

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

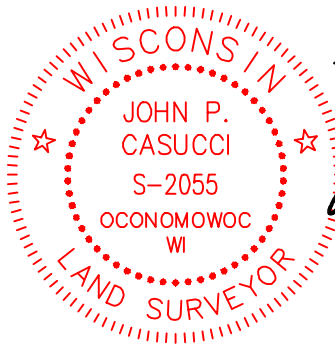
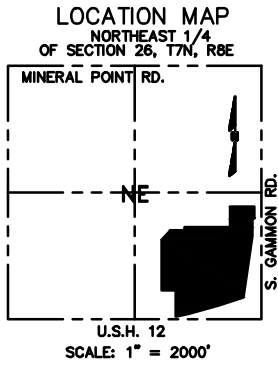
A division of a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- △ INDICATES SET MAG NAIL
- ✖ INDICATES FOUND CHISELED CROSS
- INDICATES SET CHISELED CROSS
- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 3/4" IRON ROD

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 26, T 7 N, R 8 E, WHICH BEARS N 01°18'41"W. CITY OF MADISON WCCS DANE ZONE, 1997 COORDINATES.

SEE SHEETS 2 THRU 4 FOR LOT & EASEMENT DETAILS.

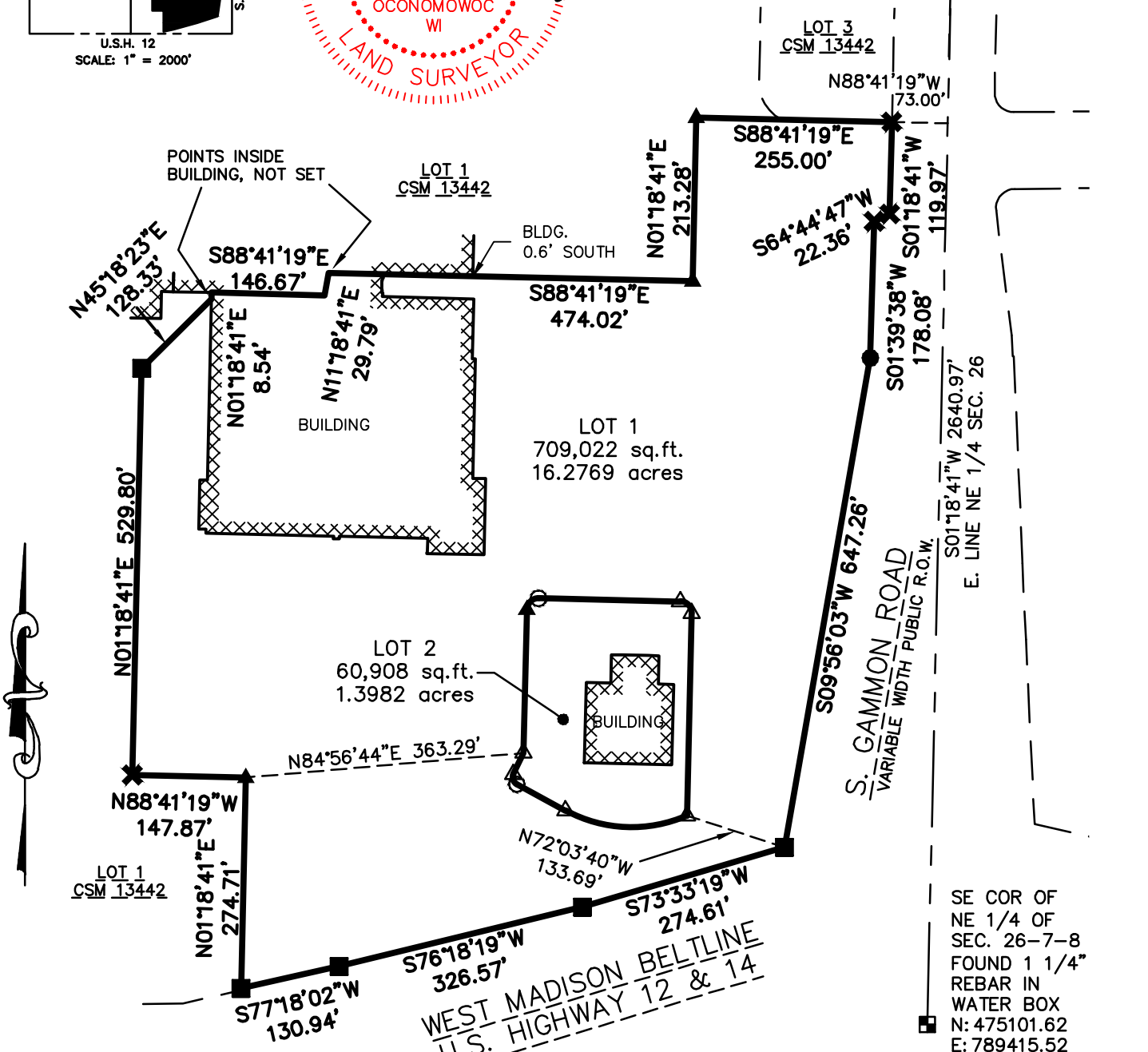
OWNER:  
 SERITAGE SRC FINANCE, LLC  
 7901 SW 6TH COURT SUITE 120  
 PLANTATION, FL., 33324



