

ALTA / NSPS LAND TITLE SURVEY



SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. First American Title Insurance Company
 2. Quattro Development L.L.C.
 3. MP Partners, LLC
 4. Quattro Madison, LLC, a Wisconsin limited liability company
 5. MidAmerica National Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 of Table A thereof. The field work was completed on November 11, 2021.

Ryan Wilgreen
Ryan Wilgreen, P.L.S. No. S-2647
5-2517
FOND DU LAC, WI
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2172940



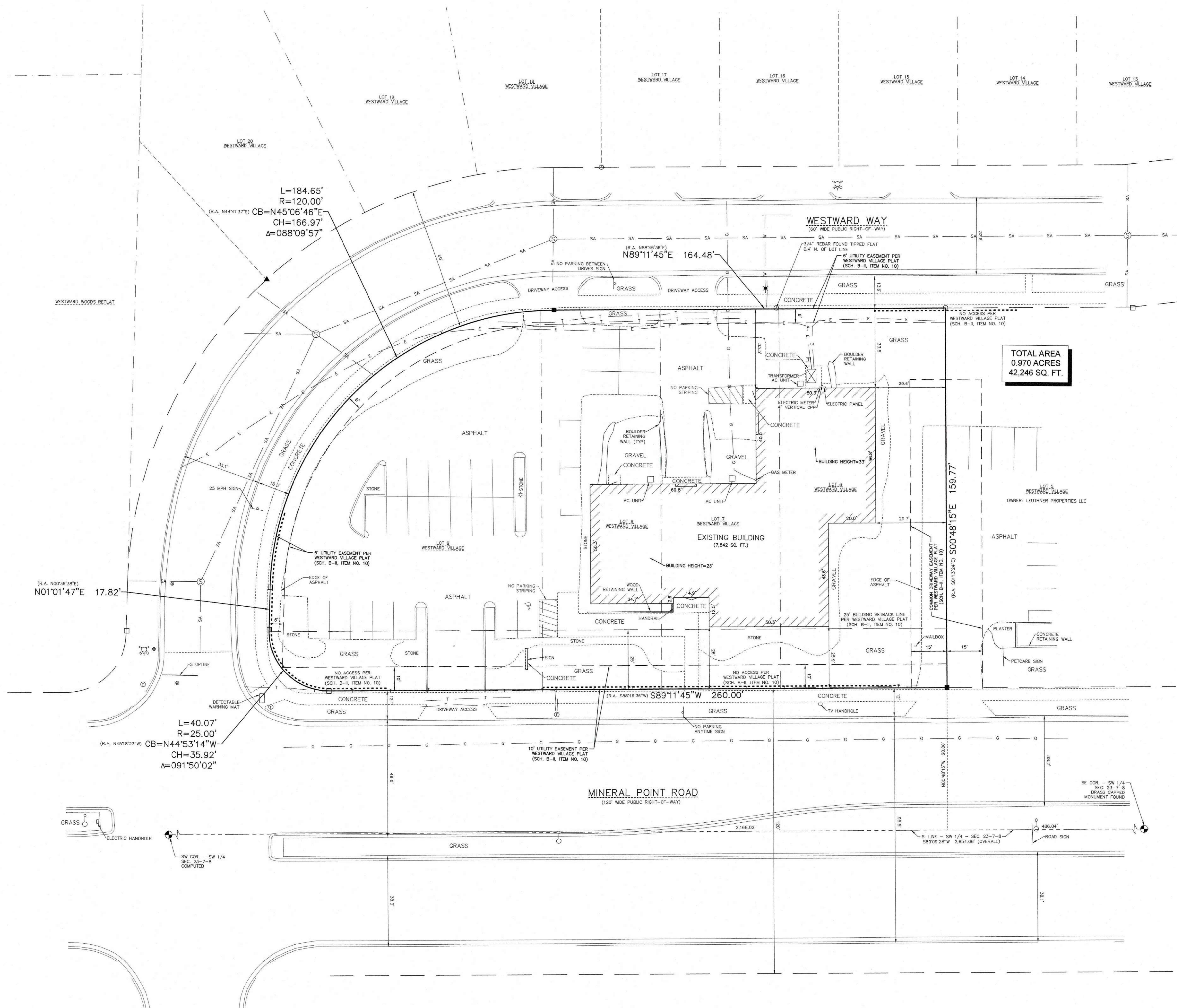
Date of Plat or Map: 7/20/22

LANDS DESCRIBED IN COMMITMENT NO. NCS-1094153-PHX1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF OCTOBER 14, 2021:

