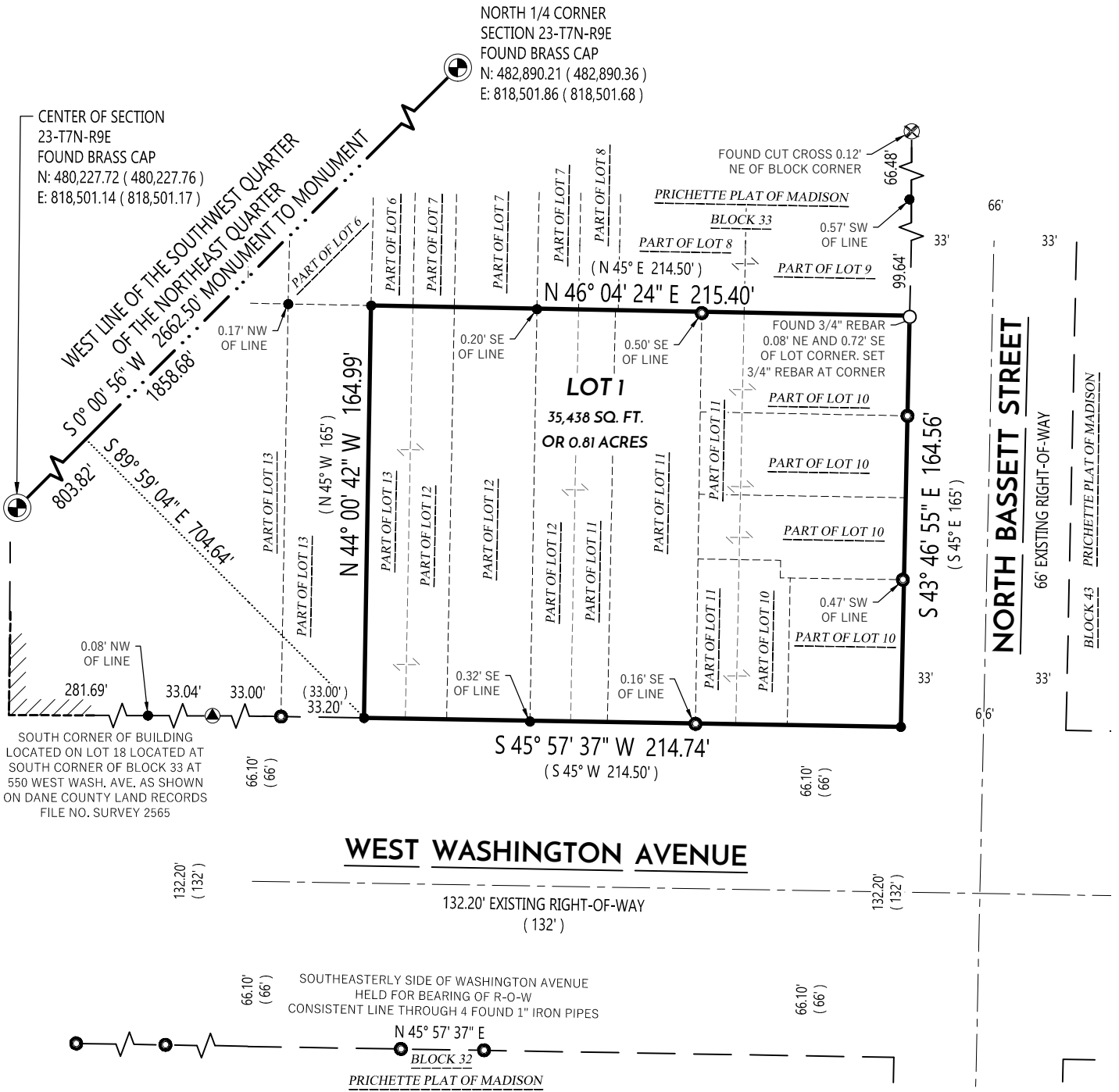


CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON
THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 23-T7N-R9E
FOUND BRASS CAP
N: 482,890.21 (482,890.36)
E: 818,501.86 (818,501.68)