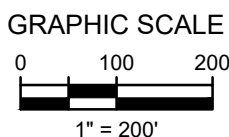
11/12/2020

*John P. Casucci*

NE COR OF  
 NE 1/4 OF  
 SEC. 26-7-8  
 FOUND BRASS  
 CAP MONUMENT  
 N: 477741.90  
 E: 789475.96



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 DOCUMENT NO. \_\_\_\_\_  
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**raSmith**  
 CREATIVITY BEYOND ENGINEERING

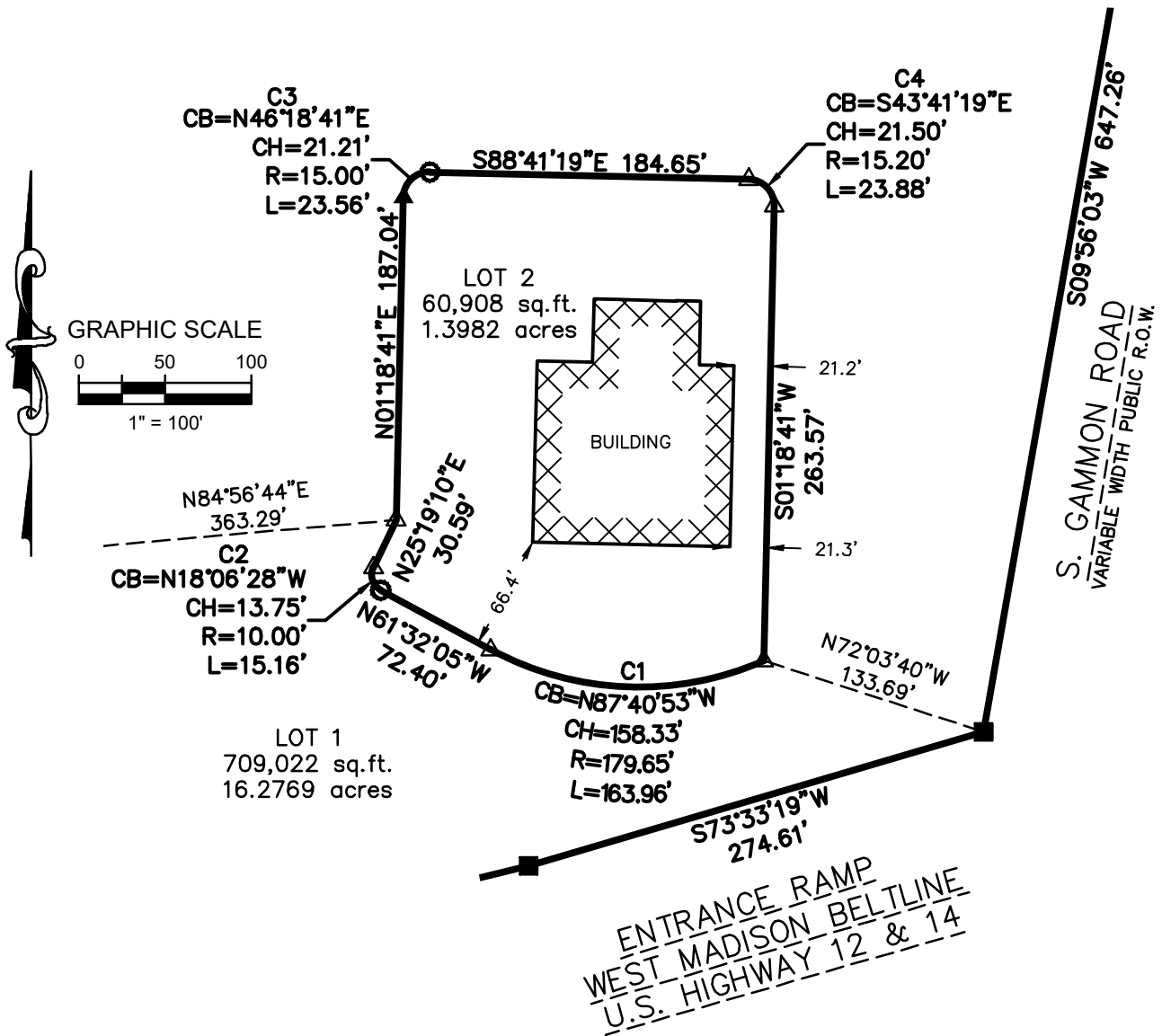
16745 W. Bluemound Road  
 Brookfield, WI 53005-9938  
 (262) 781-1000  
 rasmith.com

