

GENERAL SURVEY NOTES:

- 1) Legal Description as provided from Title Commitment NCS-974353-MAD:
- Parcel I:
The Southwest 1/2 of Lot Sixteen (16), Block Two Hundred Twelve (212), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin.
- Parcel II:
Joint Driveway Right of Way Agreement dated January 11, 1985 and recorded January 14, 1985, in Volume 6435 of Records, Page 17, as Document No. 1865308.
- Parcel III:
Lot Seventeen (17), Block Two Hundred Twelve (212), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.
- 2) This survey is based upon field work performed on August 29-30, 2019. Any changes in site conditions after August 30 are not reflected by this survey.
- 3) The legal description referenced in the title commitment is the same property depicted on this survey.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 5) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

Surveyor has been provided a copy of Title Commitment No. NCS-974353-MAD dated August 09, 2019 at 8:00 a.m. from First American Title Insurance Company. The Title Commitment references the following from Schedule B, Part II Exceptions:

EXCEPTION 12: Joint Driveway Right of Way recorded January 14, 1985, in Volume 6435 of Records, Page 17, as Document No. 1865308. (As shown on survey.)

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB

HATCHING LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING BRICK PAVERS
- EXISTING GRAVEL

TOPOGRAPHIC LINE WORK LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SURVEY LEGEND

- FOUND CHISELED "X"
- FOUND 1" # IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND RAILROAD SPIKE
- FOUND 3/4" # IRON ROD
- SET CHISELED "X"
- INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

ALTA/NSPS CERTIFICATION:

To: John S. Pinto, Breese Terrace Group, LLC and First American Title Insurance Company,

This is to certify to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, 19, and 20 of Table A, hereof. The field work was completed on August 30, 2019.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this _____ day of _____, 2019.

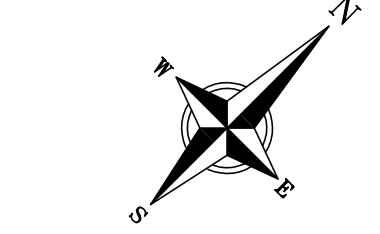
Michael J. Ziehr, P.L.S. S-2401

NOTES PERTAINING TO TABLE A REQUIREMENTS:

- ITEM 1: MONUMENTS
As shown on the survey.
- ITEM 2: THE ADDRESS OF THE PARCEL SURVEYED IS:
1318 & 1328 Williamson Street, Madison, WI (Tax ID No's: 0710-072-2522-2 & 0701-072-2523-0)
- ITEM 3: FLOOD ZONE CLASSIFICATION:
According to the FIRM (Flood Insurance Rate Map) Community Panel Number 55025C04286 dated January 02, 2009, this parcel is located within Zone "X" (Areas of minimal flood hazard).
- ITEM 4: GROSS LAND AREA:
13,099 square feet, (0.301 acres), more or less.
- ITEM 5: CONTOURS:
Contour information has been shown hereon. Elevations are based on NAVD83 datum (2011 Geoid).
- ITEMS 7(a) & 7(b)(1): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AND SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL:
This information has been noted within the building(s) as depicted hereon.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED:
This information has been shown hereon.
- ITEM 9: NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES:
No marked surface parking stalls exist on the parcel surveyed.
- ITEM 11: LOCATION OF UTILITIES:
Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 2019.3302155, 2019.3302158 & 2019.3302164. Location of any buried private utilities is not within the scope of this survey.
- With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS:
Names of adjoining owners have been noted hereon and are based upon information obtained from the Access Dane website on August 31, 2019.
- ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS:
During the course of field survey work being conducted, there was no substantial, visible, observed evidence of recent earth moving work, building construction or building additions of which the surveyor is aware.
- ITEM 19: PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES:
No offsite easements of which the surveyor is aware exist on the parcel surveyed.



VICINITY MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON STREET MEASURED AS BEARING S46°07'28"W

0 10 20 40
SCALE: ONE INCH = TWENTY FEET

SURVEYED FOR:
John S. Pinto
609 N. Westfield Road
Madison, WI 53717

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

vierbicher
planners | engineers | advisors
Phone: (800) 261-8898

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT SIXTEEN (16) AND ALL OF LOT SEVENTEEN (17),
BLOCK TWO HUNDRED TWELVE (212), ORIGINAL PLAT OF
MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=20' (22x34)

DATE
09/03/2019

DRAFTER
MZIE

CHECKED
MMAR

PROJECT NO.
190174

SHEET
1 OF 1

DWG. NO.
S-804