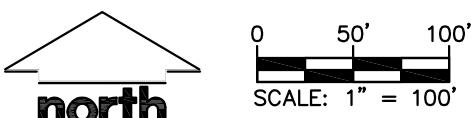
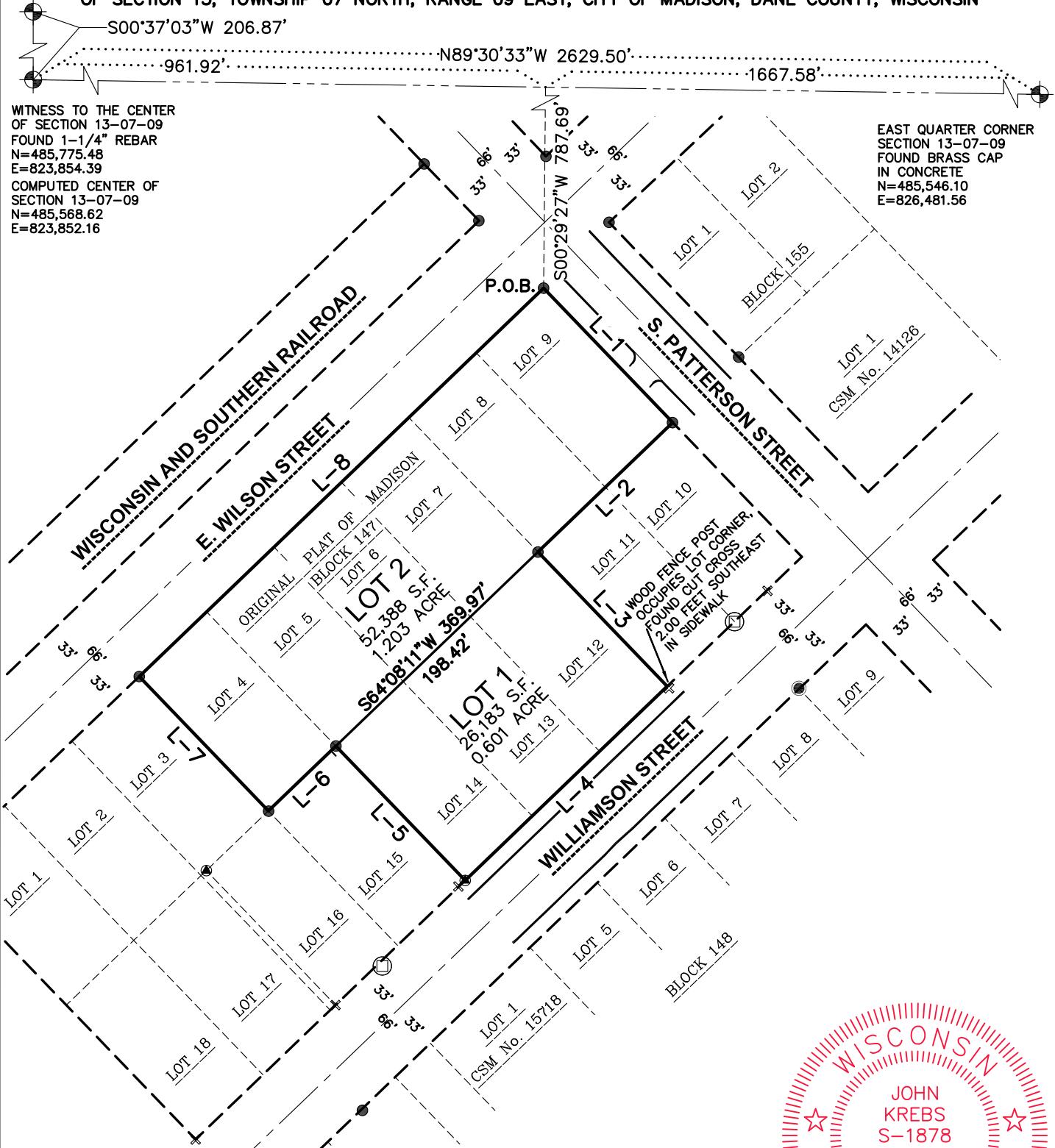


