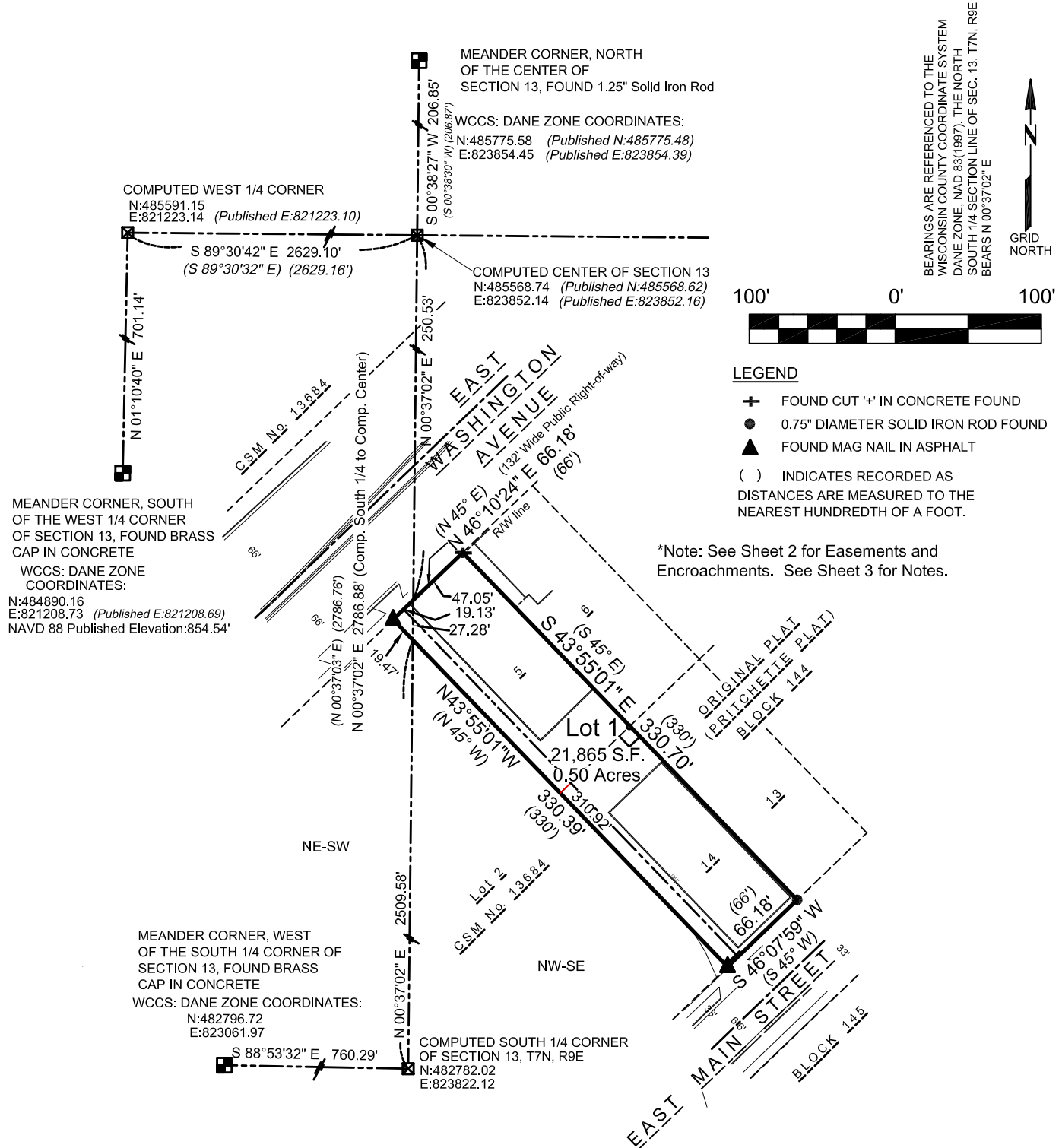


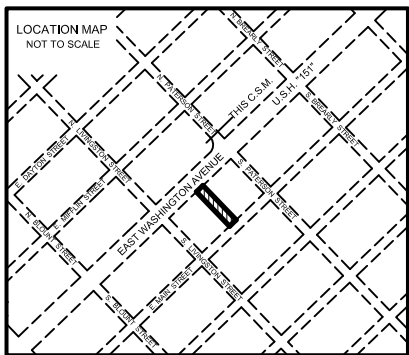
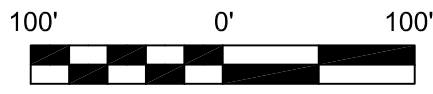
# CERTIFIED SURVEY MAP

ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4 (Government Lot 5), OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE, NAD 83(1997), THE NORTH SOUTH 1/4 SECTION LINE OF SEC. 13, T7N, R9E BEARS N 00°37'02" E

GRID NORTH



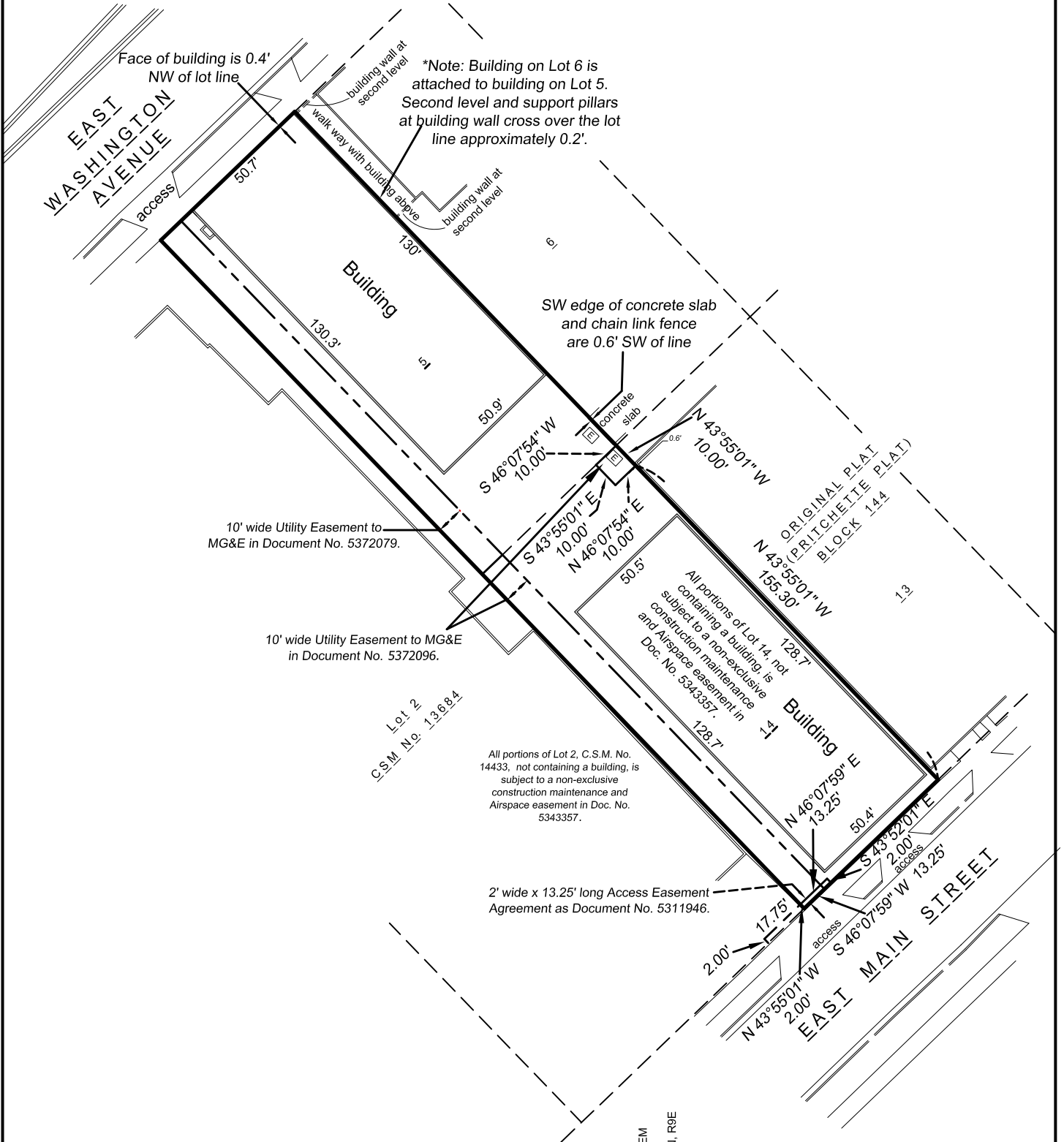
**PREPARED BY:**  
 ISTHMUS SURVEYING LLC  
 450 N BALDWIN STREET  
 MADISON, WI 53703  
 isthmussurveying@sbcglobal.net  
 www.isthmussurveying.com  
 ph 608.209.0302