CENTER OF SECTION
23-T7N-R9E
FOUND BRASS CAP
N: 480,227.72 (480,227.76)
E: 818,501.14 (818,501.17)



SOUTH CORNER OF BUILDING
LOCATED ON LOT 18 LOCATED AT
SOUTH CORNER OF BLOCK 33 AT
550 WEST WASH. AVE. AS SHOWN
ON DANE COUNTY LAND RECORDS
FILE NO. SURVEY 2565

WEST WASHINGTON AVENUE

132.20' EXISTING RIGHT-OF-WAY
(132')

SOUTHEASTERLY SIDE OF WASHINGTON AVENUE
HELD FOR BEARING OF R-O-W
CONSISTENT LINE THROUGH 4 FOUND 1\"/>

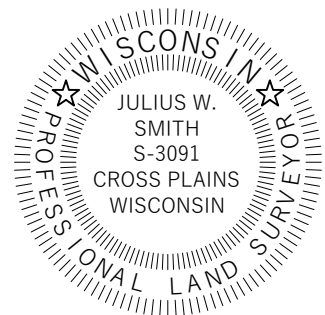
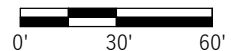
N 45° 57' 37\"/>

LEGEND

- SECTION CORNER FOUND
- 3/4\"/>

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 20 & 23, 2020 AND APRIL 13, 2020.
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 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T7N, R9E, MEASURED TO BEAR S 0°00' 56\"/>



