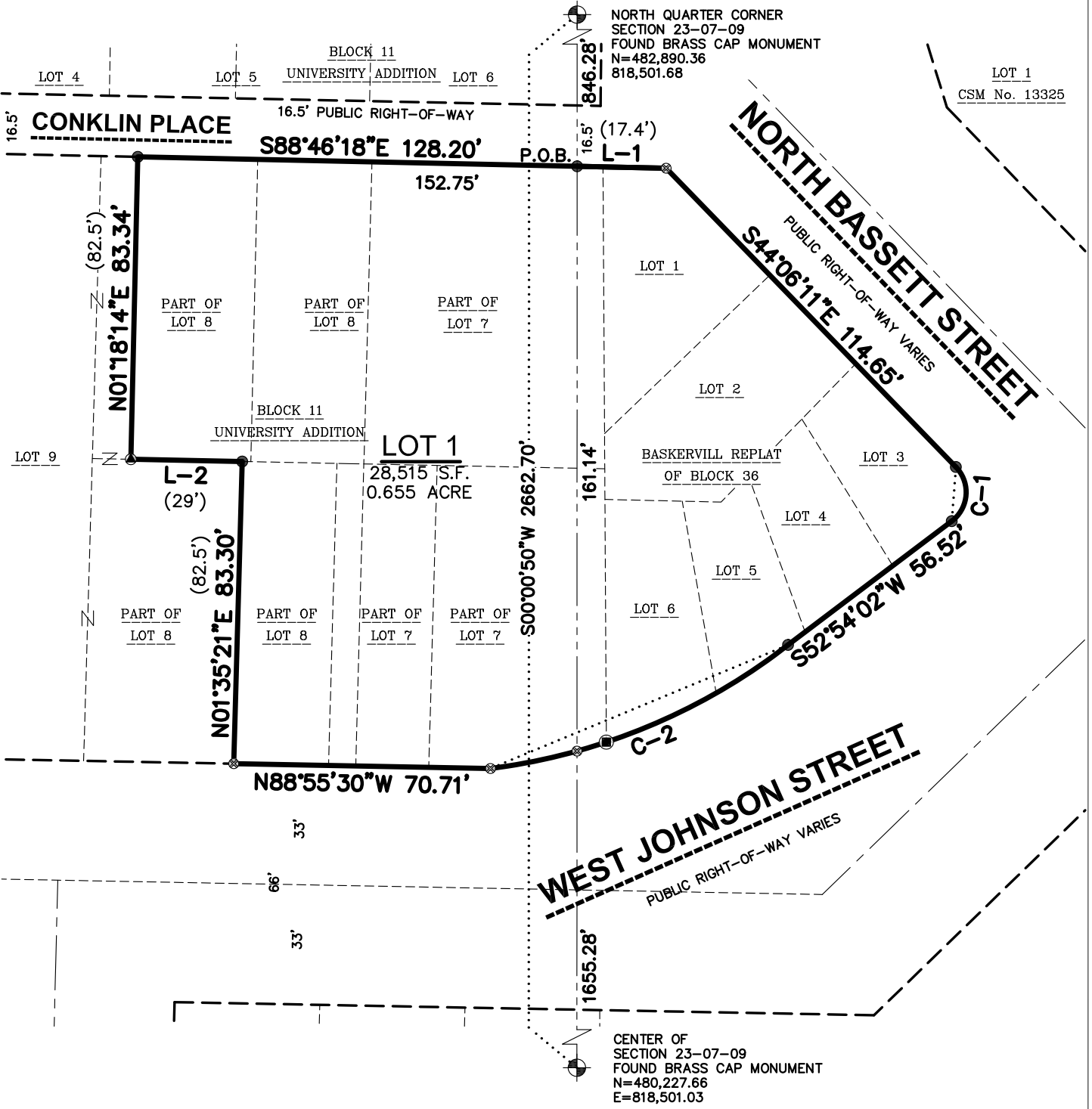


# PRELIMINARY

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

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN.



