

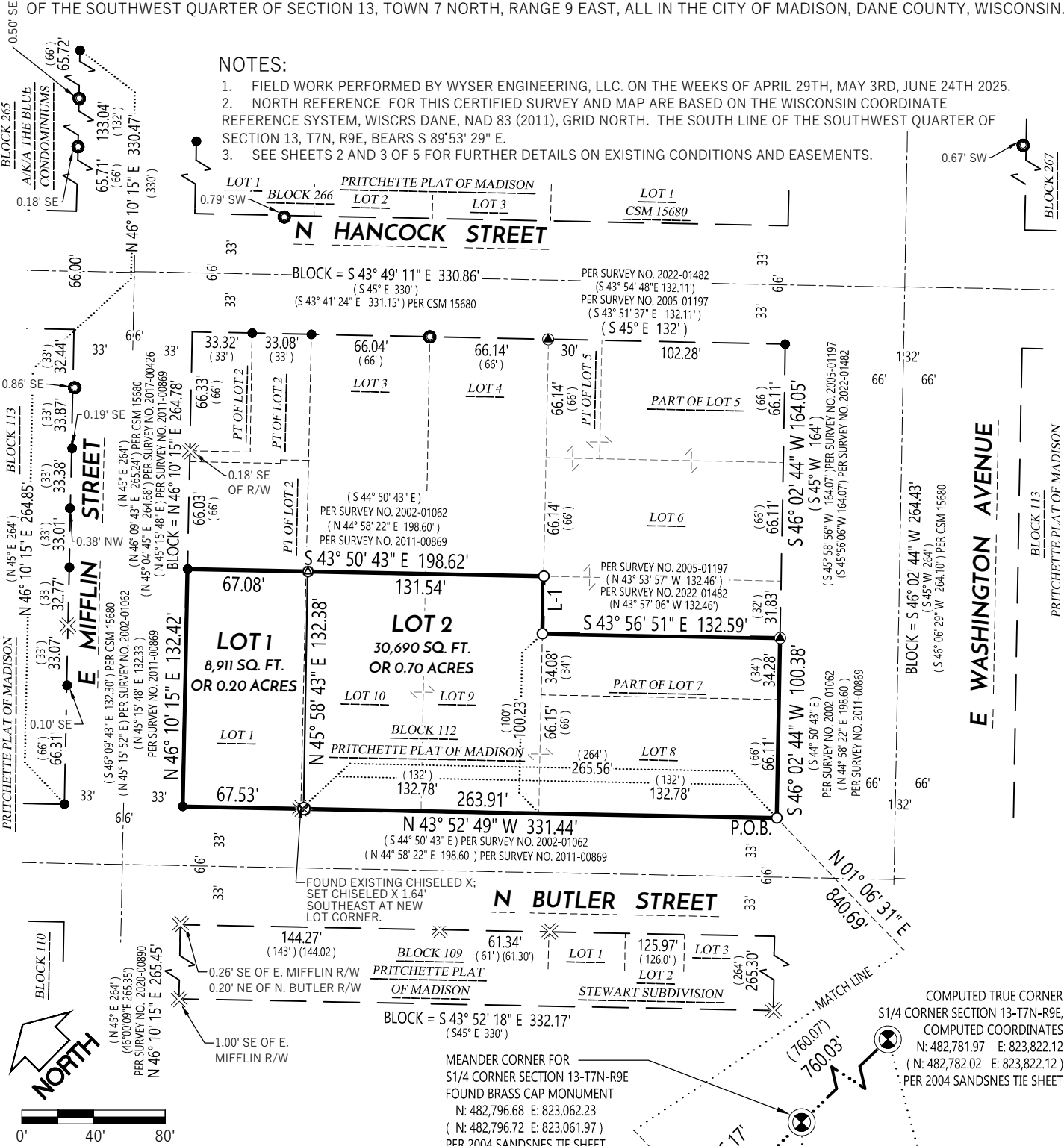
File: W:\2024\241239_Butler Plaza, E. Washington Ave\DWG\24-1239_CSM 1 OF 5 User: shearn Plotted: Jun 30, 2025 - 10:31am

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH, MAY 3RD, JUNE 24TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E.
- SEE SHEETS 2 AND 3 OF 5 FOR FURTHER DETAILS ON EXISTING CONDITIONS AND EASEMENTS.