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Curve #	Tangent In	Tangent Out
C1	S66°10'19"W	N61°32'05"W
C2	N61°32'05"W	N25°19'10"E
C3	N01°18'41"E	S88°41'19"E
C4	S88°41'19"E	S01°18'41"W



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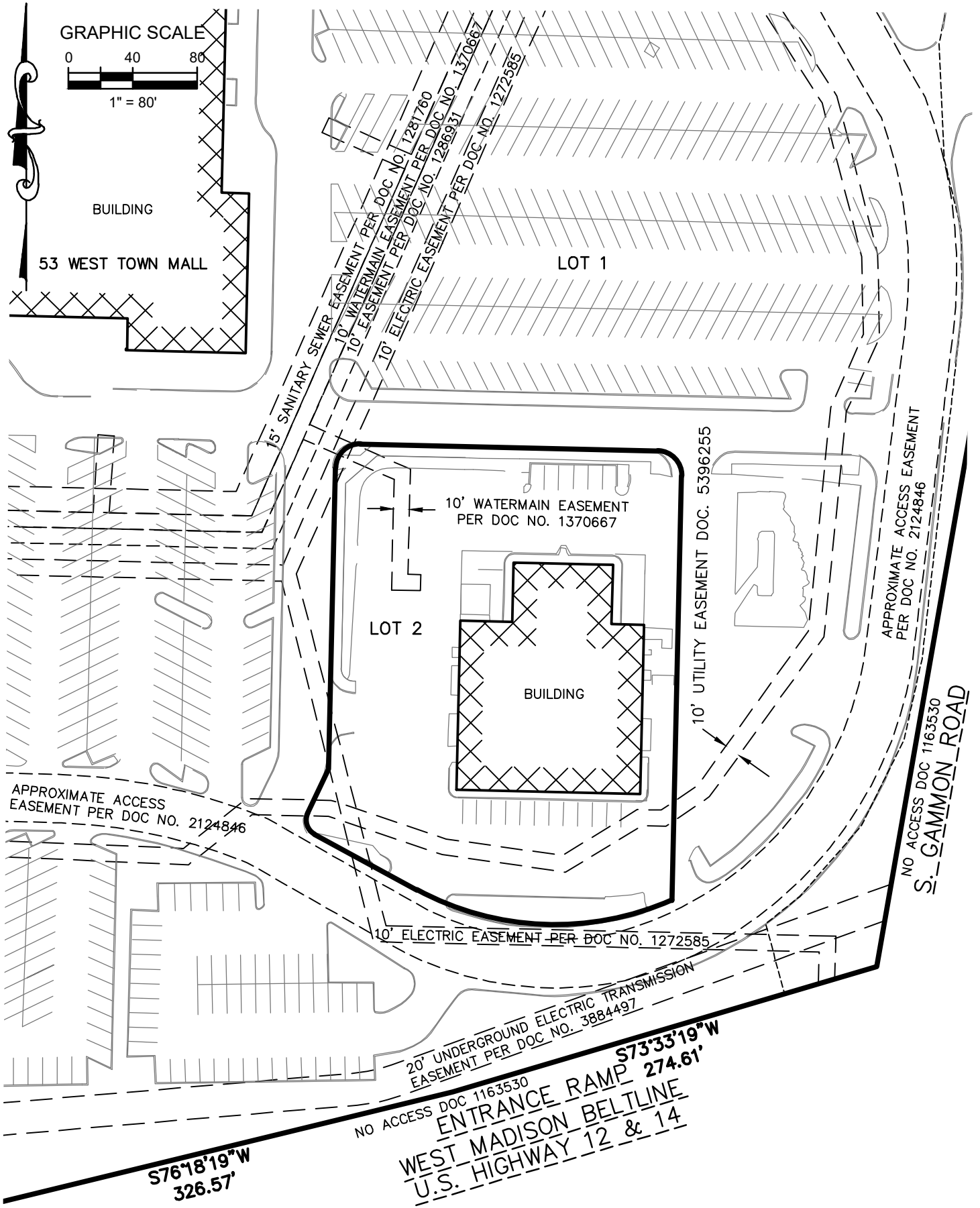
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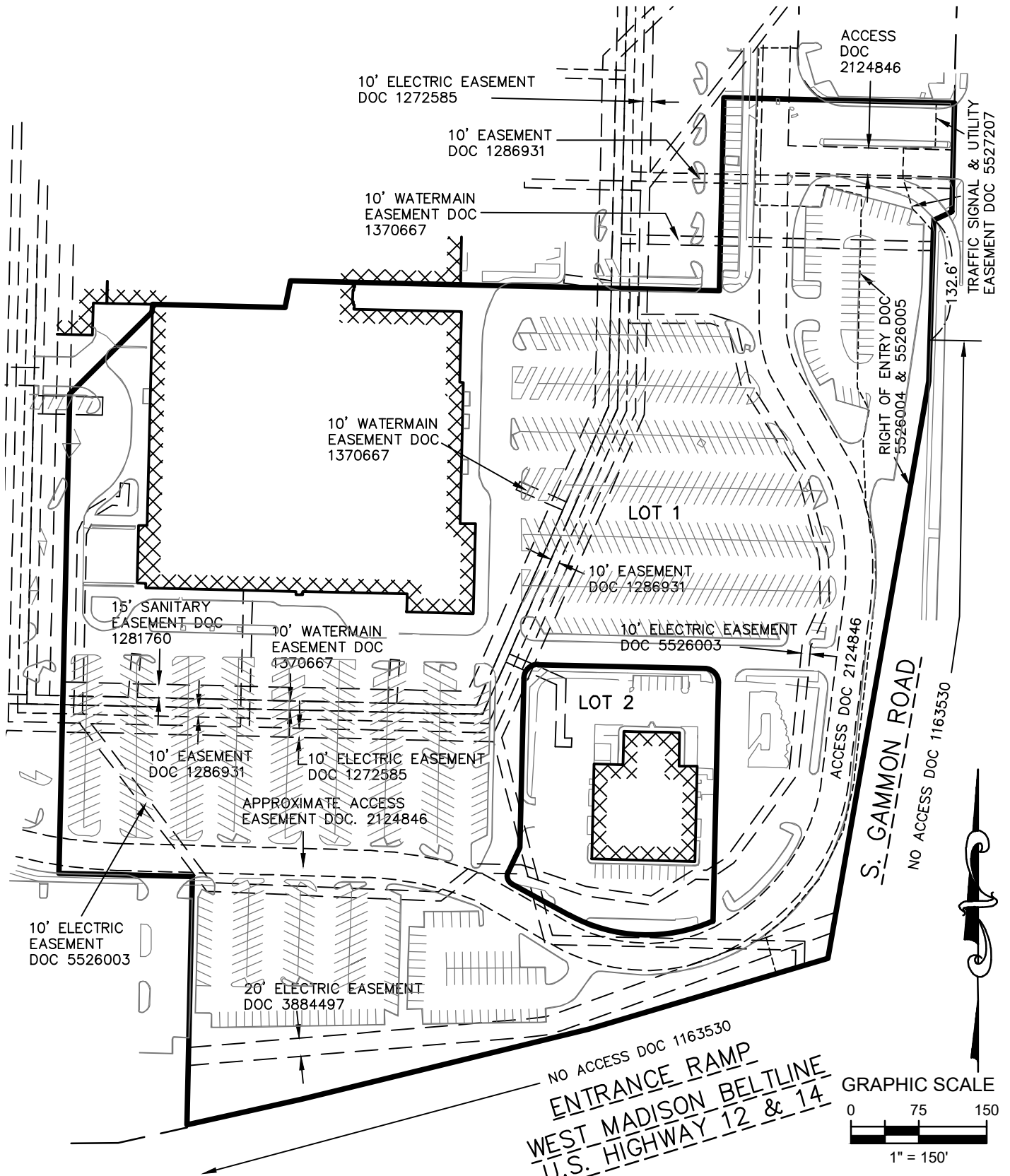
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A division of a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                      :SS  
WAUKESHA COUNTY         }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided mapped and dedicated a division of a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northeast corner of the Northeast 1/4 of said Section 26; thence South 01° 18' 41" West along the East