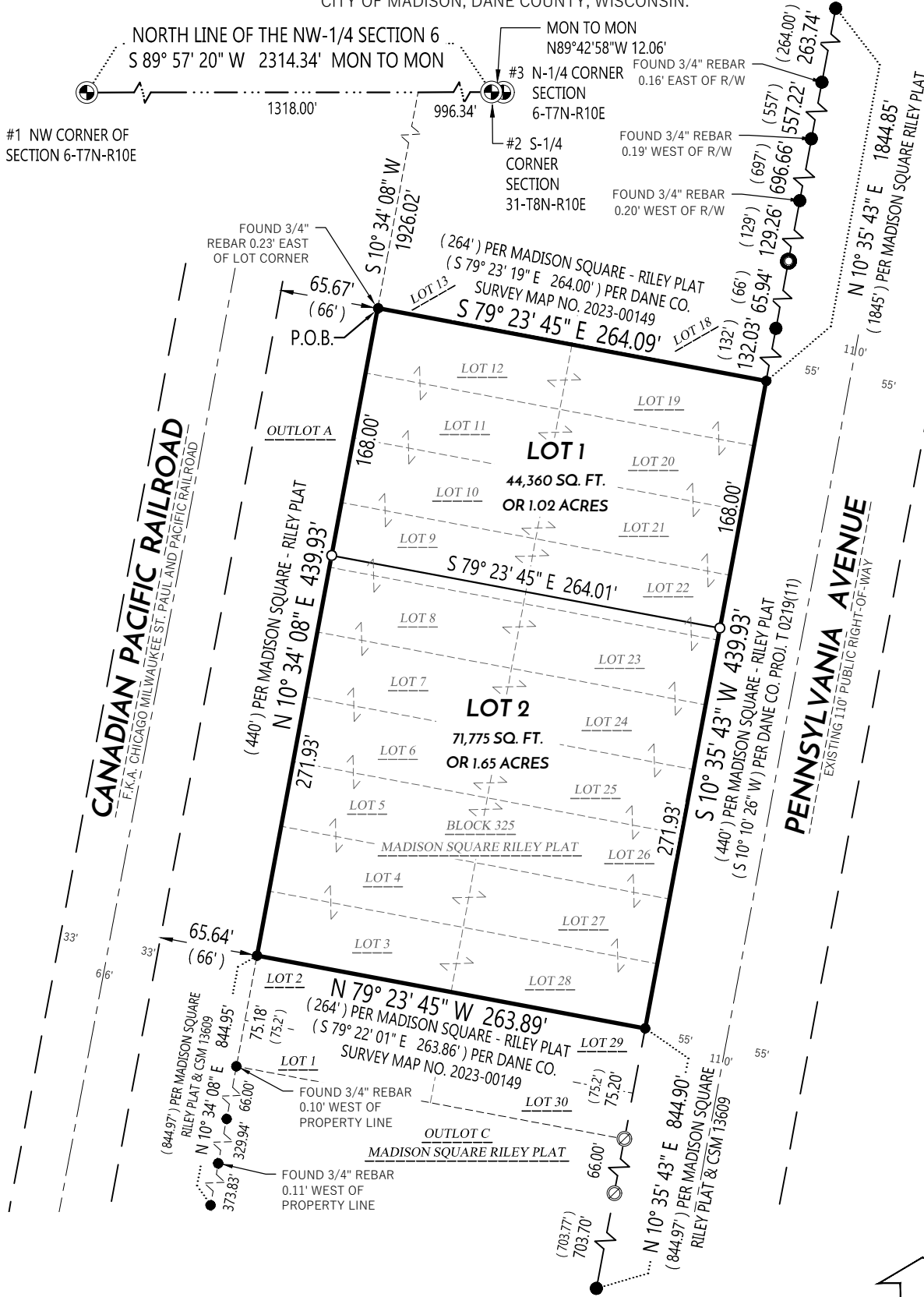


CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

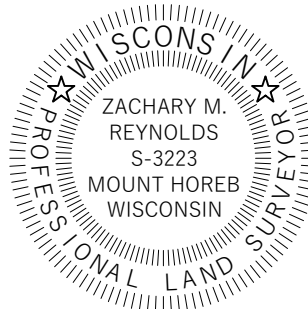
- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND RAILROAD SPIKE
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12 AND 13, 2023.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE BEARS S 10° 35' 43" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS.
- SEE SHEET 3 OF 6 FOR NEW EASEMENT DETAIL.