# PRELIMINARY CERTIFIED SURVEY MAP NO.

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

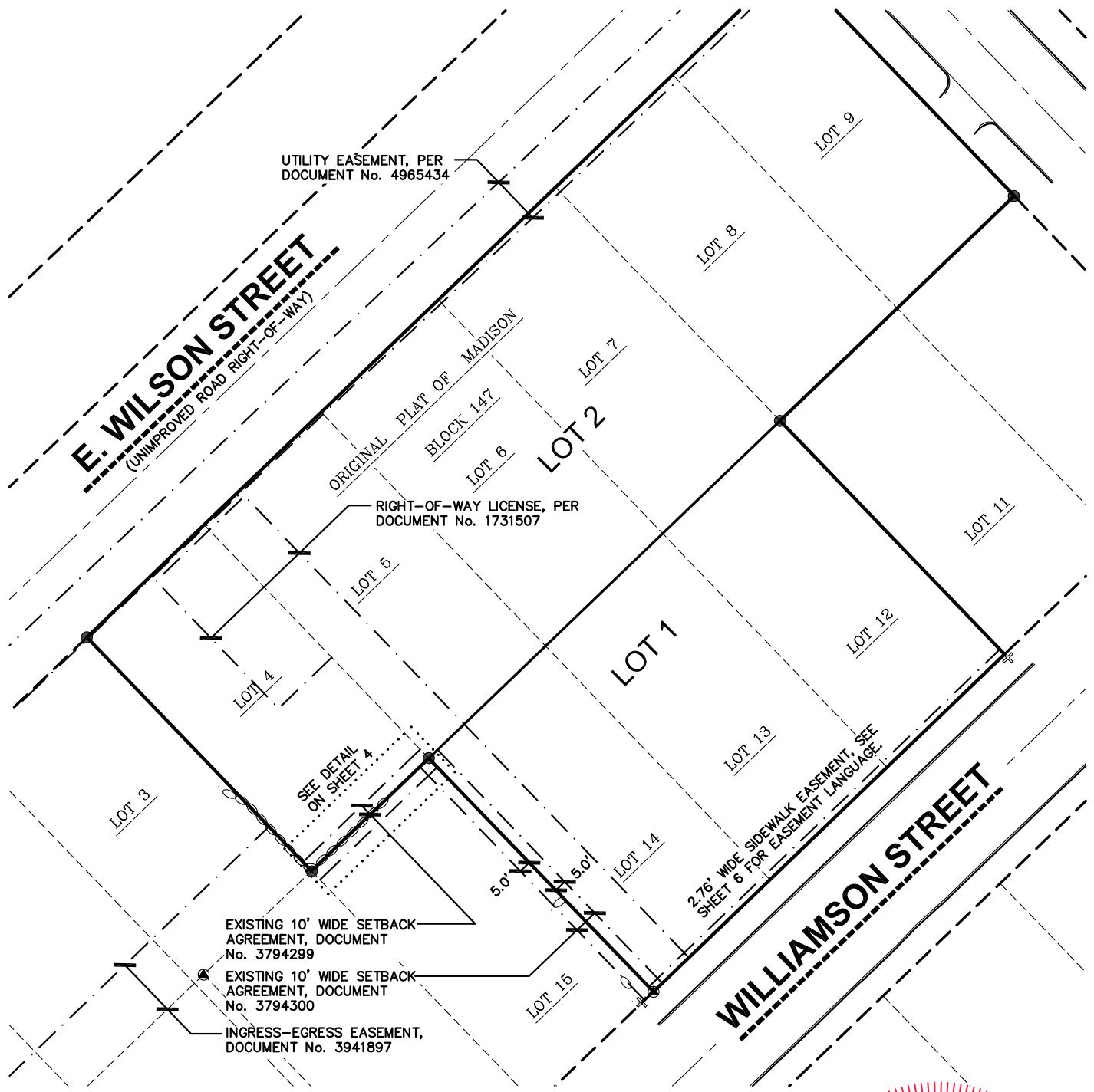


SURVEYED BY: <b>JS</b> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVE. REC	PROJECT NO: 22-12005 FIELDBOOK/PG: — SHEET NO: 1 OF 8	SURVEYED BY: RAC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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**PRELIMINARY  
CERTIFIED SURVEY MAP NO.**

