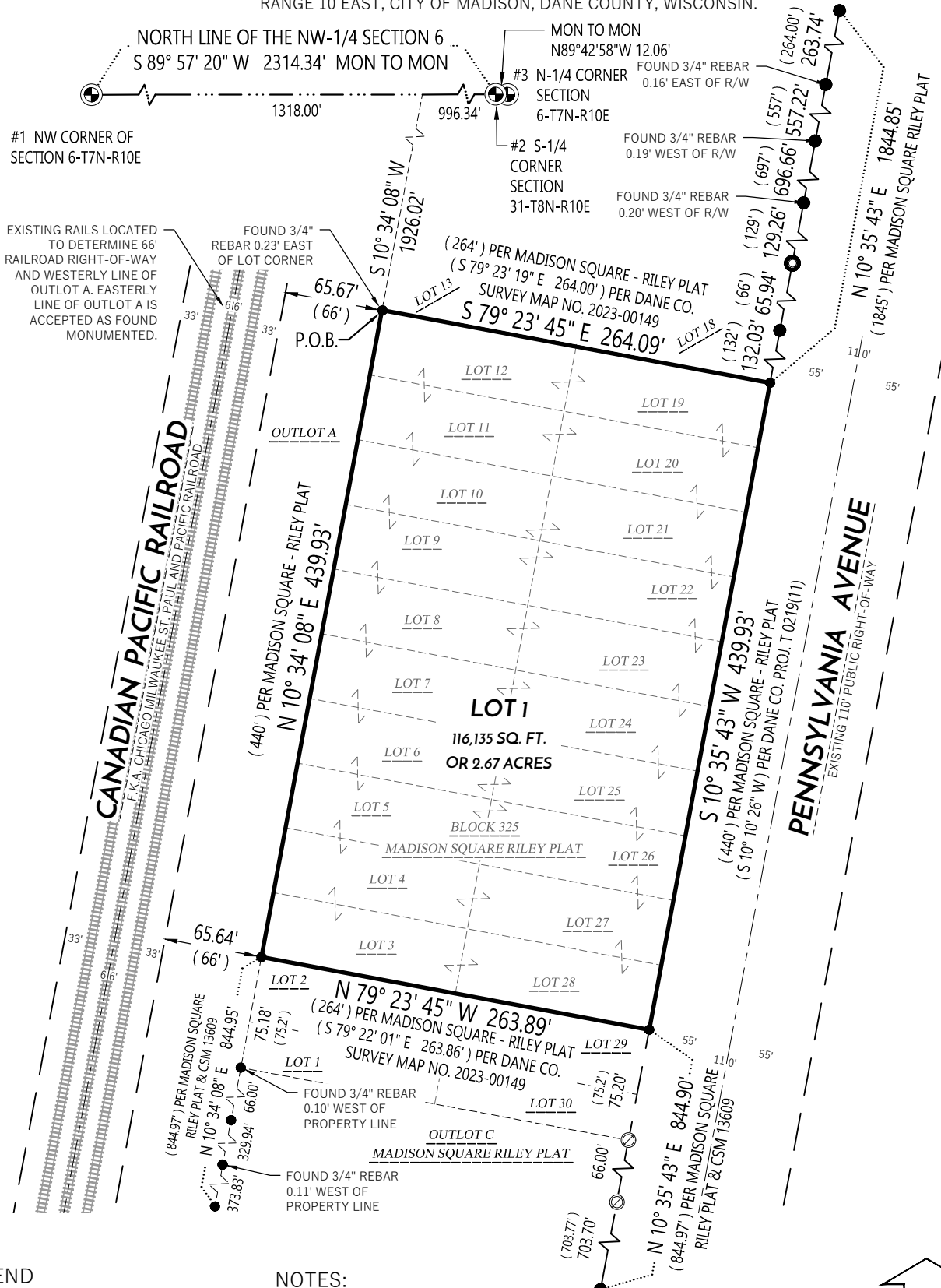


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



#1 NW CORNER OF SECTION 6-T7N-R10E

EXISTING RAILS LOCATED TO DETERMINE 66' RAILROAD RIGHT-OF-WAY AND WESTERLY LINE OF OUTLOT A. EASTERLY LINE OF OUTLOT A IS ACCEPTED AS FOUND MONUMENTED.