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND, UNLESS NOTED
- CHISELED X FOUND
- MAG NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- SET PK NAIL
- SET CUT CROSS
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION PER PRITCHETTE PLAT UNLESS NOTED

LINE TABLE		
LINE #	BEARING	DIST.
L-1	S 46° 09' 14" W	32.07'
(*)	S 45° 08' 30" W	-
(**)	S 46° 06' 17" W	-

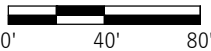
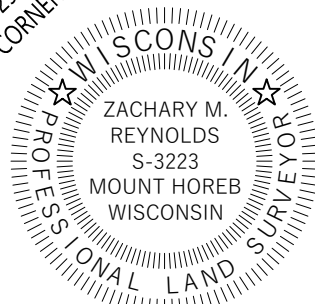
(*) PER SURVEY 2011-00869
(**) PER SURVEY 2005-01197

MEANDER CORNER FOR SW CORNER SECTION 13-T7N-R9E FOUND BRASS CAP MONUMENT N10°19'42"E 0.36' (N01°06'28"E 0.38') FROM THE SECTION LINE AS SURVEYED
N: 482,823.91 E: 821,673.71
(N: 482,823.95 E: 821,673.46)
PER 2007 SANDSNES TIE SHEET

MEANDER CORNER FOR S1/4 CORNER SECTION 13-T7N-R9E FOUND BRASS CAP MONUMENT
N: 482,796.68 E: 823,062.23
(N: 482,796.72 E: 823,061.97)
PER 2004 SANDSNES TIE SHEET

COMPUTED TRUE CORNER S1/4 CORNER SECTION 13-T7N-R9E, COMPUTED COORDINATES
N: 482,781.97 E: 823,822.12
(N: 482,782.02 E: 823,822.12)
PER 2004 SANDSNES TIE SHEET

COMPUTED TRUE CORNER SOUTHWEST CORNER SECTION 13-T7N-R9E, PUBLISHED COORDINATES
N: 482,833.37 E: 821,166.41
PER 2007 SANDSNES TIE SHEET



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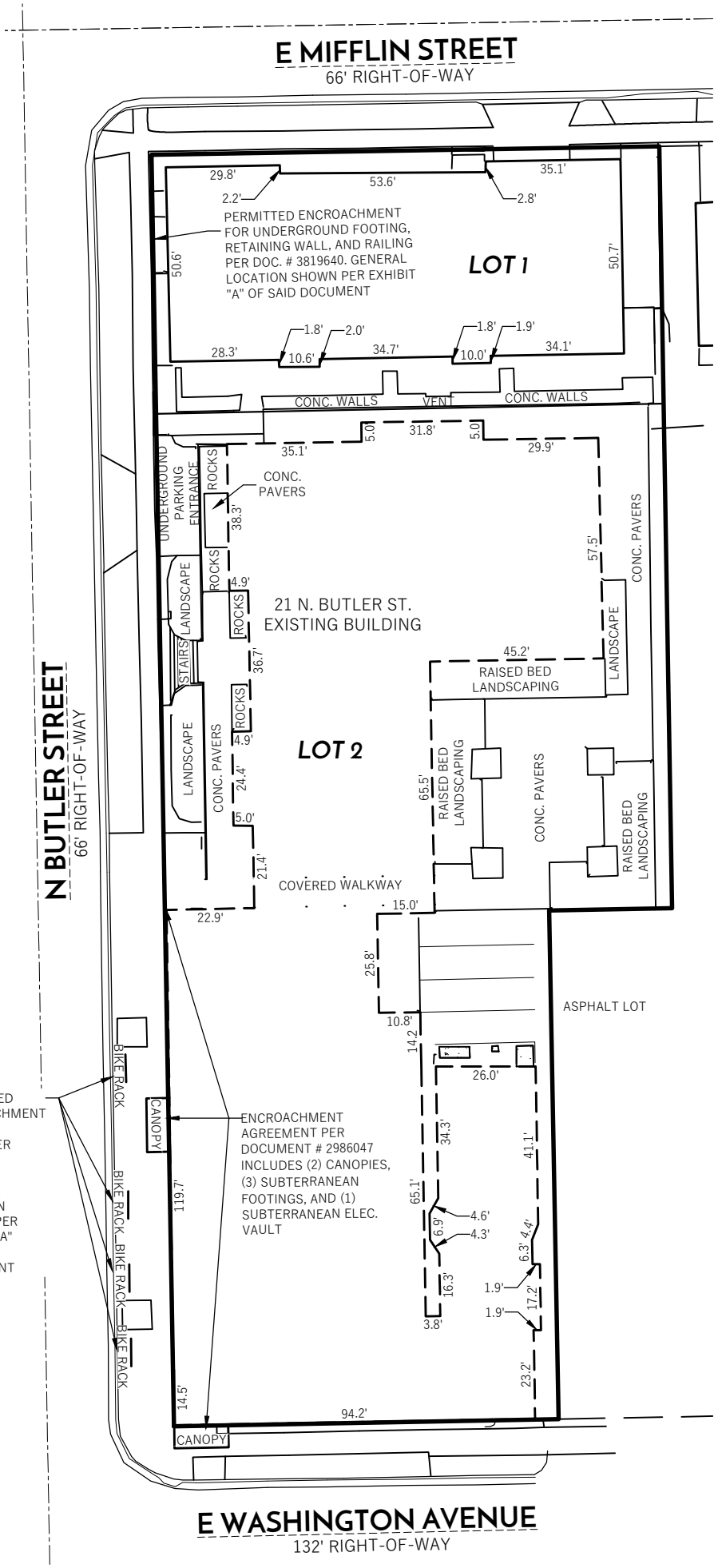
SURVEYED BY: MAL/DZ
DRAWN BY: SCH
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 1 of 6

