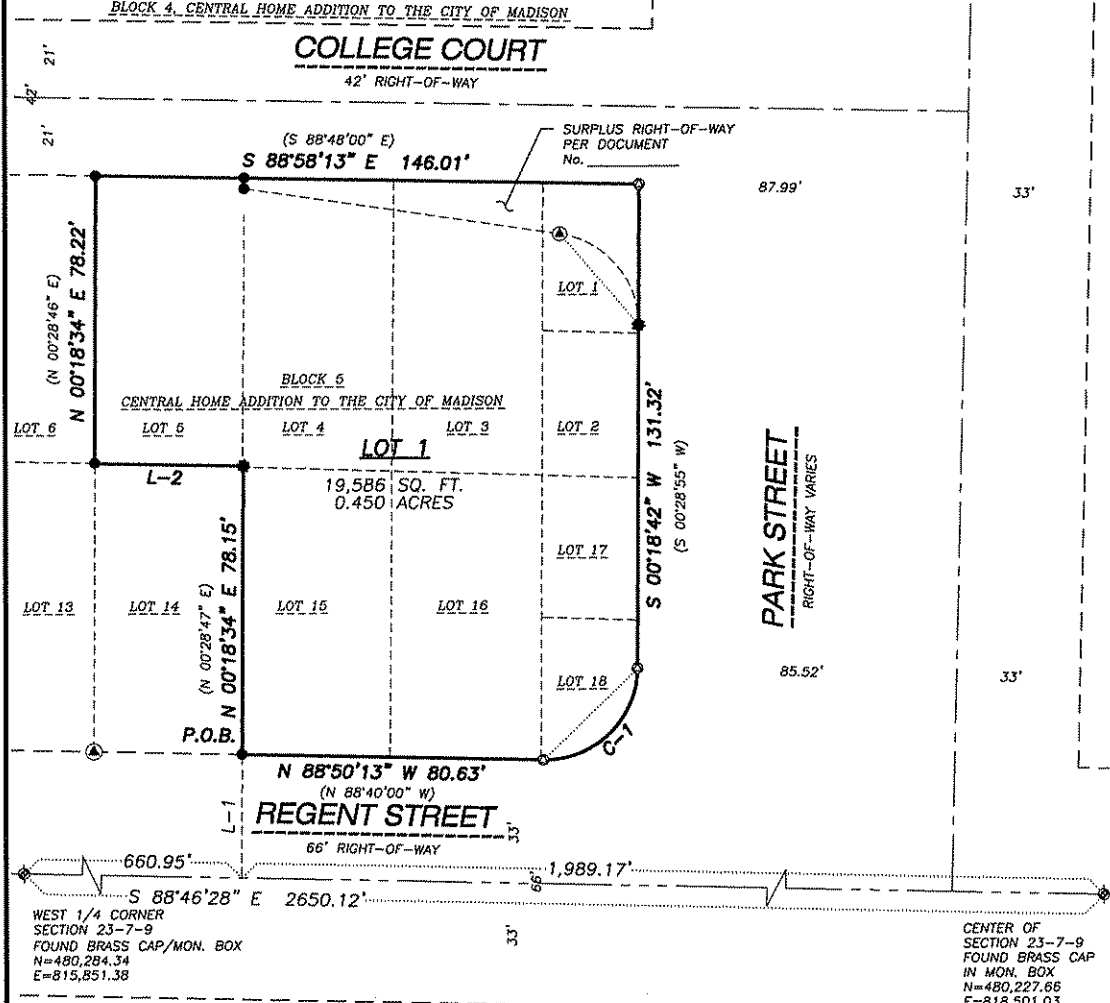


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5,  
CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BLOCK 4, CENTRAL HOME ADDITION TO THE CITY OF MADISON



**LEGEND**

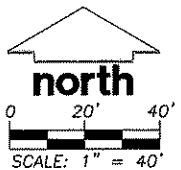
- ◆ GOVERNMENT CORNER
- 3/4" REBAR FOUND
- ★ BRASS SURVEY MARK FOUND
- ⊙ SURVEY MARK MAG NAIL FOUND
- ⊙ SURVEY MARK MAG NAIL SET
- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- EASEMENT LINE
- - - PLATTED LOT LINE
- /// BUILDING

