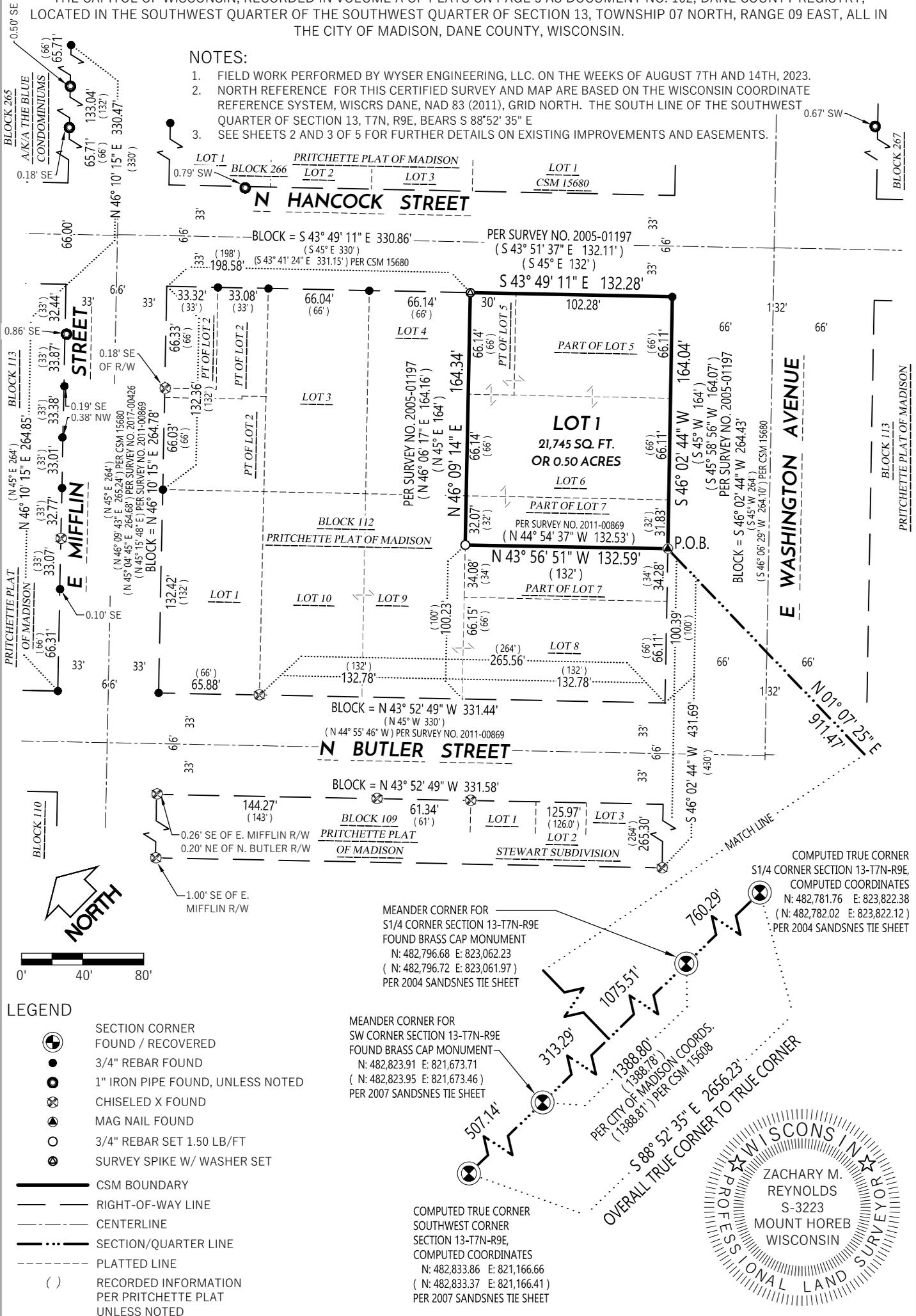


CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 5-6, AND PART OF LOT 7, OF BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF AUGUST 7TH AND 14TH, 2023.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 88°52' 35" E
3. SEE SHEETS 2 AND 3 OF 5 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS.



