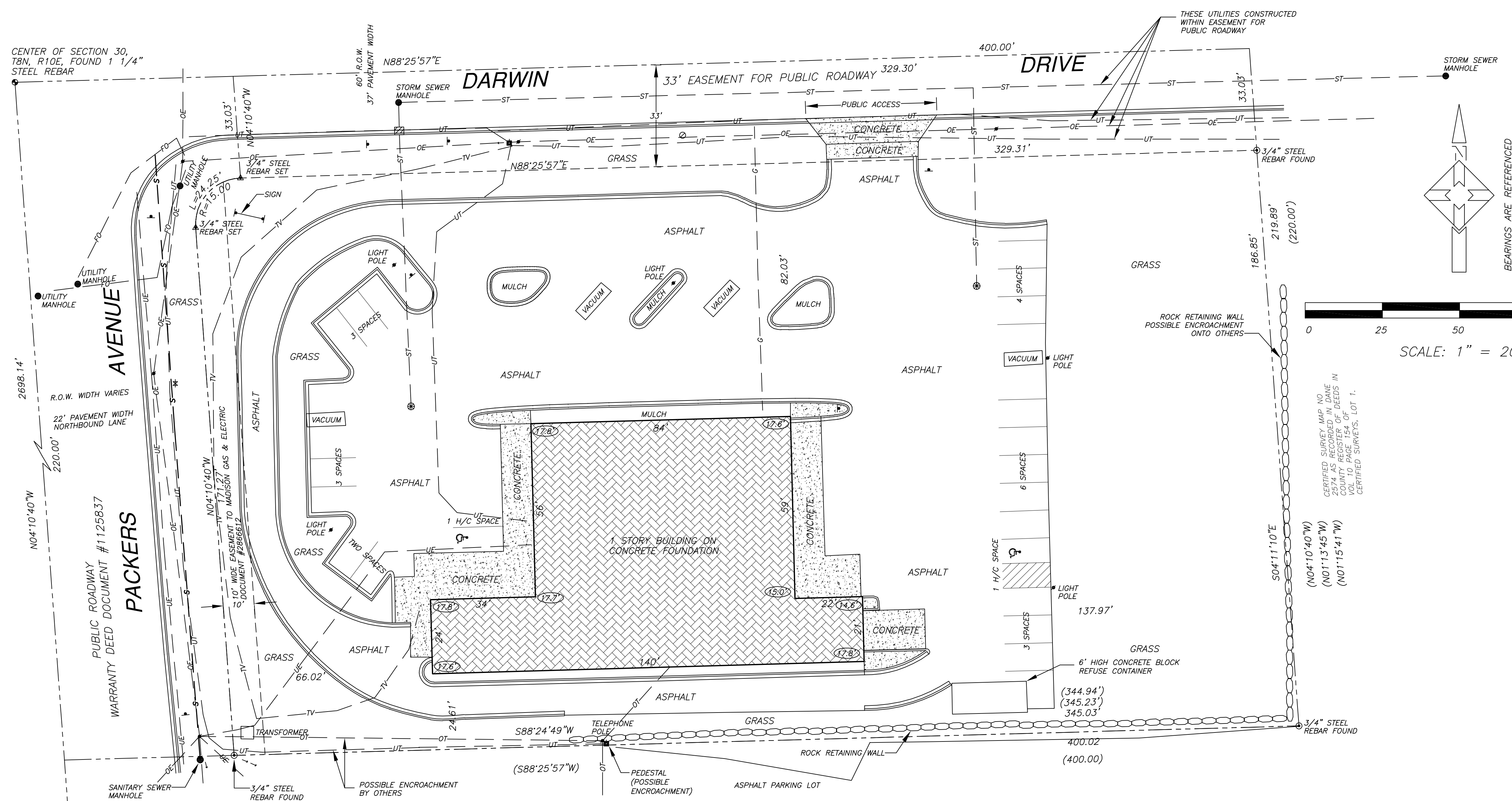
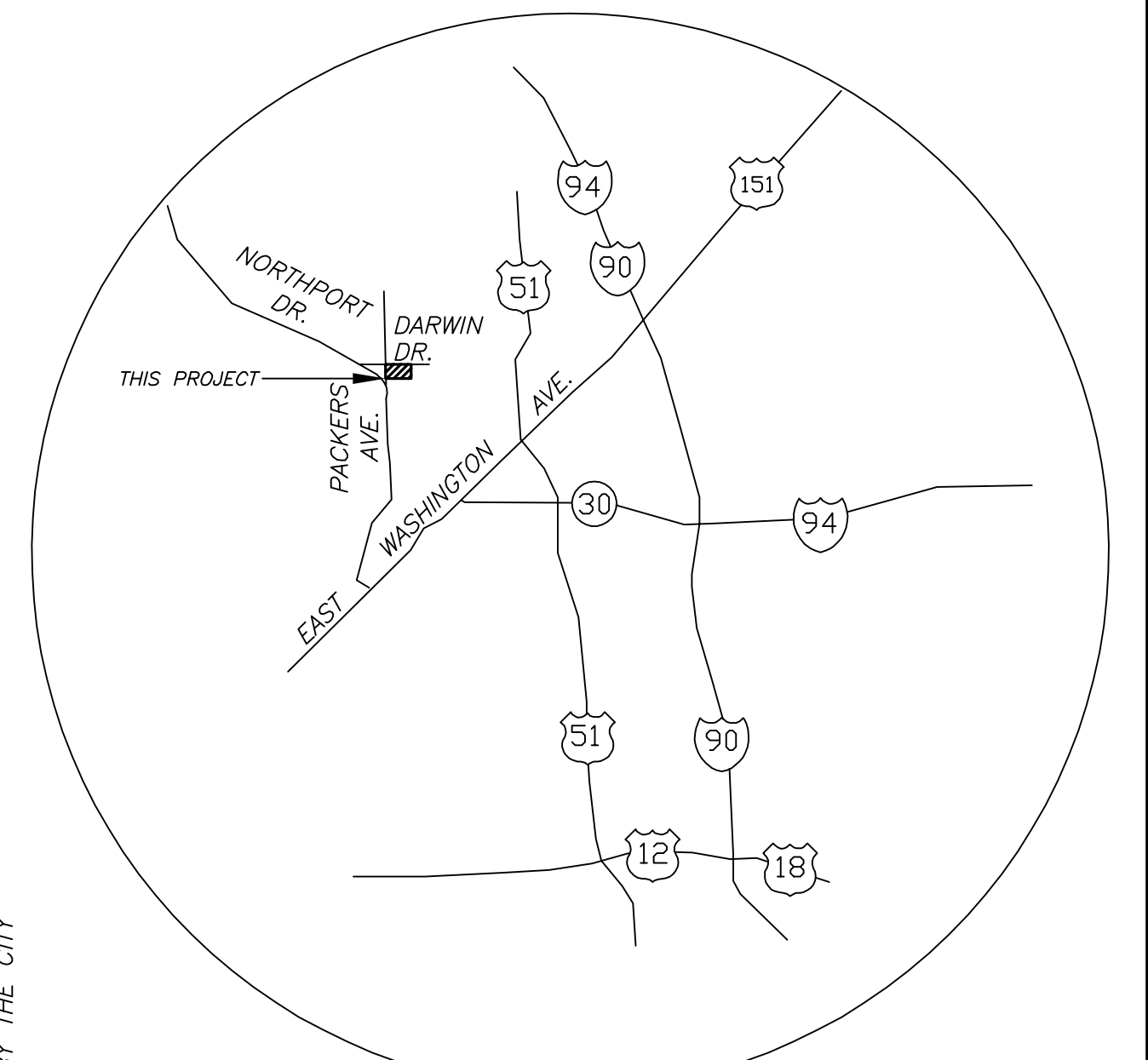