**NOTES**

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF OCTOBER 22, 2007 AND APRIL 4, 2009.
3. SEE SHEET 2 OF 5 FOR EASEMENT DETAILS.
4. ALL BUILDINGS WILL BE REMOVED.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L-1        | N 00°18'34" E | 33.39'   |
| L-2        | N 88°52'12" W | 40.00'   |
| RECORD     | N 88°41'59" W | —        |

| CURVE TABLE |        |        |           |         |        |               |
|-------------|--------|--------|-----------|---------|--------|---------------|
| CURVE       | LENGTH | RADIUS | DELTA     | TANGENT | CHORD  | CHORD BEARING |
| C-1         | 39.64' | 25.00' | 90°50'00" | 25.37'  | 35.62' | S 45°44'45" W |
| RECORD      | —      | —      | 90°51'05" | —       | —      | S 45°54'28" W |

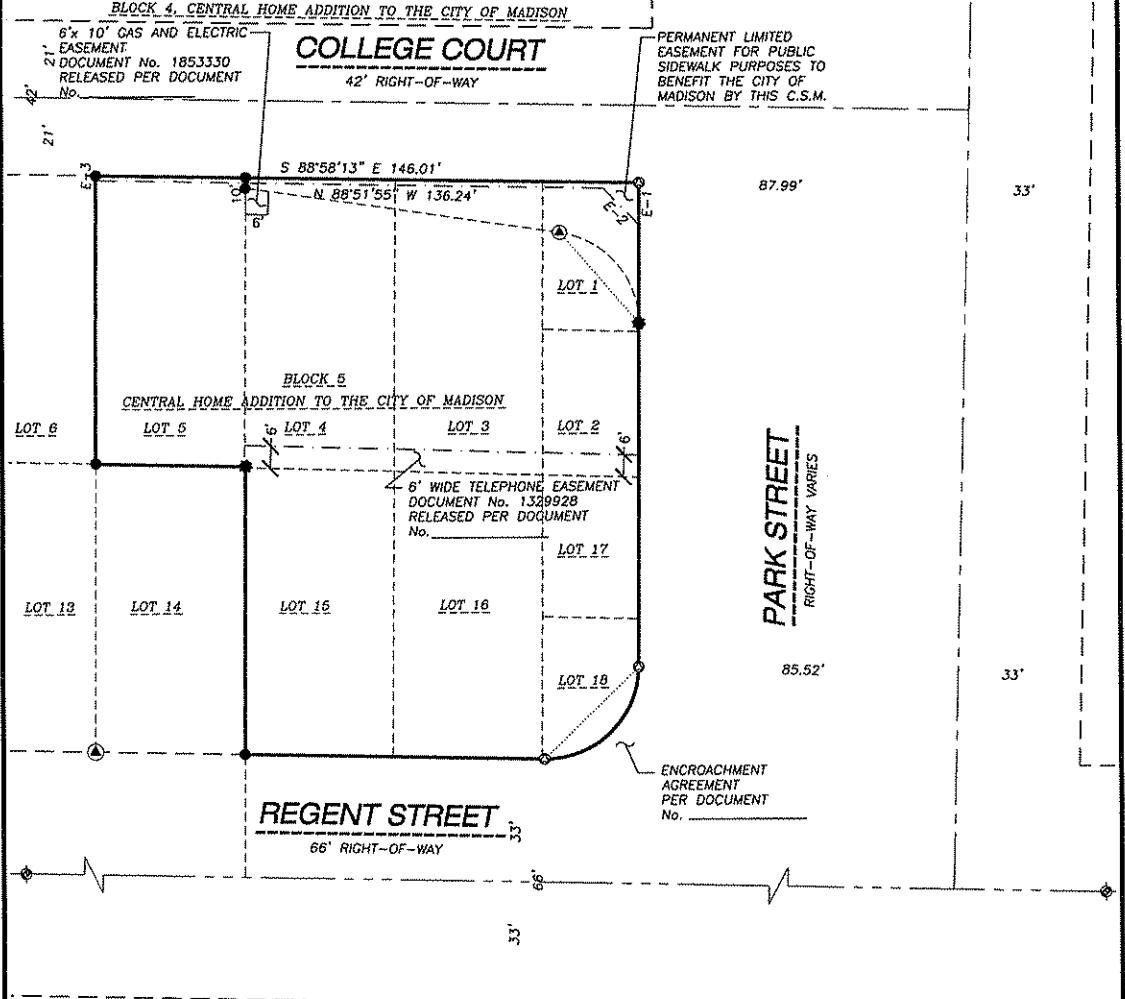


|  |   |   |  |
|--|---|---|--|
| PREPARED BY:<br><b>JSD</b> Professional Services, Inc.<br><i>Engineers • Surveyors • Planners</i><br>161 HORIZON DRIVE, SUITE 101<br>VERONA, WISCONSIN 53593<br>PHONE: (608)848-5060 | PREPARED FOR:<br>DEGEN AND ASSOCIATES, LLC<br>PO BOX 5567<br>MADISON, WI 53705-0567 | PROJECT NO: 07-2880<br>FILE NO: B-158<br>FIELDBOOK/PG: 211/7B<br>SHEET NO: 1 OF 5 | SURVEYED BY: B/JG<br>DRAWN BY: JK<br>CHECKED BY: DRS<br>APPROVED BY: HPJ |
