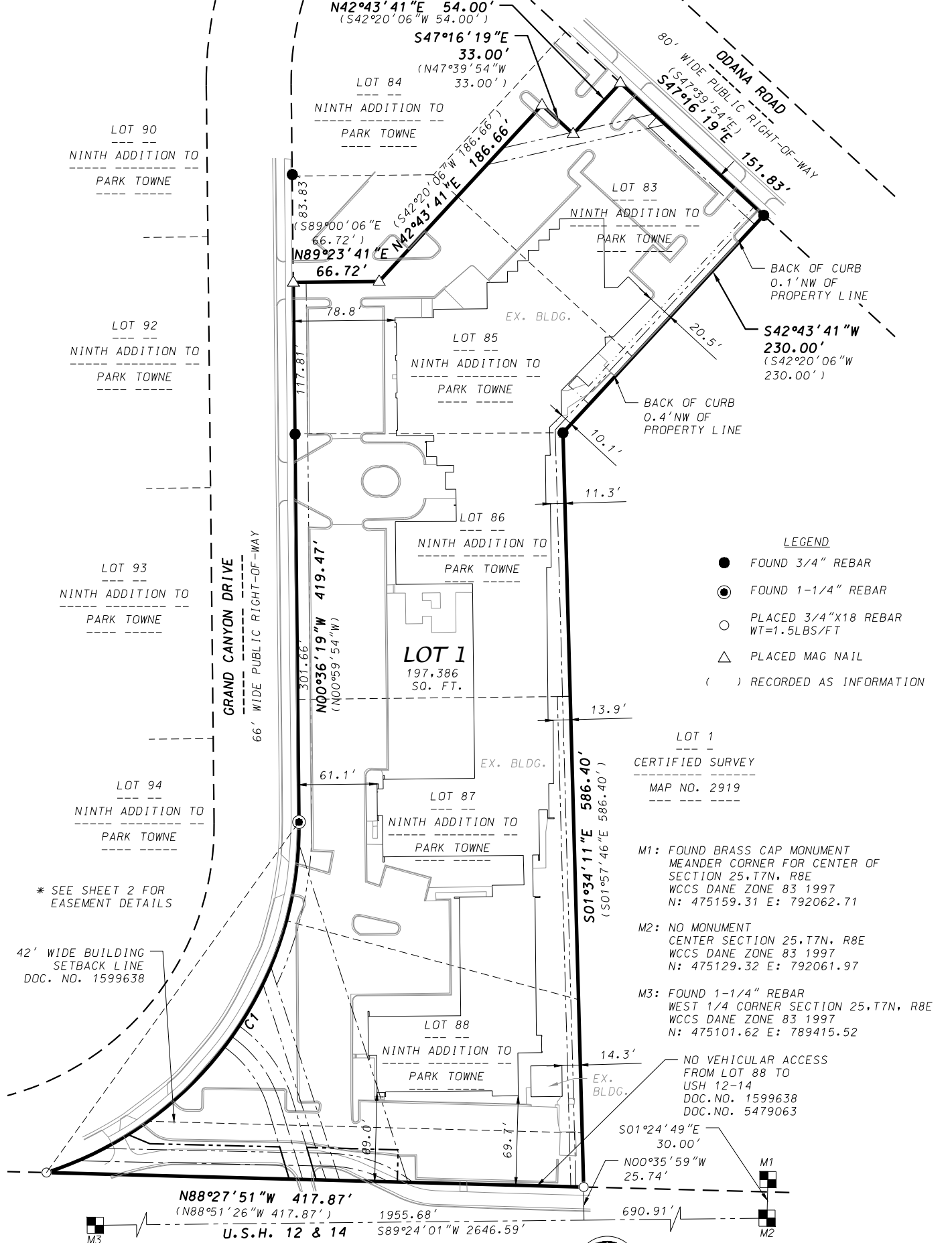


CERTIFIED SURVEY MAP

LOTS 86, 87, 88 AND PART OF LOTS 83 AND 85, NINTH ADDITION TO PARK TOWNE,
LOCATED IN THE SE1/4 OF THE NW1/4 OF
SECTION 25, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- FOUND 3/4" REBAR
 - ⊙ FOUND 1-1/4" REBAR
 - PLACED 3/4"x18 REBAR
WT=1.5LBS/FT
 - △ PLACED MAG NAIL
 - () RECORDED AS INFORMATION

LOT 1
CERTIFIED SURVEY
MAP NO. 2919

M1: FOUND BRASS CAP MONUMENT
MEANDER CORNER FOR CENTER OF
SECTION 25, T7N, R8E
WCCS DANE ZONE 83 1997
N: 475159.31 E: 792062.71