**PREPARED FOR:**  
 NORTH CENTRAL GROUP  
 1600 ASPEN COMMONS, SUITE 200  
 MIDDLETON, WI 53562

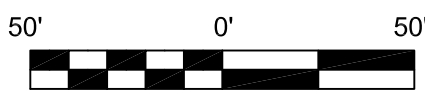
MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# CERTIFIED SURVEY MAP

ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4 (Government Lot 5), OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE NAD 83 (1997). THE NORTH SOUTH 1/4 SECTION LINE OF SEC. 13, T7N, R9E BEARS N 00°37'02" E



Easement Detail Scale

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 DOCUMENT NO. \_\_\_\_\_  
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# CERTIFIED SURVEY MAP

ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  (Government Lot 5), OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

## Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction Ryan \_\_\_\_\_, authorized representative, NORTH CENTRAL GROUP, 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 County (1991):

A parcel of land being ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  (Government Lot 5) OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, more particularly described as follows:

Commencing at the Meander corner West of the South  $\frac{1}{4}$  Corner of said Section 13, thence S 88°53'32" E, along the south line of the SW  $\frac{1}{4}$  of fractional Section 13, 760.29 feet to the computed south 1/4 corner of said Section 13;

thence N 00°37'02" E, along the North-South  $\frac{1}{4}$  Section line, 2509.58 feet to a point on the Southwesterly platted boundary line of said Lot 5, Block 144, (Pritchette) Original Plat of Madison, said point is the point of beginning of this description;

thence N 43°55'01" W, along said Southwesterly platted boundary line of Lot 5, 19.47 feet;

thence N 46°10'24" E, along the Northwesterly platted boundary line of said Lot 5, Block 144, said line also being the Southeasterly right-of-way line of East Washington Avenue, 66.18 feet;

thence S 43°55'01"E, along the Northeasterly platted boundary line of said Lots 5 and 14, Block 144, 330.70 feet;

thence S 46°07'59" W, along the Southeasterly platted boundary line of said Lot 14, Block 144, said line also being the Northwesterly right-of-way line of East Main Street, 66.18 feet;

thence N 43°55'01" W, 310.92 feet to the point of beginning beginning.

This description contains an area of 21,865 Square Feet or 0.50 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 \_\_\_\_\_, 2020. \_\_\_\_\_

Paul A. Spetz  
Wisconsin Professional Surveyor 2525

## Notes:

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. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

3. This CSM is subject to conditions in the Following Documents of Title and shown on Sheet 1 and 2 where possible:

a.) A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. 4844375.

b.) All portions of Lot 14, Block 144, not encompassed by buildings, is subject to a non-exclusive construction maintenance and Airspace easement in Doc. No. 5343357.

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DOCUMENT NO. \_\_\_\_\_

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# CERTIFIED SURVEY MAP

ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE ¼ OF THE SW ¼, THE NW ¼ OF THE SE ¼ (Government Lot 5), OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

### Owner's Certificate

I, \_\_\_\_\_, authorized representative of 825 E WASHINGTON, LLC, as owner, does hereby certify that we have caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We further certify that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said 825 E WASHINGTON, LLC has caused these presents to be signed below by its City Clerk on this day of \_\_\_\_\_, 2020.

Authorized Representative: \_\_\_\_\_, 825 E WASHINGTON LLC

Printed name and title: \_\_\_\_\_,

State of Wisconsin )  
                                  )ss.

County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above-named \_\_\_\_\_, authorized representative of 825 E WASHINGTON, LLC, known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_,

### CONSENT OF MORTGAGEE:

DMB Community Bank, a Lender organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, DMB Community Bank, has caused these presents to be signed by its duly authorized officer (s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DMB Community Bank,

\_\_\_\_\_  
printed name and title                      signature of authorized member

State of \_\_\_\_\_)ss  
County of \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named authorized member(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such member(s) of said DMB Community Bank, and acknowledged that they executed the foregoing instrument.

My Commission expires: \_\_\_\_\_,  
Notary Public, State of \_\_\_\_\_,

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DOCUMENT NO. \_\_\_\_\_

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# CERTIFIED SURVEY MAP

ALL OF LOTS FIVE (5) AND FOURTEEN (14), BLOCK ONE HUNDRED FORTY-FOUR (144), (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  (Government Lot 5), OF FRACTIONAL SECTION 13, T7N, R9E, IN 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: Heather Stouder, Secretary Plan Commission

## 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in recorded in  
Volume \_\_\_\_\_ of Certified Survey Maps on  
pages \_\_\_\_\_, as Document Number \_\_\_\_\_.

Kristi Chlebowski,  
Dane County Register of Deeds

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DOCUMENT NO. \_\_\_\_\_

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