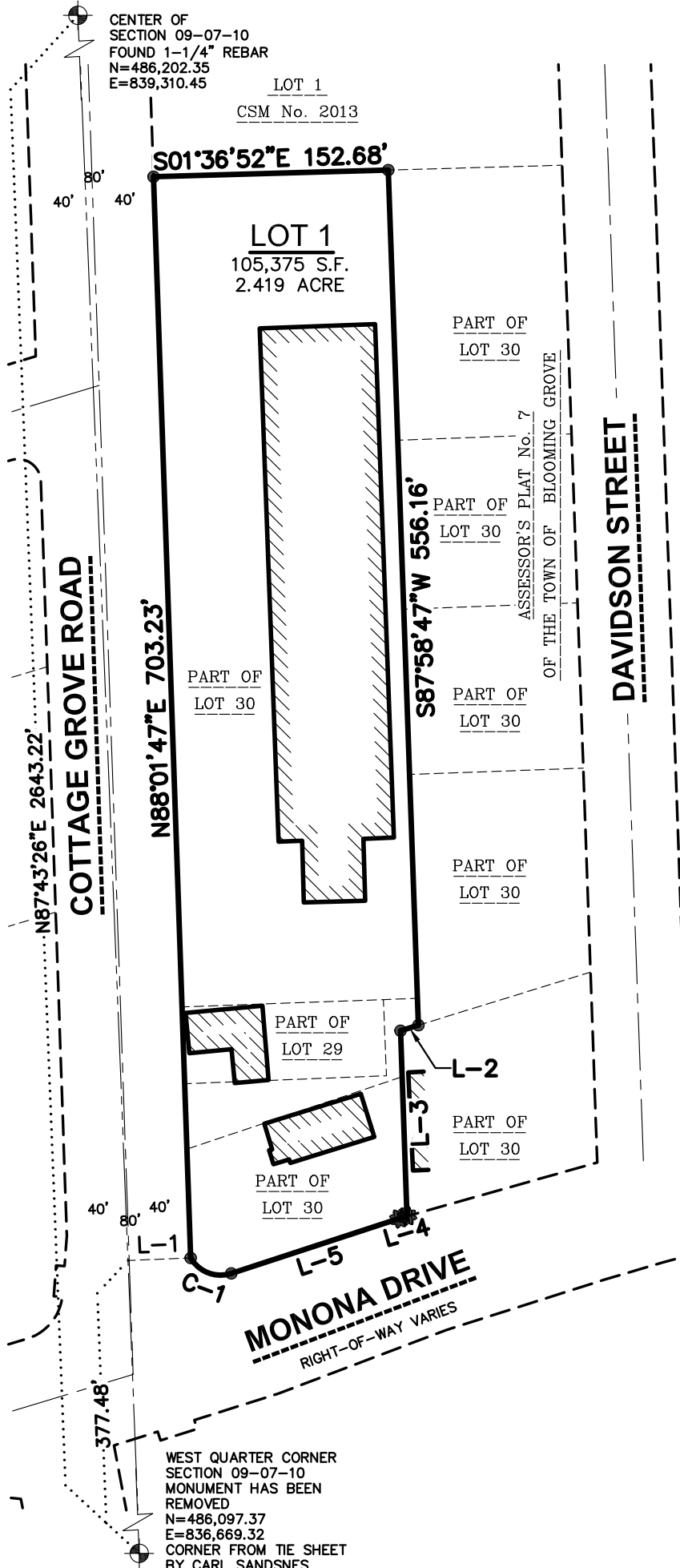


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

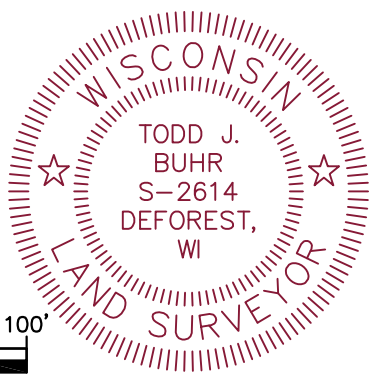
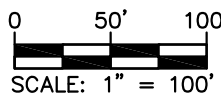
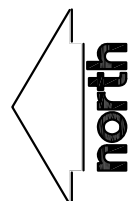


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. FIELD WORK PERFORMED ON MAY 5, 2020.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09-07-10, BEARS N87°43'26"E.
3. SEE SHEET 3 FOR LINE AND CURVE TABLE.
4. ALL BUILDINGS ON SITE WILL BE REMOVED.