0' 50' 100'



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902 WILLIAMSON STREET
MADISON, WI 53703

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

PROJECT NO: 231081
SHEET NO: 1 of 6

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APPROXIMATE LOCATION OF TEMPORARY
ACCESS EASEMENT ACROSS EXISTING
DRIVEWAY AND DRIVE AISLE OF 2250
PENNSYLVANIA AVENUE PARCEL
BENEFITTING LOTS 1 & 2 OF THIS CSM
(2230 PENNSYLVANIA AVENUE) PER
DOCUMENT NO. 5891218.
EXACT LOCATION OF SAID EASEMENT
ONLY SHOWN GRAPHICALLY - NOT
DELINEATED AND EXACT WIDTH NOT
SPECIFIED.

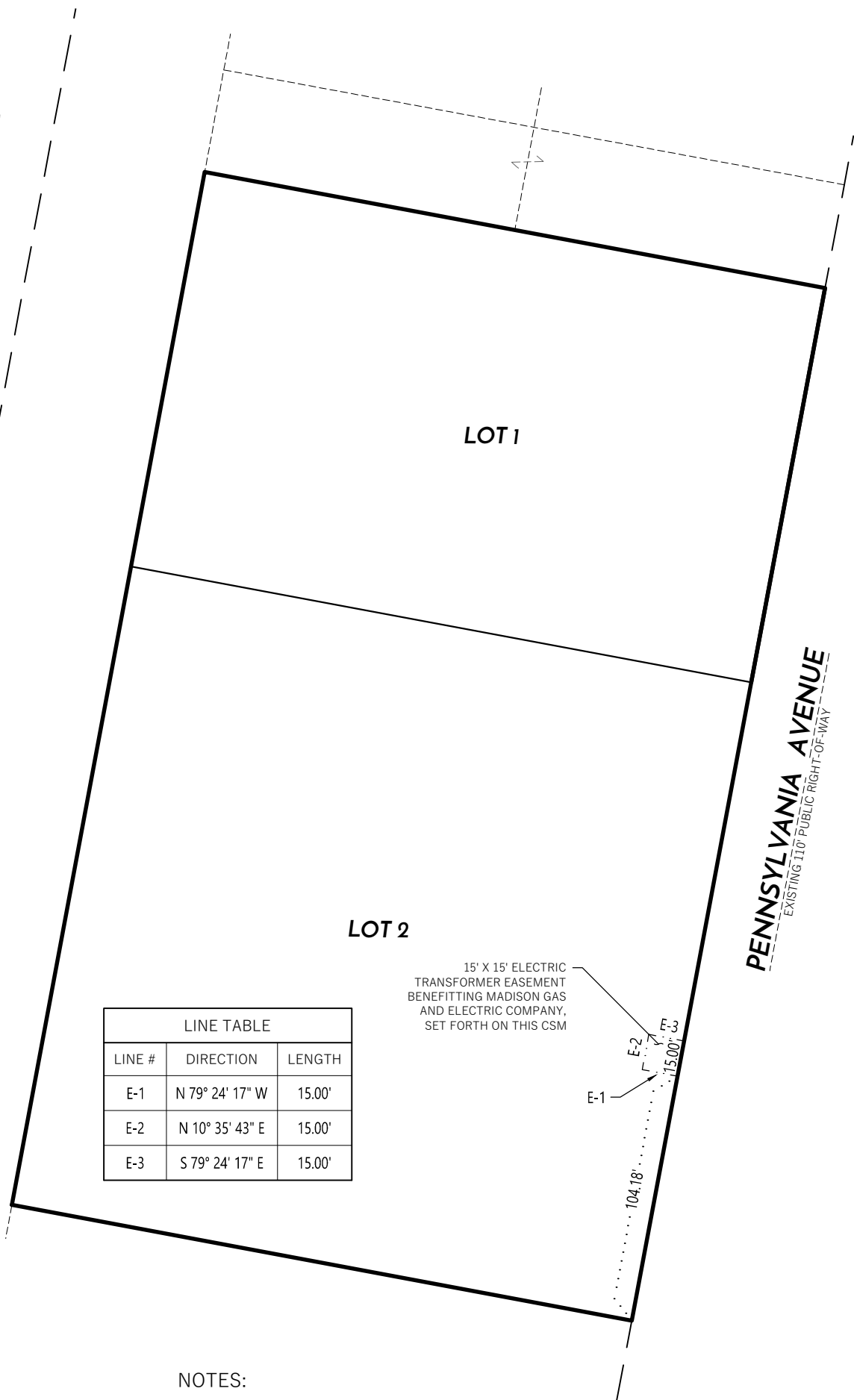
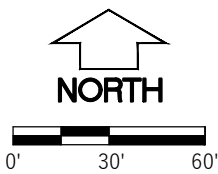


