

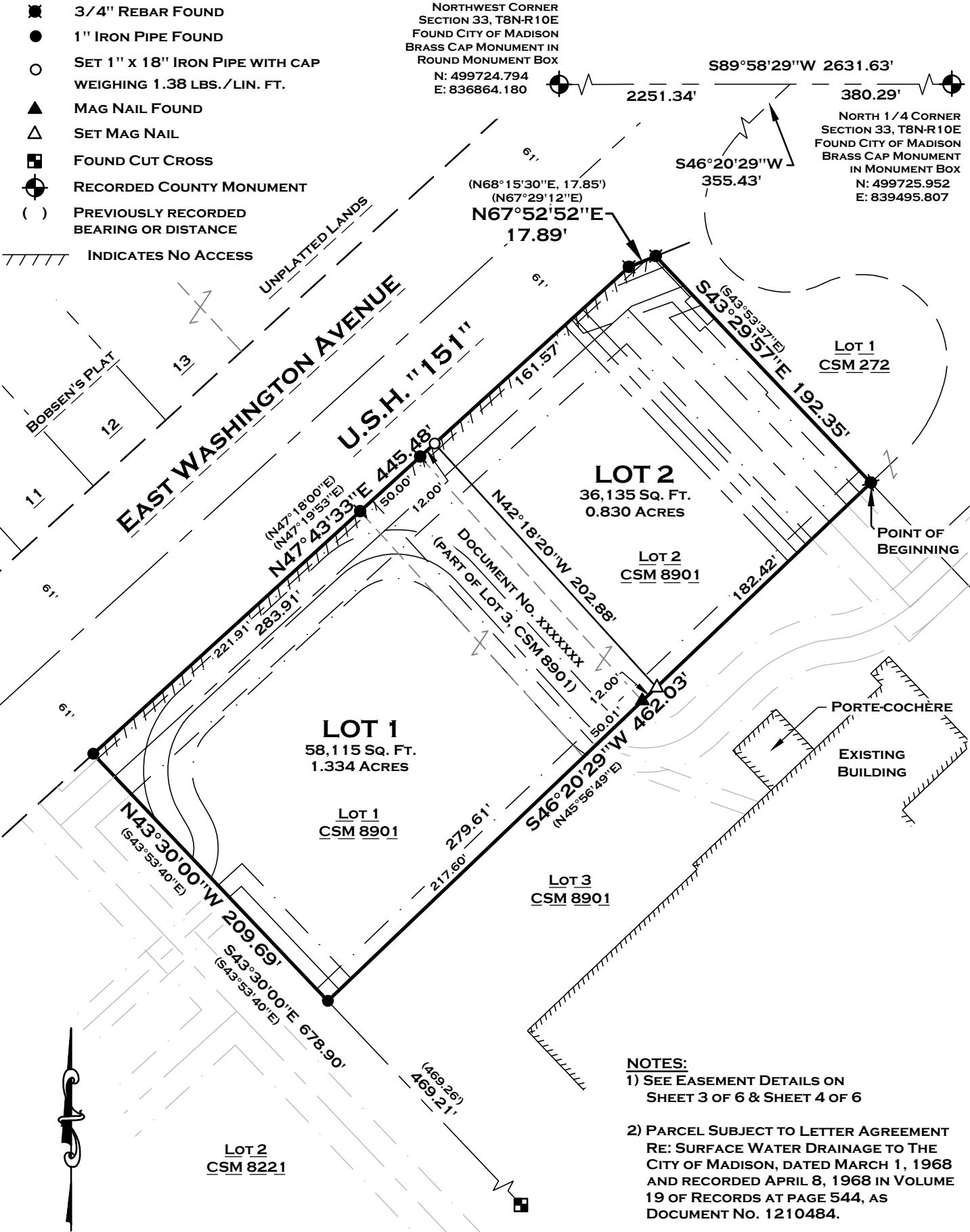
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- SET 1" X 18" IRON PIPE WITH CAP
- WEIGHING 1.38 LBS./LIN. FT.
- MAG NAIL FOUND
- SET MAG NAIL
- FOUND CUT CROSS
- RECORDED COUNTY MONUMENT
- () PREVIOUSLY RECORDED BEARING OR DISTANCE
- INDICATES NO ACCESS



SCALE: 1" = 80'

0' 40' 80' 160'

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 33, T8N-R10E BEARS S89°58'29"W.