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## **EASEMENTS**



## LEGEND

GOVERNMENT CORNER  
3/4" REBAR FOUND  
CHISELED 'X' FOUND  
PK/MAG NAIL FOUND  
1" IRON PIPE FOUND  
DRILL HOLE FOUND

— PLAT BOUNDARY

— — — CENTERLINE

— — — — — RIGHT-OF-WAY LINE

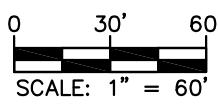
— — — — — PLATTED LOT LINE

— — — — — SECTION LINE

— — — — — EASEMENT LINE

## NOTES

1. FIELD WORK PERFORMED ON DECEMBER XX, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13-07-09, BEARS N89°30'33"W.
3. SEE SHEET 2 FOR EASEMENTS.
4. ALL BUILDINGS ON SITE WILL BE REMOVED, SEE SHEET 3 FOR BUILDINGS.
5. SEE SHEET 4 FOR LINE TABLE.

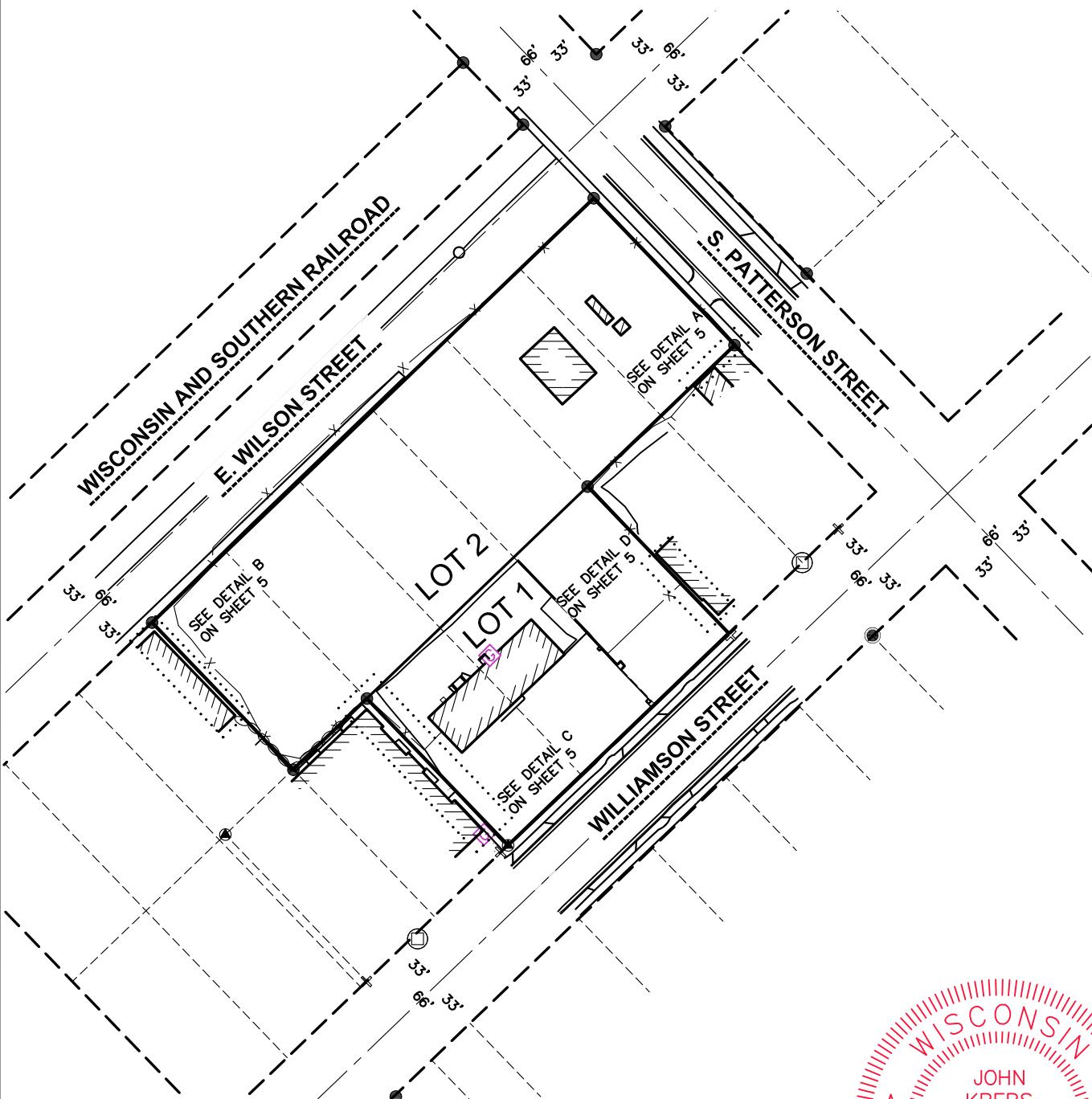


SURVEYED BY: <b>JSD</b> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060		SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVE. REC	PROJECT NO: <u>22-12005</u>	SURVEYED BY: <u>RAC</u>
