

CERTIFIED SURVEY MAP NO. _____

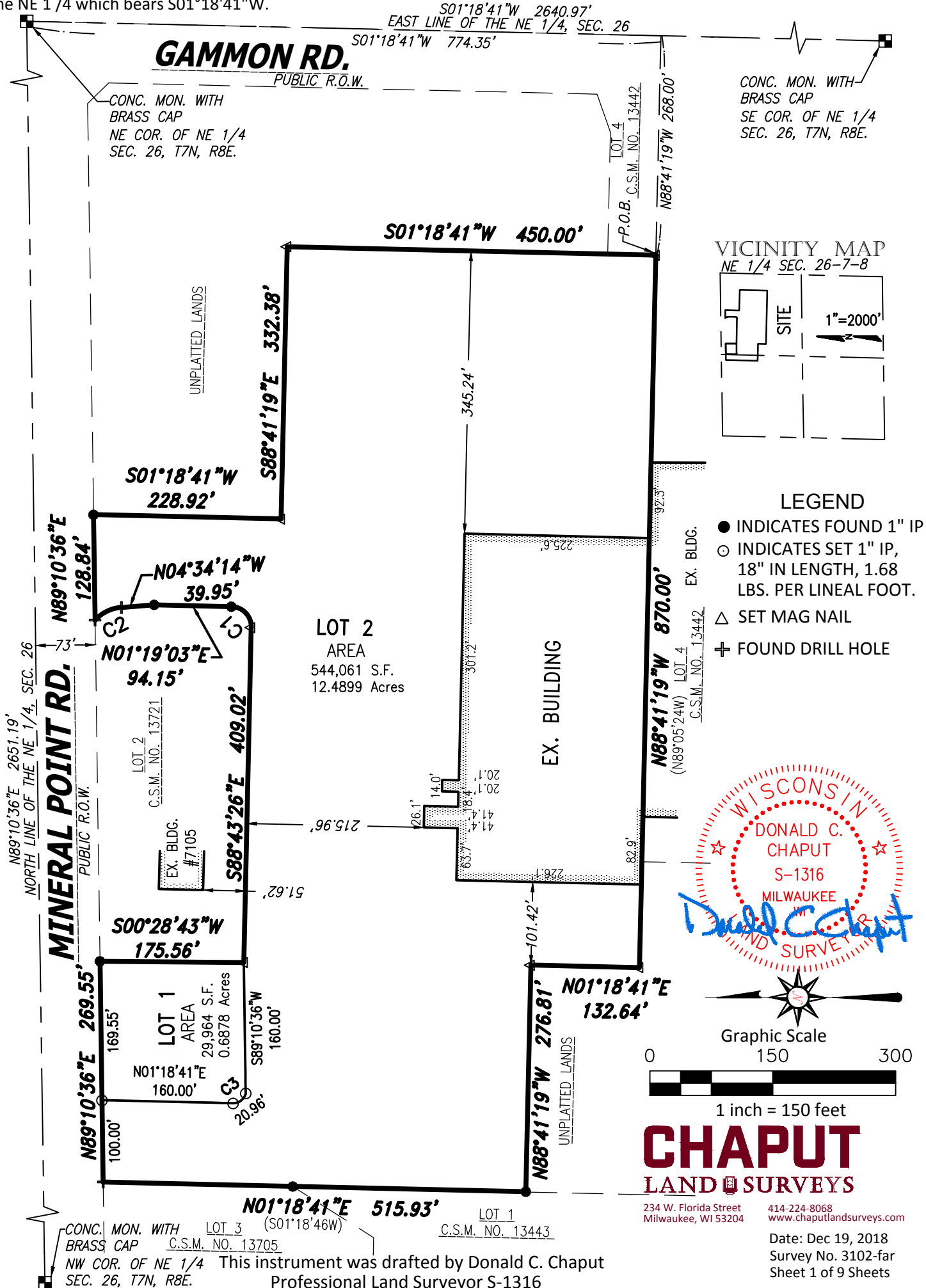
Being a redivision of Lot 1 of Certified Survey Map No. 13721 recorded in Dane County Register of Deeds Volume 90 of Certified Survey Maps, pages 205-214 as Document No. 5071048, being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 26, Town 7 North, Range 8 East, located in the City of Madison, Dane County, Wisconsin.

