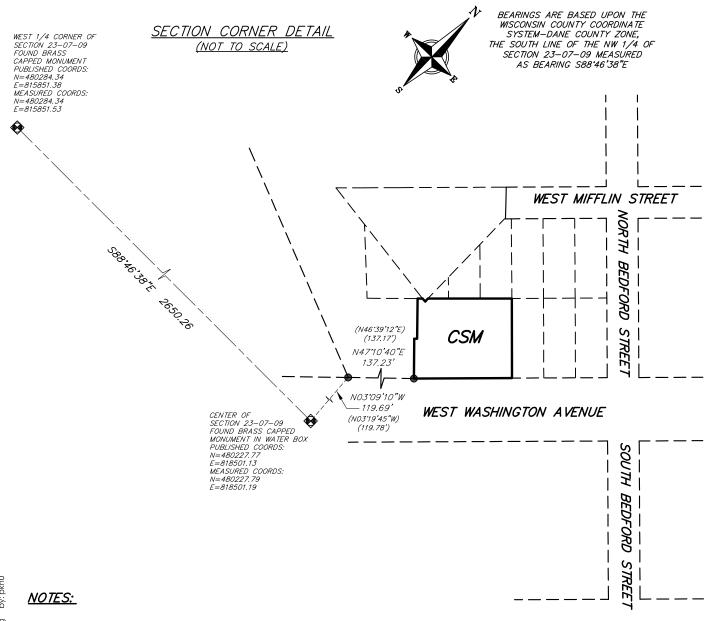
### CERTIFIED SURVEY MAP No. ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, NOT THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 ÉAST, CITY OF MÁDISON, DANE COÚNTY, WISCONSIN BEARINGS ARE BASED UPON THE BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY ZONE, IE SOUTH LINE OF THE NW 1/4 OF SECTION 23—07—09 MEASURED AS BEARING S88'46'38"E GRAPHIC SCALE FEET 0 25 5 SCALE: 1"=50' BLOCK PART OF OUTLOT 7 OUTLOT 2 UNIVERSITY ORIGINAL PLAT WEST MADISON NO1.327,M ADDITION \_DEPOT\_ PART OF \_LOT\_6\_ 0 | | 0 | PART OF <u>LOT 7</u> \_*LOT 5*\_ (N46'12'59"E) (10.55') PART OF N46°38'14"E \_*LOT\_4*\_ 10.55 N46°08'04"E 175.00' .61. LOT 15 DEED (DOC. 5122127) OVERLAPS UNTO OUTLOT 7, UNIVERSITY ADDITION N46 38 14 "E 105.06" 83. (105.09') LOT CORNER FALLS IN WOOD FENCE PART OF N43.09'16"W LOT\_5\_ WEST MADISON P051 ,84 \_DEPOT\_ LOT 1 165. 33,291 SQ. FT. N46°07'42"E 6.00' PART OF LOT 15 (N46'04'56"E) 89 \_LOT\_12 LOT\_14 LOT 13 543.52,21 (6.00') 83.00') BLOCK 24 82. ORIGINAL PLAT (N43'47'01"W) (N44'21'17"W PART OF N43.24'23"W LOT 5 (198') WEST MADISON (N46'39'12"E) N45°57'56"E (137.17') DEPOT 198.37 TO COMPUTED BLOCK CORNER N47°10'40"E 137.23 (66') S45'57'56"W **204.37'** (204') 99 ,99 WEST WASHINGTON AVENUE .99 ,99 **LEGEND** ¥ FOUND CHISELED CROSS SHEET 2 FOR SECTION CORNER DETAIL AND NOTES. SEE SHEET 3 FOR EXISTING EASEMENTS. SEE SHEET 4 FOR EXISTING IMPROVEMENTS. FOUND 3/4" ROD SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft. "RECORDED AS" INFORMATION PER DEED OR PLAT FN: 190041 SURVEYED FOR: C.S.M. No. vierbicher DATE: 10-9-2019 SHEET GREENWAY REAL ESTATE LLC 2292 C.T.H. AB Doc. No. REV: planners | engineers | advisors 1 OF 7 Drafted By: PKNU MCFARLAND, WI 53558 Page. Phone: (800) 261-3898

ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 ÉAST, CITY OF MÁDISON, DANE COÚNTY, WISCONSIN



- 1) ALL BUILDINGS AND IMPROVEMENTS DEPICTED ON THIS CERTIFED SURVEY MAP TO BE REMOVED.
- 2) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3) LANDS WITHIN THIS CERTIFIED SURVEY BENEFIT FROM AN EASEMENT AGREEMENT PER DOCUMENT NUMBER 2136358, AS DEPICTED ON SHEET 3.
- 4) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO STREET VACATION RIGHTS PER DOCUMENT NUMBER 2135100.
- 5) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NUMBER 2136362. THE EASEMENTS ARE DEPICTED ON SHEET 3.
- 6) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO AN ASSIGNMENT OF PECFA PROCEEDS PER DOCUMENT NUMBER 2727850.



FN: 190041 REV:

Drafted By: PKNU

GREENWAY REAL ESTATE LLC 2292 C.T.H. AB MCFARLAND, WI 53558

SURVEYED FOR:

C.S.M. No.\_ Doc. No.\_ Page.

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# CERTIFIED SURVEY MAP No. ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, NOT THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN BEARINGS ARE BASED UPON THE BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY ZONE, IE SOUTH LINE OF THE NW 1/4 OF SECTION 23—07—09 MEASURED AS BEARING S88'46'38"E GRAPHIC SCALE FEET EXISTING EASEMENTS 0 25 5 SCALE: 1"=50' BLOCK PART OF \_OUTLOT\_7\_ OUTLOT 2 UNIVERSITY ORIGINAL PLAT WEST MADISON ADDITION \_DEPOT\_ PART OF \_LOT\_6\_ PART OF \_*LOT\_T*\_ \_LOT\_5\_ PART OF \_*LOT\_4*\_ 24' WIDE ACCESS EASEMENT PER DOC.-NO. 2136358 PART OF \_\_<u>LOT\_5</u>\_ WEST MADISON \_DEPOT\_ LOT 1 / PEDESTRIAN INGRESS & 33,291 SQ. FT. EGRESS EASEMENT PER-DOC. NO. 2136358 OCCLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. NO. 2136362 PART OF LOT 15 \_LOT\_12 LOT\_14 LOT 13 BLOCK 24 ORIGINAL PLAT N RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS - OR SERVICES PER DOC. NO. 2135100 PART OF LOT 5 WEST MADISON \_DEPOT\_ (24') 99 ,99 WEST WASHINGTON AVENUE .99 99, FN: 190041 SURVEYED FOR: C.S.M. No.\_ vierbicher DATE: 10-9-2019 SHEET GREENWAY REAL ESTATE LLC 2292 C.T.H. AB MCFARLAND, WI 53558 Doc. No.\_ REV: planners | engineers | advisors 3 OF 7 Drafted By: PKNU Page. Phone: (800) 261-3898