MON TO MON N89°42'58"W 12.06'
FOUND 3/4" REBAR 0.16' EAST OF R/W

#3 N-1/4 CORNER SECTION 6-T7N-R10E

FOUND 3/4" REBAR 0.19' WEST OF R/W

#2 S-1/4 CORNER SECTION 31-T8N-R10E

FOUND 3/4" REBAR 0.20' WEST OF R/W

(264') PER MADISON SQUARE - RILEY PLAT (S 79° 23' 19" E 264.00') PER DANE CO. SURVEY MAP NO. 2023-00149

S 79° 23' 45" E 264.09'

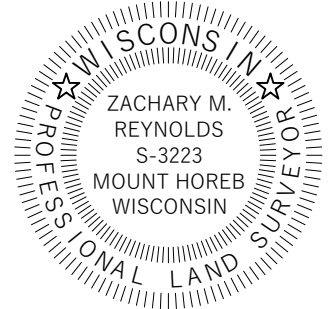
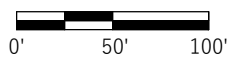
LOT 1
116,135 SQ. FT.
OR 2.67 ACRES

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND RAILROAD SPIKE
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12 AND 13, 2023.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NW1/4 OF SECTION 6-T7N-R10E BETWEEN THE NW CORNER OF SAID SECTION 6 AND THE S1/4 CORNER OF SECTION 31-T8N-R10E WAS MEASURED TO BEAR S 89° 57' 20" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS, NEW AND EXISTING.
5. SEE SHEET 3 OF 6 FOR PLSS SECTION CORNER MONUMENT TABLE.



File: W:\2023\231081_Butcher - 2230 Pennsylvania Ave.dwg\23-1081_CSM.dwg Layout: CSM 1 OF 6 User: aschoefer Plotted: Feb 20, 2025 -- 2:41pm



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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MADISON SQUARE STORAGE LLC
902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 1 of 6

