CERTIFIED SURVEY MAP THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (GOVERNMENT LOT 4), OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, **WISCONSIN LEGEND** OF THE SW 1/4 FOUND MAG NAIL IN ASPHALT WISCONSIN COUNTY COORDINATE + FOUND CUT '+' IN CONCRETE DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. THE SOUTHERLY LINÉ (BEARS S 88°53'32" E INDICATES RECORDED AS SYSTEM, DANE ZONE, N 57°40'56" E 34,70 Lot 1 15,642 S.F. building qver 0.6' 0.36 Acres building building over 0.4' , to sai Building ove Southwest Corner of Sec. 13, T7N, R9E DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997) True Corner Location Computed N: 482833.37 E: 821166.41 ob.41 N 01°07'25' (507.14') south line-SW 1/4 Sec. 13, T7N, R9E 2.73' 1269.12' S 88°53'32" E 2656.21' Computed Section Line computed 760.29 Note: S 88°52'35" E 1388.81' (M.C. Mon. to Mon. Recorded 1388 8) Meander Corner-West of the S 1/4 section corner of Sec. 13, T7N, R9E Found Brass Cap in Monument Box Published Elevation=850.53 (NAVD 88) DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997) Meander Corner-East of the SW 1/4 Corner of Sec. 13, T7N, R9E Found Brass Cap in Monument Box DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997) N: 482823.95 E: 821673.46 N: 482796.72 E: 823061.97 NOTE: Meander Corner Monument lies N 01°06'28" E, 0.38' South 1/4 Section corner of Sec. 13,77N, R9E DANE COUNTY COORDINATE SYSTEM (WCCS Dane Zone 83 1997) True Corner Location Computed N 1/4: N: 482781.81 (N: 482782.02) E: 823822.11 (E: 823822.12) Curve Table ARC LENGTH RADIUS DELTA ANGLE PREPARED FOR: NGC HOTEL GROUP 1600 ASPEN COMMONS, SUITE 200 MIDDLETON, WI 53562 PREPARED BY: ISTHMUS SURVEYING, LLC 450 N. BALDWIN STREET MADISON, WI 53703 (608) 244.1090 www.isthmussurveying.com MAP NO. DOCUMENT NO. VOLUME ____ PAGE _ SHEET 1 OF 4 C:\PROJECTS\2019\190709-NCG 317EWILSON\190709-NCG 317EWILSONcsm.dwg

CERTIFIED SURVEY MAP

THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OR GOVERNMENT LOT 4, OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of 317 EAST WILSON, LLC, and 323 EAST WILSON, LLC owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A parcel of land being parts of Lot Two (2), Three (3) and Four (4), Block Two Hundred and Seventy (270), Pritchette Original Plat of Madison, located in the SE $\frac{1}{4}$ of the Fractional SW $\frac{1}{4}$ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Computed Southwest Corner of Fractional Section 13, T7N, R9E, thence S 88°53'32" E, along the South line of said Fractional Southwest $\frac{1}{4}$ of Section 13, 507.11 feet to a point being, S 01°06'28" W, 0.38' from the Meander Corner monument, lying East of the said Southwest corner of Fractional Section 13;

Thence continue S 88°53'32" E, along said South line, 1269.12 feet; thence N 01°07'25" E, along a random line, 2.73 feet to a point on the common platted boundary line of said Lots 2 and 3, Block 270, and the point of beginning of this description;

thence N 44°15'59" W, 129.29 feet to a point on the Northwesterly platted boundary line of said Lot 2, Block 270, said line also being the Southeasterly right-of-way of East Wilson Street; thence N 46°02'43" E, along Northwesterly platted boundary line of said Lots 2, 3 and 4, Block 270, and said southeasterly right-of-way line,

99.26 feet; thence N 57°40'56" E, along said southerly right-of-way line, 34.70 feet to a point also being on the southwesterly right-of-way line of South

Hancock Street;

thence S 43°52'39" E, along the Northeasterly platted boundary line of said Lot 4, Block 270, and southwesterly right-of-way line, 99.41 feet to a

thence along the existing Northwesterly right-of-way of a Wisconsin Department of Transportation railroad right-of-way as follows:

I further certify that the map on sheet one (1) is a correct representation of the exterior

66.77 feet along the arc of a 1964.52 feet radius curve to the right, with a chord bearing S 37°23'46" W, 66.77 feet, and a delta angle of

thence S 43°52'14" E, along the common platted boundary line of said lots 4 and 3, Block 270, 5.05 feet to a point of curvature; thence 66.85 feet along the arc of a 1969.52 feet radius curve to the right, with a chord bearing S 39°21'44" W, 66.85 feet, and a delta angle of 01°56'41", to the point of beginning.

This description contains an area of 15 642 Square Feet or 0.36 Acres

3.

MAP NO.

VOLUME

DOCUMENT NO.

PAGE

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Dated this	day of	, 2022.	
Paul A. Spetz	S 2525		
	Certified Survey Map are individuant at the time they develop.	ally responsible for compliance with Chapter 37 of the Madison General Ordinance	s in regard
. No changes in the drai pproval of the City Engin	.	velopment on any or all lots within this Certified Survey Map shall be allowed witho	out prior
	ocated in Wellhead Protection Di Water Utility General Manager or	strict WP-17. The Proposed use is allowed in this district. Any proposed changes his designee.	in use

CERTIFIED SURVEY MAP

LOCATED IN:

THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OR GOVERNMENT LOT 4, OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

ladison for approval. Witness the h		.34 of the State Statutes and to thisday of		o the City of
y: , authorized re	epresentative			
tate of Wisconsin)				
)ss ounty of Dane)				
ersonally came before me this	day of	2022 the		
ersonally came before me this bove named, of 317 EA xecuted the foregoing instrument an	AST WILSON LLC and 323 and acknowledged the same	EAST WILSON, LLC, to me kno	own to be the p	erson who
ly Commission expires:		Notary Public, State of V	Visconsin	
DECISTED OF DEEDS CEDTIFIC	ATE			
REGISTER OF DEEDS CERTIFICA	<u> ATE</u>			
		, 2022, at	o'clock	. m. and recorded in
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CERTIFIED SURVEY MAP

CITY OF MADISON COMMON COUNCIL CERTIFICATE

THAT PART OF LOTS (2) AND THREE (3) AND FOUR (4), BLOCK TWO HUNDRED SEVENTY (270), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OR GOVERNMENT LOT 4, OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Resolved that this	s certified survey map loc	ated in the City of Madison	was hereby approved by Enactment Number,	File I.D.
Number	, adopted on the	day of	, 201, and that said resolution further pr	ovided for the
acceptance of the	ose lands dedicated and r	ights conveyed by said Cert	ified Survey Map to the City of Madison for Public u	se.
Dated this	day of	,201		
Maribeth Witzel-E				
Clerk of the City of	of Madison, Dane County	Wisconsin		
CITY OF MADISC	ON PLAN COMMISSION	CERTIFICATE		
Approved for reco	ording per the Secretary o	f the City of Madison Plan C	Commission.	
Signed:				
Matthe	ew Wachter, Secretary Pla	an Commission		
AP NO				
CUMENT NO.				
LUME	_ PAGE			
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