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LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND, UNLESS NOTED
- CHISELED X FOUND
- MAG NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- SURVEY SPIKE W/ WASHER SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION PER PRICHETTE PLAT UNLESS NOTED

MEANDER CORNER FOR
S1/4 CORNER SECTION 13-T7N-R9E
FOUND BRASS CAP MONUMENT
N: 482,796.68 E: 823,062.23
(N: 482,796.72 E: 823,061.97)
PER 2004 SANDSNES TIE SHEET

MEANDER CORNER FOR
SW CORNER SECTION 13-T7N-R9E
FOUND BRASS CAP MONUMENT
N: 482,823.91 E: 821,673.71
(N: 482,823.95 E: 821,673.46)
PER 2007 SANDSNES TIE SHEET

COMPUTED TRUE CORNER
SOUTHWEST CORNER
SECTION 13-T7N-R9E,
COMPUTED COORDINATES
N: 482,833.86 E: 821,166.66
(N: 482,833.37 E: 821,166.41)
PER 2007 SANDSNES TIE SHEET

COMPUTED TRUE CORNER
S1/4 CORNER SECTION 13-T7N-R9E,
COMPUTED COORDINATES
N: 482,781.76 E: 823,822.38
(N: 482,782.02 E: 823,822.12)
PER 2004 SANDSNES TIE SHEET



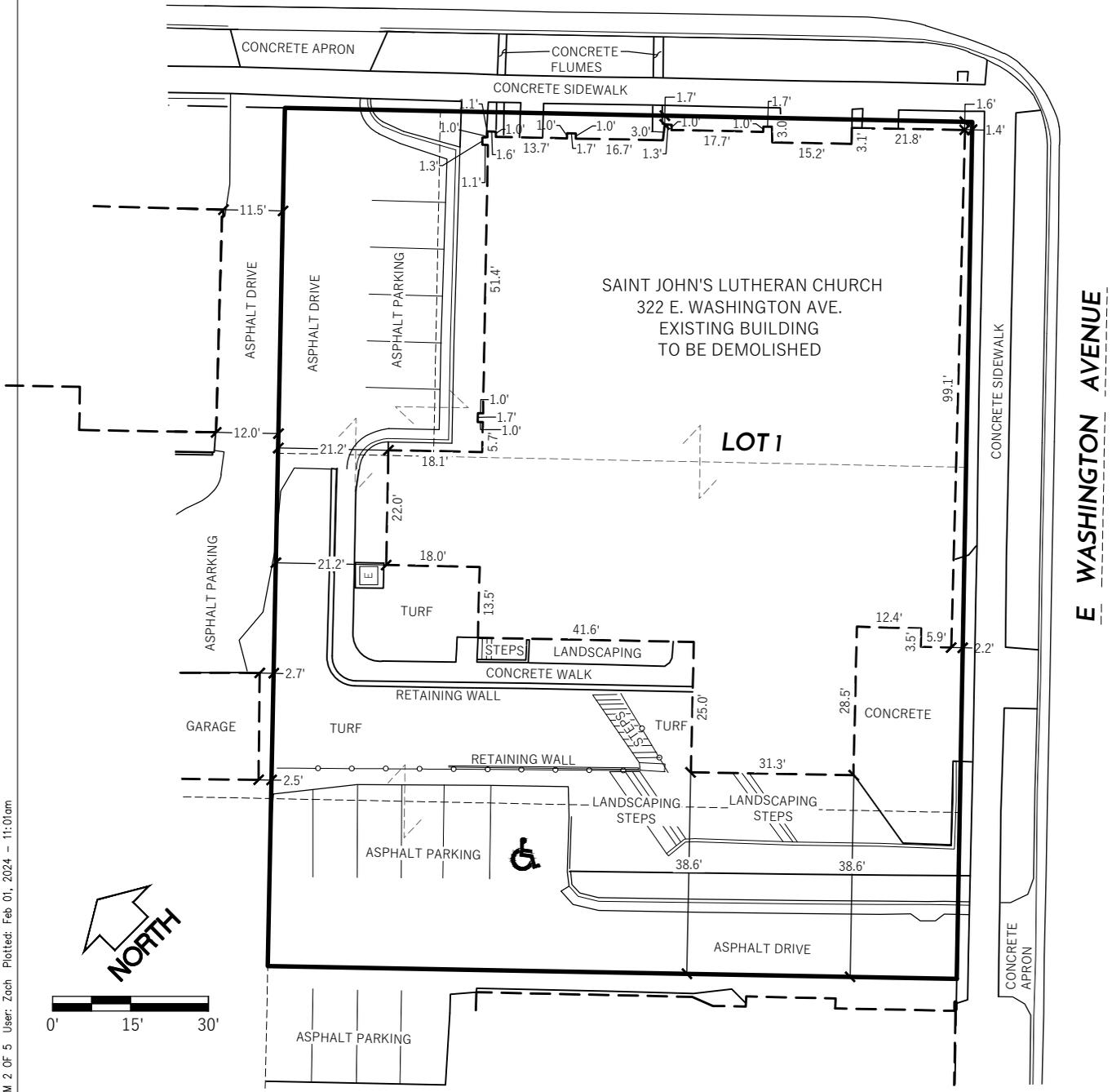
| | | | |
|---|---|---|---|
| <p>PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p> | <p>PREPARED FOR: MRB HOLDINGS, LLC 10. E DOTY STREET, SUITE 300 MADISON, WI 53703</p> | <p>SURVEYED BY: MAL/DZ DRAWN BY: ZMR APPROVED BY: ZMR</p> | <p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p> <p>PROJECT NO: 220925 SHEET NO: 1 of 5</p> |
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CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 5-6, AND PART OF LOT 7, OF BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS DETAIL

