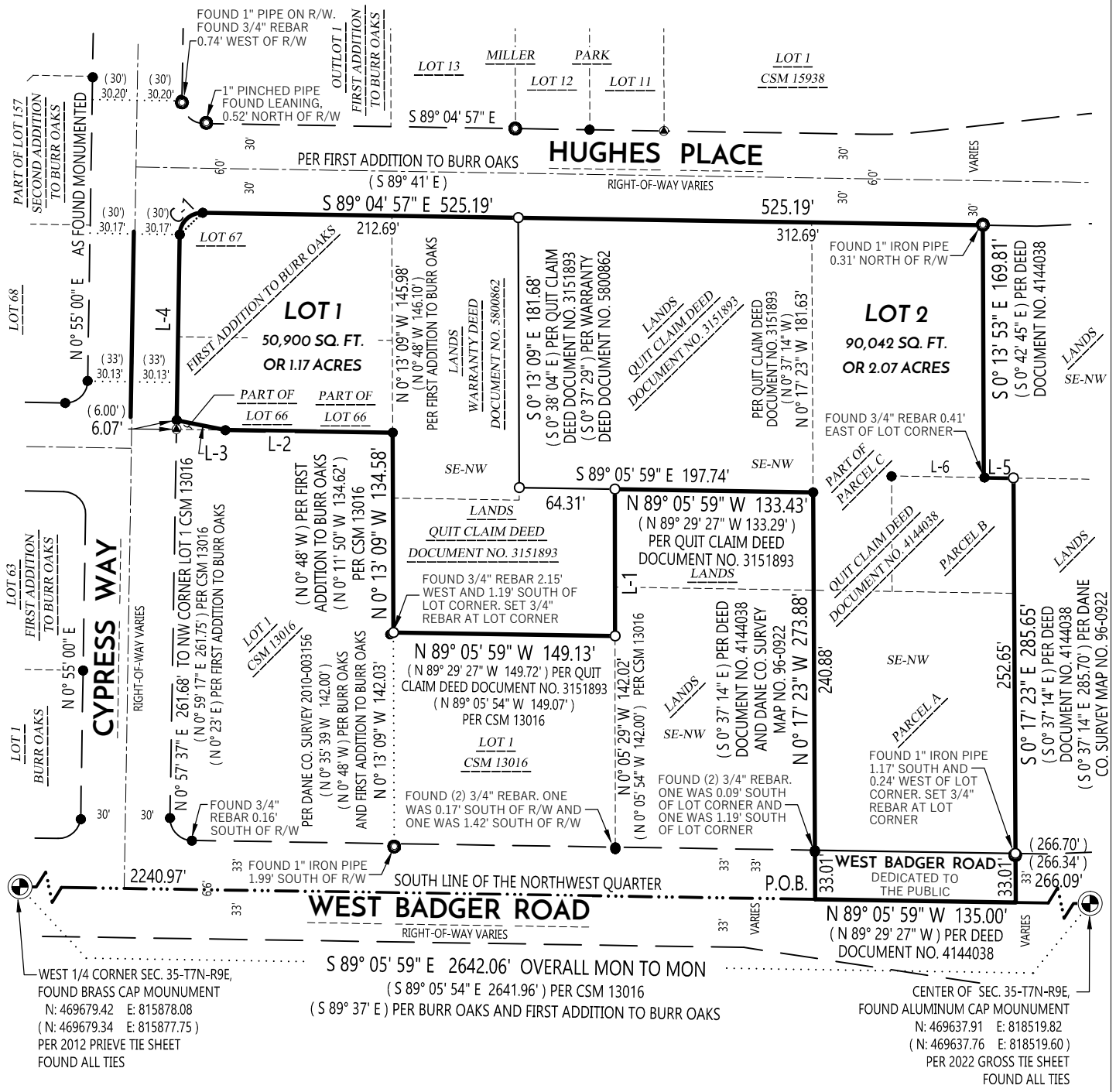


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOT 67 AND PART OF LOT 66 OF FIRST ADDITION TO BURR OAKS, RECORDED IN VOLUME 21 OF PLATS ON PAGES 38 AND 39 AS DOCUMENT NO. 965763, UNPLATTED LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 28, 2021 AS DOCUMENT NO. 5800862, LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED ON SEPTEMBER 2, 1999 AS DOCUMENT NO. 3151893, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038, ALL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 35, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- INTERIOR CSM BOUNDARY
- CENTERLINE
- SECTION/QUARTER LINE
- RIGHT-OF-WAY LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MAY 9TH, 16TH, AND 23RD 2022 .
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 SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, T7N, R9E, BEARS S 89°05' 59" E
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 EASEMENTS.
5. SEE SHEET 3 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS, AND LINE AND CURVE TABLES.