		FIELDBOOK/PG: <u>—</u>	DRAWN BY: <u>JK</u>	
		SHEET NO: <u>2 OF 8</u>	CHECKED BY: <u>TJB</u>	
			APPROVED BY: <u>TJB</u>	
VOL. <u>      </u> PAGE <u>      </u>				
DOC. NO. <u>      </u>				
C.S.M. NO. <u>      </u>				

**PRELIMINARY  
CERTIFIED SURVEY MAP NO.**

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## **BUILDINGS**

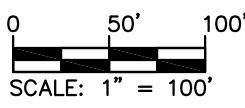


Plotter: *Sheet 3* User: *you* Date: *Mar 24, 2023* = *9:48am*

## LEGEND

## NOTES

1. FIELD WORK PERFORMED ON DECEMBER XX, 2022.
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SURVEYED BY: <b>JSD</b> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVE. REC	PROJECT NO: <u>22-12005</u>	SURVEYED BY: <u>RAC</u>
		FIELDBOOK/PG: <u>—</u>	DRAWN BY: <u>JK</u>
		SHEET NO: <u>3 OF 8</u>	CHECKED BY: <u>TJB</u>
			APPROVED BY: <u>TJB</u>
		VOL. <u>      </u> PAGE <u>      </u>	
		DOC. NO. <u>      </u>	
		C.S.M. NO. <u>      </u>	