1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 6 FOR NEW EASEMENT DETAIL.

CERTIFIED SURVEY MAP NO. _____

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EXISTING IMPROVEMENTS AND EASEMENTS DETAIL



LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	N 79° 24' 17" W	15.00'
E-2	N 10° 35' 43" E	15.00'
E-3	S 79° 24' 17" E	15.00'

LEGEND

- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LINE
- NEW EASEMENT

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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File: W:\2023\231081_Butcher - 2230 Pennsylvania Ave\dwg\23-1081_CSM.dwg Layout: CSM 4 OF 6 User: Zach Plotted: Jan 28, 2024 - 10:47pm

CERTIFIED SURVEY MAP NO. _____

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR	N: 494,547.56 E: 826,576.98
	NW CORNER OF SECTION 6 - T7N - R10E	(N: 494,547.46 E: 826,576.89)
2	COMPUTED LOCATION (SEE BELOW**)	N: 494,549.35 E: 828,891.32
	S1/4 CORNER OF SECTION 31-T8N-R10E	(N: 494,549.42 E: 828,891.17)
3	FOUND BRASS CAP MONUMENT	N: 494,549.29 E: 828,903.38
	N1/4 CORNER OF SECTION 6-T7N-R10E	(N: 494,549.24 E: 828,903.26)
()	RECORD COORDINATES ARE ALL PER 2004 SANDSNES TIE SHEETS (WCCS DANE 83 1991)	
**	I FOUND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE S1/4 CORNER OF SECTION 31-T8N-R10E. LOCATION WAS COMPUTED USING 5 FOUND TIES PER 2011 ZIEHR TIE SHEET	

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 6, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 1318.00 FEET; THENCE, SOUTH 10 DEGREES 34 MINUTES 08 SECONDS WEST, 1926.02 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 12, BLOCK 325, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THEN AFORESAID LOT 19, BLOCK 325, SOUTH 79 DEGREES 23 MINUTES 45 SECONDS EAST, 264.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 19; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF AFORESAID BLOCK 325, SOUTH 10 DEGREES 35 MINUTES 43 SECONDS WEST, 439.93 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 28, BLOCK 325; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 28 AND THEN AFORESAID LOT 3, BLOCK 325, NORTH 79 DEGREES 23 MINUTES 45 SECONDS WEST, 263.89 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT A, AFORESAID MADISON SQUARE RILEY PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, ALONG SAID EASTERLY LINE OF OUTLOT A AND THE WESTERLY LINE OF AFORESAID BLOCK 325, NORTH 10 DEGREES 34 MINUTES 08 SECONDS EAST, 439.93 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 116,135 SQUARE FEET OR 2.67 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON SQUARE STORAGE, LLC, 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



PREPARED BY:
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OWNER'S CERTIFICATE

MADISON SQUARE STORAGE, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

_____,
MANAGING MEMBER, MADISON SQUARE STORAGE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR MADISON SQUARE STORAGE, LLC, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF LESSEE

ADAMS OUTDOOR ADVERTISING LP, A LIMITED PARTNERSHIP EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE 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: _____

DEVIN RENNER
REAL ESTATE MANAGER
ADAMS OUTDOOR ADVERTISING LP

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE

NAMED LIMITED PARTNERSHIP, ADAMS OUTDOOR ADVERTISING, REAL ESTATE MANAGER, DEVIN RENNER, 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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CONSENT OF MORTGAGEE

_____, 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 MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED BANKING ASSOCIATION, _____, AUTHORIZED MEMBER,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

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 THIS _____ DAY OF _____, 2024. DATED THIS _____ DAY OF _____, 2024.

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, SECRETARY OF THE PLAN COMMISSION DATE: _____



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



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