

LAKE
MENDOTA

CONCRETE SEAWALL-ORDINARY
HIGHWAY MARK (LINE) AS PER
CITY BOOK LINE 45 PER
MCO CHAPTER 14.1.8

Site Plan

LOCATION:
PART OF LOT 2 AND LOT 3, BLOCK 165, ORIGINAL PLAT (AKA FARWELL'S REPLAT),
AND PART OF LOT 1, WILLOW PARK, IN SECTION 13, T7N, R9E, CITY OF MADISON,
DANE COUNTY, WISCONSIN

LEGEND

- 3/4" SOLID IRON ROD FOUND
- + FOUND CHISELED 'X'
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.



GRID NORTH
BEARINGS ARE BASED ON
C.S.M. 12901

- NOTES: 1. OFFSET DISTANCES AND BUILDING FOOTPRINTS SHOWN AT
GROUND LEVEL AND TO THE OUTSIDE FINISHED EDGE OF BLDG.
2. THIS MAP IS NOT A FORMAL BOUNDARY SURVEY, BUT IS BASED
DEEDS, MAPS, PLATS AND SURVEY MONUMENTS OF RECORD.

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No.
2525, of Isthmus Surveying LLC, hereby certify that, to
the best of my knowledge and belief, this site plan is a
correct representation of the existing conditions on said
site.

Paul A. Spetz S. 2525

Date: _____

SURVEYED FOR:
MICHAEL THEISEN
1020 SHERMAN AVENUE
MADISON, WI 53703

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
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FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT A

File No.: 118070073

Policy No.: 5011400-2178066e

Parcel A:

Part of Lot 1, Willow Park Subdivision, in the City of Madison, Dane County, Wisconsin, and parts of Lots 2 and 3, Block 165, Original Plat, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at an iron stake on West side of Sherman Avenue, City of Madison, at point South 14° 47' West 25.9 feet from East corner of Lot 3, Block 165; thence North 64° 24' West 85.2 feet to an iron stake; thence North 55° 15' West 84.6 feet to stake on old shore line; thence North 48° 44' West 70.5 feet to dock line of Lake Mendota; thence Northeasterly along dock line 33.8 feet to point on a line at right angles to and about 70 feet from the old shore line; thence Easterly at right angles to old shore line 70 feet to point on old shore line 5 feet Southerly from a prolongation of the line between Lots 1 and 2, Willow Park Subdivision; thence Southeasterly to point on line between Lot 1 Willow Park Subdivision and Lot 3, Block 165, City of Madison, a distance of 47.8 feet from the intersection of said line and Sherman Avenue measured along the said line; thence at right angles to Sherman Avenue to point on Sherman Avenue 50 feet Northeasterly of point of beginning; thence Southwesterly along the West line of Sherman Avenue 50 feet to point of beginning. Excepting and reserving there from a parcel of land 5 feet in width fronting on Sherman Avenue and on the Southwesterly side of the herein above described premises and extending back a distance of 85.2 feet from Sherman Avenue and being a portion of the Southwesterly 5 feet of said herein before described premises, more particularly described as follows, and this day deeded by the parties of the first part to Katharine S. Blake, i.e.; commencing at an iron stake on the West side of Sherman Avenue, City of Madison, Wisconsin, South 14° 47' West 25.9 feet from the East corner of Lot 3, Block 165; thence North 64° 24' West 85.2 feet to an iron stake; thence Northeasterly and parallel to Sherman Avenue 5 feet; thence Southeasterly and parallel to first line above set forth to a point on West side of Sherman Avenue 5 feet Northeasterly from point of beginning; thence Southwesterly along the West side of Sherman Avenue 5 feet to point of beginning.

Parcel B:

Together with the benefit of a certain Easement Agreement as to Right of Way as described in that certain Easement dated January 29, 1925, recorded January 30, 1925 in Vol. 65 of Misc., page 203, as #443488.