M2: NO MONUMENT
CENTER SECTION 25, T7N, R8E
WCCS DANE ZONE 83 1997
N: 475129.32 E: 792061.97

M3: FOUND 1-1/4" REBAR
WEST 1/4 CORNER SECTION 25, T7N, R8E
WCCS DANE ZONE 83 1997
N: 475101.62 E: 789415.52

NO VEHICULAR ACCESS
FROM LOT 88 TO
USH 12-14
DOC. NO. 1599638
DOC. NO. 5479063

* SEE SHEET 2 FOR
EASEMENT DETAILS

42' WIDE BUILDING
SETBACK LINE
DOC. NO. 1599638

N88°27'51"W 417.87'
(N88°51'26"W 417.87') 1955.68' 690.91'

U.S.H. 12 & 14 589°24'01"W 2646.59'

WIDTH VARIES

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM (WCCS)
DANE ZONE 83 1997
THE SOUTH LINE OF THE NW1/4
OF SECTION 25, T7N, R8E
BEARS S89°24'01"W

0 100
Scale 1" = 100'
SHEET 1 OF 6



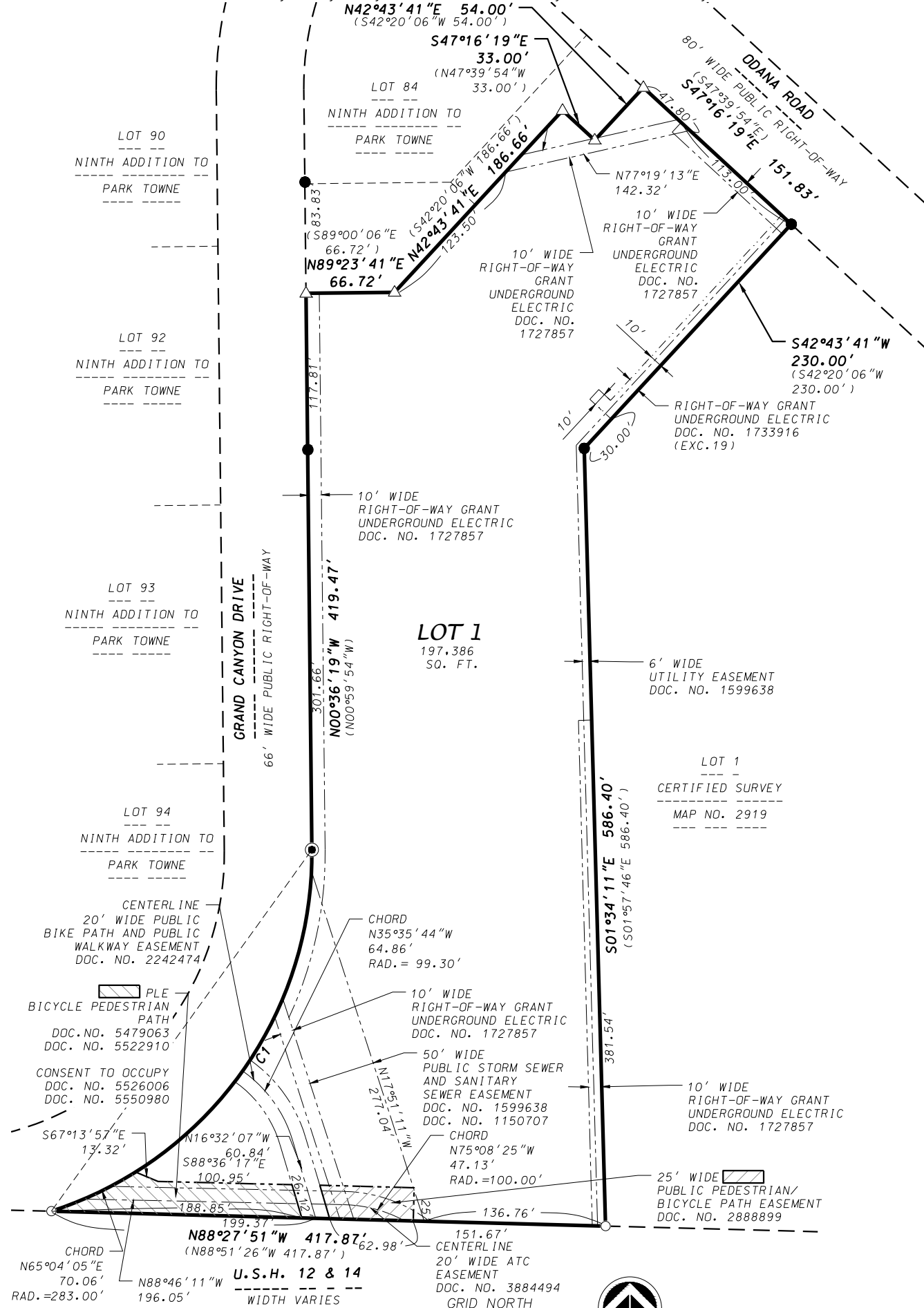
DATE: September 12, 2022
F.N.: 22-05-124
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOTS 86, 87, 88 AND PART OF LOTS 83 AND 85, NINTH ADDITION TO PARK TOWNE,
LOCATED IN THE SE1/4 OF THE NW1/4 OF
SECTION 25, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOT 1
197,386
SQ. FT.

