2025 20, ö Plotted: colton.darwin User: Sheet 1 Layout: P-CSM.dwg colton.darwin.JSDINC\appdata\local\temp\AcPublish\_16128\2515453

#### PRELIMINARY LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198—202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. EXISTING IMPROVEMENTS LOT 1 CSM No. WISCONSIN AVENUE 132' WIDE PUBLIC RIGHT-OF-WAY **6**' 6 6 8:37am Ä LOT 1 35,469 S.F. 0.814 ACRE IS IS 2025 20, RIGHT-OF-WAY ö STREET STREET Plotted: Ä. 13901 RIGHT-OF 83 LOT 1 PLAT OF **NOSNHOC** LOT No DAYTON CSM No. 14965 PUBLIC colton.darwin PUBLIC MDE 8 ≶ User: 8 LOT 2 52,048 S.F. 1.195 ACRE ᄗ Sheet 2 Layout: MADISON COLLEGE P-CSM.dwg 5 6 6' 6 6' colton.darwin.JSDINC\appdata\local\temp\AcPublish\_16128\2515453 N. CARROLL STREET 66' WIDE PUBLIC RIGHT-OF-WAY TODD J. BUHR S-2614 DEFOREST, WI SURV LOT 8 LOT 9 BLOCK 83 ORIGINAL PLAT OF MADISON <u>LEGEND</u> × CHISELED 'X' FOUND 3/4" REBAR FOUND PLAT BOUNDARY ····· CHORD LINE CENTERLINE RIGHT-OF-WAY LINE -- PLATTED LOT LINE SECTION LINE ///// BUILDING SCALE: 1"=70 **PAVEMENT** SURVEYED FOR: 25-15453 SURVEYED BY: NM PROJECT NO: DRURY HOTEL

DRAWN BY:

FIELDBOOK/PG:

SHEET NO:

2 OF 7

**DEVELOPMENT** 

211 N. CARROL ST

MADISON, WI

MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

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DOC. NO.

C.S.M. NO.

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## PRELIMINARY

#### LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198—202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. **EXISTING EASEMENTS** LOT 1 CSM No. 11920 ,99 ,99 WISCONSIN AVENUE 132' WIDE PUBLIC RIGHT-OF-WAY ,0 ,9 S43°43'42"E 2.36' N43°43'42"W 1.79'-PERMANENT LIMITED PUBLIC SIDEWALK EASEMENT PER CERTIFIED SURVEY MAP No. 14965, WIDTH VARIES 6 6' <sub>33</sub> 6 6 33' 33' 8:37am LOT 1 N46.04'20"F IS IS 2025 20, 12' x 20' ENCROACHMENT AGREEMENT, DOCUMENT No. 4897069 ö JOHNSON STREET WIDE PUBLIC RIGHT-OF-WAY Plotted: <u>,</u> 9, 330.97 LOT 3 BLOCK 83 PLAT OF 1 331. 331 LOT LOT 1 DAYTON No. colton.darwin S46\*06'37"W S46.04'20"W S46°06'31"W CSM No. 14965 N45°58′56″E 12' x 20' ENCROACHMENT AGREEMENT, DOCUMENT No. 4897069 User: 52,048 S.F. 1.195 ACRE Sheet 3 ᄗ 94.75 Layout: PERMANENT LIMITED PUBLIC SIDEWALK EASEMENT PER CERTIFIED SURVEY MAP No. 14965, WIDTH VARIES S45.58'; P-CSM.dwg 6 6 33 33' 6 6' 33' Ş N43°46'37"W 2.15' S43°46'37"E 2.53 colton.darwin.JSDINC\appdata\local\temp\AcPublish\_16128\2515453 33, 33, N. CARROLL STREET 66' WIDE PUBLIC RIGHT-OF-WAY 33 33, LOT 8 LOT 9 SURVENIENDE SURVEN BLOCK 83 ORIGINAL PLAT OF MADISON **LEGEND** 22 CHISELED 'X' FOUND 3/4" REBAR FOUND PLAT BOUNDARY ····· CHORD LINE CENTERLINE RIGHT-OF-WAY LINE -- PLATTED LOT LINE SECTION LINE EXISTING EASEMENT LINE SCALE: 1"=70' SURVEYED FOR: 25-15453 NM SURVEYED BY: PROJECT NO: DRURY HOTEL DRAWN BY: CMD \_PAGE . FIELDBOOK /PG: VOL. \_ **DEVELOPMENT** MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060 3 OF 7 SHEET NO: DOC. NO. ن 211 N. CARROL ST F]/e:

C.S.M. NO. .