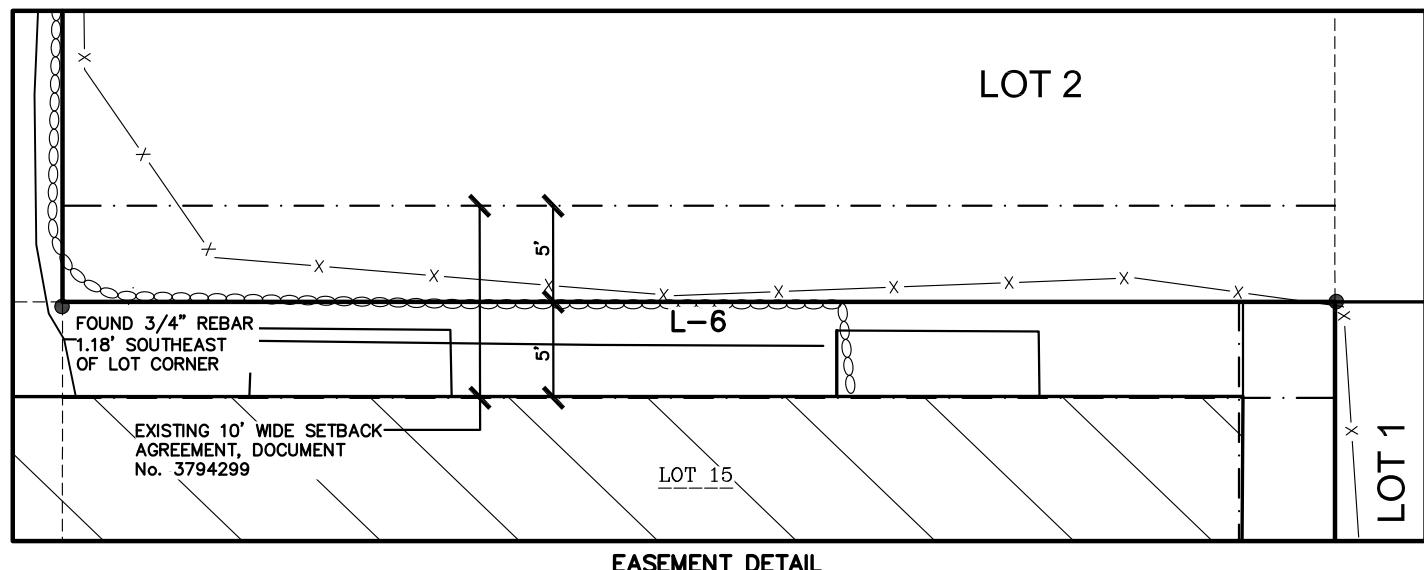
# PRELIMINARY

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

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LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S43°50'50"E	131.94'
( )	S43°49'07"E	131.94'
L-2	S46°08'11"W	132.28'
( )	S46°07'42"W	132.20'
L-3	S43°51'46"E	131.96'
( )	S43°53'09"E	131.95'
L-4	S46°07'35"W	198.36'
( )	S46°07'31"W	198.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L-5	N43°53'20"W	131.99'
( )	N43°51'44"W	131.96'
L-6	S46°08'11"W	66.27'
( )	S46°07'42"W	66.16'
L-7	N43°50'36"W	132.01'
( )	N43°55'12"W	132.01'
L-8	N46°08'47"E	396.96'
( )	N46°08'17"E	396.90'

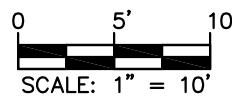


### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- ✖ CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- 1" IRON PIPE FOUND
- RAILROAD SPIKE SET
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