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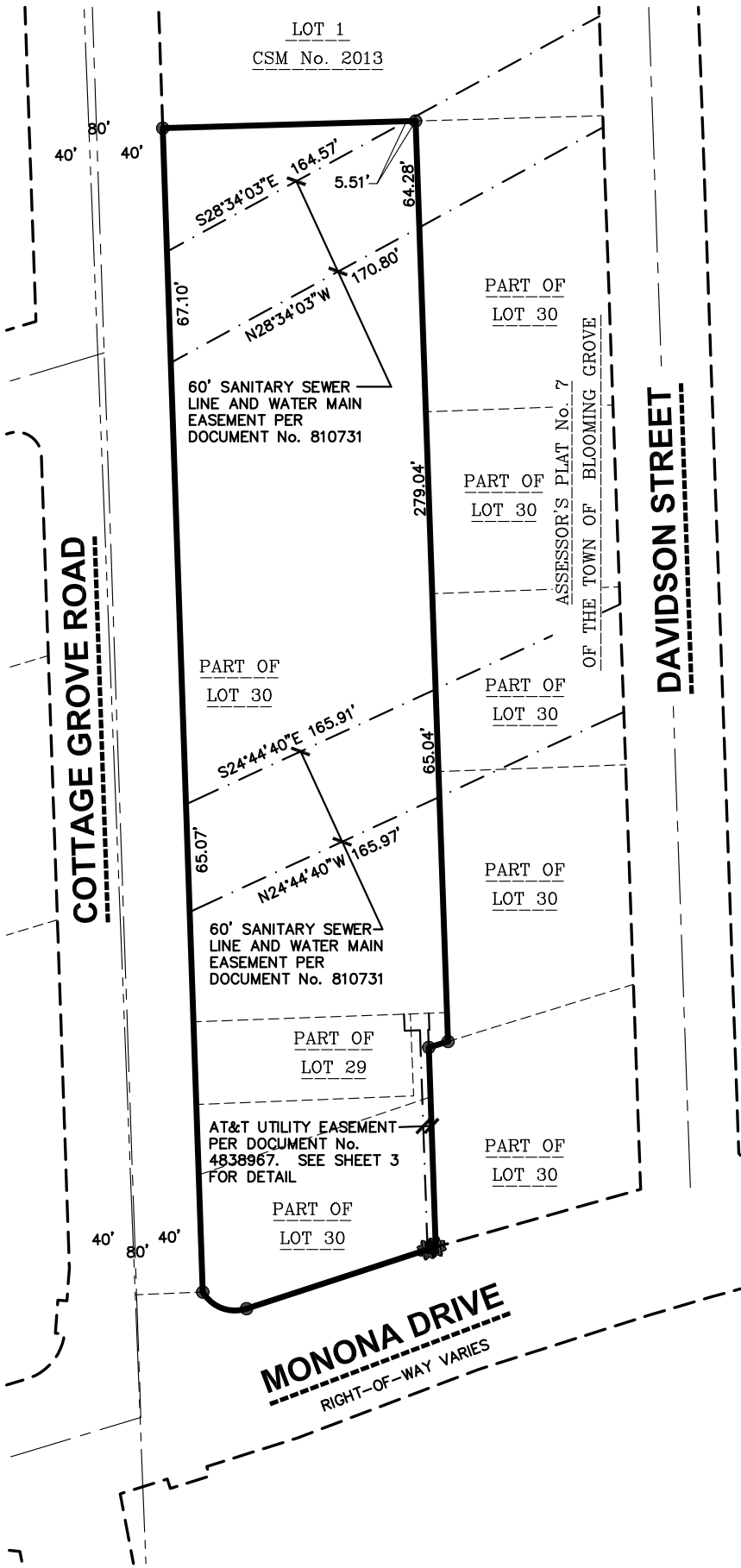
SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: PRIME URBAN PROPERTIES, LLC 2010 EASTWOOD DR., STE. 201 MADISON, WI 53704-5387	PROJECT NO: 20-9688 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS

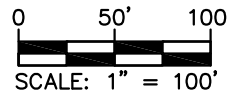
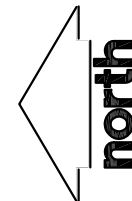


LEGEND

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3. SEE SHEET 3 FOR LINE AND CURVE TABLE.



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 P. 608.848.5060

SURVEYED FOR:

PRIME URBAN PROPERTIES, LLC
 2010 EASTWOOD DR., STE. 201
 MADISON, WI 53704-5387

PROJECT NO: 20-9688

FIELDBOOK/PG: -

SHEET NO: 2 OF 5

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CHECKED BY: TJB

APPROVED BY: TJB

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DOC. NO. _____

C.S.M. NO. _____

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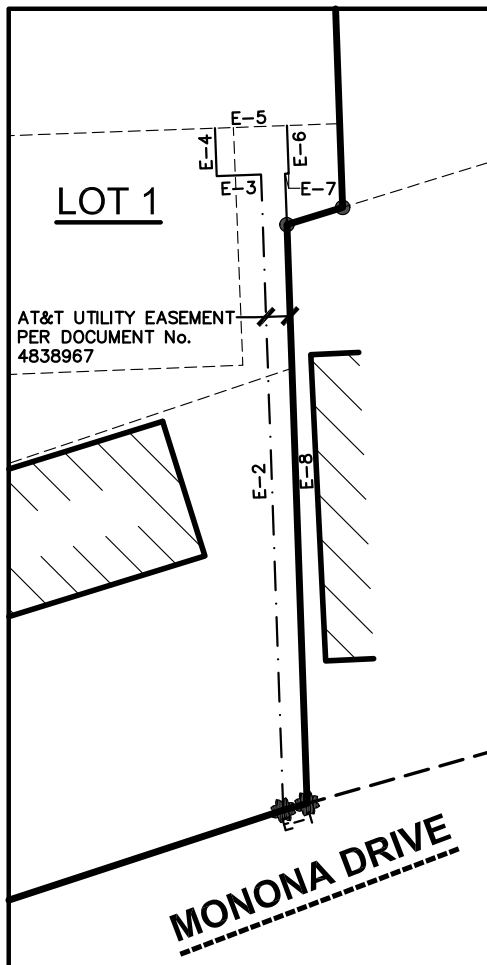
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	30.51'	22.50'	77°41'55"	N20°46'56"E	28.23'	N18°04'02"W	N59°37'53"E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S02°16'34"E	40.82'
L-2	N17°08'48"W	12.16'
L-3	S88°00'05"W	120.63'
L-4	N15°52'40"W	5.15'
L-5	N18°07'10"W	114.99'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N15°52'40"W	5.15'
E-2	N88°00'05"E	132.49'
E-3	N02°04'47"W	9.25'
E-4	N87°55'13"E	10.00'
E-5	S02°04'47"E	15.00'
E-6	S87°55'13"W	10.00'
E-7	N02°04'47"W	0.75'
E-8	S88°00'05"W	131.26'

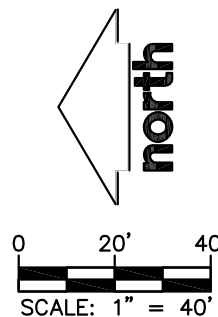


LEGEND

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NOTES

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2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09-07-10, BEARS N87°43'26"E.
3. SEE SHEET 2 FOR LINE AND CURVE TABLE.



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SURVEYED FOR:

PRIME URBAN PROPERTIES, LLC
 2010 EASTWOOD DR., STE. 201
 MADISON, WI 53704-5387

PROJECT NO: 20-9688

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

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DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, RECORDED IN VOLUME 17 OF PLATS, PAGE 5, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 09, AFORESAID; THENCE NORTH 87 DEGREES 43 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SOUTHWEST QUARTER, AFORESAID, 377.48 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 34 SECONDS EAST, 40.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 01 MINUTES 47 SECONDS EAST ALONG SAID LINE, 703.23 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP No. 2013, RECORDED IN VOLUME 8, PAGE 175, AS DOCUMENT No. 1469045; THENCE SOUTH 01 DEGREES 36 MINUTES 52 SECONDS EAST ALONG SAID LINE, 152.68 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, 556.16 FEET; THENCE NORTH 17 DEGREES 08 MINUTES 48 SECONDS WEST, 12.16 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 05 SECONDS WEST, 120.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MONONA DRIVE; THENCE NORTH 15 DEGREES 52 MINUTES 40 SECONDS WEST ALONG SAID LINE, 5.15 FEET; THENCE NORTH 18 DEGREES 07 MINUTES 10 SECONDS WEST ALONG SAID LINE, 114.99 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 30.51 ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.50 FEET, THE CHORD BEARS NORTH 20 DEGREES 46 MINUTES 56 SECONDS EAST, 28.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 105,375 SQUARE FEET OR 2.419 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF PRIME URBAN PROPERTIES, LLC, 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 CITY OF MADISON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

PRIME URBAN PROPERTIES, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID PRIME URBAN PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2020.

PRIME URBAN PROPERTIES, LLC

BY: _____
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PRIME URBAN PROPERTIES, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

SURVEYED BY: JSD Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: PRIME URBAN PROPERTIES, LLC 2010 EASTWOOD DR., STE 201 MADISON, WI 53704-5387	PROJECT NO: 20-9688	SURVEYED BY: —
		FIELDBOOK/PG: —	DRAWN BY: JK
		SHEET NO: 4 OF 5	CHECKED BY: TJB
			APPROVED BY: TJB

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

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 29 AND 30, ASSESSOR'S PLAT No. 7 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

[_____] A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PRIME URBAN PROPERTIES, OWNER.

WITNESS THE HAND AND SEAL OF CAPITOL BANK, MORTGAGEE, THIS ____ DAY OF _____, 2020.

[_____] VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2020, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2020.

MARK WACHTER, DATE _____
SECRETARY,
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS ____ DAY OF _____, 2020.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY



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) _____	
REGISTER OF DEEDS	

SURVEYED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> IDAHO REGIONAL OFFICE 418 EAST LAKESIDE AVE., STE. 207 COEUR D'ALENE, IDAHO 83814 P. 847.682.9420	SURVEYED FOR: PRIME URBAN PROPERTIES, LLC 2010 EASTWOOD DR. MADISON, WI 53704	PROJECT NO: 20-9688 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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