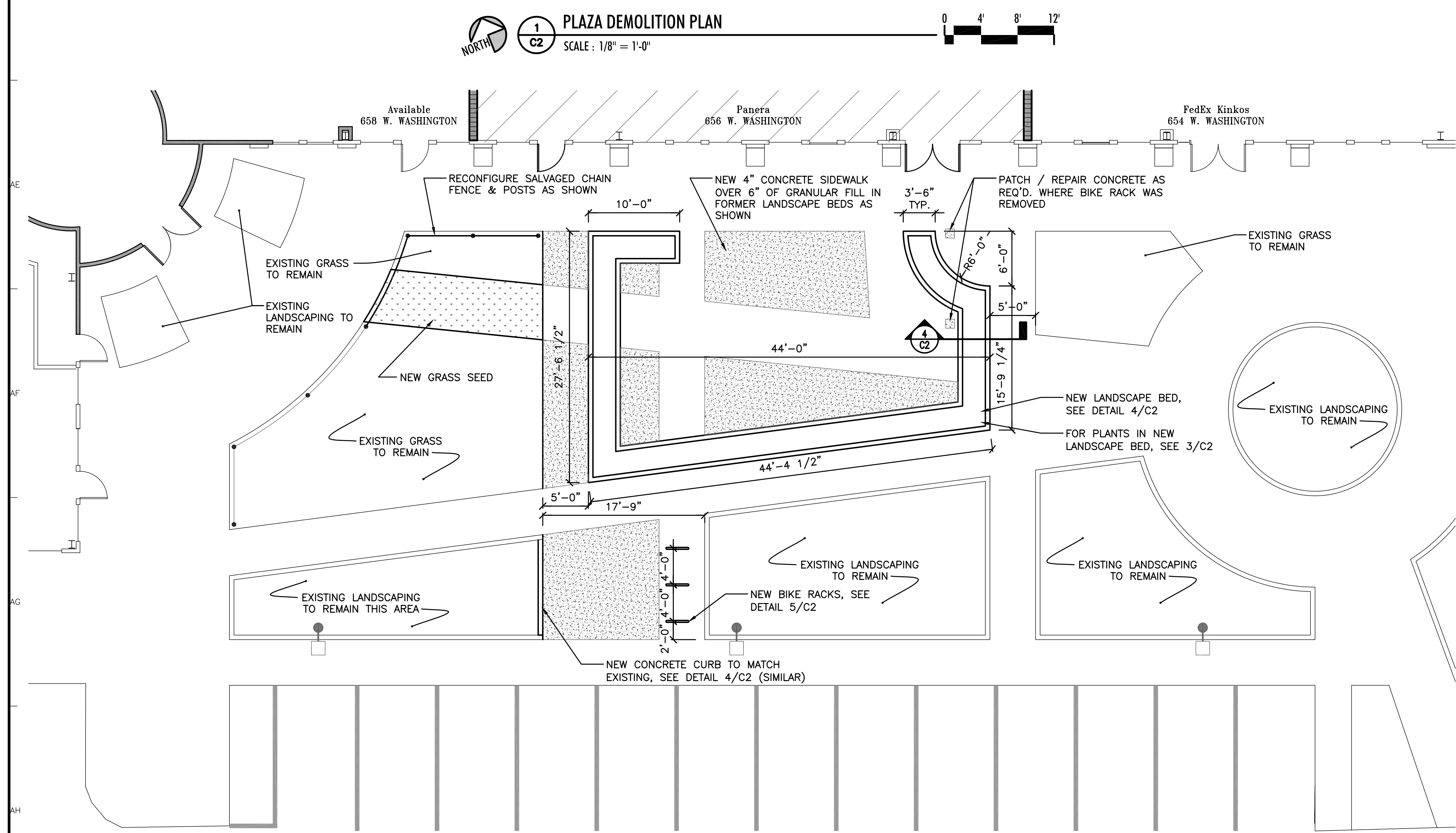
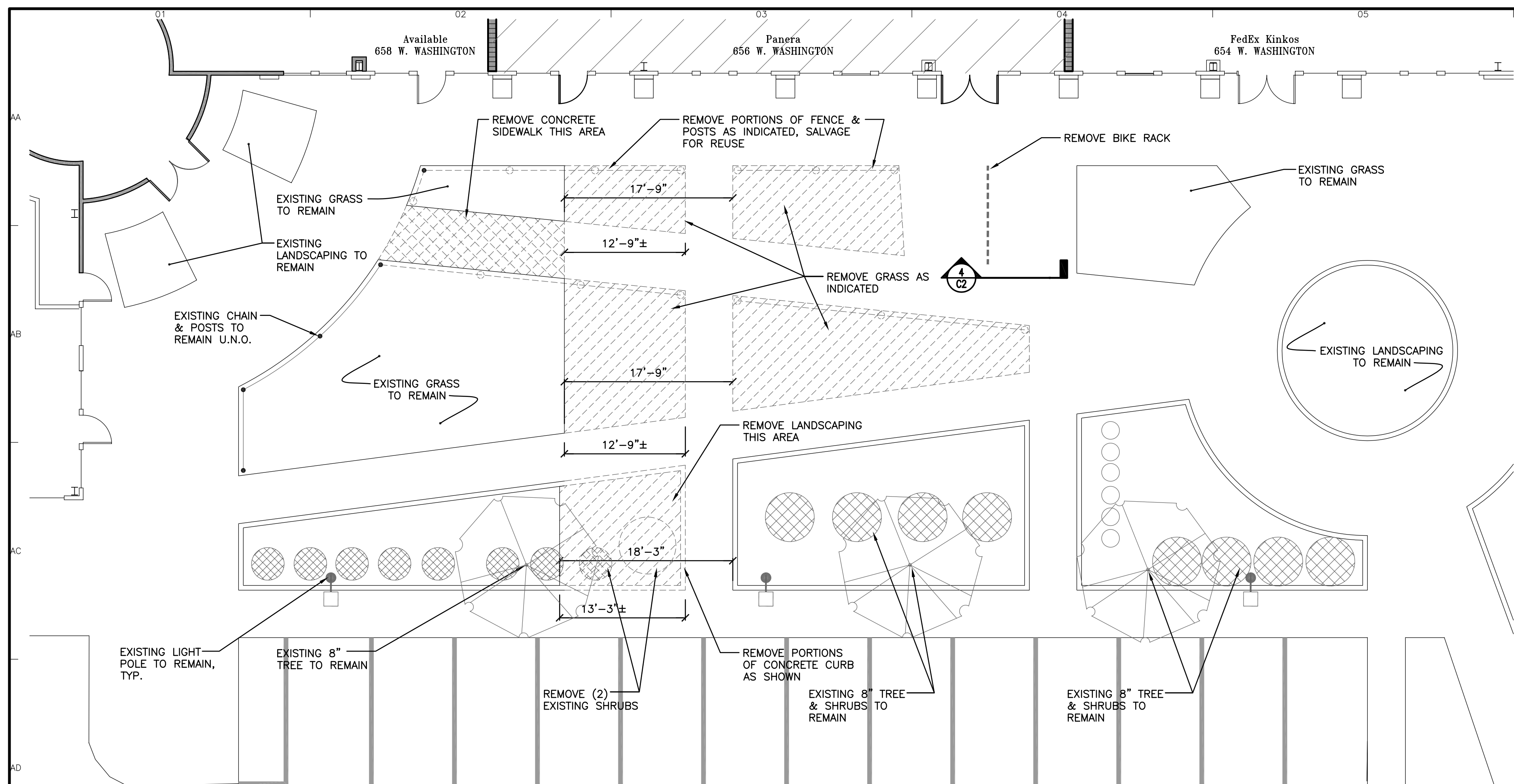
DRAWN: DZ APPR.: DNK

PANERA CITY STATION
656 W. WASHINGTON AVE.
MADISON, WI

PROJECT # 00-000

PLAZA SITE PLAN

C2



Symbol	Scientific Name	Common Name	Size	Root	Quantity	Notes
SHRUBS						
PG	Miscanthus Sinensis 'Strictus'	Porcupine Grass	2 gal	Cont.	8	30" o.c.
BT	Berberis Thun Var Atrop 'Ballone'	Ruby Carousel Barberry	#2	Cont.	34	30" o.c.