MADISON, WI

## PRELIMINARY

#### MAP NO. LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198—202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. NEW EASEMENTS LOT 1 CSM No. 11920 WIDTH VARIES ,99 ,99 WISCONSIN AVENUE 132' WIDE PUBLIC RIGHT-OF-WAY ,99 ,99 33' 6 6' 33' 6 6' 33' PERMANENT LIMITED PUBLIC SIDEWALK EASEMENT PER CERTIFIED SURVEY MAP No. 14965, WIDTH VARIES 33' 8:37am LOT 1 IS IS 2025 NEW 3.5' PUBLIC SIDEWALK EASEMENT (SEE TERMS AND CONDITIONS ON SHEET 5) 20, WIDE PUBLIC RIGHT-OF-WAY ö JOHNSON STREET **DAYTON STREET** Plotted: LOT 1 LOT 3 BLOCK 83 PLAT OF 1 CSM No. 14965 LOT No. colton.darwin PUBLIC 99 Š User: LOT 2 52,048 S.F. 1.195 ACRE 4 ᄗ Sheet Layout: \colton.darwin.JSDINC\appdata\local\temp\AcPublish\_16128\2515453 P-CSM.dwg 33' 6 6' 33' 33' <sub>6 6</sub>, 33' Ş 33, 33, N. CARROLL STREET 66' WIDE PUBLIC RIGHT-OF-WAY 33 33, LOT 8 LOT 9 SURVENIENDE SURVEN BLOCK 83 ORIGINAL PLAT OF MADISON **LEGEND** 22 CHISELED 'X' FOUND 3/4" REBAR FOUND PLAT BOUNDARY CENTERLINE RIGHT-OF-WAY LINE ---- PLATTED LOT LINE -- - NEW EASEMENT LINE - EXISTING EASEMENT LINE SCALE: 1"=70' SURVEYED FOR: 25-15453 SURVEYED BY: NM PROJECT NO: DRURY HOTEL DRAWN BY: CMD \_PAGE\_ FIELDBOOK /PG: VOL. \_ **DEVELOPMENT** MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060 4 OF 7 SHEET NO: DOC. NO. ن 211 N. CARROL ST

C.S.M. NO. -

File:

MADISON, WI

# **CERTIFIED SURVEY MAP NO.**

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198—202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198-202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

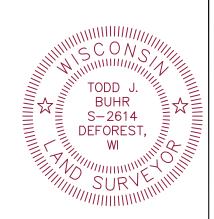
SAID PARCEL CONTAINS 87,517 SQUARE FEET OR 2.009 ACRES.

### SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF DRURY SOUTHWEST, INC, I HAVE SURVEYED, DIVIDED AND MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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.

TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR

DATE



#### 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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SURVEYED FOR:
DRURY HOTEL
DEVELOPMENT
211 N. CARROL ST
MADISON, WI

 PROJECT NO:
 25-15453

 FIELDBOOK/PG:
 \_\_\_\_\_\_

 SHEET NO:
 5 0F 7

SURVEYED BY: NM
DRAWN BY: CMD

VOL. \_\_\_\_\_PAGE \_\_\_\_\_ DOC. NO. \_\_\_\_\_ C.S.M. NO. \_\_\_\_

## PRELIMINARY

# **CERTIFIED SURVEY MAP NO.**

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198-202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

#### OWNER'S CERTIFICATE

MADISON AREA TECHNICAL COLLEGE DISTRICT AND AREA, VOCATIONAL, TECHNICAL AND ADULT EDUCATION DISTRICT No. 4, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, 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 MADISON AREA TECHNICAL COLLEGE DISTRICT AND AREA, VOCATIONAL, TECHNICAL AND ADULT EDUCATION DISTRICT No. 4 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS
MADISON AREA TECHNICAL COLLEGE DISTRICT AND AREA, VOCATIONAL, TECHNICAL AND ADULT EDUCATION DISTRICT No. 4
, MANAGING MEMBER
STATE OF WISCONSIN) SS DANE COUNTY) SS

8: 37am

2025

20,

ö

Plotted:

colton.darwin

User:

Sheet 6

Layout:

PERSONALLY CAME BEFORE ME THIS DAY OF 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED DRURY TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

> WILLIAM SCONS TODD J.
>
> BUHR
> S-2614
>
> DEFOREST,
>
> WI
>
> SURVEY
>
> S BUHR
> S-2614
>
> BUFOREST,
> WI
>
> SURVE

MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

SURVEYED FOR: **DRURY HOTEL DEVELOPMENT** 211 N. CARROL ST MADISON, WI

PROJECT NO: FIELDBOOK /PG: SHEET NO:

25-15453 6 OF 7

NM SURVEYED BY: DRAWN BY: CMD

\_PAGE\_ VOL. \_ DOC. NO. C.S.M. NO. \_

PROJECT NO: 25-15453 SURVEYED BY:

7 OF 7

FB/PG:

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IN VOL. \_\_

NM

CMD

SURVEY MAPS ON PAGE(S)

REGISTER OF DEEDS

**CERTIFIED SURVEY MAP NO.** 

F]/e:

SURVEYED FOR:

**DRURY HOTEL** 

DEVELOPMENT

211 N. CARROL ST

MADISON, WI

vv. VEKUNA AVENUE, SUITE VERONA, WISCONSIN 53593 P. 608.848.5060