Owner: J.C. Penny Properties, Inc.
23 W. W. Towne Mall, Madison
Wisconsin 53719

BASIS OF BEARINGS

Bearings are referenced to the Dane County Coordinate System in which the East line of the NE 1/4 which bears S01°18'41"W.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.25'	25.00'	89°57'13"	N46°17'48"E	35.34'
C2	36.58'	50.00'	41°54'45"	N25°31'37"W	35.77'
C3	20.96'	15.58'	77°05'22"	N37°14'00"W	19.42'

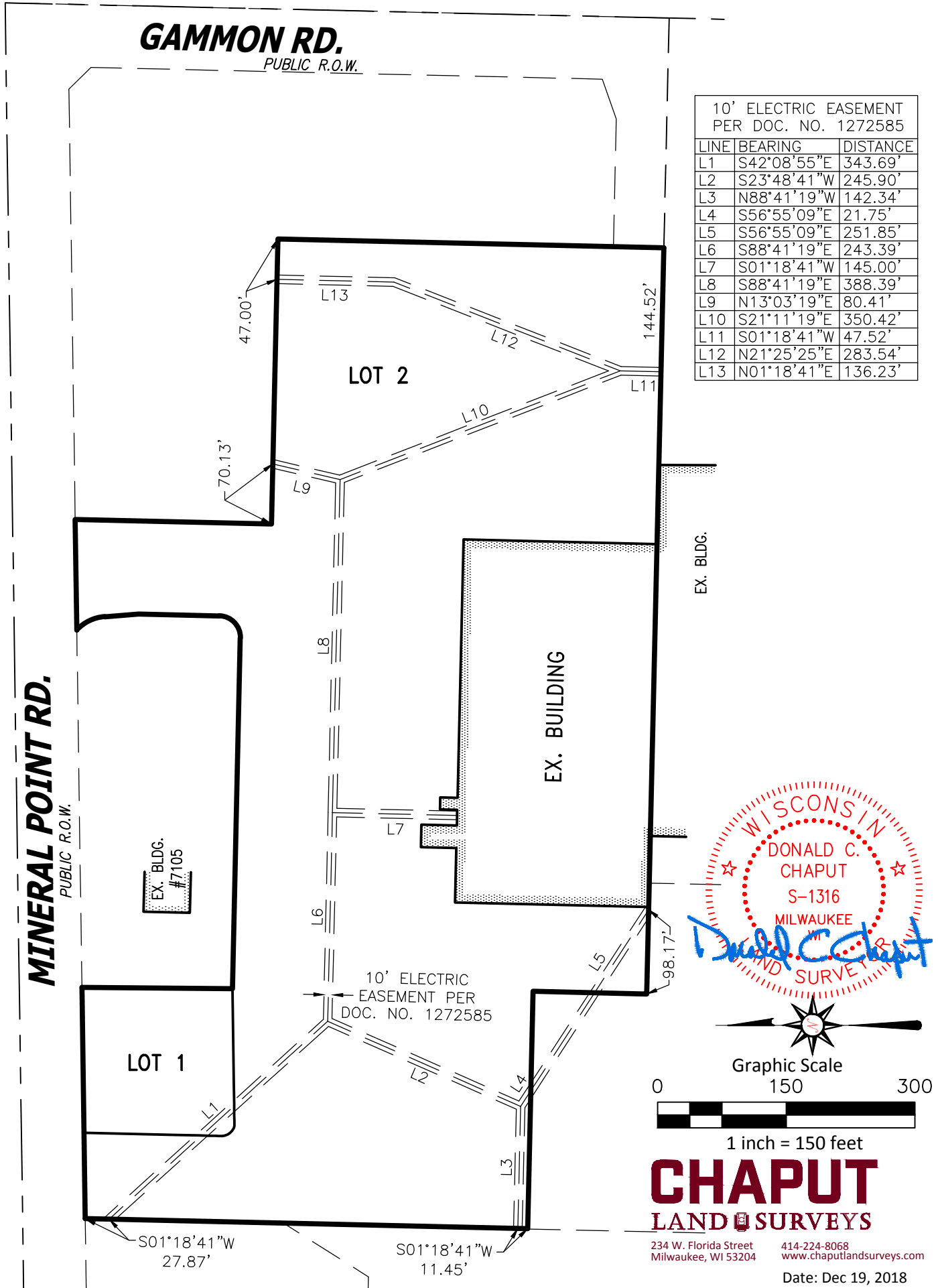


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EXISTING EASEMENT FOR REFERENCE ONLY

10' ELECTRIC EASEMENT PER DOC. NO. 1272585 & Certified Survey Map No. 13721



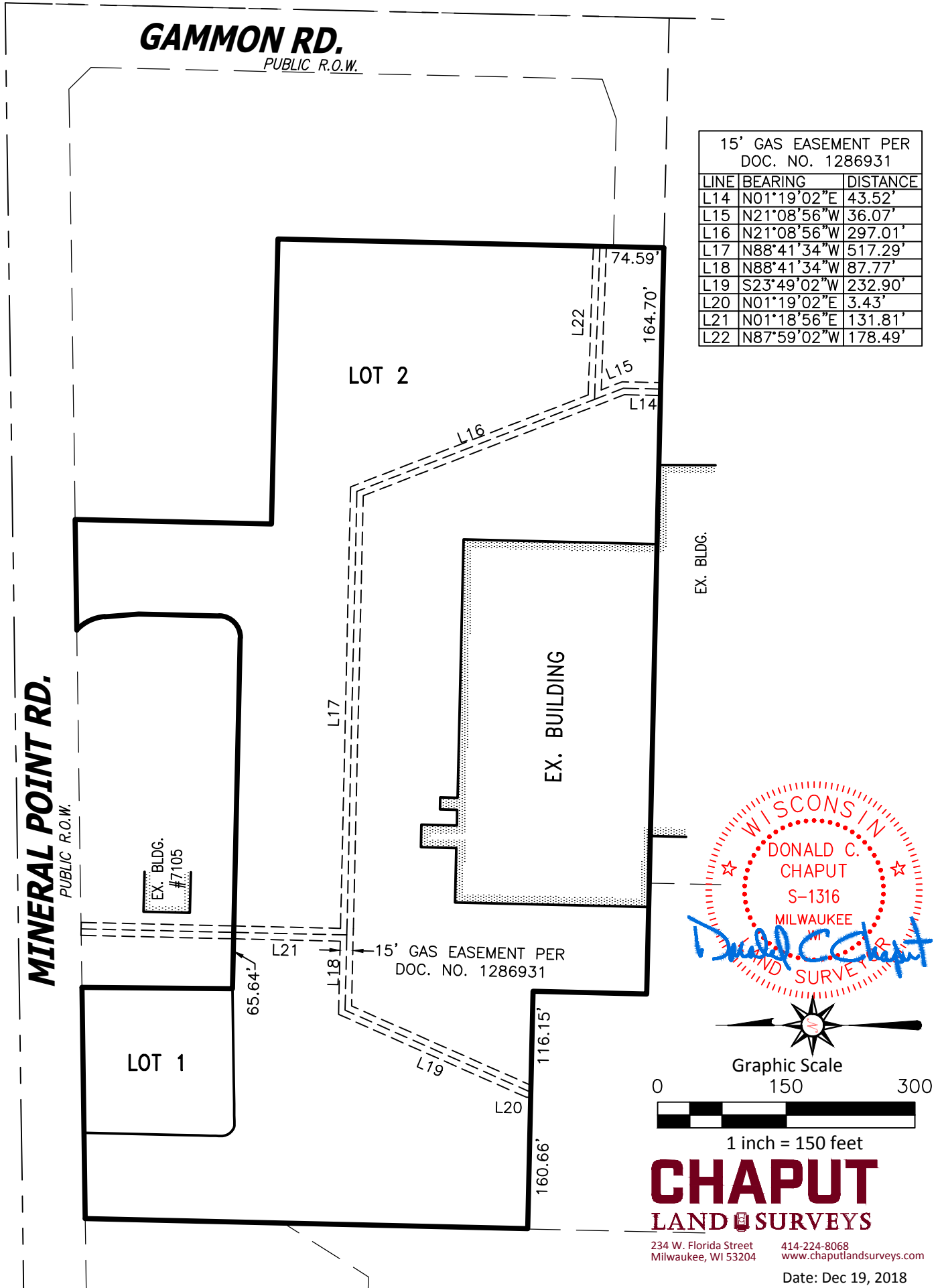
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