REL Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releecinc.com

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF CLUB CAR WASH OPERATING, LLC, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE S89°58'29"W, 380.29 FEET ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE S46°20'29"W, 355.43 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 2, EXTENDED NORTHEASTERLY, TO THE EASTERN-MOST CORNER OF SAID LOT 2, THE POINT OF BEGINNING; THENCE CONTINUING S46°20'29"W, 462.03 FEET ON SAID SOUTHEASTERLY LINE, THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER XXXXXXX, DANE COUNTY RECORDS AND THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE SOUTHERN-MOST CORNER OF SAID LOT 1; THENCE N43°30'00"W, 209.69 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY RIGHT OF WAY OF EAST WASHINGTON AVENUE - A.K.A. U.S.H. "151"; THENCE N47°43'33"E, 445.48 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY; THENCE N67°52'52"E, 17.89 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY TO THE NORTHERN-MOST CORNER OF SAID LOT 2; THENCE S43°29'57"E, 192.35 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAINS 94,250 SQUARE FEET OR 2.164 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2023.

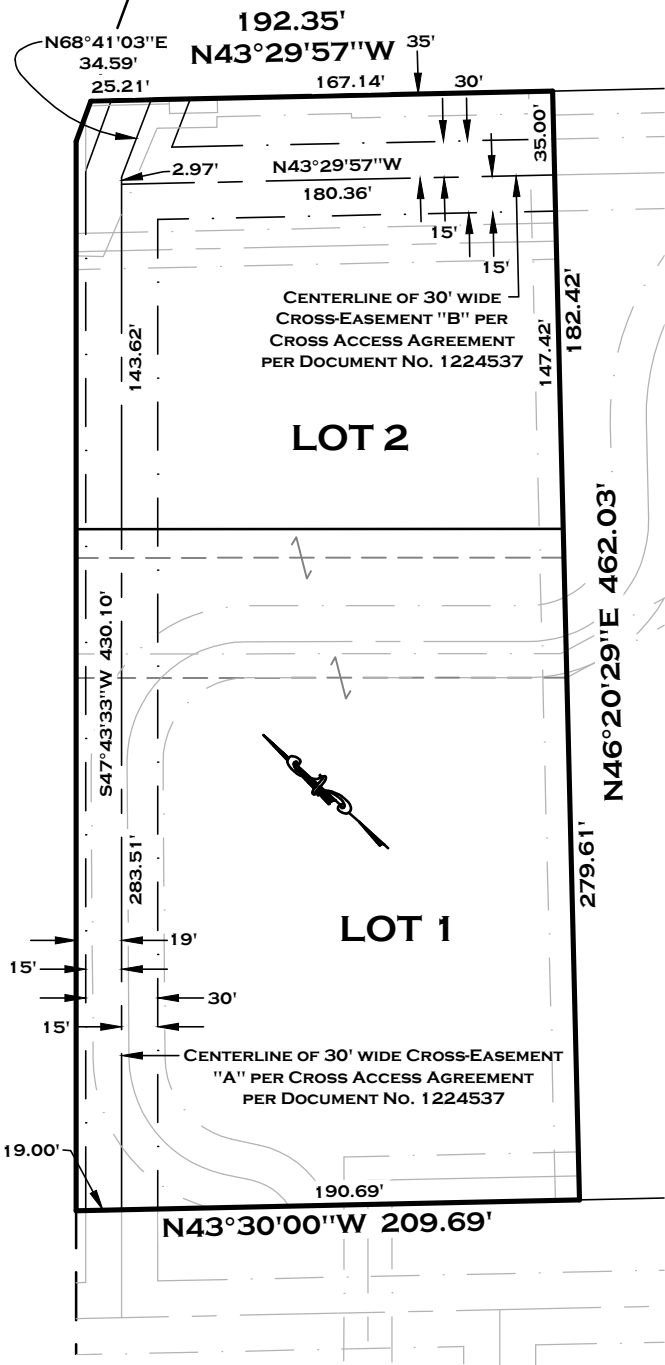
BRYAN L. PFEFFER PLS #2924
ROBERT E. LEE & ASSOCIATES, INC.