# CERTIFIED SURVEY MAP No. ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, NOT THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 ÉAST, CITY OF MÁDISON, DANE COÚNTY, WISCONSIN BEARINGS ARE BASED UPON THE BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY ZONE, IE SOUTH LINE OF THE NW 1/4 OF SECTION 23—07—09 MEASURED AS BEARING S88'46'38"E GRAPHIC SCALE FEET 0 25 5 EXISTING IMPROVEMENTS SCALE: 1"=50' BLOCK PART OF OUTLOT 7 OUTLOT 2 UNIVERSITY ORIGINAL PLAT WEST MADISON ADDITION \_DEPOT\_ PART OF \_LOT\_6\_ PART OF \_*LOT 7*\_ \_LOT\_5\_ /PART OF | \_ LOT 4\_ | EXISTING ASPHALT DRIVE AISLE LOT 5 ASPHAL AISLE EXISTING BUILDING WEST MADISON PARKING \_DEPOT\_ EXISTING ASPHAL T PARKING LOT 1 EXISTING , DRIVE , EXISTING 33,291 SQ. FT. PART OF LOT 15 LOT 12 LOT\_14 LOT 13 BLOCK 24 — EXISTING CONCRETE WALK ASPHAL I ORIGINAL PLAT PART OF EXISTING CONCRETE FOR GAS PUMP ISLANDS <u>LOT 5</u> EXISTING , DRIVE WEST MADISON DEPOT 99 ,99 WEST WASHINGTON AVENUE ,99 99, FN: 190041 SURVEYED FOR: C.S.M. No.\_ vierbicher DATE: 10-9-2019 SHEET GREENWAY REAL ESTATE LLC 2292 C.T.H. AB MCFARLAND, WI 53558 Doc. No.\_ REV: planners | engineers | advisors 4 OF 7 Drafted By: PKNU Page. Phone: (800) 261-3898

### <u>SURVEYOR'S CERTIFICATE:</u>

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of C-Store Properties, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

Vierbicher Associates, Inc. By: Paul R. Knudson Dated this 9th day of October, 2019. Signed: Vierbicher Associates, Inc. Paul R. Knudson, P.L.S. No. 1556

## LEGAL DESCRIPTION:

All of Lots 13 and 14, part of Lot 15, Block 24, Original Plat of the City of Madison, as recorded in Volume A of Plats, on Page 3, as Document Number 102 and Part of Lot 5, West Madison Depot, as recorded in Volume 56-64A of Plats, on Pages 186-187, as Document Number 2136359, Dane County Registry, located in part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4, Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 23; thence S88°46'38"E, 2650.26 feet along the south line of said NW 1/4 to the Center of said Section 23; thence N03'09'10"W, 119.69 feet; thence N47'10'40"E, 137.23 feet to the southwest corner of lands described in Document Number 5122127 and the Point of Beginning; thence N43°24'23"W, 82.89 feet along a southwesterly line of said lands; thence N46°07'42"E, 6.00 feet along a southwesterly line of said lands; thence N43°09'16"W, 83.61 feet along a southwesterly line of said lands to the northwest corner of said Lot 15; thence N46°38'14"E, 10.55 feet along the northwesterly line of said Lot 15; thence S86°17'03"E, 8.18 feet; thence N01°18'27"W, 8.25 feet to the northwesterly line of said Lot 15; thence N46°08'04"E, 175.00 feet along the northwesterly line of said Lots 13-15 to the northerly most corner of said Lot 13; thence S43'52'21"E, 165.84 feet along the northeasterly line of said Lot 13 to the easterly most corner of said Lot 13; thence S45°57'56"W, 204.37 feet along the southeasterly line of said Block 24 to the Point of Beginning.

Containing 33,291 square feet or 0.764 acres, more or less.

vierbicher planners | engineers | advisors



FN: 190041 DATE: 10-9-2019

REV: Drafted By: PKNU

SURVEYED FOR: GRFFNWAY REAL ESTATE LLC 2292 C.T.H. AB MCFARLAND, WI

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C.S.M. No.\_ Doc. No.\_ Page.