LOTS SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), WESTWARD VILLAGE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

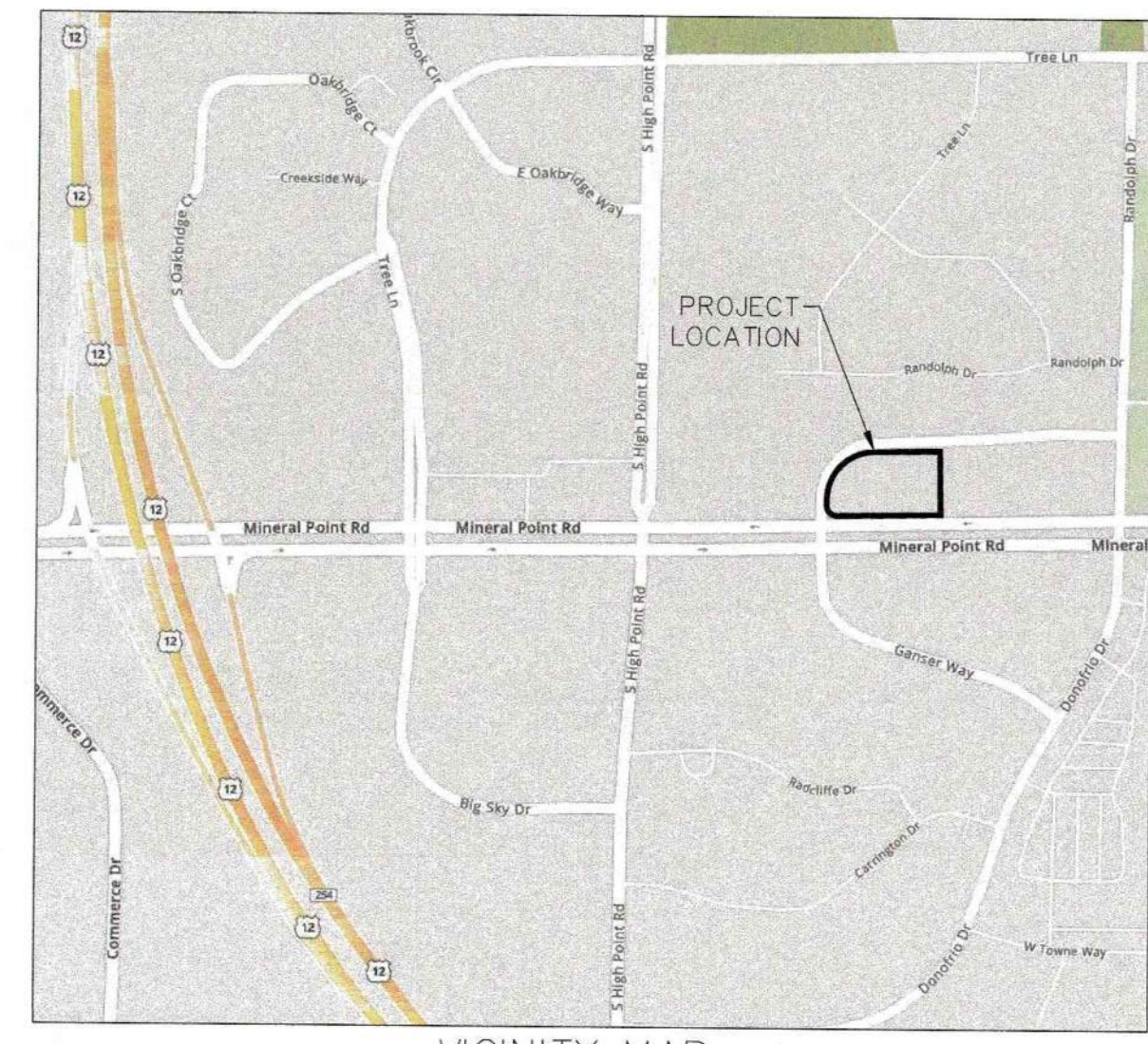
ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Dane County. The South line of the Southwest 1/4 of Section 23-7-8 has a bearing of South 89°-09'-28" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55025C0395G with an effective date of January 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 0.970 acres (42,246 sq. ft.) of land, more or less.
8. **First Title Insurance Company, Commitment No. NCS-1094153-PHX1, with a commitment date of October 14, 2021 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - #10 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westward Village, as recorded in May 11, 1972 in Volume 38 of Plats on page 38 as Document No. 1325321. **Easements, building setback line and no access lines have been depicted on this survey.**
 - #11 Utility Easement to Wisconsin Power and Light Company, dated July 16, 1957, recorded/filed July 29, 1957 in Volume 307, Page 89 as Document No. 942555. **This document affects the subject property and contains a general easement for the construction and maintenance of poles, wires, anchors and other equipment. No specific width or location to depict on this survey.**
 - #12 Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on May 08, 1964 in Volume 408, Page 569, as Document No. 1100811. **This document does not affect the subject property.**
 - #13 Covenants, conditions, restrictions and easements in the document recorded August 07, 1972 as Document No. 1335832 of Official Records. **This document affects the subject property but does not contain any easements to depict on this survey.**
9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 27 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 28 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Dane County GIS Website on the sheet issue date of this survey.
12. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the northeast corner of the intersection of Westward Way and Mineral Point Road.
13. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
14. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Madison or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.