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

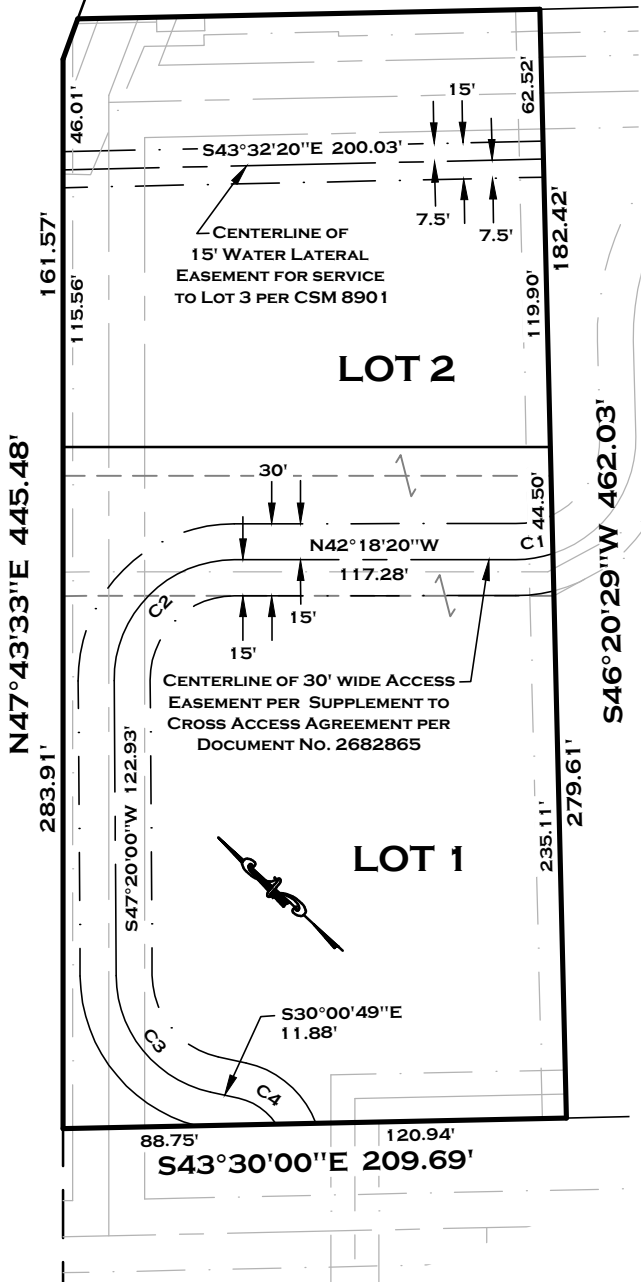
DETAIL "A" SCALE: 1"=80'

- 1) 30' WIDE CROSS-EASEMENT "A" & "B" PER CROSS ACCESS AGREEMENT RECORDED AS DOCUMENT No. 1224537



DETAIL "B" SCALE: 1"=80'

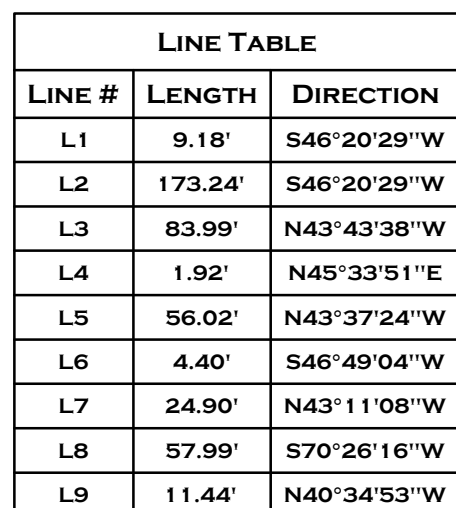
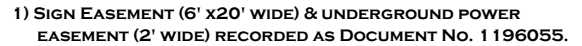
- 1) 15' WATER LATERAL EASEMENT FOR SERVICE TO LOT 3 PER CSM 8901
2) 30' WIDE ACCESS EASEMENT PER SUPPLEMENT TO CROSS ACCESS AGREEMENT RECORDED AS DOCUMENT No. 2682865



CURVE TABLE							
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	18°00'26"	50.00'	15.71'	N51°18'33"W	15.65'	N42°18'20"W	N60°18'46"W
C2	90°21'40"	50.00'	78.85'	N87°29'10"W	70.93'	N42°18'20"W	S47°20'00"W
C3	77°20'49"	50.00'	67.50'	S08°39'35.5"W	62.49'	S47°20'00"W	S30°00'49"E
C4	44°41'44"	25.00'	19.50'	S07°39'57"E	19.01'	S14°40'55"W	S30°00'49"E

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

- 1) SLOPE EASEMENT RECORDED AS DOCUMENT No. 852121
- 2) 10' WIDE PUBLIC UTILITY EASEMENT PER CSM 8901
- 3) 20' SANITARY SEWER EASEMENT RECORDED AS DOCUMENT No. 998715
- 4) 10' WIDE AMERITECH GENERAL EASEMENT RECORDED AS DOCUMENT No. 2970474.



CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

CLUB CAR WASH OPERATING, LLC, AS OWNER, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. CLUB CAR WASH OPERATING, LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MADISON

CLUB CAR WASH OPERATING, LLC DATE

PRINT NAME AND TITLE ABOVE

STATE OF _____)
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY
ENACTMENT NUMBER _____, FILE I.D. NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2023,
AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID
CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2023.

MARIBETH WITZEL-BEHL,
CITY CLERK, CITY OF MADISON

CERTIFICATE OF MADISON PLAN COMMISSION:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

ON THIS _____ DAY OF _____, 2023.

MATTHEW WACHTER
SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

TREASURER'S CERTIFICATE:

AS DULY ELECTED DANE COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

ADAM GALLAGHER
DANE COUNTY TREASURER

DATE