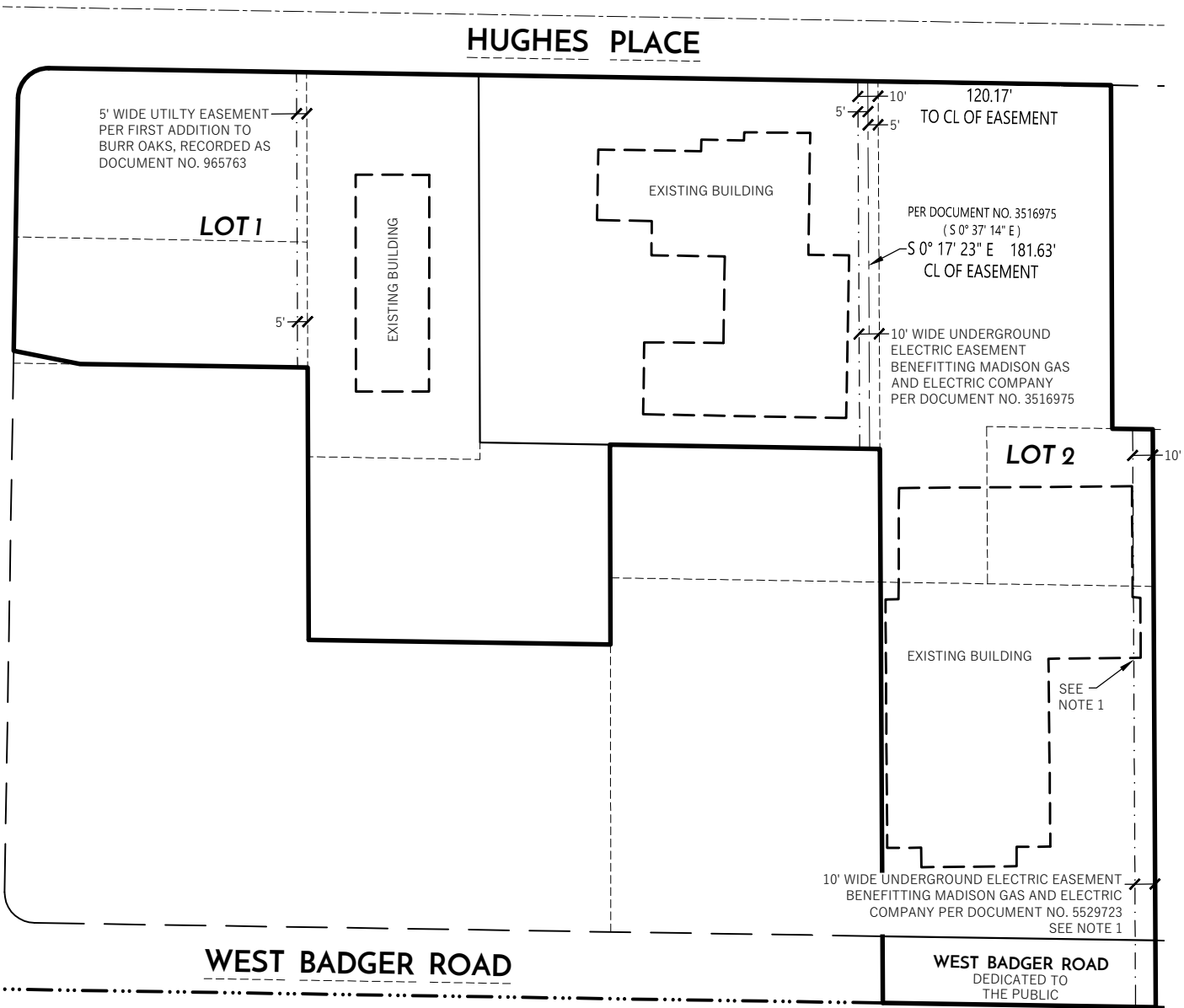
File: W:\2022\220907_EUA - Centro Hispano, Madison, WI\220907_CSM.dwg Layout: CSM 1 of 6 User: Zach Plotted: Jul 27, 2022 - 9:52am

