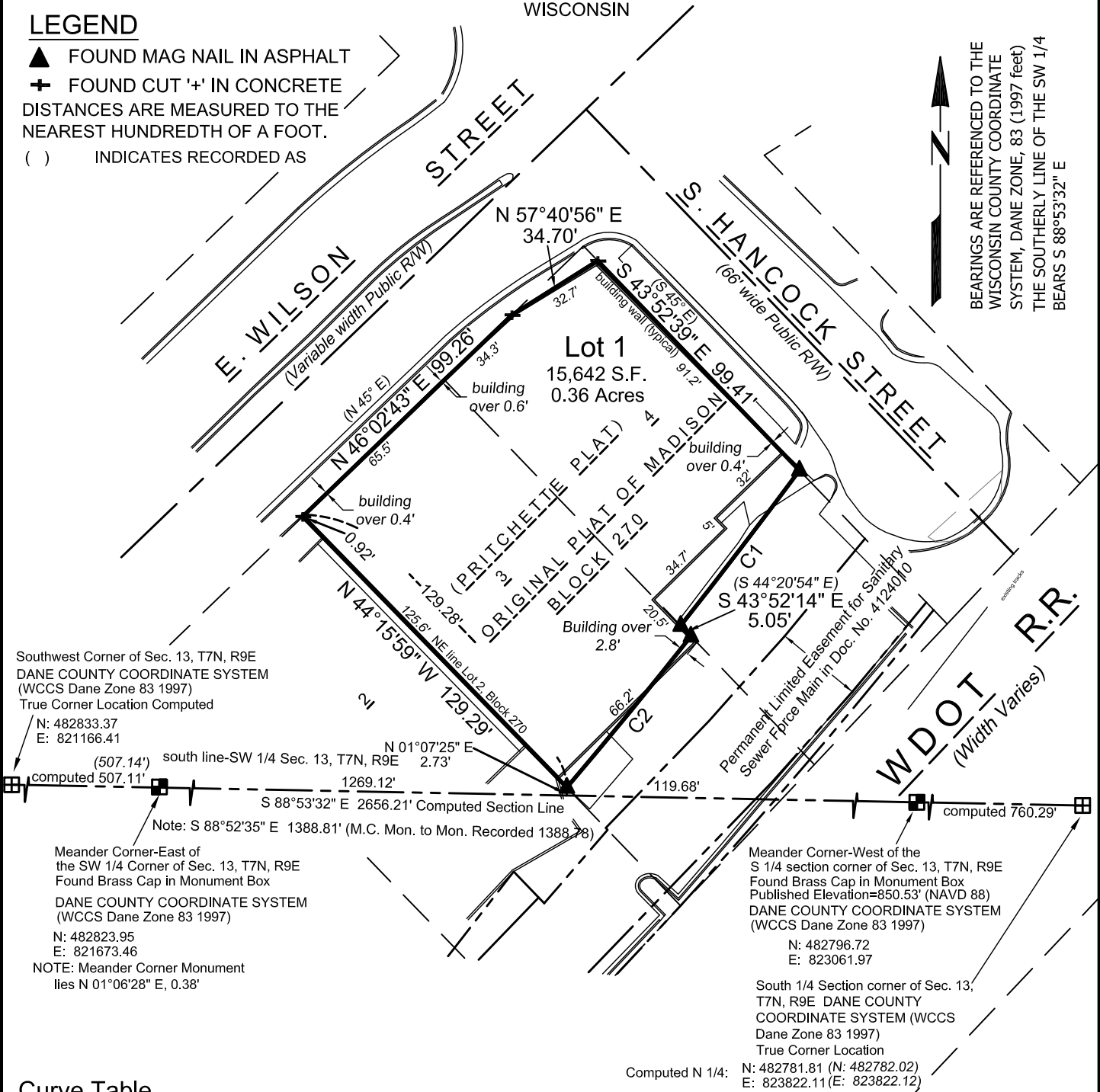


CERTIFIED SURVEY MAP

LOCATED IN:
THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN
THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$
(GOVERNMENT LOT 4), OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY,
WISCONSIN