LOT 1
CERTIFIED SURVEY
MAP NO. 2919

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM (WCCS)
DANE ZONE 83 1997
THE SOUTH LINE OF THE NW1/4
OF SECTION 25, T7N, R8E
BEARS S89°24'01"W



0 100
Scale 1" = 100'
SHEET 2 OF 6

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LOCATED IN THE SE1/4 OF THE NW1/4 OF
SECTION 25, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 86, 87, 88, and part of Lots 83 and 85, Ninth Addition to Park Towne, recorded in Volume 50 of Plats on pages 24-25 as Document Number 1599638 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 25; thence N89°24'01"W, 1955.68 feet along the South line of said NW1/4; thence N00°35'59"W, 25.74 feet to a point on the North right-of-way line of U.S.H. 12-14, also being the Southwest corner of Lot 1, Certified Survey Map No. 2919 and the point of beginning; thence N88°27'51"W, 417.87 feet along said North right-of-way line to a point of curve on the Southeasterly right-of-way line of Grand Canyon Drive; thence Northeasterly along said Southeasterly right-of-way line along a curve to the left which has a radius of 283.00 feet and a chord which bears N35°47'10"E, 335.81 feet; thence N00°36'19"W, 419.47 feet along the East right-of-way line of Grand Canyon Drive; thence N89°23'41"E, 66.72 feet; thence N42°43'41"E, 186.66 feet; thence S47°16'19"E, 33.00 feet; thence N42°43'41"E, 54.00 feet to a point on the Southwesterly right-of-way line of Odana Road; thence S47°16'19"E, 151.83 feet along said Southwesterly right-of-way line to the Northwest corner of Lot 1, Certified Survey Map No. 2919; thence S42°43'41"W, 230.00 feet along the West line of said Lot 1; thence S01°34'11"E, 586.40 feet along the West line of said Lot 1 to the point of beginning. Containing 197,386 square feet (4.531 acres).

Dated this 12th day of September, 2022

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.


The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. This Certified Survey Map is subject to the following recorded instruments:
- Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 1258523.
 - Declaration of Covenants, Conditions and Restrictions of Park Towne recorded as Doc. No. 1373566.
 - Declaration of Conditions and Restrictions for Plat of Park Towne 9th Add. recorded as Doc. No. 1599867.
 - Declaration of Covenants, Conditions and Restrictions of Park Towne recorded as Doc. No. 1781968.
 - Reciprocal Driveway Easement Agreement recorded as Doc. No. 3840969.
 - Sign Easement Agreement recorded as Doc. No. 3840970.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	283.00	335.81	359.49	N35°47'10"E (N35°23'35"E)	72°46'58"	IN-N72°10'39"E



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SECTION 25, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Madison Hospitality Hotel LLC, a Colorado limited liability company, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Madison Hospitality Hotel LLC does further certify that this plat is is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Madison for approval

In witness whereof, Madison Hospitality Hotel LLC has caused these presents to be signed this _____ day of _____, 2022.

Madison Hospitality Hotel LLC

STATE OF _____)
COUNTY OF _____) S.S

Personally came before me this _____ day of _____, 2022, the above named authorized signatory of the above named Madison Hospitality Hotel LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane _____,
My commission expires _____



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CONSENT OF CORPORATE MORTGAGEE

BankNorth, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said BankNorth has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2022.

BankNorth

STATE OF _____)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2022, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane _____,
My commission expires _____



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2022 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 2022.

Maribeth L. Witzel- Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Matt Wachter, Secretary of the Plan Commission Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2022 at
_____.M. and recorded in Volume _____ of Certified Survey
Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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