SHEET 5 OF 7

CERTIFIED	SURVE	Y MAP N	0	
ALL OF LOTS 13 AND 14, PART O OLUME A OF PLATS, ON PAGE 3, AS AS RECORDED IN VOLUME 56–64A O COUNTY REGISTRY, LOCATED IN PAR SECTION 23, TOWNSHIP 07 NOR	S DOCUMENT NO OF PLATS, ON P PT OF THE SW	IMBER 102 AND PAR AGES 186–187, AS L 1/4 OF THE NE 1/4	PT OF LOT 5, WEST MADIS DOCUMENT NUMBER 2136 AND THE SE 1/4 OF THE	ON DEPOT, 359, DANE NW 1/4,
OWNER'S CERTIFICATE:				
C—Store Properties, LLC, a Wisc and by virtue of the laws of the S land described on this Certified represented hereon. We further cer Wisconsin Statutes, to be submitted	State of Wiscons Survey to be tify that this Ce	in, as owner, does he surveyed, divided, r ertified Survey is requ	ereby certify that we caus napped, and dedicated c ired by s. 236.10 or 236.1	ed ns
IN WITNESS WHEREOF, the said C—S Shmerler Real Estate Company, LLC	C, Sole Member,	LLC has caused thes at Madison, Wisconsin	se presents to be signed b , on thisday of	У
In the Presence of:				
C-STORE PROPERTIES, LLC				
By: Shmerler Real Estate Com	pany, LLC, Sole	Member		
Rv				
By: Gary L. Shmerler, Sole Shmerler Real Estate	Member Company, LLC			
State of Wisconsin )				
State of Wisconsin ) ) ss County of Dane )				
Personally came before me this	day of	,	20,the above name	d,
Gary L. Shmerler, Sole Member of known to be the person who execu				n <b>e</b>
	My	Commission Expires:		
Notary Public, State of Wisconsin				
MORTGAGEE CERTIFICATE:				
The Park Bank, a banking corpor of the State of Wisconsin, mortgagee dividing, mapping, and dedicating of t consent to the Owner's Certificate.	of the above des	scribed land, does here	by consent to the surveying,	
IN WITNESS WHEREOF, the said The Po	ark Bank, has cau	used these presents to adison, Wisconsin, on to	be signed by Joshua his day of	
, 20  In the Presence of:				
THE PARK BANK				
By: Joshua Marron,	(title)	-		
State of Wisconsin ) )ss				
County of Dane				
Personally came before me this Joshua Marron, of the above named be the foregoing instrument, and to me corporation, and acknowledged that he said banking corporation, by its authory	known to be suc e executed the fo	n, to me known to be n regoing instrument as	20, the person who executed of said banking such officer as the deed of	
Notary Public, State of Wisconsin				
My Commission expires:		-		
vierbicher   N	FN: 190041 DATE: 10-9-2019	SURVEYED FOR: GREENWAY REAL	C.S.M. No	SHEET
anners engineers advisors	REV: Drafted By: PKNU	ESTATE LLC 2292 C.T.H. AB	Doc. No	6 OF 7
Phone: (800) 261-3898	Checked By: MMAR	MCFARLAND, WI 53558	Vol Page	

# CERTIFIED SURVEY MAP No. ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN MADISON PLAN COMMISSION CERTIFICATE: Approved for recording per the City of Madison Plan Commission. Dated this \_\_\_\_\_ day of \_\_\_\_\_\_ 20\_\_\_. Signed: \_\_\_\_\_\_ Non Fey, Interim Secretary City of Madison Plan Commission REGISTER OF DEEDS CERTIFICATE: Received for recording on this \_\_\_ day of \_\_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_\_ as Document Number \_\_\_\_\_\_ of Certified Survey Maps Kristi Chlebowski, Dane County Register of Deeds

Estate \ 190041\_636 West Washington \ CADD \ 190041\_CSM.dwg by: pkn

vierbicher planners | engineers | advisors

Phone: (800) 261-3898



FN: 190041 DATE: 10–9–2019 REV:

REV: Drafted By: PKNU Checked By: MMAR

SURVEYED FOR:

GREENWAY REAL
ESTATE LLC

GREENWAY REAL ESTATE LLC 2292 C.T.H. AB MCFARLAND, WI 53558 C.S.M. No.\_\_\_\_\_

Doc. No.\_\_\_\_

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