# ALTA/ACSM LAND TITLE SURVEY



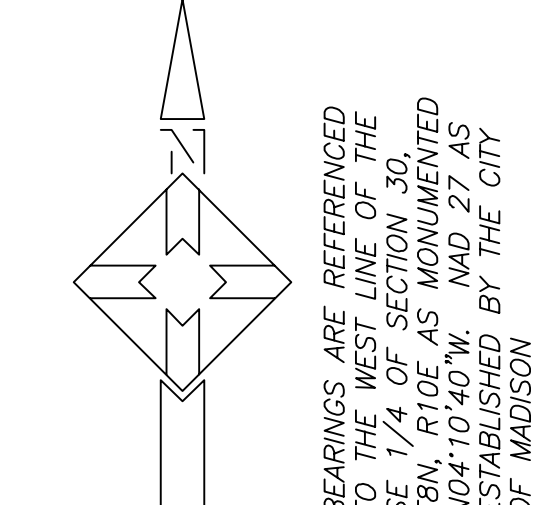
CENTER OF SECTION 30, T8N, R10E, FOUND 1 1/4" STEEL REBAR

2698.14' R.O.W. WIDTH VARIES  
22' PAVEMENT WIDTH NORTHBOUND LANE

PUBLIC ROADWAY #1125837  
WARRANTY DEED DOCUMENT #1125837  
PACKERS AVENUE

SOUTH 1/4 OF SECTION 30, T8N, R10E, FOUND BRASS CAP MONUMENT

CERTIFIED SURVEY MAP NO. 827 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL. 4 PAGE 44 OF CERTIFIED SURVEYS, LOT 2.