| VOL. _____ PAGE _____  |   | DOC. NO. _____  |  |
|  |   | C.S.M. NO. _____  |  |

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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5,  
CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



### LEGEND

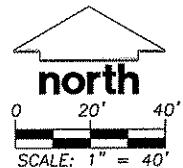
- ◆ GOVERNMENT CORNER
- 3/4" REBAR FOUND
- ⊛ BRASS SURVEY MARK FOUND
- ⊙ SURVEY MARK MAG NAIL FOUND
- ⊖ SURVEY MARK MAG NAIL SET
- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- · - · - CENTERLINE
- · · · · CHORD LINE
- · - · - SECTION LINE
- - - - - EASEMENT LINE
- - - - - PLATTED LOT LINE
- ▨ BUILDING

### NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF OCTOBER 22, 2007 AND APRIL 4, 2009.
3. SEE SHEET 2 OF 5 FOR EASEMENT DETAILS.
4. ALL BUILDINGS WILL BE REMOVED.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

| EASEMENT LINE TABLE |               |          |
|---------------------|---------------|----------|
| LINE                | BEARING       | DISTANCE |
| E-1                 | S 00°18'42" W | 11.53'   |
| E-2                 | N 43°53'24" W | 14.01'   |
| E-3                 | N 00°18'34" E | 1.36'    |