<p>PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: CENTRO HISPANO 810 W. BADGER ROAD MADISON, WI 53713</p>	<p>SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW</p>	<p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p>
<p>PROJECT NO: 220907 SHEET NO: 1 of 6</p>			

CERTIFIED SURVEY MAP NO. _____

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EXISTING EASEMENTS DETAIL



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- INTERIOR CSM BOUNDARY
- EXISTING BUILDING
- PLATTED LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RECORDED INFORMATION

NOTES:

1. PER NOTE 4 ON EXHIBIT "B" OF THE UNDERGROUND ELECTRIC EASEMENT RECORDED AS DOCUMENT NO. 5529723, THE EASEMENT MAY VARY IN WIDTH (REDUCE) WHERE EXISTING STRUCTURES AS OF 8/19/2019 RESTRICT THE 10' EASEMENT WIDTH.
2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
3. SEE SHEET 3 OF 6 FOR FURTHER DETAILS EXISTING IMPROVEMENTS, AND LINE AND CURVE TABLES.



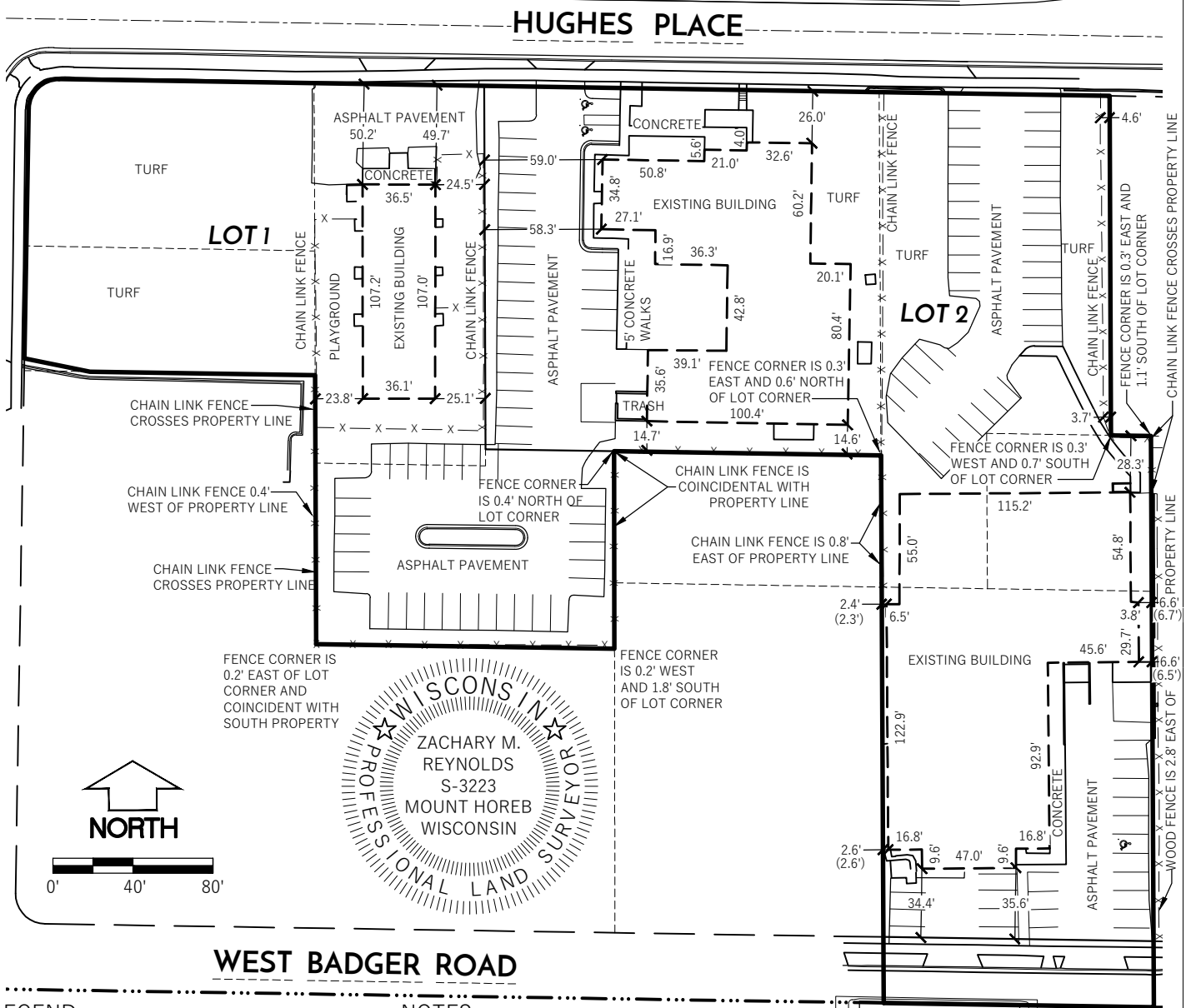
File: W:\2022\220907_EUA - Centro Hispano, Madison, WI\DWG\220907_CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Jun 10, 2022 - 4:16pm

	PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: CENTRO HISPANO 810 W. BADGER ROAD MADISON, WI 53713	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220907 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSER ENGINEERING				

CERTIFIED SURVEY MAP NO. _____

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EXISTING IMPROVEMENTS DETAIL



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING BUILDING
- PLATTED LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- () RECORDED AS BUILDING TIES PER D'ONOFRIO KOTTKE AND ASSOCIATES SURVEY NO. 96-0922 FILED AT THE DANE COUNTY SURVEYOR'S OFFICE

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 5 FOR LINE AND CURVE TABLES.

CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	23.55'	15.00'	89° 57' 27"	N 45° 56' 20" E	21.21'	N 0° 57' 37" E	S 89° 04' 57" E
()	23.54'		90° 04'	N 45° 21' 00" E	21.20'	N 0° 23' E	S 89° 41'

() PER FIRST ADDITION TO BURR OAKS

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 0° 05' 29" E	98.84'
()	S 0° 37' 14" E	
L-2	N 89° 07' 05" W	112.59'
(*)	N 89° 01' 05" W	
(**)	N 89° 37' W	
L-3	N 78° 33' 41" W	33.42'
(***)	N 78° 45' 30" W	33.54'
L-4	N 0° 57' 37" E	124.93'
(**)	N 0° 23' E	
L-5	S 89° 04' 43" E	20.00'
()	S 89° 28' 09" E	
L-6	S 89° 05' 59" E	62.14'
()	S 89° 29' 27" E	62.29'

- () PER WARRANTY DEED DOCUMENT NO. 4144038
- (*) PER CSM 13016
- (**) PER FIRST ADDITION TO BURR OAKS
- (***) PER QUIT CLAIM DEED DOCUMENT 4787355

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PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: CENTRO HISPANO 810 W. BADGER ROAD MADISON, WI 53713	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220907 SHEET NO: 3 of 6
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