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EXISTING EASEMENT FOR REFERENCE ONLY

15' GAS EASEMENT PER DOC. NO. 1286931 & Certified Survey Map No. 13721



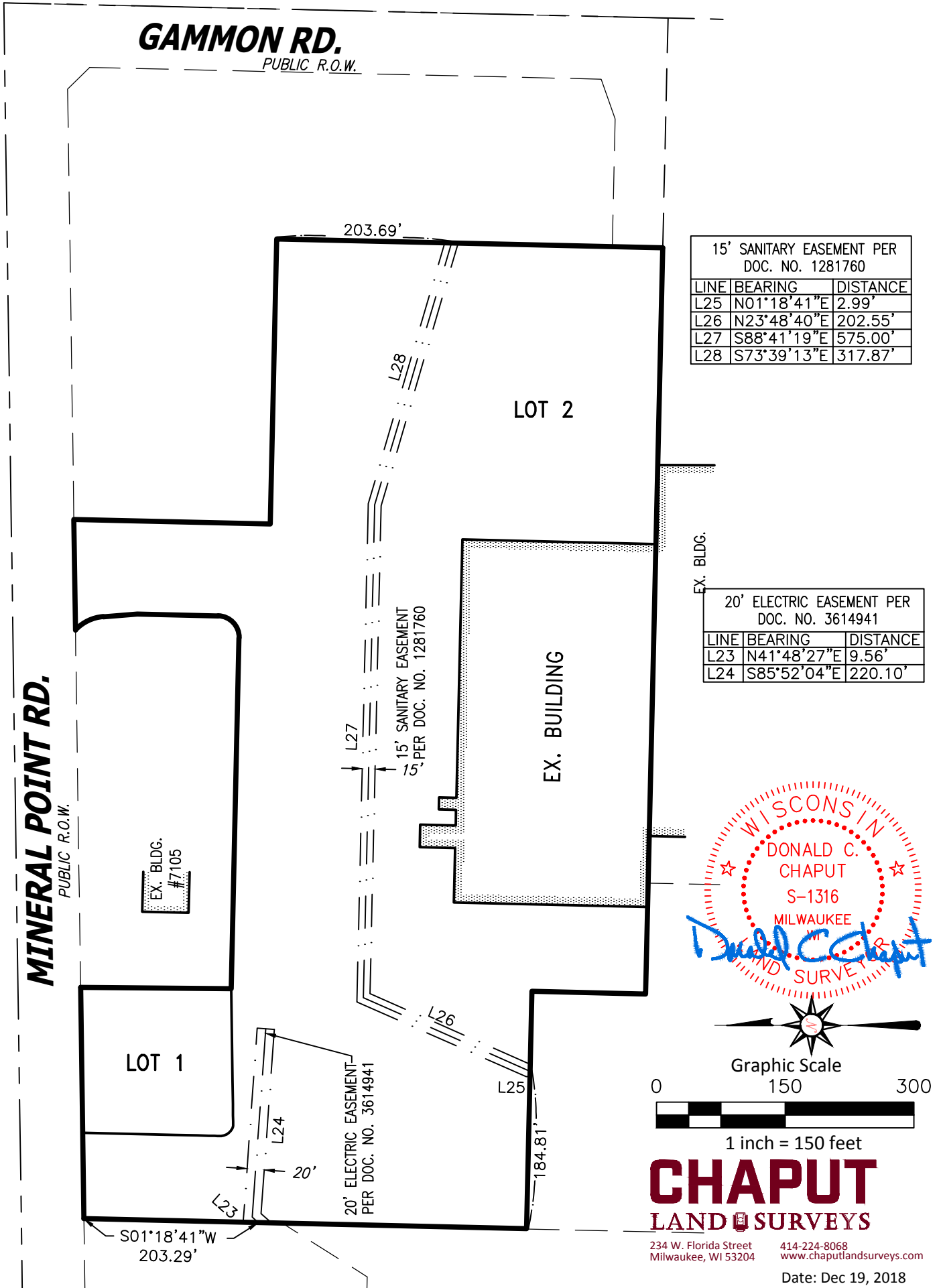
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EXISTING EASEMENTS FOR REFERENCE ONLY