## EASEMENTS



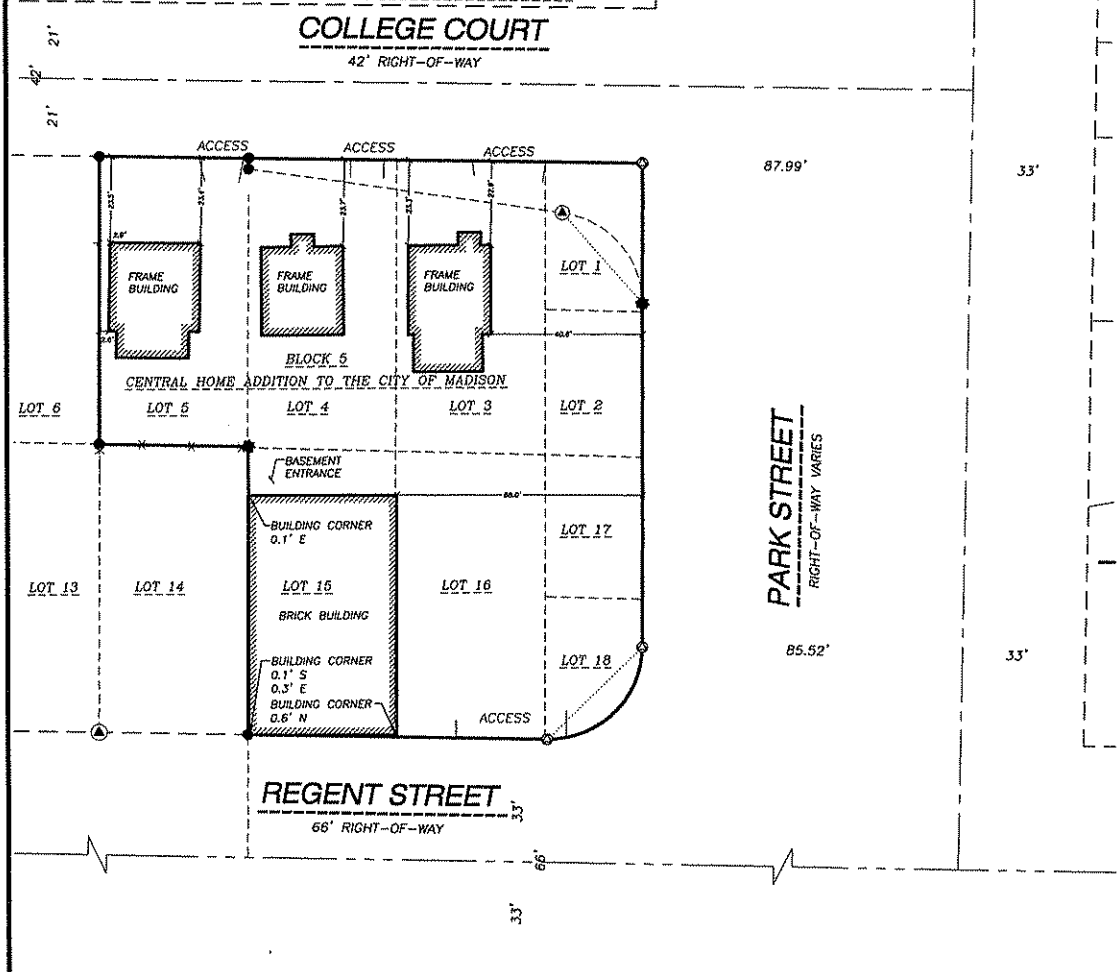
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|   |   |   |   |
|---|---|---|---|
| PREPARED BY:<br><b>JSD Professional Services, Inc.</b><br>Engineers • Surveyors • Planners<br>161 HORIZON DRIVE, SUITE 101<br>VERONA, WISCONSIN 53593<br>PHONE: (608)448-5060 | PREPARED FOR:<br>DEGEN AND ASSOCIATES, LLC<br>PO BOX 5567<br>MADISON, WI 53705-0567 | PROJECT NO.: 07-2890<br>FILE NO.: B-15B<br>FIELDBOOK/PG.: 211/78<br>SHEET NO.: 2 OF 5 | SURVEYED BY: BJK<br>DRAWN BY: JK<br>CHECKED BY: DRS<br>APPROVED BY: HPJ |
| VOL. _____ PAGE _____   |   | DOC. NO. _____  |   |
|   |   | C.S.M. NO. _____  |   |

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5,  
CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BLOCK 4, CENTRAL HOME ADDITION TO THE CITY OF MADISON



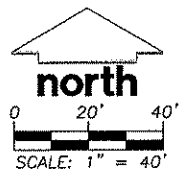
**LEGEND**

- ◆ GOVERNMENT CORNER
- 3/4" REBAR FOUND
- BRASS SURVEY MARK FOUND
- ⊙ SURVEY MARK MAG NAIL FOUND
- ⊙ SURVEY MARK MAG NAIL SET
- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- ..... CHORD LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - PLATTED LOT LINE
- ▨ BUILDING

**NOTES**

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF OCTOBER 22, 2007 AND APRIL 4, 2009.
3. SEE SHEET 2 OF 5 FOR EASEMENT DETAILS.
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## EXISTING BUILDINGS