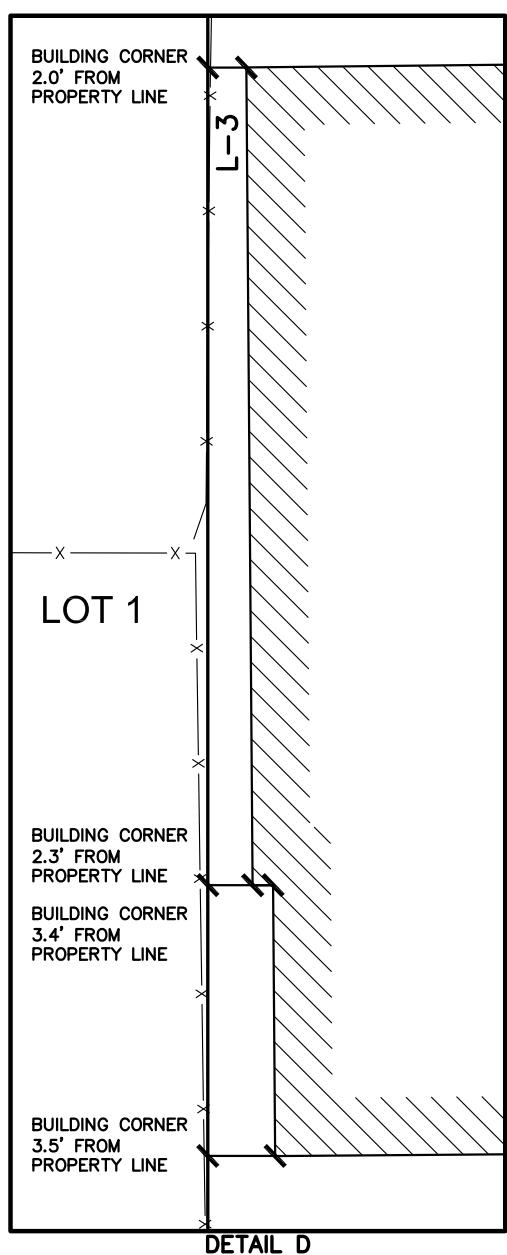
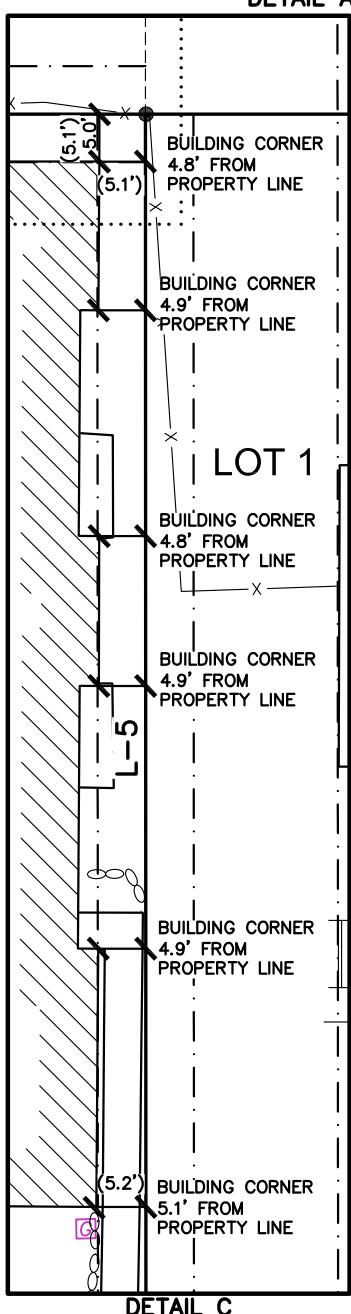
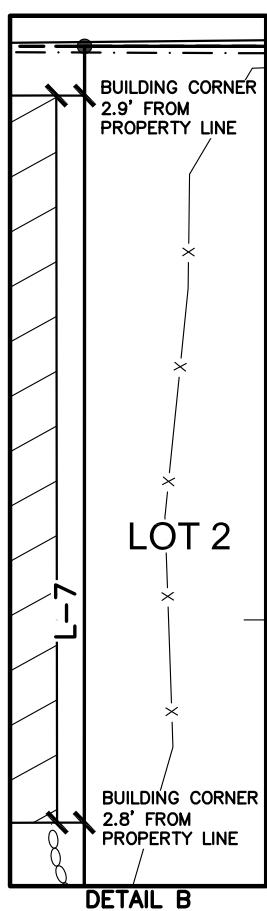
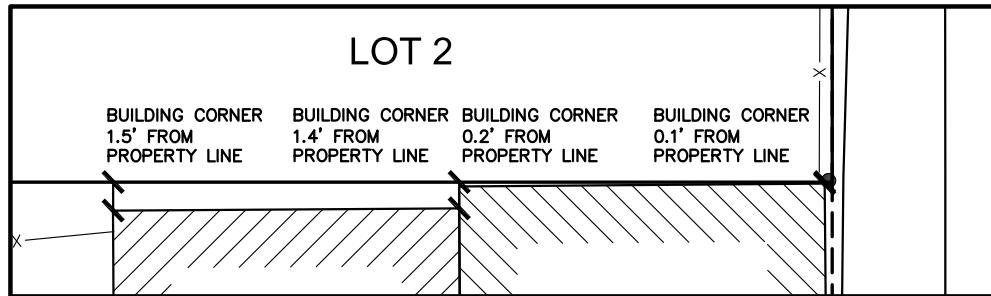
### NOTES

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3. SEE SHEET 2 FOR EASEMENTS.
4. ALL BUILDINGS ON SITE WILL BE REMOVED, SEE SHEET 3 FOR BUILDINGS.
5. SEE SHEET 4 FOR LINE TABLE.