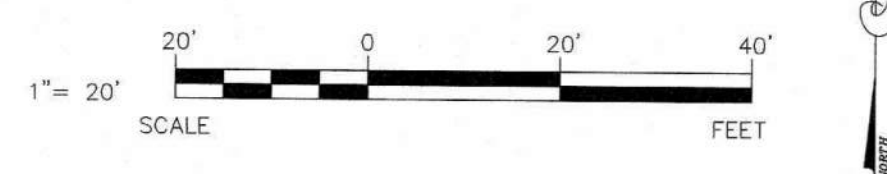
**TOTAL AREA
0.970 ACRES
42,246 SQ. FT.**

CURRENT ZONING: CC Commercial Center District
Zoning classification has been listed per the City of Madison Zoning Map obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b).



LEGEND:

⊗	WATER VALVE IN BOX	— SA —	EXISTING SANITARY SEWER AND MANHOLE
×	WATER SERVICE VALVE	— W —	EXISTING WATER LINE AND HYDRANT
⊙	TELEPHONE MANHOLE	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
⊖	STREET LIGHT	— T —	EXISTING UNDERGROUND TELEPHONE CABLE
⊕	TELEPHONE PEDESTAL	— G —	EXISTING UNDERGROUND GAS LINE
⊞	ELECTRIC TRANSFORMER	—	EXISTING CURB AND GUTTER
⊙	EXISTING LIGHT POLE	—	PROPERTY LINE
⊙	EXISTING SIGN	—	RIGHT-OF-WAY LINE
♿	HANDICAP PARKING STALL	—	ADJACENT PROPERTY LINE
□	1-1/4" REBAR FOUND	---	NO ACCESS LINE
○	3/4" REBAR FOUND		
▲	1" IRON PIPE FOUND		
■	MAG NAIL SET		
⊙	SECTION CORNER		



NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: DEC. 2, 2021

REVISIONS: JULY 20, 2022

JOB NUMBER

2172940

SHEET NUMBER

AL

ALTA/NSPS LAND TITLE SURVEY
7616, 7614 & 7616 MINERAL POINT ROAD • MADISON, WI 53717