LEGEND

- ▲ FOUND MAG NAIL IN ASPHALT
- + FOUND CUT '+' IN CONCRETE
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- () INDICATES RECORDED AS



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT 'IN'	TANGENT 'OUT'
C1	66.77' (66.78')	1964.52'	1°56'51"	S 37°23'46" W (S 36°55'06" W)	66.77'	S 36°25'21" W	S 38°22'12" W
C2	66.85' (66.47')	1969.52'	1°56'41"	S 39°21'44" W (S 38°52'43" W)	66.85' (66.46')	S 38°23'24" W	S 40°20'05" W

PREPARED FOR:
NGC HOTEL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

LOCATED IN:

THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OR GOVERNMENT LOT 4, OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of , of 317 EAST WILSON, LLC, and 323 EAST WILSON, LLC owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A parcel of land being parts of Lot Two (2), Three (3) and Four (4), Block Two Hundred and Seventy (270), Pritchette Original Plat of Madison, located in the SE $\frac{1}{4}$ of the Fractional SW $\frac{1}{4}$ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Computed Southwest Corner of Fractional Section 13, T7N, R9E, thence S 88°53'32" E, along the South line of said Fractional Southwest $\frac{1}{4}$ of Section 13, 507.11 feet to a point being, S 01°06'28" W, 0.38' from the Meander Corner monument, lying East of the said Southwest corner of Fractional Section 13;

Thence continue S 88°53'32" E, along said South line, 1269.12 feet; thence N 01°07'25" E, along a random line, 2.73 feet to a point on the common platted boundary line of said Lots 2 and 3, Block 270, and the point of beginning of this description;

thence N 44°15'59" W, 129.29 feet to a point on the Northwesterly platted boundary line of said Lot 2, Block 270, said line also being the Southeasterly right-of-way of East Wilson Street;
thence N 46°02'43" E, along Northwesterly platted boundary line of said Lots 2, 3 and 4, Block 270, and said southeasterly right-of-way line, 99.26 feet;
thence N 57°40'56" E, along said southerly right-of-way line, 34.70 feet to a point also being on the southwesterly right-of-way line of South Hancock Street;
thence S 43°52'39" E, along the Northeasterly platted boundary line of said Lot 4, Block 270, and southwesterly right-of-way line, 99.41 feet to a point of curvature;
thence along the existing Northwesterly right-of-way of a Wisconsin Department of Transportation railroad right-of-way as follows:

66.77 feet along the arc of a 1964.52 feet radius curve to the right, with a chord bearing S 37°23'46" W, 66.77 feet, and a delta angle of 01°56'51";
thence S 43°52'14" E, along the common platted boundary line of said lots 4 and 3, Block 270, 5.05 feet to a point of curvature;
thence 66.85 feet along the arc of a 1969.52 feet radius curve to the right, with a chord bearing S 39°21'44" W, 66.85 feet, and a delta angle of 01°56'41", to the point of beginning.

This description contains an area of 15,642 Square Feet or 0.36 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2022.

Paul A. Spetz, S 2525

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
2. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
3. Lands in this CSM are located in Wellhead Protection District WP-17. The Proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.

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THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$
OR GOVERNMENT LOT 4, OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY,
WISCONSIN

OWNERS CERTIFICATE:

I, _____, of 317 EAST WILSON, LLC, and 323 EAST WILSON, LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2022.

By: _____,
_____, authorized representative

State of Wisconsin)
_____)ss
County of Dane)

Personally came before me this _____ day of _____, 2022, the
above named _____, of 317 EAST WILSON LLC and 323 EAST WILSON, LLC, to me known to be the person who
executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2022, at _____ o'clock _____. m. and recorded in
recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____ File I.D.
Number _____, adopted on the _____ day of _____, 201____, and that said resolution further provided for the
acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 201____.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: _____
Matthew Wachter, Secretary Plan Commission

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____