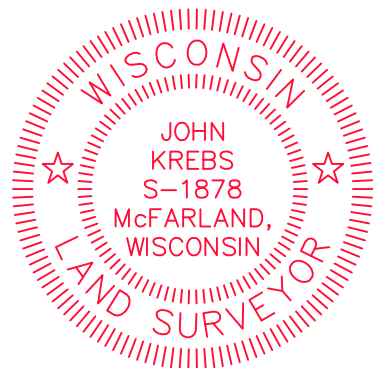
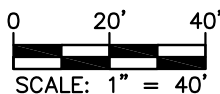
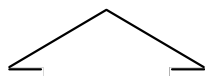
File: I:\2020\2010219\DWG\Survey Sheets\2010219 P-CSM.dwg Layout: Sheet 1 User: jk Plotted: Oct 28, 2021 - 3:15pm

**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- SURVEY NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

**NOTES**

1. FIELD WORK PERFORMED ON JULY 12 AND 13, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23-07-09, BEARS S00°00'50"W.
3. SEE SHEET 3 FOR LINE AND CURVE TABLES.



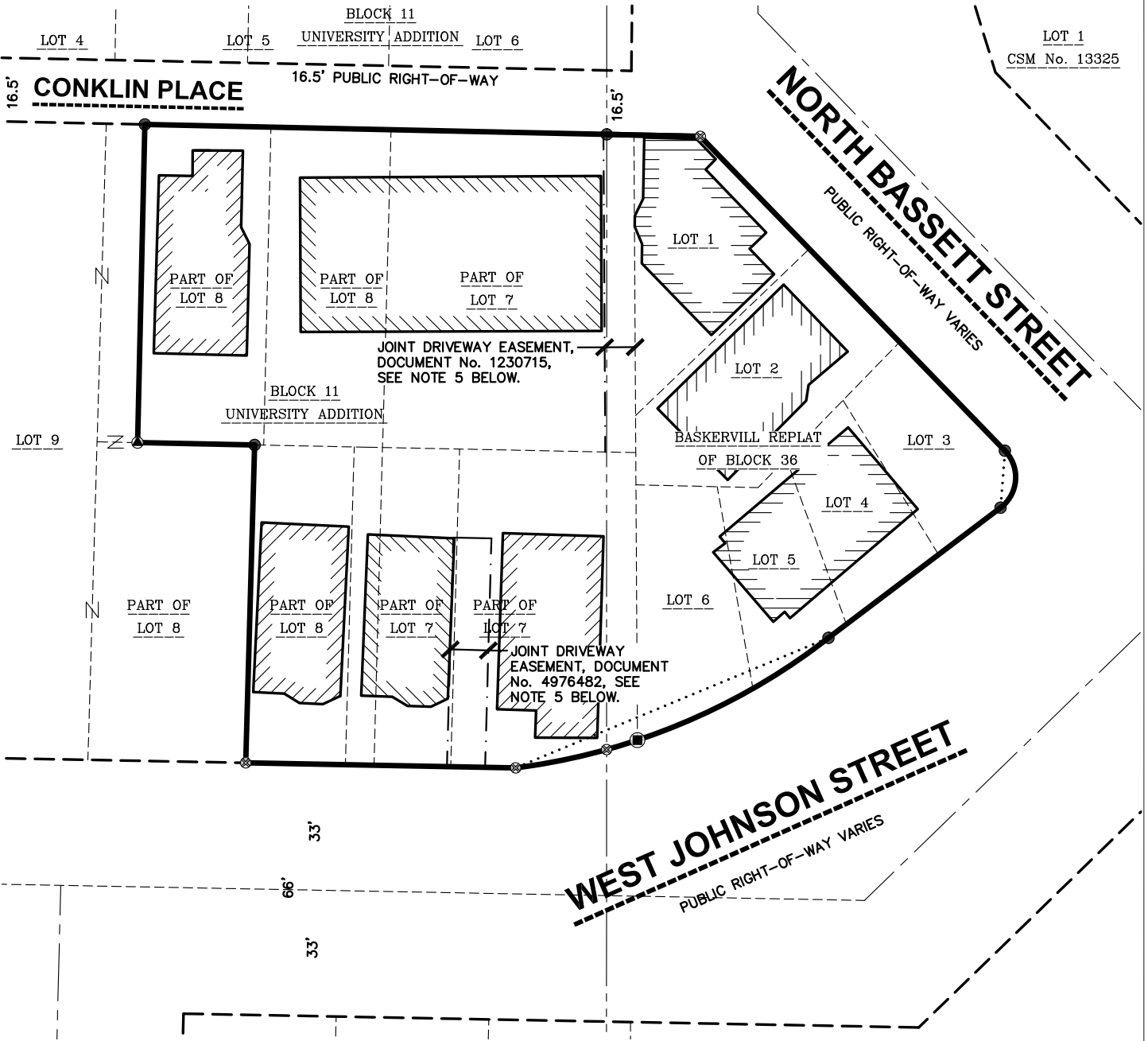
SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>SUBTEXT ACQUISITIONS, LLC</b> 3000 LOCUST STREET ST. LOUIS, MO 63103	PROJECT NO: 20-10219 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

# PRELIMINARY

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

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN.