SCALE: 1" = 20'

**FLOOD ZONE DESIGNATION**  
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN  
(BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 263, DANE COUNTY, WISCONSIN.)

**PARKING**  
22 REGULAR STALLS  
2 HANDICAP STALLS

**GROSS LAND AREA**  
64,365 SQUARE FEET (1.47 ACRES)

**GROSS FLOOR AREA OF BUILDING**  
8,001 SQUARE FEET

**ZONING**  
M1 - LIMITED MANUFACTURING  
(CHAPTER 28, CITY OF MADISON GENERAL ORDINANCES)

**NOTES**

- UTILITIES SHOWN ARE AS MARKED BY DIGGERS HOTLINE ON MONDAY DECEMBER 4TH, 2006. TICKET #20064904985.
- NO FRONT OR SIDEYARD SETBACKS REQUIRED, REAR YARD SET BACK IS 10' FOR A 1 STORY BUILDING AND 30' FOR A TWO STORY BUILDING. (CHAPTER 28, CITY OF MADISON GENERAL ORDINANCES)
- THERE IS NO BUILDING HEIGHT RESTRICTION BUT THE MAXIMUM ALLOWABLE FLOOR AREA IS TWICE THE SQUARE FOOTAGE FOR THE LOT OR 128,730 SQUARE FEET. (CHAPTER 28, CITY OF MADISON GENERAL ORDINANCES)

**LEGEND**

---	PROPERTY LINE
---	EASEMENT LINE
(17.8)	HEIGHT OF BUILDING
(0000'00")	RECORDED AS BEARING OR DISTANCE
-S-	SANITARY SEWER
-L-	LATERAL / WYE
-ST-	STORM SEWER
●	UTILITY MANHOLE AS NOTED
□	CURB INLET
W	WATER MAIN
+	FIRE HYDRANT & AUX. VALVE
G	UNDERGROUND GAS
UE	UNDERGROUND ELECTRIC
TV	UNDERGROUND CABLE TV
FO	UNDERGROUND FIBER OPTIC
UT	UNDERGROUND TELEPHONE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
U	UTILITY POLE
+	BACK, FACE & FLAG OF CURB & GUTTER SIGN
+	WATER CURB STOP
+	WATER VALVE
+	UTILITY POLE GUY WIRE
+	UTILITY PEDESTAL
+	STORM DRAIN
+	3/4" STEEL REBAR SET
+	3/4" STEEL REBAR FOUND

**SURVEYOR CERTIFICATE**

To Great Lakes Quick Lube LP:  
This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adapted by ALTA and NSPS in 2005, and includes Items 1-4, 6-11, & 15 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.

Timothy M. Held S-2591 Date

**DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH, 220 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, 400 FEET; THENCE NORTH, 220 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE WEST, 400 FEET TO THE POINT OF BEGINNING, EXCEPT LANDS CONVEYED BY WARRANTY DEED TO THE CITY OF MADISON RECORDED IN VOLUME 795 OF DEEDS, PAGE 348 AS DOCUMENT NUMBER 1125837.

**SURVEYOR**

HELD ENGINEERING ASSOCIATES, INC.  
TIMOTHY M. HELD  
6601 GRAND TETON PLAZA  
MADISON, WI 53719  
608-833-7373

ALTA/ACSM LAND TITLE SURVEY		
SCALE: 1" = 20'	FOR: JIM WHEAT 10150 WEST NATIONAL AVENUE, #325 WEST ALLIS, WISCONSIN 53227	DRAWN BY: TMH
DATE: 12/18/06		REVISED:
2101 DARWIN DRIVE MADISON, WISCONSIN		
HELD ENGINEERING ASSOCIATES, INC. 6601 GRAND TETON PLAZA MADISON, WI 53719		PHONE: (608) 833-7373 FAX: (608) 833-3527
		DRAWING NUMBER: 8-1965