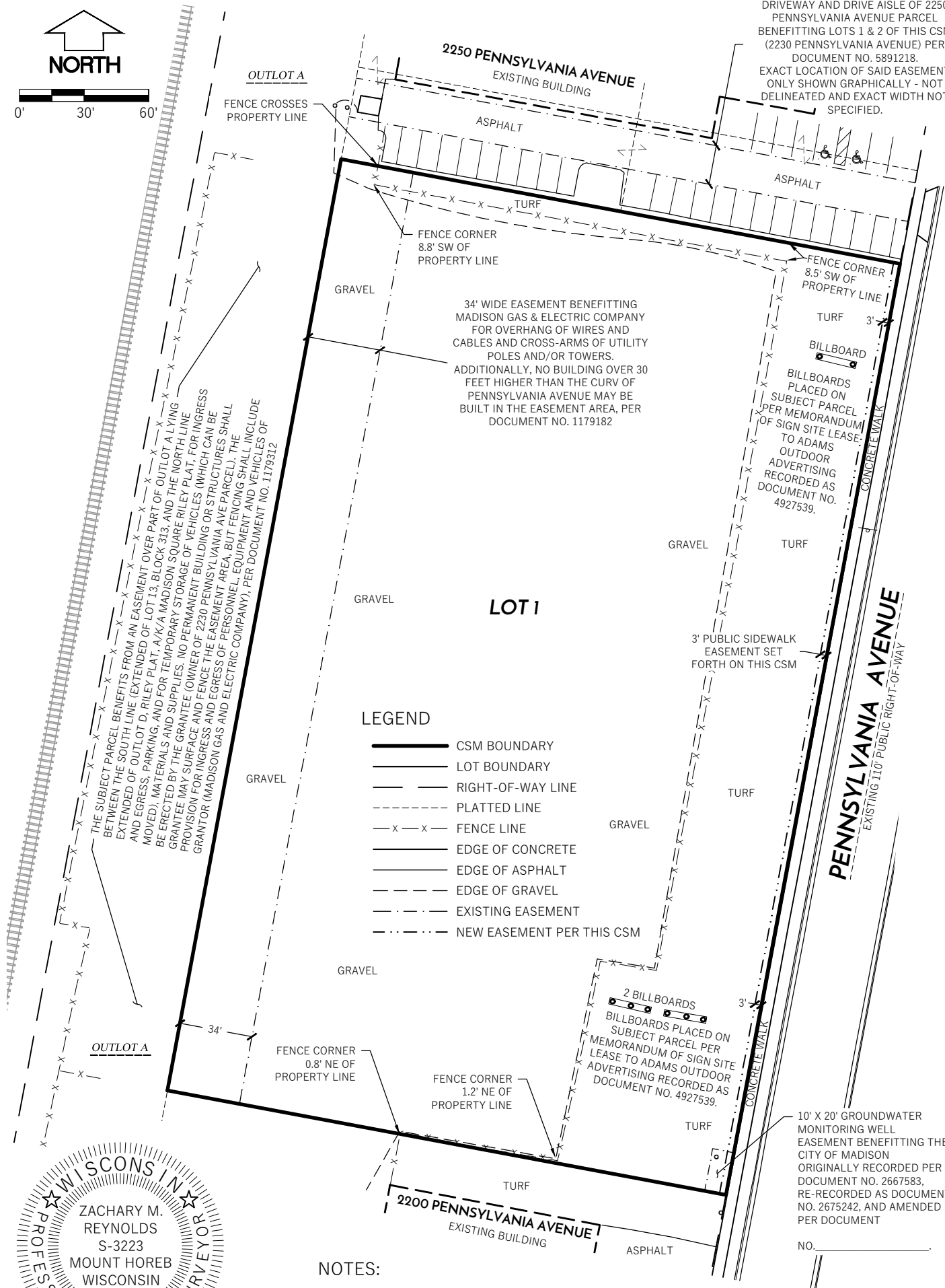
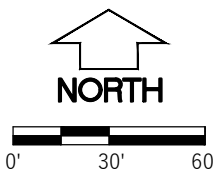
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EXISTING IMPROVEMENTS AND EASEMENTS DETAIL

APPROXIMATE LOCATION OF TEMPORARY ACCESS EASEMENT ACROSS EXISTING DRIVEWAY AND DRIVE AISLE OF 2250 PENNSYLVANIA AVENUE PARCEL BENEFITTING LOTS 1 & 2 OF THIS CSM (2230 PENNSYLVANIA AVENUE) PER DOCUMENT NO. 5891218. EXACT LOCATION OF SAID EASEMENT ONLY SHOWN GRAPHICALLY - NOT DELINEATED AND EXACT WIDTH NOT SPECIFIED.



THE SUBJECT PARCEL BENEFITS FROM AN EASEMENT OVER PART OF OUTLOT A LYING BETWEEN THE SOUTH LINE (EXTENDED OF LOT 13, BLOCK 313, AND THE NORTH LINE AND EGRESS, PARKING, AND FOR TEMPORARY STORAGE OF VEHICLES (WHICH CAN BE MOVED), MATERIALS AND SUPPLIES, NO PERMANENT BUILDING OR STRUCTURES SHALL BE ERECTED BY THE GRANTEE (OWNER OF 2230 PENNSYLVANIA AVE PARCEL), THE GRANTEE MAY SURFACE AND FENCE THE EASEMENT AREA, BUT FENCING SHALL INCLUDE PROVISION FOR INGRESS AND EGRESS OF PERSONNEL, EQUIPMENT AND VEHICLES OF GRANTOR (MADISON GAS AND ELECTRIC COMPANY), PER DOCUMENT NO. 1179312