line of said 1/4 Section 1466.07 feet to a point; thence North 88° 41' 19" East 73.00 feet to a point in the West line of South Gammon Road and the point of beginning of lands to be described; thence South 01° 18' 41" West along said West line 119.97 feet to a point; thence South 64° 44' 47" West along said West line 22.36 feet to a point; thence South 01° 39' 38" West along said West line 178.08 feet to a point; thence South 09° 56' 03" West along said West line 647.26 feet to a point in the North line of U.S.H. 12-14; thence South 73° 33' 19" West along said North line 274.61 feet to a point; thence South 76° 18' 19" West along said North line 326.57 feet to a point; thence South 77° 18' 02" West along said North line 130.94 feet to the Southeast corner of Lot 1 in Certified Survey Map No. 13442; thence North 01° 18' 41" East along the East line of said Lot 274.71 feet to a point; thence North 88° 41' 19" West along said East line 147.87 feet to a point; thence North 01° 18' 41" East along said East line 529.80 feet to a point; thence North 45° 18' 23" East along said East line 128.33 feet to a point; thence North 01° 18' 41" East along said East line 8.54 feet to a point; thence South 88° 41' 19" East 146.67 feet to a point; thence North 11° 18' 41" East along said East line 29.79 feet to a point; thence South 88° 41' 19" East along said East line 474.02 feet to a point; thence North 01° 18' 41" East along said East line 213.28 feet to a point; thence South 88° 41' 19" East along said East line and the South line of Lot 3 in said Certified Survey Map 255.00 feet to the point of beginning.