15' SANITARY EASEMENT PER DOC. NO. 1281760 & Certified Survey Map No. 13721
 20' ELECTRIC EASEMENT PER DOC. NO. 3614941 & Certified Survey Map No. 13721



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Professional Land Surveyor S-1316

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Milwaukee, WI 53204

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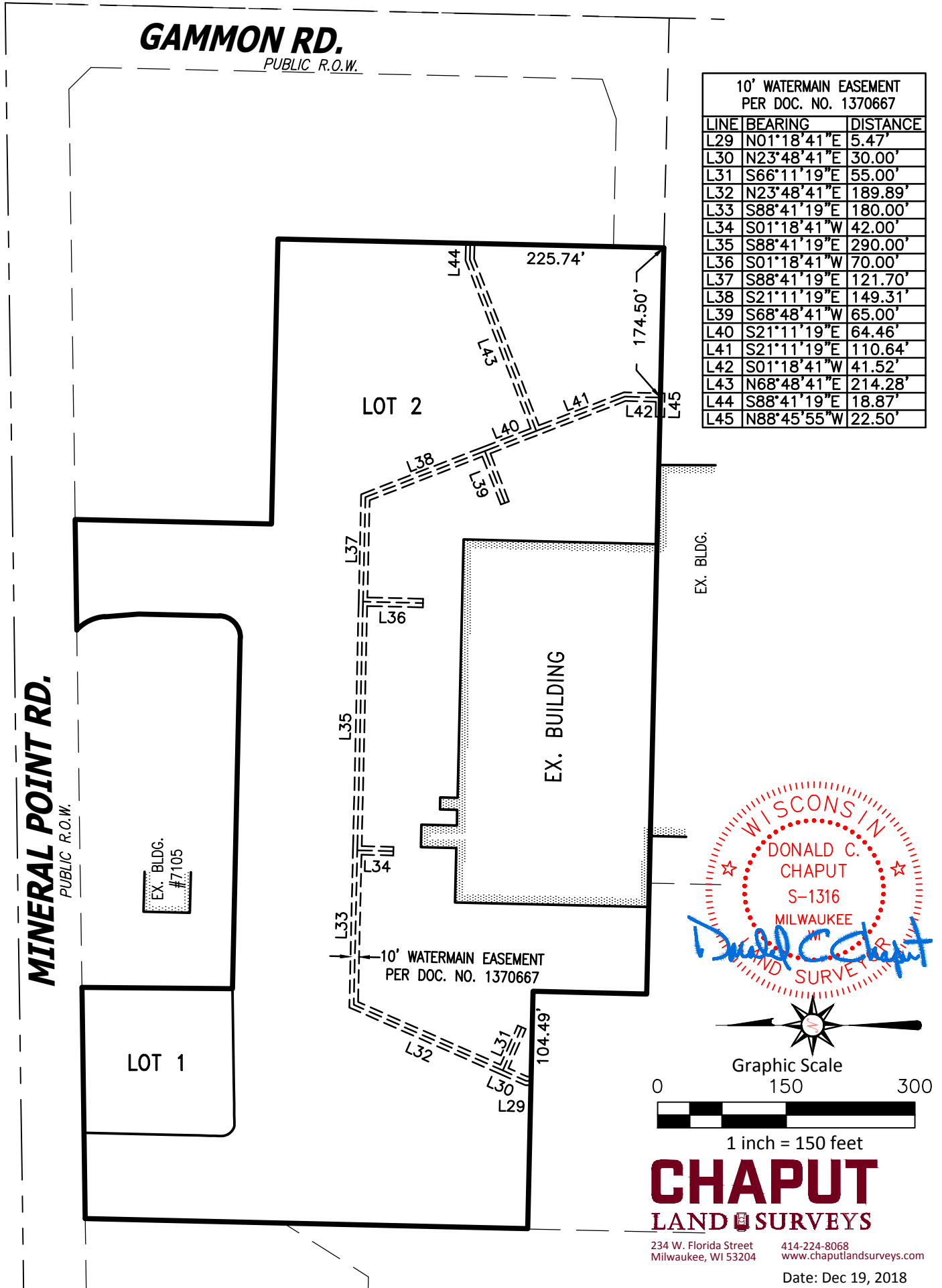
Date: Dec 19, 2018
Survey No. 3102-far
Sheet 4 of 9 Sheets