### EXISTING BUILDINGS AND EASEMENTS

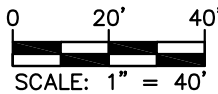
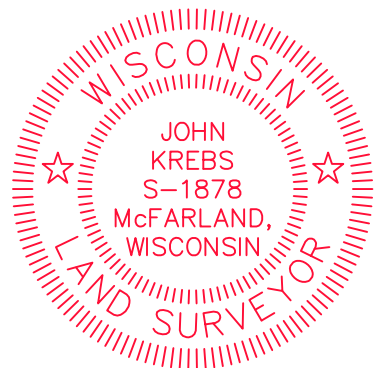


#### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- SURVEY NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

#### NOTES

1. FIELD WORK PERFORMED ON JULY 12 AND 13, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23-07-09, BEARS S00°00'50"W.
3. SEE SHEET 3 FOR LINE AND CURVE TABLE.
4. ALL BUILDINGS SHOWN HEREON WILL BE REMOVED.
5. JOINT DRIVEWAY EASEMENT, DOCUMENT No. 1230715 AND DOCUMENT No. 4976482 WILL BE RELEASED BY SEPARATE INSTRUMENT.



File: I:\2020\2010219\DWG\Survey Sheets\2010219 P-CSM.dwg Layout: Sheet 2 User: jk Plotted: Oct 28, 2021 - 3:16pm

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:

**SUBTEXT**  
**ACQUISITIONS, LLC**  
 3000 LOCUST STREET  
 ST. LOUIS, MO 63103

PROJECT NO: 20-10219

FIELDBOOK/PG: -

SHEET NO: 2 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. \_\_\_\_\_

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S88°46'18"E	24.55'
L-2	N88°50'55"W	30.67'

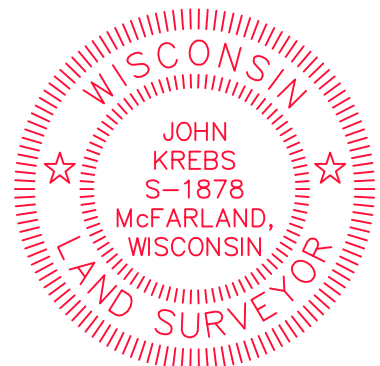
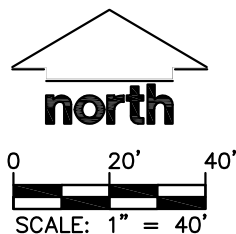
CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	16.93'	10.00'	97°00'28"	S04°24'02"W	14.98'	S44°06'11"E	S52°54'16"W
( )	—	10.00'	—	S03°48'W	14.98'	—	—
C-2	89.85'	168.04'	30°38'04"	S67°26'32"W	88.78'	S52°07'30"W	S82°45'34"W

**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- SURVEY NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

**NOTES**

1. FIELD WORK PERFORMED ON JULY 12 AND 13, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23-07-09, BEARS S00°00'50"W.
3. SEE SHEET 3 FOR LINE AND CURVE TABLES.



File: I:\2020\2010219\DWG\Survey Sheets\2010219 P-CSM.dwg Layout: Sheet 3 User: jk Plotted: Oct 28, 2021 - 3:17pm

SURVEYED BY:  <b>JSD Professional Services, Inc.</b> • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>SUBTEXT</b> <b>AQUISITIONS, LLC</b> 3000 LOCUST STREET ST. LOUIS, MO 63103	PROJECT NO: <u>20-10219</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>3 OF 5</u>	SURVEYED BY: <u>—</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>
---	---	--	---