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

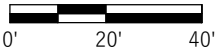


LEGEND

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

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH, MAY 3RD, JUNE 24TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 1 AND 3 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY AND EASEMENTS.



File: W:\2024\241239_Butler Plaza, E. Washington Ave\Drawg\24-1239_CSM.dwg Layout: CSM 2 OF 5 User: shearn Plotted: Jun 30, 2025 - 9:25am

PERMITTED ENCROACHMENT FOR BIKE RACKS PER DOC. # 42520435 GENERAL LOCATION SHOWN PER EXHIBIT "A" OF SAID DOCUMENT

ENCROACHMENT AGREEMENT PER DOCUMENT # 2986047 INCLUDES (2) CANOPIES, (3) SUBTERRANEAN FOOTINGS, AND (1) SUBTERRANEAN ELEC. VAULT



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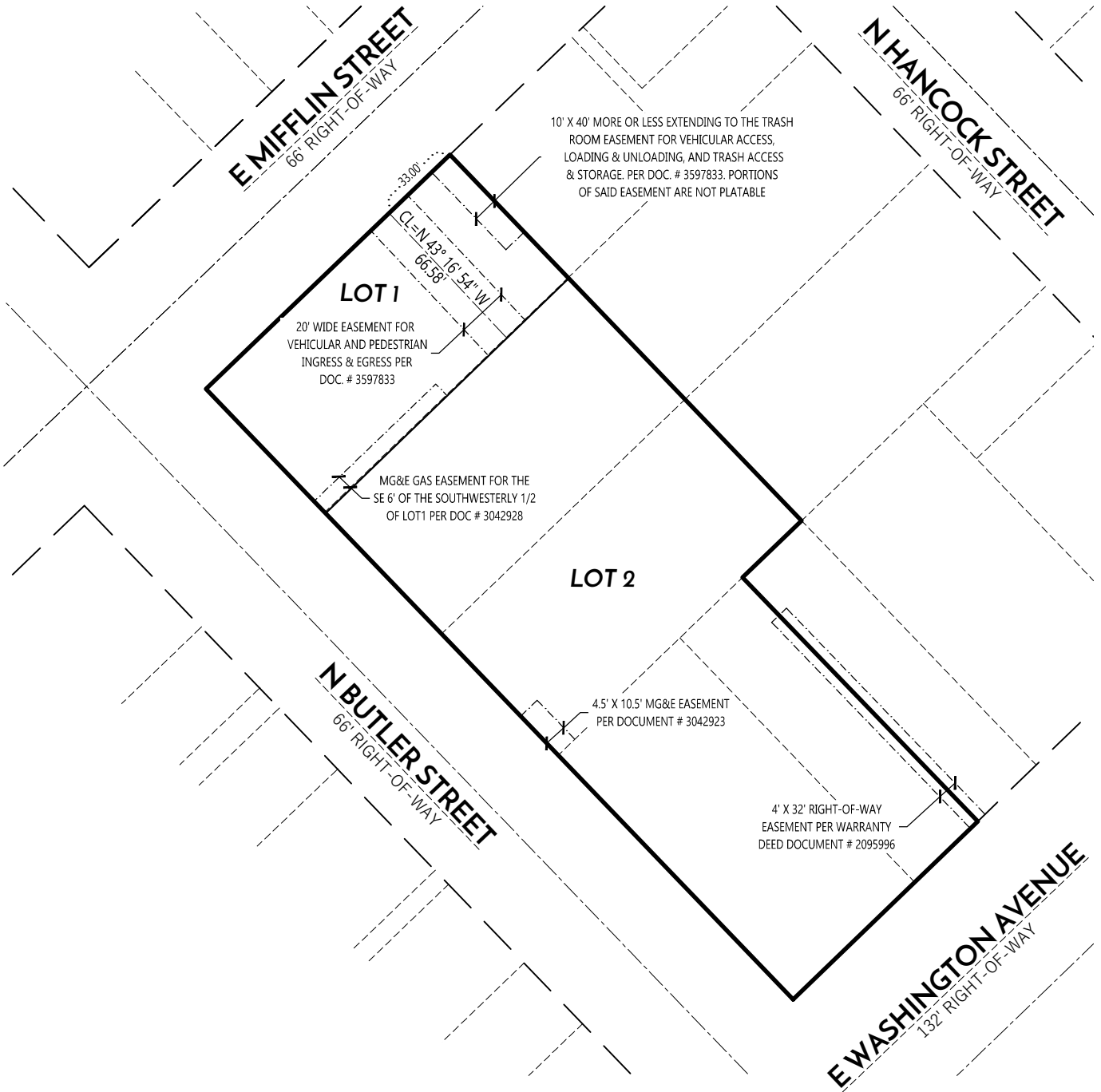
SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 2 of 6