34' WIDE EASEMENT BENEFITTING MADISON GAS & ELECTRIC COMPANY FOR OVERHANG OF WIRES AND CABLES AND CROSS-ARMS OF UTILITY POLES AND/OR TOWERS. ADDITIONALLY, NO BUILDING OVER 30 FEET HIGHER THAN THE CURV OF PENNSYLVANIA AVENUE MAY BE BUILT IN THE EASEMENT AREA, PER DOCUMENT NO. 1179182

BILLBOARDS PLACED ON SUBJECT PARCEL PER MEMORANDUM OF SIGN SITE LEASE TO ADAMS OUTDOOR ADVERTISING RECORDED AS DOCUMENT NO. 4927539.

2 BILLBOARDS PLACED ON SUBJECT PARCEL PER MEMORANDUM OF SIGN SITE LEASE TO ADAMS OUTDOOR ADVERTISING RECORDED AS DOCUMENT NO. 4927539.

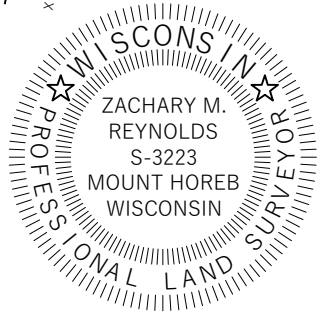
10' X 20' GROUNDWATER MONITORING WELL EASEMENT BENEFITTING THE CITY OF MADISON ORIGINALLY RECORDED PER DOCUMENT NO. 2667583, RE-RECORDED AS DOCUMENT NO. 2675242, AND AMENDED PER DOCUMENT NO. _____

LEGEND

- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LINE
- FENCE LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EXISTING EASEMENT
- NEW EASEMENT PER THIS CSM

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR NW CORNER OF SECTION 6 - T7N - R10E	N: 494,547.56 E: 826,576.98 (N: 494,547.46 E: 826,576.89)
2	COMPUTED LOCATION (SEE BELOW**) S1/4 CORNER OF SECTION 31-T8N-R10E	N: 494,549.35 E: 828,891.32 (N: 494,549.42 E: 828,891.17)
3	FOUND BRASS CAP MONUMENT N1/4 CORNER OF SECTION 6-T7N-R10E	N: 494,549.29 E: 828,903.38 (N: 494,549.24 E: 828,903.26)

() RECORD COORDINATES ARE ALL PER 2004 SANDSNES TIE SHEETS (WCCS DANE 83 1991)
 ** I FOUND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE S1/4 CORNER OF SECTION 31-T8N-R10E. LOCATION WAS COMPUTED USING 5 FOUND TIES PER 2011 ZIEHR TIE SHEET

OTHER MATTERS OF TITLE:

PER A DOCUMENT RECORDED IN VOLUME 458 OF MISCELLANEOUS DEEDS ON PAGES 489-492 AS DOCUMENT NO. 1178125, THE SUBJECT PARCEL BENEFITS FROM:

- A RIGHT OF WAY FOR VEHICLES AND PEDESTRIANS WITH FULL RIGHT TO CONSTRUCT AND MAINTAIN THEREON A ROADWAY ADEQUATE AND SUITABLE FOR THE CONVENIENT, UNOBSTRUCTED AND READY PASSAGE OF SAID VEHICLES AND PEDESTRIANS. THIS RIGHT OF WAY IS GRANTED FOR PURPOSES OF TRAVEL ONLY, AND DOES NOT EXTEND TO OR INCLUDE THE RIGHT TO PARK OR STAND VEHICLES THEREON FOR THE PURPOSE OF LOADING OR UNLOADING ADJACENT RAILWAY CARS.
- AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO A STORM OR DRAINAGE SEWER, WITH FULL RIGHT TO ENTER UPON THE PROPERTY FOR PURPOSE OF REPAIRING, REPLACING OR REMOVING SAID UNDERGROUND UTILITIES.