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

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

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON, RECORDED IN VOLUME A, PAGE 9, AS DOCUMENT No. 179949A AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, RECORDED ON VOLUME 3, PAGE 52, AS DOCUMENT No. 277322, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SECTION 23, AFORESAID, 846.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CONKLIN PLACE, BEING THE NORTH LINE OF LOT 7, BLOCK 11, UNIVERSITY ADDITION, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID LINE, 24.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BASSETT STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 11 SECONDS EAST ALONG SAID LINE, 114.65 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 16.93 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD BEARS SOUTH 04 DEGREES 24 MINUTES 02 SECONDS WEST, 14.98 FEET; THENCE SOUTH 52 DEGREES 54 MINUTES 02 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST JOHNSON STREET, 56.52 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 89.85 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 168.04 FEET THE CHORD BEARS SOUTH 67 DEGREES 26 MINUTES 32 SECONDS WEST, 88.78 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, 70.71 FEET; THENCE NORTH 01 DEGREES 35 MINUTES 21 SECONDS EAST, 83.30 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 55 SECONDS WEST, 30.67 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 14 SECONDS EAST, 83.34 FEET TO THE NORTH LINE OF LOT 8, UNIVERSITY ADDITION; THENCE SOUTH 88 DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID LINE, 128.20 FEET TO THE POINT OF BEGINNING.

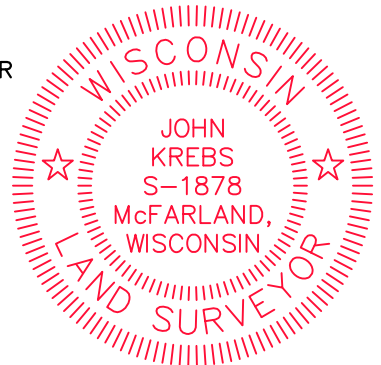
SAID PARCEL CONTAINS 28,515 SQUARE FEET OR 0.655 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF SUBTEXT ACQUISITIONS, 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.

\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE



### CORPORATE OWNER'S CERTIFICATE

SUBTEXT ACQUISITIONS, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MISSOURI, 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 SUBTEXT ACQUISITIONS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SUBTEXT ACQUISITIONS, LLC

BY: \_\_\_\_\_  
BRANDT STILES, AUTHORIZED AGENT

STATE OF MISSOURI) SS  
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED SUBTEXT ACQUISITIONS, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY, MISSOURI MY COMMISSION EXPIRES

<b>SURVEYED BY:</b>  <b>JSD Professional Services, Inc.</b> • Engineers • Surveyors • Planners <b>MADISON REGIONAL OFFICE</b> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	<b>SURVEYED FOR:</b> <b>SUBTEXT ACQUISITIONS, LLC</b> 3000 LOCUST STREET ST. LOUIS, MO 63103	PROJECT NO: <u>20-10219</u>	SURVEYED BY: <u>—</u>
		FIELD BOOK/PG: <u>—</u>	DRAWN BY: <u>JK</u>
		SHEET NO: <u>4 OF 5</u>	CHECKED BY: <u>TJB</u>
			APPROVED BY: <u>TJB</u>

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

**PRELIMINARY**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON DANE COUNTY, WISCONSIN.

**CONSENT OF CORPORATE MORTGAGEE**

T.B.D. BANK, 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 DEDICATING 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 SUBTEXT ACQUISITIONS, LLC, OWNER.

WITNESS THE HAND AND SEAL OF T.B.D. BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
[\_\_\_\_\_] , VICE PRESIDENT

STATE OF WISCONSIN) SS  
[\_\_\_\_\_] COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [\_\_\_\_\_] , TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, [\_\_\_\_\_] COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF MADISON PLAN COMMISSION APPROVAL**

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 20\_\_\_\_.

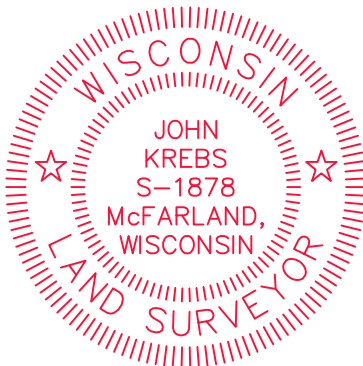
\_\_\_\_\_  
MATT WACHTER, DATE \_\_\_\_\_  
CITY OF MADISON PLAN COMMISSION

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARIBETH L. WITZEL, CLERK  
CITY OF MADISON



**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: <b>JSD Professional Services, Inc.</b> <small>Engineers • Surveyors • Planners</small> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>SUBTEXT ACQUISITIONS, LLC</b> 3000 LOCUST STREET ST. LOUIS, MO 63103	PROJECT NO: 20-10219 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
--	--	--	---