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

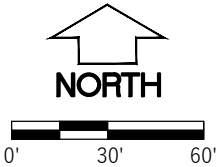


LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH, MAY 3RD, JUNE 24TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 1 AND 2 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY AND EXISTING CONDITIONS.



File: W:\2024\241239_Butler Plaza, E. Washington Ave.\Dwg\24-1239_CSM.dwg Layout: CSM 3 OF 5 User: shearn Plotted: Jun 30, 2025 -- 9:24am



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MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 3 of 6

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DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Drawg\24-1239_CSM.dwg Layout: CSM legal and survey cert User: shearn Plotted: Jun 30, 2025 - 10:35am

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE TRUE CORNER FOR THE SOUTH QUARTER CORNER OF AFORESAID SECTION 13, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 1,906.20 FEET; THENCE, NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST, 840.69 FEET TO THE SOUTHERNMOST CORNER OF AFORESAID LOT 8 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF N BUTLER STREET, NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST, 331.44 FEET TO THE WESTERNMOST CORNER OF AFORESAID LOT 1; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, NORTH 46 DEGREES 10 MINUTES 15 SECONDS EAST, 132.42 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, AFORESAID LOT 10, AND AFORESAID LOT 9, SOUTH 43 DEGREES 50 MINUTES 43 SECONDS EAST, 198.62 FEET TO THE EASTERNMOST CORNER OF SAID LOT 9; THENCE, ALONG THE SOUTHEASTERLY CORNER OF SAID LOT 9, SOUTH 46 DEGREES 09 MINUTES 14 SECONDS WEST, 32.07 FEET; THENCE, SOUTH 43 DEGREES 56 MINUTES 51 SECONDS EAST, 132.59 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY OF E WASHINGTON AVENUE; THENCE, SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY OF E WASHINGTON AVENUE, SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST, 100.38 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,601 SQUARE FEET OR 0.91 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF ERIC MINTON, BUTLER PLAZA, 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 AND DANE COUNTY, WISCONSIN.



ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

CONSENT OF MORTGAGEE

BANK OF SUN PRAIRIE, 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 _____, 2025, THE ABOVE

NAMED BANKING ASSOCIATION, BANK OF SUN PRAIRIE 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



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 4 of 6

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

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Drawg\24-1239_CSM.dwg Layout: CSM last Sheet User: shearn Plotted: Jun 30, 2025 - 9:30am

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

BUTLER PLAZA, LLC., 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 STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
_____,MANAGING MEMBER
BUTLER PLAZA, LLC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR BUTLER PLAZA, LLC.,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

ARCADIA LLC., 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 STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
_____,MANAGING MEMBER
ARCADIA LLC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR ARCADIA, LLC.,

_____, 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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WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 5 of 6

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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 _____, 2024.

DATED THIS _____ DAY OF _____, 2024.

MICHAEL HAAS, ACTING 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,
SECRETARY OF THE PLAN COMMISSION

DATE:



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



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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SURVEYED BY: MAL
DRAWN BY: SCH
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APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 6 of 6