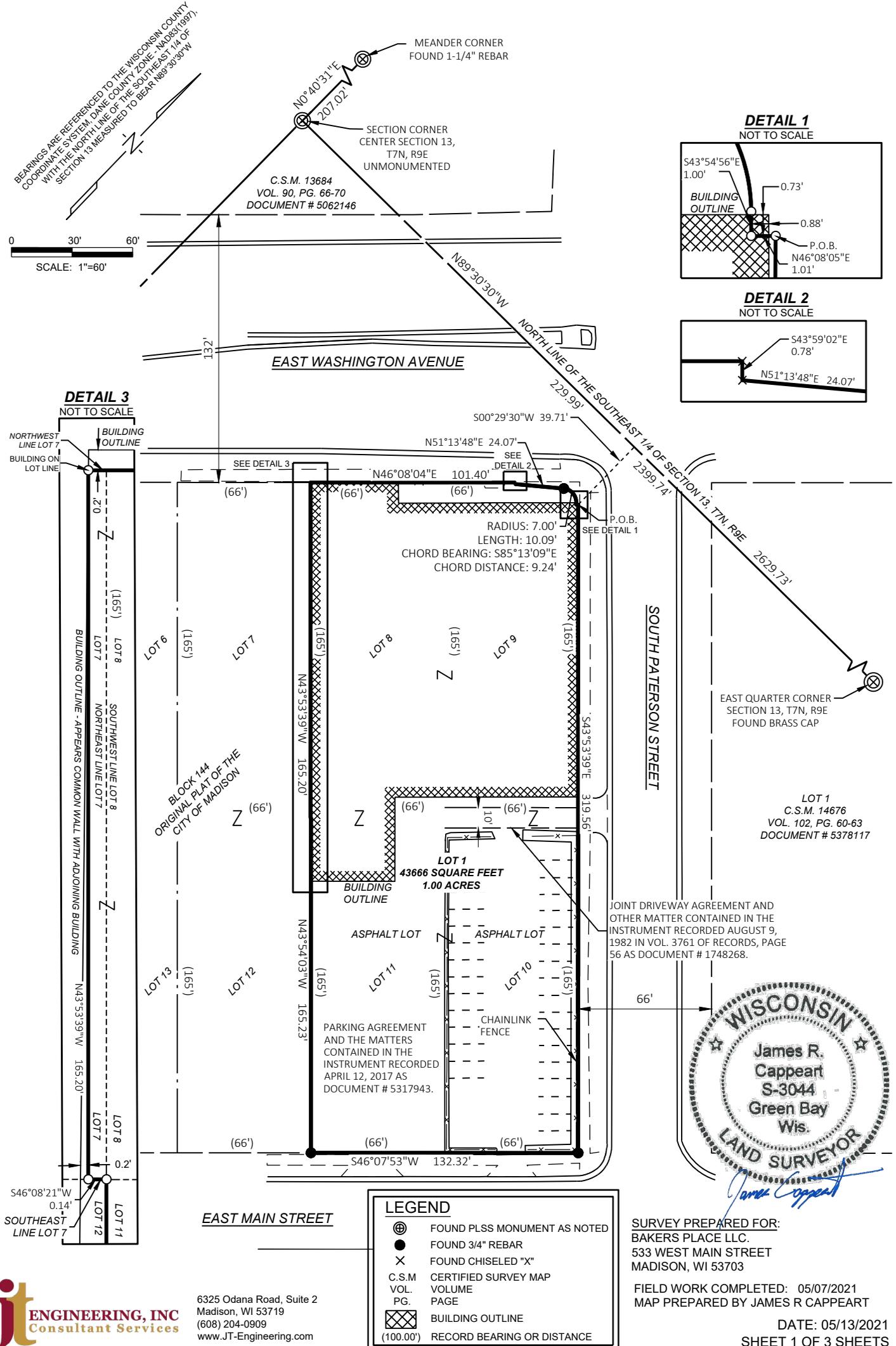


DANE COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 8, 10, AND 11 AND PART OF LOTS 7 AND 9, BLOCK 144, ORIGINAL PLAT OF THE CITY OF MADISON BEING IN A PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



6325 Odana Road, Suite 2
 Madison, WI 53719
 (608) 204-0909
 www.JT-Engineering.com

LEGEND	
⊕	FOUND PLSS MONUMENT AS NOTED
●	FOUND 3/4" REBAR
X	FOUND CHISELED "X"
C.S.M	CERTIFIED SURVEY MAP
VOL.	VOLUME
PG.	PAGE
⊗	BUILDING OUTLINE
(100.00')	RECORD BEARING OR DISTANCE

SURVEY PREPARED FOR:
 BAKERS PLACE LLC.
 533 WEST MAIN STREET
 MADISON, WI 53703

FIELD WORK COMPLETED: 05/07/2021
 MAP PREPARED BY JAMES R CAPPEART

DATE: 05/13/2021
 SHEET 1 OF 3 SHEETS

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 8, 10, AND 11 AND PART OF LOTS 7 AND 9, BLOCK 144, ORIGINAL PLAT OF THE CITY OF MADISON BEING IN A PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LAND SURVEYOR CERTIFICATE