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|   |   |   |   |
|---|---|---|---|
| PREPARED BY:<br><b>JSD</b> Professional Services, Inc.<br>Engineers • Surveyors • Planners<br>161 HORIZON DRIVE, SUITE 101<br>VERONA, WISCONSIN 53593<br>PHONE: (608)948-5060 | PREPARED FOR:<br>DEGEN AND ASSOCIATES, LLC<br>PO BOX 5567<br>MADISON, WI 53705-0567 | PROJECT NO: 07-2890<br>FILE NO: B-15B<br>FIELDBOOK/PG: 211/78<br>SHEET NO: 3 OF 5 | SURVEYED BY: BJC<br>DRAWN BY: JK<br>CHECKED BY: DRS<br>APPROVED BY: HPJ |
| VOL. _____ PAGE _____   |   | DOC. NO. _____  |   |
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5, CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5, CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 88°46'28" EAST ALONG THE EAST-WEST CENTERLINE OF SECTION 23, AFORESAID, 660.95 FEET; THENCE NORTH 00°18'34" EAST, 33.39 FEET TO THE SOUTHWEST CORNER OF LOT 15, AFORESAID, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°18'34" EAST ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 78.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°52'12" WEST ALONG THE SOUTH LINE OF LOT 5 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°18'34" EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 78.22 FEET TO THE NORTHWEST CORNER OF LOT 5; THENCE SOUTH 88°58'13" EAST ALONG THE NORTH LINE OF SAID BLOCK 5, 146.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF PARK STREET; THENCE SOUTH 00°18'42" WEST ALONG SAID WEST LINE, 131.32 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.64 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARING SOUTH 45°44'45" WEST, 35.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF REGENT STREET; THENCE NORTH 88°50'13" WEST ALONG THE SAID RIGHT-OF-WAY LINE, 80.63 FEET TO THE SOUTHWEST CORNER OF LOT 15, AFORESAID, BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19,586 SQUARE FEET OR 0.450 ACRES.

## SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF PARK AND REGENT DEVELOPMENT, 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.

\_\_\_\_\_  
HANS P. JUSTESON, S-2363  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

## CORPORATE OWNER'S CERTIFICATE

PARK AND REGENT DEVELOPMENT, 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 AND MAPPED 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 PARK AND REGENT DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_\_.

PARK AND REGENT DEVELOPMENT, LLC

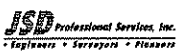
BY: \_\_\_\_\_  
THOMAS G. DEGEN, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_\_  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PARK AND REGENT DEVELOPMENT, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

|  |   |   |   |
|--|---|---|---|
| PREPARED BY:<br><br>161 HORIZON DRIVE, SUITE 101<br>VERONA, WISCONSIN 53593<br>PHONE: (608)848-5060 | PREPARED FOR:<br>DEGEN AND ASSOCIATES, LLC<br>PO BOX 5567<br>MADISON, WI 53705-0567 | PROJECT NO: 07-2890<br>FILE NO: B-158<br>FIELDBOOK/PG: 211/7B<br>SHEET NO: 4 OF 5 | SURVEYED BY: BJK<br>DRAWN BY: JK<br>CHECKED BY: DRS<br>APPROVED BY: HPJ |
|  |   | VOL. _____ PAGE _____<br>DOC. NO. _____<br>C.S.M. NO. _____                       |   |

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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1 THROUGH 4, LOT 5, LOTS 15 AND 16 AND PARTS OF LOTS 17 AND 18, ALL IN BLOCK 5,  
CENTRAL HOMES ADDITION TO THE CITY OF MADISON, BEING A PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 23, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## 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 \_\_\_\_\_,  
2009, 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
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** Professional Services, Inc.  
Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-8060

PREPARED FOR:

DEGEN AND ASSOCIATES, LLC  
PO BOX 5567  
MADISON, WI 53705-0567

PROJECT NO: 07-2890

FILE NO: B-158

FIELDBOOK/PG: 211/7B

SHEET NO: 5 OF 5

SURVEYED BY: BJG

DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_