N HANCOCK STREET

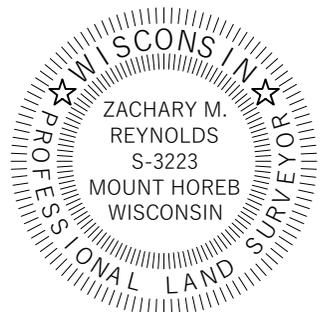


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SPLIT RAIL FENCE/RAILING
- EXISTING BUILDING/STRUCTURE
- PLATTED LINE
- RECORDED INFORMATION PER PRICHETTE PLAT UNLESS NOTED

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 5 FOR FURTHER DETAILS ON EASEMENTS.



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MADISON, WI 53703

SURVEYED BY: MAL/DZ
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 220925
SHEET NO: 2 of 5

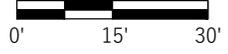
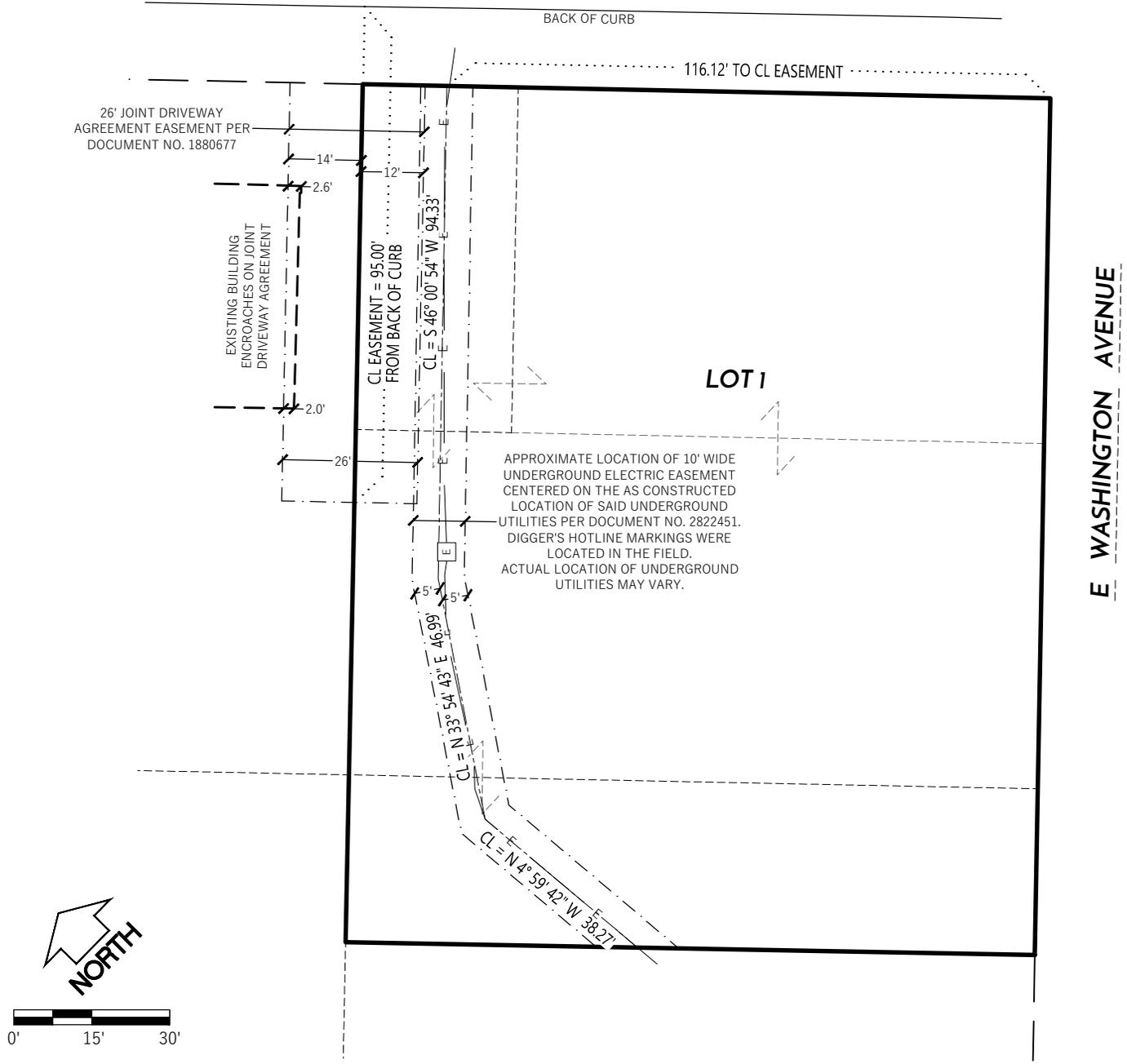
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 5-6, AND PART OF LOT 7, OF BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING EASEMENTS DETAIL