CERTIFIED SURVEY MAP NO.

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EXISTING EASEMENT FOR REFERENCE ONLY

10' WATERMAIN EASEMENT PER DOC. NO. 1370667 & Certified Survey Map No. 13721



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 13721 recorded in Dane County Register of Deeds Volume 90 of Certified Survey Maps, pages 205-214 as Document No. 5071048, being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 26, Town 7 North, Range 8 East, located in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4 Section; thence South 01°18'41" West along the East line of said 1/4 Section 774.35 feet to a point; thence North 88°41'19" West 268.00 feet to a point on the Southeast corner of Lot 1 of the Certified Survey Map No. 13721 and the point of beginning of lands hereinafter described; thence continue North 88°41'19" West along the South line of said Lot 1 a distance of 870.00 feet to a point; thence North 01°18'41" East along said South line 132.64 feet to a point; thence North 88°41'19" West along said South line 276.81 feet to a point on the West line of said Lot 1; thence North 01°18'41" East along said West line 515.93 feet to a point on the South line of Mineral Point Road; thence North 89°10'36" East along said South line 269.55 feet to a point on the West line of Lot 2 of said Certified Survey Map No. 13721; thence South 00°28'43" West 175.56 feet to a point on the South line of said Lot 2; thence South 88°43'26" East along said South line 409.02 feet to a point of curvature; thence Northeasterly 39.25 feet along an arc of a curve whose center lies to Northwest and whose radius is 25.00 feet and a chord bearing of North 46°17'48" East 35.34 feet to a point on the East line of said Lot 2; thence North 01°19'03" East along said East line 94.15 feet to a point; thence North 04°34'14" West along said East line 39.95 feet to a point of curvature; thence Northwesterly 36.58 feet along an arc of a curve whose center lies to west and whose radius is 50.00 feet and a chord bearing of North 25°31'37" West 35.77 feet to a point on the South line of Mineral Point Road; thence North 89°10'36" East along said South line 128.84 feet to a point on the East line of said Lot 1; thence South 01°18'41" West along said East line 228.92 feet to a point; thence South 88°41'19" East along said East line 332.38 feet to a point; thence South 01°18'41" West along said East line 450.00 feet to the point of beginning.

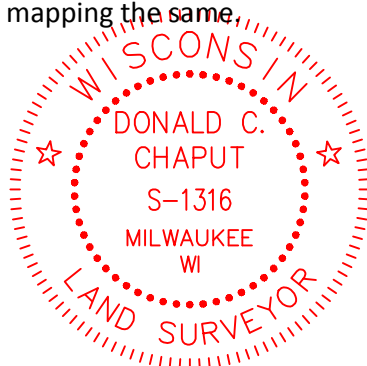
Said lands as described contains 574,025 square feet or 13.1778 Acres.

THAT I have made the survey, land division and map by the direction of J.C. Penny Properties, Inc., a Delaware Corporation, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Ordinances of the City of Madison in surveying, dividing and mapping the same.