THESE RIGHT OF WAY AND EASEMENT RIGHTS HEREIN GRANTED TO BE IN, OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: THAT PART OF OUTLOT A, BEING A STRIP OF LAND TWENTY-FIVE FEET IN WIDTH, LYING ADJACENT TO LOTS 9, 10, 11 AND 12, BLOCK 313, AND LYING BETWEEN A LINE PARALLEL TO AND 24 FEET SOUTHWESTERLY OF A LINE BETWEEN LOTS 9 AND 10, BLOCK 313, EXTENDED NORTHWESTERLY, AND A LINE BETWEEN LOTS 12 AND 13, BLOCK 313, EXTENDED NORTHWESTERLY, ALL IN THE RILEY PLAT, CITY OF MADISON, DANE COUNTY, WISCONSIN (RECORDED AS DOCUMENT NO. 253138)

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

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PREPARED FOR:
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902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 3 of 6

VOL. _____ PAGE _____
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C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 6, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 1318.00 FEET; THENCE, SOUTH 10 DEGREES 34 MINUTES 08 SECONDS WEST, 1926.02 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 12, BLOCK 325, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THEN AFORESAID LOT 19, BLOCK 325, SOUTH 79 DEGREES 23 MINUTES 45 SECONDS EAST, 264.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 19; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF AFORESAID BLOCK 325, SOUTH 10 DEGREES 35 MINUTES 43 SECONDS WEST, 439.93 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 28, BLOCK 325; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 28 AND THEN AFORESAID LOT 3, BLOCK 325, NORTH 79 DEGREES 23 MINUTES 45 SECONDS WEST, 263.89 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT A, AFORESAID MADISON SQUARE RILEY PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, ALONG SAID EASTERLY LINE OF OUTLOT A AND THE WESTERLY LINE OF AFORESAID BLOCK 325, NORTH 10 DEGREES 34 MINUTES 08 SECONDS EAST, 439.93 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 116,135 SQUARE FEET OR 2.67 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON SQUARE STORAGE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

 ZACHARY M. REYNOLDS, S-3223
 WISCONSIN PROFESSIONAL LAND SURVEYOR

 DATE



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PREPARED FOR:
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 902 WILLIAMSON STREET
 MADISON, WI 53703

SURVEYED BY: MAL
 DRAWN BY: ZMR
 APPROVED BY: ZMR

PROJECT NO: 231081
 SHEET NO: 4 of 6

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OWNER'S CERTIFICATE

MADISON SQUARE STORAGE, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

_____,
MANAGING MEMBER, MADISON SQUARE STORAGE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR MADISON SQUARE STORAGE, LLC, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF LESSEE

ADAMS OUTDOOR ADVERTISING LP, A LIMITED PARTNERSHIP EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____

DEVIN RENNER
REAL ESTATE MANAGER
ADAMS OUTDOOR ADVERTISING LP

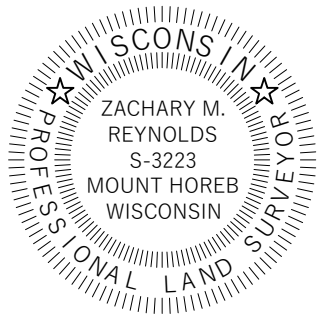
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE

NAMED LIMITED PARTNERSHIP, ADAMS OUTDOOR ADVERTISING, REAL ESTATE MANAGER, DEVIN RENNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



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SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
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CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER
ONE COMMUNITY BANK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE
NAMED BANKING ASSOCIATION, _____, AUTHORIZED MEMBER,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2024,
AND THAT SAID ENACTMENT 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 _____, 2024.

MARIBETH L. WITZEL-BEHL, CITY CLERK,
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.

MATTHEW WACHTER, DATE: _____
SECRETARY OF THE PLAN COMMISSION



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
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www.wyserengineering.com

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