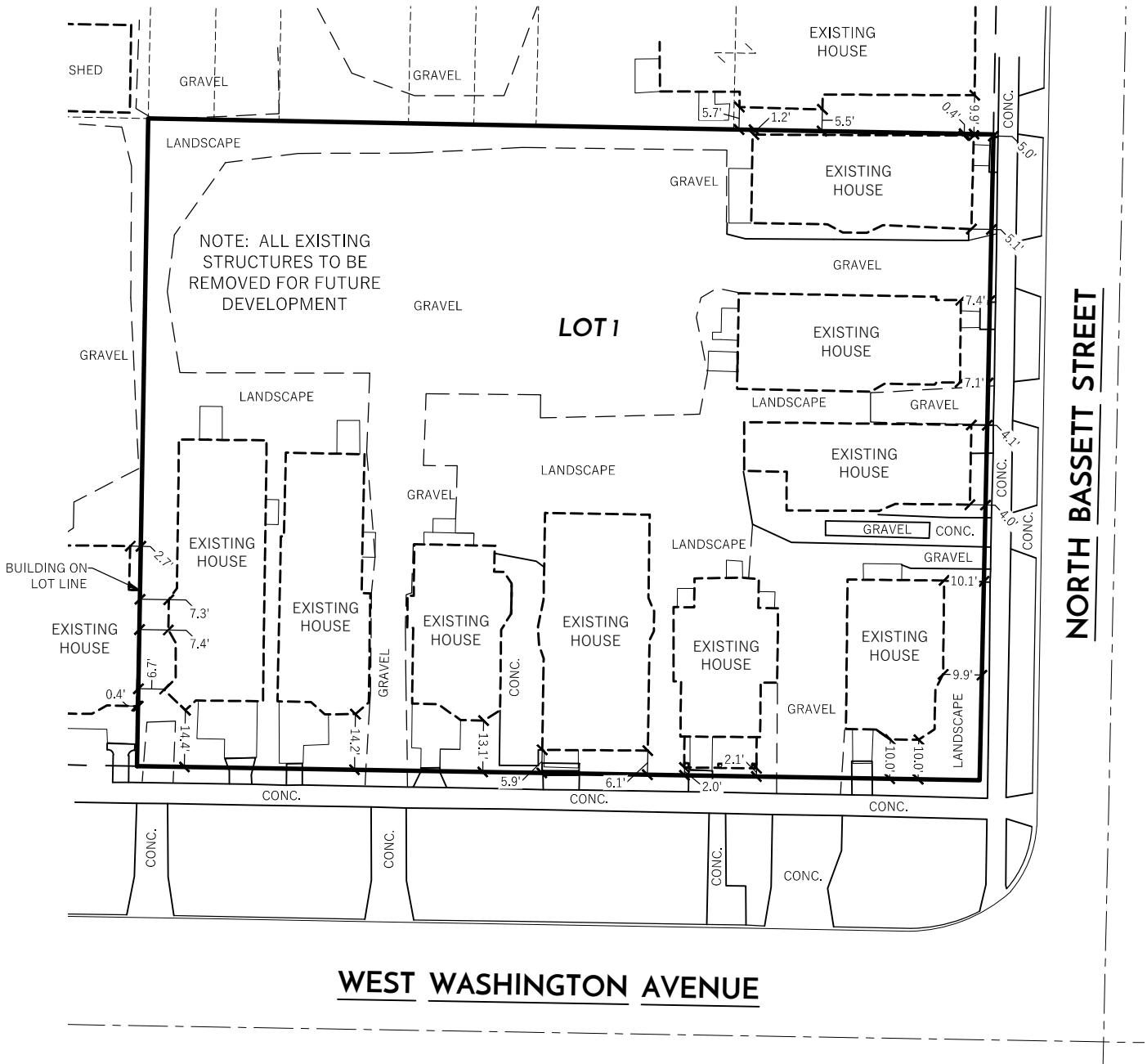
File: C:\Users\Julie\Desktop\200688_P1 - 500 W. Washington.dwg, 200688_P1 500 W Wash - CSM.dwg Layout: CSM 1 OF 6 User: Julie Plotted: May 15, 2020 - 12:12pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZMR/MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	KELLER REAL ESTATE GROUP 448 WEST WASHINGTON AVENUE MADISON, WI 53703	DRAWN BY: ZMR/JWS APPROVED BY: JWS	PROJECT NO: 200688 SHEET NO: 1 of 6

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING STRUCTURE DETAIL



WEST WASHINGTON AVENUE

NORTH BASSETT STREET

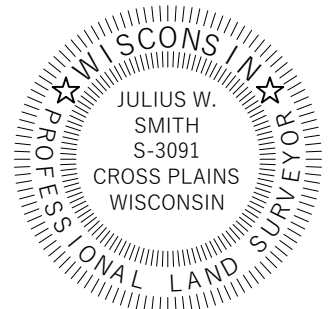


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- PLATTED LINE
- BUILDING FOOTPRINT

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 6 FOR EXISTING EASEMENT DETAILS
3. ALL EXISTING BUILDINGS TO BE REMOVED