N HANCOCK STREET



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SPLIT RAIL FENCE/RAILING
- EXISTING BUILDING/STRUCTURE
- PLATTED LINE
- () RECORDED INFORMATION PER RECORDED EASEMENT DOCUMENT UNLESS NOTED

NOTES:

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



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| | | | | |
|-----------------------------|--|--|-----------------------------------|--|
| WYSER ENGINEERING | PREPARED BY: | PREPARED FOR: | SURVEYED BY: MAL/DZ | VOL. _____ PAGE _____ |
| | 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com | MRB HOLDINGS, LLC 10. E DOTY STREET, SUITE 300 MADISON, WI 53703 | DRAWN BY: ZMR APPROVED BY: ZMR | PROJECT NO: 220925 SHEET NO: 3 of 5 |

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 5-6, AND PART OF LOT 7, OF BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF ALL OF LOTS 5, 6 AND A PART OF LOT 7, BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF AFORESAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 88 DEGREES 52 MINUTES 35 SECONDS EAST, 507.14 FEET TO THE MEANDER CORNER FOR AFORESAID SOUTHWEST CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 52 MINUTES 35 SECONDS EAST, 313.29 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 25 SECONDS EAST, 911.47 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF WAY OF EAST WASHINGTON AVENUE, ALSO BEING THE SOUTHERN MOST POINT OF THE NORTHEAST 32 FEET OF AFORESAID LOT 7 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWEST LINE OF SAID NORTHEAST 32 FEET OF LOT 7, NORTH 43 DEGREES 56 MINUTES 51 SECONDS WEST, 132.59 FEET TO THE WESTERN MOST CORNER OF SAID NORTHEAST 32 FEET OF LOT 7; THENCE ALONG THE NORTHWEST LINE OF SAID LOT 7 AND THEN THE NORTHWEST LINE OF AFORESAID LOTS 5 AND 6, NORTH 46 DEGREES 09 MINUTES 14 SECONDS EAST 164.34 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTH HANCOCK STREET, ALSO BEING THE NORTHERN MOST CORNER OF SAID LOT 5, THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 43 DEGREES 49 MINUTES 11 SECONDS EAST 132.28 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF NORTH HANCOCK STREET AND AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST 164.04 FEET BACK TO THE POINT OF BEGINNING.

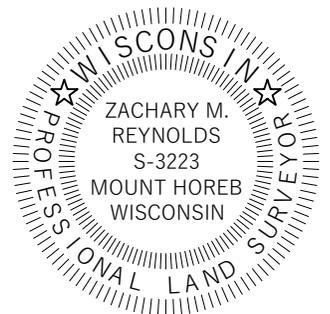
SAID PARCEL CONTAINS 21,745 SQUARE FEET OR 0.50 ACRES

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JOSEPH GALLINA, 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 VILLAGE OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED FOR:
MRB HOLDINGS, LLC
10. E DOTY STREET, SUITE 300
MADISON, WI 53703

SURVEYED BY: MAL/DZ
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 220925
SHEET NO: 4 of 5

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DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 5-6, AND PART OF LOT 7, OF BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

ST. JOHN'S LUTHERAN CHURCH, 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
ST. JOHN'S LUTHERAN CHURCH

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED

MANAGING MEMBER FOR ST. JOHN'S LUTHERAN CHURCH, _____

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 HERBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2023.
DATED THIS _____ DAY OF _____, 2023.

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, DATE: _____
SECRETARY OF THE PLAN COMMISSION



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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