Containing 769,930 Square Feet or 17.6752 Acres.

THAT I have made the survey, land division and map by the direction of Seritage SRC Finance LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the ordinances of the City of Madison in surveying, dividing and mapping the same.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(SEAL)  
JOHN P. CASUCCI,  
PROFESSIONAL LAND SURVEYOR S-2055

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A division of a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

Date of field work September 17, 2020.

All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General ordinances in regard to Storm Water management.

Surveyor was provided with a Subdivision Approval Report prepared by First American Title Insurance Company, No. NCS-1036501-MAD, dated November 2, 2020, which references the following: (Surveyors notes in parenthesis).

Limitations as to access to U.S. Highway 12 and Gammon Road as set forth in Document recorded June 27, 1966, Volume 820 of Deeds, page 96 as Document No. 1163530. (Shown)

Limited Highway Easement granted City of Madison, as set forth in Quit Claim Deed recorded March 28, 1969, Volume 94 of Records, page 501, as Document No. 1237110. (Easement expired)

Easement, Restriction and Operating Agreement recorded April 25, 1969, Volume 100 of Records, page 396, as Document No. 1239177. Unrecorded Supplement thereto Dated January 24, 1969. Second Supplement thereto recorded April 26, 1971, Volume 243 of Records, page 140, as Document No. 1288279. First Amendment thereto recorded on September 16, 1971, Volume 283 of Records, page 238, as Document No. 1303874. Third Supplement thereto recorded on March 28, 1973, Volume 425 of Records, page 512, as Document No. 1359322. Fourth supplement thereto recorded on February 15, 1980, Volume 1667 of Records, page 35, as Document No. 1657737. Fifth Supplement thereto recorded on September 21, 1982, Volume 3863 of Records, page 25, as Document No. 1752610. Sixth Supplement thereto recorded on June 24, 1983, Volume 4628 of Records, page 33, as Document No. 1786646. Seventh Supplement thereto recorded on January 27, 1989, Volume 12447 of Records, page 4, as Document No. 2124846. A document entitled "Assignment and Assumption of Recorded Agreements and Documents" recorded July 22, 2015 as Instrument No. 5170371. (Shown)

Sanitary Sewer Easement granted to the City of Madison, recorded January 25, 1971, Volume 225 of Records, page 83, as Document No. 1281760. (Shown)

Easement Agreement in favor of Madison Gas and Electric Company recorded April 7, 1971, Volume 239 of Records, page 375, as Document No. 1286931. Partial release of Rights recorded June 26, 2015 as Document No. 5163342. (Shown)

Underground Electric Transmission Line Easement granted to American Transmission Company LLC, recorded March 16, 2004, as document No. 3884497. (Shown)

Utility Easement to Wisconsin Power and Light Company, Charter Cable Partners, LLC d/b/a Charter Communications and Mid-Plains Telephone, LLC d/b/a TDS Telecom, dated March 8, 2018, recorded March 20, 2018 as Document No. 5396255. (shown)

Utility Easement to City of Madison, recorded September 27, 2019 as Document No. 5526003. (Shown)

Right of Entry recorded on September 27, 2019, as Document No. 5526004. (Shown)

Right of Entry recorded on September 27, 2019, as Document No. 5526005. (Shown)

Permanent Limited Easement for Public Traffic Signal Purposes, granted to the City of Madison, recorded in October 2, 2019 as Document No. 5527207. (Shown)

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OWNER'S CERTIFICATE

Seritage SRC Finance LLC, a Delaware limited liability company, a company, duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

Seritage SRC Finance LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, Seritage SRC Finance LLC, has caused these presents to be signed by \_\_\_\_\_, it's \_\_\_\_\_, of Seritage SRC Finance LLC

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Seritage SRC Finance LLC,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
  }SS  
\_\_\_\_\_ COUNTY            }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

\_\_\_\_\_, to me known as the person who executed the foregoing instrument and to me known to be the \_\_\_\_\_ of Seritage SRC Finance LLC a company, acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of \_\_\_\_\_

My commission expires \_\_\_\_\_

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PLAN COMMISSION APPROVALS

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
MATTHEW WACHTER, SECRETARY OF THE PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL

RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
MERIBETH WITZEL-BEHL CITY CLERK

OFFICE OF THE REGISTER OF DEEDS  
Dane County, Wisconsin

Received for Recording on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M and  
Recorded in Volume \_\_\_\_\_ of CSM's on pages \_\_\_\_\_, Document No. \_\_\_\_\_

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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