# PRELIMINARY CERTIFIED SURVEY MAP NO.

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



DETAIL A  
DETAIL C  
DETAIL D

# PRELIMINARY

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

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### PUBLIC EASEMENT NOTES

#### 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.

#### NOTES: PARCELS IN THIS C.S.M. ARE SUBJECT TO THE FOLLOWING DOCUMENTS

1. RIGHT-OF-WAY LICENSE, DOCUMENT No. 1731507
2. QUITCLAIM DEED, DOCUMENT No. 2616633
3. SETBACK AGREEMENT, DOCUMENT No. 3794299
4. SETBACK AGREEMENT, DOCUMENT No. 3794300
5. EASEMENT, DOCUMENT No. 3941897
6. ALTERATION TO APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN, DOCUMENT No. 4803202
7. EASEMENT, DOCUMENT No. 4965434



SURVEYED BY: <b>JS</b> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVE. MADISON, WI 53704	PROJECT NO: 22-12005 FIELDBOOK/PG: - SHEET NO: 6 OF 8	SURVEYED BY: RAC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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# PRELIMINARY CERTIFIED SURVEY MAP NO.

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 122600, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, AFORESAID; THENCE NORTH 89 DEGREES 30 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, AFORESAID, 1667.58 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 27 SECONDS WEST, 787.69 FEET TO THE NORTHERLY CORNER OF BLOCK 147, ORIGINAL PLAT OF MADISON AND THE POINT OF BEGINNING; THENCE SOUTH 43 DEGREES 50 MINUTES 50 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF BLOCK 147, ORIGINAL PLAT OF MADISON, 131.94 FEET; THENCE SOUTH 46 DEGREES 08 MINUTES 11 SECONDS WEST, 132.28 FEET TO THE NORTHERLY CORNER OF LOT 12, BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE SOUTH 43 DEGREES 51 MINUTES 46 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF LOT 12, BLOCK 147, ORIGINAL PLAT OF MADISON, 131.96 FEET TO THE EASTERLY CORNER OF LOT 12, BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE SOUTH 46 DEGREES 07 MINUTES 35 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 147, ORIGINAL PLAT OF MADISON, 198.36 FEET TO THE SOUTHERLY CORNER OF LOT 14, BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE NORTH 43 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 14, BLOCK 147, ORIGINAL PLAT OF MADISON, 131.99 FEET TO THE EASTERLY CORNER OF LOT 4, BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE SOUTH 46 DEGREES 08 MINUTES 11 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 147, ORIGINAL PLAT OF MADISON, 66.27 FEET TO THE SOUTHERLY CORNER OF LOT 4, BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE NORTH 43 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 4, BLOCK 147, ORIGINAL PLAT OF MADISON, 132.01 FEET TO THE NORTHWESTERLY LINE OF BLOCK 147, ORIGINAL PLAT OF MADISON; THENCE NORTH 46 DEGREES 08 MINUTES 47 SECONDS EAST, 396.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78,571 SQUARE FEET OR 1.804 ACRES.

## SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THRESHOLD DEVELOPMENT, 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, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



## CORPORATE OWNER'S CERTIFICATE

THRESHOLD DEVELOPMENT, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THRESHOLD DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THRESHOLD DEVELOPMENT

BY: \_\_\_\_\_  
JOSEPH D. KRUPP, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THRESHOLD DEVELOPMENT  
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

SURVEYED BY: <b>JS</b> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>THRESHOLD DEVELOPMENT</b> 1954 ATWOOD AVE. MADISON, WI 53704	PROJECT NO: 22-12005 FIELDBOOK/PG: _____ SHEET NO: 7 OF 8	SURVEYED BY: RAC DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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# PRELIMINARY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## CONSENT OF CORPORATE MORTGAGEE

[\_\_\_\_\_] A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [\_\_\_\_\_] WISCONSIN PROFESSIONAL LAND SURVEYOR, S-{---}, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [\_\_\_\_\_] OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

[\_\_\_\_\_] VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [\_\_\_\_], TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

## CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2023.

MATTHEW WACHTER,  
SECRETARY OF PLAN COMMISSION

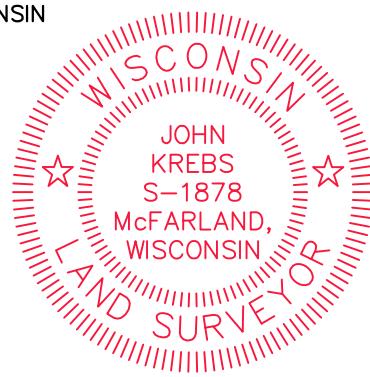
DATE

## 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 ID NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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



## 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) \_\_\_\_\_

REGISTER OF DEEDS