A CONSOLIDATION OF LANDS, BEING LOT 67 AND PART OF LOT 66 OF FIRST ADDITION TO BURR OAKS, RECORDED IN VOLUME 21 OF PLATS ON PAGES 38 AND 39 AS DOCUMENT NO. 965763, LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 28, 2021 AS DOCUMENT NO. 5800862, LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED ON SEPTEMBER 2, 1999 AS DOCUMENT NO. 3151893, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038, ALL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 35, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 35, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF WEST BADGER ROAD, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 2240.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL A IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038 AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 4144038, NORTH 00 DEGREES 17 MINUTES 23 SECONDS WEST, 273.88 FEET TO A CORNER OF LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED ON SEPTEMBER 2, 1999 AS DOCUMENT NO. 3151893; THENCE ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 3151893, NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST, 133.43; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 3151893, SOUTH 00 DEGREES 05 MINUTES 29 SECONDS EAST, 98.84 FEET TO A CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13016 RECORDED IN VOLUME 89 OF CERTIFIED SURVEY MAPS ON PAGES 127-132 AS DOCUMENT NO. 4714890 (CSM 13016); THENCE ALONG SAID LOT 1 OF CSM 13016, AND CONTINUING ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 3151893, NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST, 149.13 FEET; THENCE CONTINUING ALONG SAID LOT 1 OF CSM 13016, AND SAID LANDS DESCRIBED IN DOCUMENT NO. 3151893, NORTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, 134.58 FEET TO THE SOUTHEAST CORNER OF LOT 66 OF FIRST ADDITION TO BURR OAKS, RECORDED IN VOLUME 21 OF PLATS ON PAGES 38-39 AS DOCUMENT 965763; THENCE ALONG THE SOUTH LINE OF SAID LOT 66 AND CONTINUING ALONG SAID LOT 1 OF CSM 13016, NORTH 89 DEGREES 07 MINUTES 05 SECONDS WEST, 112.59 FEET TO THE EASTERNMOST POINT OF LANDS DESCRIBED AS A PART SAID LOT 66 IN A QUIT CLAIM DEED RECORDED ON AUGUST 29, 2011 AS DOCUMENT NO. 4787355; THENCE ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 4787355, NORTH 78 DEGREES 33 MINUTES 41 SECONDS WEST, 33.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CYPRESS WAY; THENCE ALONG SAID EAST RIGHT-OF-WAY OF CYPRESS WAY, NORTH 00 DEGREES 57 MINUTES 37 SECONDS EAST, 124.93 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY OF CYPRESS WAY, 23.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 45 DEGREES 56 MINUTES 20 SECONDS EAST, 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HUGHES PLACE; THENCE ALONG SAID RIGHT-OF-WAY OF HUGHES PLACE, SOUTH 89 DEGREES 04 MINUTES 57 SECONDS EAST, 525.19 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS PARCEL C IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038; THENCE ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 4144038, SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 169.81 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED AS PARCEL B IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 4144038, SOUTH 89 DEGREES 04 MINUTES 43 SECONDS EAST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AS PARCEL B; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 4144038, SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, 285.65 FEET TO A POINT ON THE CENTERLINE OF WEST BADGER ROAD, ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 35; THENCE ALONG THE CENTERLINE OF WEST BADGER ROAD AND SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST, 135.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 145,397 SQUARE FEET OR 3.34 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF NEWCOMB CONSTRUCTION COMPANY, INC., 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 BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
CENTRO HISPANO
810 W. BADGER ROAD
MADISON, WI 53713

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

PROJECT NO: 220907
SHEET NO: 4 of 6

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LANDS, BEING LOT 67 AND PART OF LOT 66 OF FIRST ADDITION TO BURR OAKS, RECORDED IN VOLUME 21 OF PLATS ON PAGES 38 AND 39 AS DOCUMENT NO. 965763, LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 28, 2021 AS DOCUMENT NO. 5800862, LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED ON SEPTEMBER 2, 1999 AS DOCUMENT NO. 3151893, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON DECEMBER 19, 2005 AS DOCUMENT NO. 4144038, ALL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 35, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CENTRO HISPANO, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. CENTRO HISPANO, INC., DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CENTRO HISPANO, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY NANCY FRANCISCO-WELKE, ITS PRESIDENT,

AT _____, WISCONSIN,

THIS _____, DAY OF _____, 2022

IN THE PRESENCE OF:

NANCY FRANCISCO-WELKE
CENTRO HISPANO, INC. PRESIDENT



STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED PRESIDENT OF CENTRO HISPANO, INC., NANCY FRANCISCO-WELKE, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

PARK 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 OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE

NAMED BANKING ASSOCIATION, PARK BANK AUTHORIZED OFFICER

_____ 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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www.wyserengineering.com

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MADISON, WI 53713

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DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220907
SHEET NO: 5 of 6

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CORPORATE OWNER'S CERTIFICATE

THE CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. SAID MUNICIPAL CORPORATION FURTHER CERTIFIES 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 CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS MAYOR AND CITY

CLERK AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2022.
CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION

BY: _____
SATYA RHODES-CONWAY, MAYOR

BY: _____
MARIBETH WITZEL-BEHL, CITY CLERK

AUTHENTICATION

THE SIGNATURES OF STYA RHODES-CONWAY, AS MAYOR, AND MARIBETH WITZEL-BEHL, AS CITY CLERK,

ON BEHALF OF THE CITY OF MADISON ARE AUTHENTICATED ON THIS _____ DAY OF _____, 2022.

NAME: KEVIN RAMAKRISHNA, ASSISTANT CITY ATTORNEY
TITLE: MEMBER, STATE BAR OF WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT

NUMBER RES22-00231, FILE ID NUMBER 69319, ADOPTED ON THIS 29TH DAY OF MARCH, 2022, 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 _____, 2022.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

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:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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PROJECT NO: 220907
SHEET NO: 6 of 6