December 7, 2018
DATE



DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



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NOTES FOR REFERENCE ONLY

1. All lots created by this Certified Survey Map are individually responsible for the compliance with Chapter 37 of the Madison General Ordinances in regard to Storm Water Detention.
2. All lots created by this Certified Survey Map are individually responsible for the compliance with Chapter 34 of the Madison General Ordinances in regard to Fire Apparatus Access and Fire Protection Water Supply.
3. The following easement are as shown on First American Title Insurance Company Commitment No. NCS-929174-CHI2, effective date of October 12, 201, that affect the lands within this Certified Survey Map.
 - a. Subject to Telephone easement per Doc. Nos. 518061, 518065 and 1172678. Easements are blanket in nature and affect the entire property.
 - b. Subject to Terms and conditions of Easement, Restriction and Operating Agreement and Amendments per Doc. No. 1239177, 1303874. 1288279, 1359322, 1657737, 1657739, 1752610, 1786646, and 2124846. These documents cover the general operating functions including easement agreements related to storm sewer, utilities and common areas.
 - c. Subject to Terms and conditions of Memorandum of Agreement per Doc. No. 1244090.
 - d. Subject to Terms and conditions of Findings of Fact and Conclusions of Law per Doc. No. 1247637.
 - e. Terms and conditions of Easement Agreement per Doc. No. 1272585. (See Sheet 2).
 - f. Subject to Terms and conditions of Easement Agreement per Doc. No. 1286931. (See Sheet 3).
 - g. Subject to Terms and conditions of Sanitary Sewer Easement per Doc. No. 1281760. (See Sheet 4).
 - h. Subject to Terms and conditions of Easement Agreement per Doc. No. 3614941. (See Sheet 4).
 - i. Subject to Terms and conditions of Easement Agreement per Doc. No. 1370667. (See Sheet 5).

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CORPORATE OWNER'S CERTIFICATE

J.C. Penny Properties, Inc., a Delaware Corporation, as owner certifies that said corporation caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and provisions of the Ordinance of the City of Madison in surveying, dividing and mapping the same.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, J.C. Penny Properties, has caused these presents to be signed by _____, its _____ on this _____ day of _____, 2018.

In the presence of:

J.C. Penny Properties, Inc.

STATE OF _____ }
:SS
_____ COUNTY }

Personally came before me this ___ day of _____, 2018, _____ of the above named corporation to me known as the person who executed the foregoing instrument and to me known as the _____ of the corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public
State of _____
My commission expires. _____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

_____, a _____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of J.C. Penny Properties, Inc., OWNER.

By _____ Its

Name: _____

Title: _____

STATE OF _____ }
:SS
_____ COUNTY }

Personally came before me this ___ day of _____, 2018, _____ of the _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public
State of _____
My commission expires. _____
My commission is permanent.



CHAPUT
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Date: Dec 19, 2018 Survey No. 3102-far Sheet 8 of 9 Sheets

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COMMON COUNCIL RESOLUTION

RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by enactment Number _____, File Number _____, adopted this ____ day of _____, 2018, and said enactment further provided for the acceptance of those lands dedicated and right conveyed by said Certified Survey Map to the City Madison for public use.

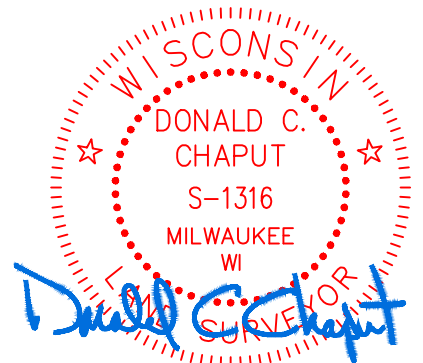
Dated this ____ day of _____, 2018.

Clerk - Maribeth Witzel-Behl, City Clerk

CITY OF MADISON PLANNING COMMISSION APPROVAL

Approved by the Secretary of the City of Madison Plan Commission on this ____ day of _____, 2018.

Steven R. Cover, Secretary Plan Commission



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Sheet 9 of 9 Sheets