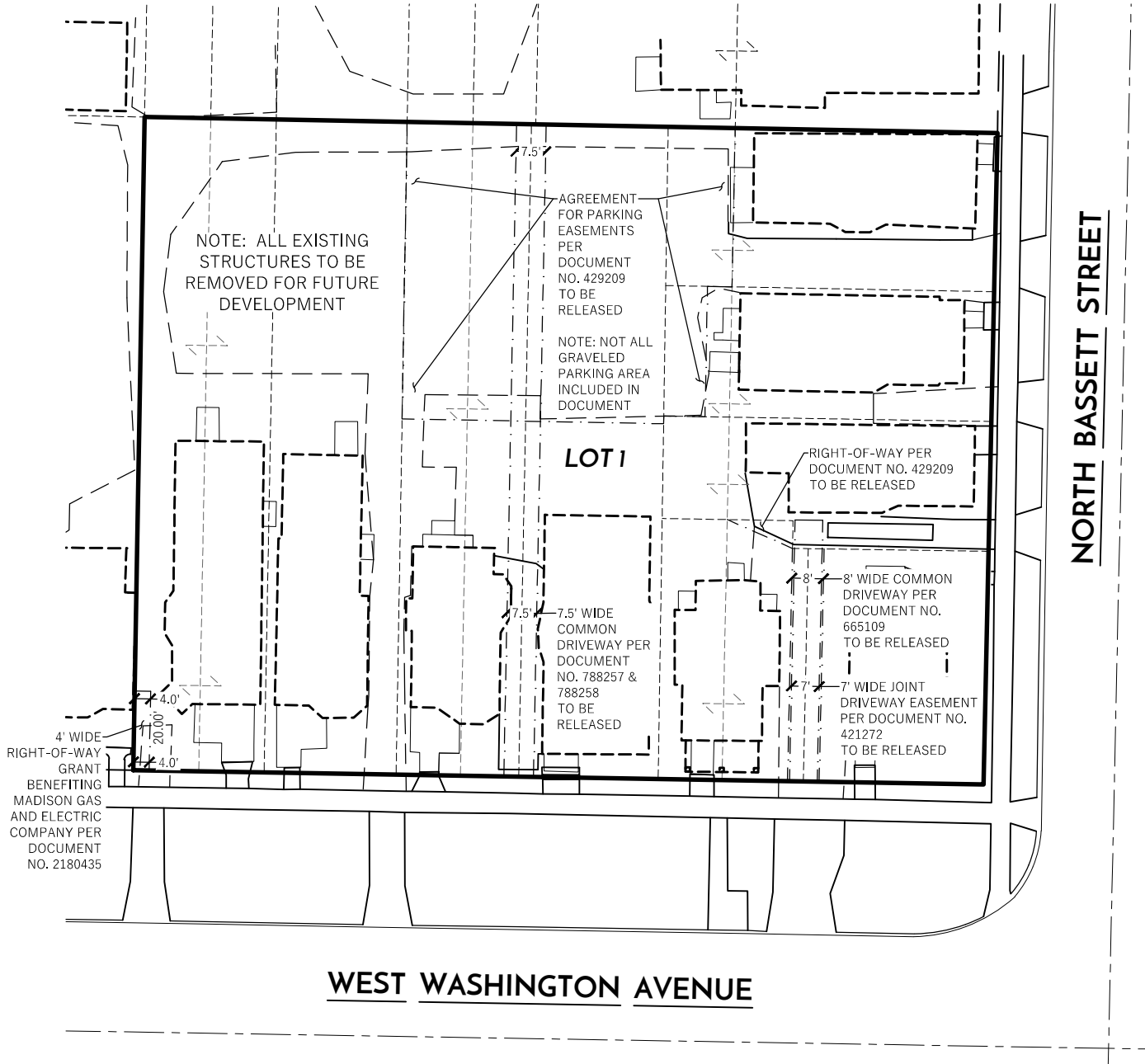
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	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KELLER REAL ESTATE GROUP 448 WEST WASHINGTON AVENUE MADISON, WI 53703	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR/JWS APPROVED BY: JWS	PROJECT NO: 200688 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSE ENGINEERING				

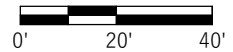
CERTIFIED SURVEY MAP NO. _____

ALL LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING EASEMENT DETAIL



WEST WASHINGTON AVENUE

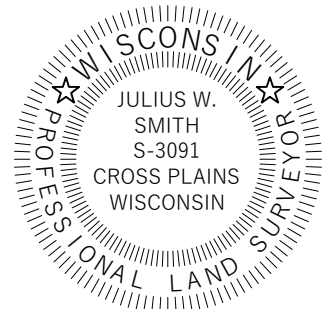


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- PLATTED LINE
- EXISTING EASEMENT
- BUILDING FOOTPRINT

NOTES:

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



File: C:\Users\Julie\Desktop\200688_PJI - 500 W. Washington.dwg, 200688_PJI 500 W Wash - CSM.dwg Layout: CSM 3 OF 6 User: Julie Plotted: May 15, 2020 - 12:13pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KELLER REAL ESTATE GROUP 448 WEST WASHINGTON AVENUE MADISON, WI 53703	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR/JWS APPROVED BY: JWS	PROJECT NO: 200688 SHEET NO: 3 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WISCONSIN PROFESSIONAL LAND SURVEYOR JULIUS W. SMITH S-3091 CROSS PLAINS WISCONSIN				

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

AS FURNISHED:

PART OF LOTS TEN (10) AND ELEVEN (11), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWEST LINE OF NORTH BASSETT STREET, 59 FEET NORTHWEST OF THE EAST CORNER OF LOT 10; THENCE NORTHWEST ALONG BASSETT STREET, 33 FEET; THENCE SOUTHWEST PARALLEL WITH WEST WASHINGTON AVENUE, 82.5 FEET; THENCE SOUTHWEST PARALLEL WITH BASSETT STREET, 26 FEET; THENCE NORTHEAST PARALLEL WITH WEST WASHINGTON AVENUE, 33 FEET; THENCE SOUTHWEST PARALLEL WITH BASSETT STREET, 7 FEET; THENCE NORTHEAST PARALLEL WITH WEST WASHINGTON AVENUE, 49.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PART OF LOTS TEN (10) AND ELEVEN (11), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON BASSETT STREET, 92 FEET NORTHWEST FROM THE EAST CORNER OF SAID LOT 10; THENCE NORTHWEST 33 FEET; THENCE AT RIGHT ANGLES TO BASSETT STREET SOUTHWEST 82.5 FEET; THENCE SOUTHWEST 33 FEET; THENCE NORTHEAST 82.5 FEET TO THE POINT OF BEGINNING.

THE NORTHWEST 40 FEET OF LOT TEN (10) AND THE NORTHWEST 40 FEET OF THE NORTHEAST 16.5 FEET OF LOT ELEVEN (11), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE NORTHEAST 45.5 FEET OF THE SOUTHWEST 59 FEET OF LOT TEN (10), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

THE NORTHEAST 34.8 FEET OF THE SOUTHWEST 49.5 FEET OF LOT ELEVEN (11), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PART OF LOTS TEN (10) AND ELEVEN (11), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF WEST WASHINGTON AVENUE, 16.5 FEET; THENCE NORTHWESTERLY PARALLEL WITH NORTH BASSETT STREET, 66 FEET; THENCE NORTHEASTERLY PARALLEL WITH WEST WASHINGTON AVENUE, 33 FEET; THENCE SOUTHEASTERLY PARALLEL WITH NORTH BASSETT STREET, 7 FEET; THENCE NORTHEASTERLY PARALLEL WITH WEST WASHINGTON AVENUE, 4 FEET; THENCE SOUTHEASTERLY PARALLEL WITH NORTH BASSETT STREET, 59 FEET TO WEST WASHINGTON AVENUE; THENCE SOUTHWESTERLY ALONG SAID AVENUE 20.5 FEET TO THE POINT OF BEGINNING.

THE SOUTHWESTERLY 14.7 FEET OF LOT ELEVEN (11), AND THE NORTHEASTERLY 16.5 FEET OF LOT TWELVE (12), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE NORTHEAST 2/3 OF THE SOUTHWEST 3/4 OF LOT TWELVE (12), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE SOUTHWEST 1/4 OF LOT TWELVE (12), AND THE NORTHEAST 1/4 OF LOT THIRTEEN (13), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

AS SURVEYED:

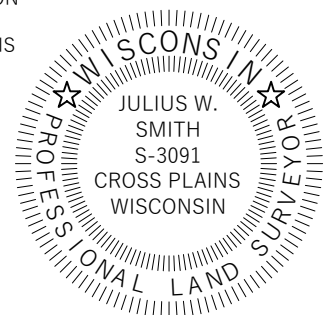
ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 00 DEGREES 00 MINUTES 56 SECONDS WEST, 1858.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, 704.64 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WEST WASHINGTON AVENUE, AND THE SOUTH CORNER OF LANDS DESCRIBED IN A DOCUMENT RECORDED IN VOLUME 27176 OF DEEDS ON PAGE 16 AS DOCUMENT NO. 2593314, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS IN DOCUMENT NO. 2593314, NORTH 44 DEGREES 00 MINUTES 42 SECONDS WEST, 164.99 FEET TO THE WEST CORNER OF SAID LANDS IN DOCUMENT 2593314; THENCE ALONG THE NORTHWESTERLY LINES OF AFORESAID LOTS 10-13, BLOCK 33, PRICHETTE PLAT OF MADISON, NORTH 46 DEGREES 04 MINUTES 24 SECONDS EAST, 215.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTH BASSETT STREET, AND THE NORTH CORNER OF AFORESAID LOT 10; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF NORTH BASSETT STREET, SOUTH 43 DEGREES 46 MINUTES 55 SECONDS EAST, 164.56 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF WEST WASHINGTON AVENUE, AND THE EAST CORNER OF AFORESAID LOT 10; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF WEST WASHINGTON AVENUE, SOUTH 45 DEGREES 57 MINUTES 37 SECONDS WEST, 214.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35,438 SQUARE FEET OR 0.81 ACRES.

SURVEYOR'S CERTIFICATE

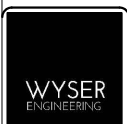
I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF CJK, INC., HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED 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.



JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

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PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
KELLER REAL ESTATE GROUP
448 WEST WASHINGTON AVENUE
MADISON, WI 53703

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

PROJECT NO: 200688
SHEET NO: 4 of 6

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

FIRST NATIONAL BANK AND TRUST, 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 OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE
NAMED BANKING ASSOCIATION, FIRST NATIONAL BANK AND TRUST, AUTHORIZED OFFICER

_____ 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 MORTGAGEE

AMCORE BANK, N.A. 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.

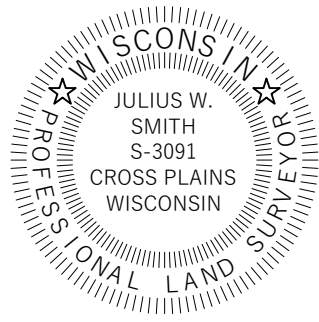
BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE
NAMED BANKING ASSOCIATION, AMCORE BANK, N.A., AUTHORIZED OFFICER

_____ 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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PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
KELLER REAL ESTATE GROUP
448 WEST WASHINGTON AVENUE
MADISON, WI 53703

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

PROJECT NO: 200688
SHEET NO: 5 of 6

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 10-12, AND PART OF LOT 13, OF BLOCK 33, PRICHETTE PLAT OF MADISON - ALSO KNOWN AS - PLAT OF MADISON THE CAPITOL OF WISCONSIN, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

CJK, INC, 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 STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
CJK, INC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR CJK, INC., _____ 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

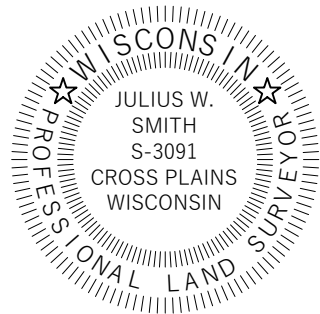
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2020.
DATED THIS _____ DAY OF _____, 2020.

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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PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KELLER REAL ESTATE GROUP 448 WEST WASHINGTON AVENUE MADISON, WI 53703	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR/JWS APPROVED BY: JWS	PROJECT NO: 200688 SHEET NO: 6 of 6
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