I, JAMES R. CAPPEART, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNERS LISTED HEREON, I HAVE SURVEYED THIS PROPERTY AND THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISIONS OF THE LAND SURVEYED AND IS DESCRIBED AS:

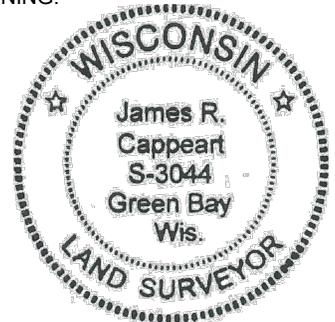
A PARCEL OF LAND BEING LOTS 8, 10, AND 11 AND PART OF LOTS 7 AND 9, BLOCK 144, ORIGINAL PLAT OF THE CITY OF MADISON, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN,

COMMENCING AT THE EAST CORNER OF SAID SECTION 13, THENCE N89°30'30"W, 2399.74 FEET; THENCE S0°29'30"W, 39.71 FEET TO THE SOUTHWESTERLY LINE FOR SOUTH PATERSON STREET AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SOUTH PATERSON STREET, S43°53'39"E, 319.56 FEET TO THE NORTHWESTERLY LINE OF EAST MAIN STREET AND THE SOUTHEASTERLY CORNER OF LOT 10; THENCE ALONG THE NORTHWESTERLY LINE OF EAST MAIN STREET, S46°07'53"W, 132.32 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 11, N43°54'03"W, 165.23 FEET TO THE NORTHWESTERLY CORNER OF LOT 11; THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 7, S46°08'21"W, 0.14 FEET; THENCE N43°53'39"W, 165.20 FEET TO THE SOUTHEASTERLY LINE OF EAST WASHINGTON AVENUE; THENCE ALONG THE SOUTHEASTERLY LINE OF EAST WASHINGTON AVENUE FOR THE FOLLOWING SIX(6) COURSES: N46°08'04"E, 101.40 FEET; THENCE S43°59'02"E, 0.78 FEET; THENCE N51°13'48"E, 24.07 FEET TO A POINT OF CURVATURE; THENCE 10.09 FEET ALONG THE ARC OF A 7.00 FEET RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S85°13'09"E, 9.24 FEET; THENCE S43°54'56"E, 1.00 FEET; THENCE N46°08'05"E, 1.01 FEET TO THE POINT OF BEGINNING.

THIS CERTIFIED SURVEY MAP CONTAINS 43,666 SQUARE FEET, OR 1.00 ACRES.

DATED THIS 13th DAY OF MAY, 2021.

James R. Cappeart
JAMES R. CAPPEART
LAND SURVEYOR # S-3044



"APPROVED FOR RECORDING BY THE SECRETARY OF THE PLAN COMMISSION OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN. THIS _____ DAY OF _____, 2021."

HEATHER STOUWER, SECRETARY PLAN COMMISSION

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 _____, 2021, 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 _____, 2021.

MARIBETH L. WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN

Table with 3 columns: COORDINATES MEASURED AND (PUBLISHED), MEANDER CORNER, CENTER OF SECTION, E1/4 CORNER. Values include coordinates like 485775.63', 823854.60', etc.

FIELD WORK COMPLETED: 05/07/2021
MAP PREPARED BY JAMES R CAPPEART

DATE: 05/13/2021
SHEET 2 OF 3 SHEETS

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 8, 10, AND 11 AND PART OF LOTS 7 AND 9, BLOCK 144, ORIGINAL PLAT OF THE CITY OF MADISON BEING IN A PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

_____, AS OWNERS, WE 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 CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL. WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2021.

STATE OF _____
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED OWNERS, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES _____

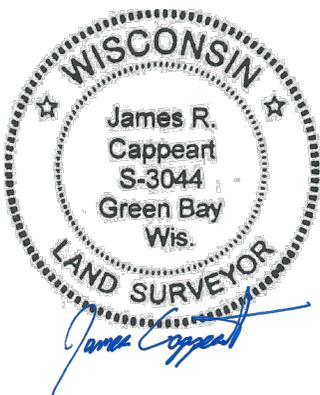
CONSENT OF CORPORATE MORTGAGEE:

_____, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE UNITED STATES OF AMERICA, MORTGAGEE OF THE FOREGOING DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT AND HEREBY CONSENTS TO THE FOREGOING OWNERS CERTIFICATE. IN WITNESS WHERE OF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND COUNTERSIGNED BY ITS OFFICERS LISTED BELOW. AT _____, _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2021.

STATE OF _____
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED OFFICERS OF THE ABOVE NAMED CORPORATION, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES _____



FIELD WORK COMPLETED: 05/07/2021
MAP PREPARED BY JAMES R CAPPEART

DATE: 05/13/2021
SHEET 3 OF 3 SHEETS