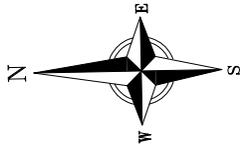


CERTIFIED SURVEY MAP No.

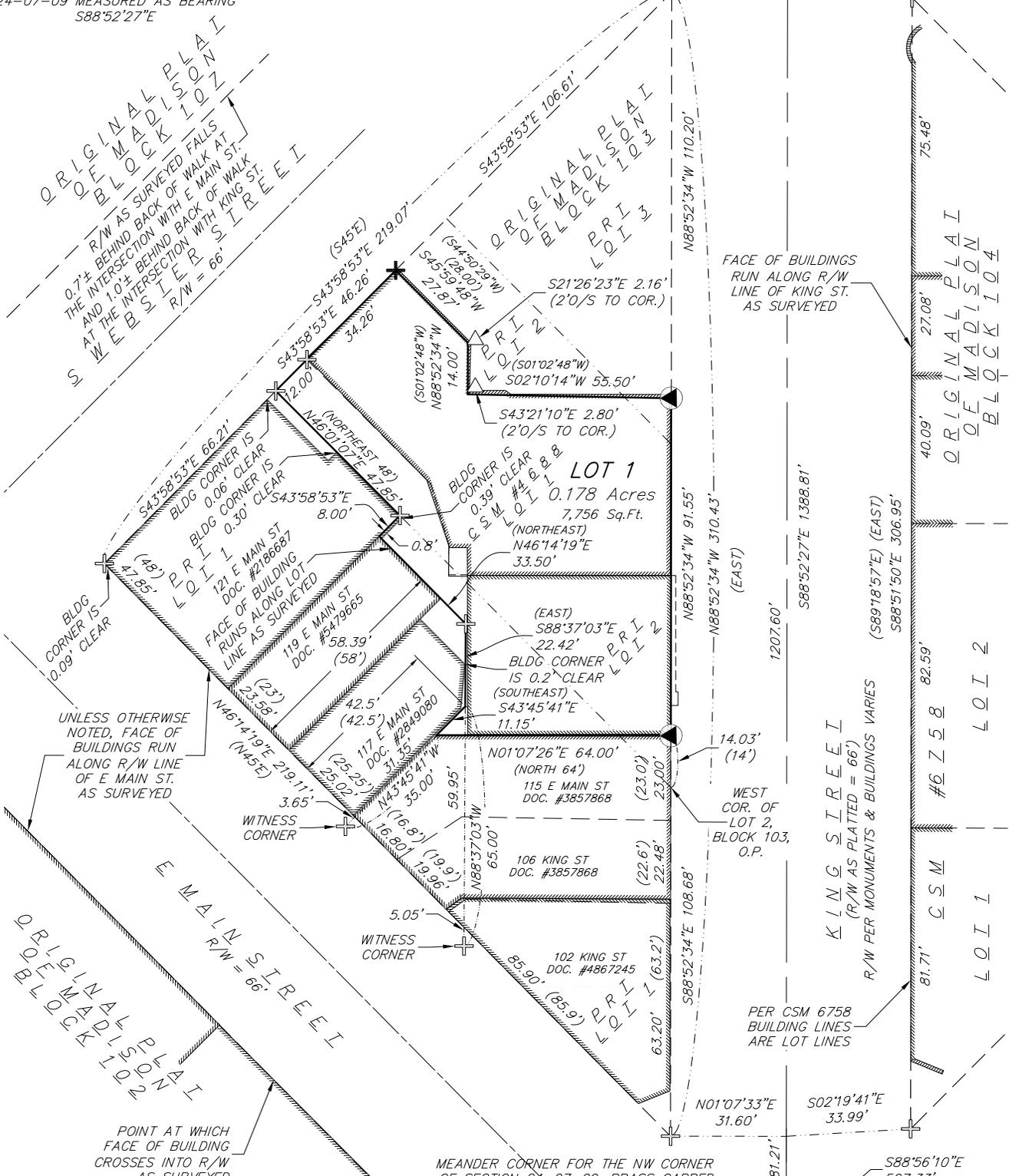
LOT 1, CERTIFIED SURVEY MAP NUMBER 4688, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 285-287, AS DOCUMENT NUMBER 1885928, DANE COUNTY REGISTRY, ALSO PART OF LOT 1 & LOT 2, BLOCK 103, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 24-07-09 MEASURED AS BEARING S88°52'27"E

MEANDER CORNER FOR THE N $\frac{1}{2}$ CORNER OF SECTION 24-07-09, BRASS CAPPED MONUMENT OF RECORD FOUND
 MEASURED COORDS:
 N=482,796.662
 E=823,062.192
 PUBLISHED COORDS:
 N=482,796.72
 E=823,061.97

TRUE CORNER LOCATION FOR THE N $\frac{1}{2}$ CORNER OF SECTION 24-07-09, NO MONUMENT PUBLISHED COORDS:
 N=482,782.02
 E=823,822.12
 S88°53'46"E 760.07'

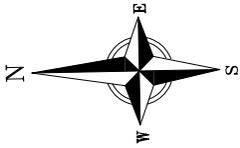


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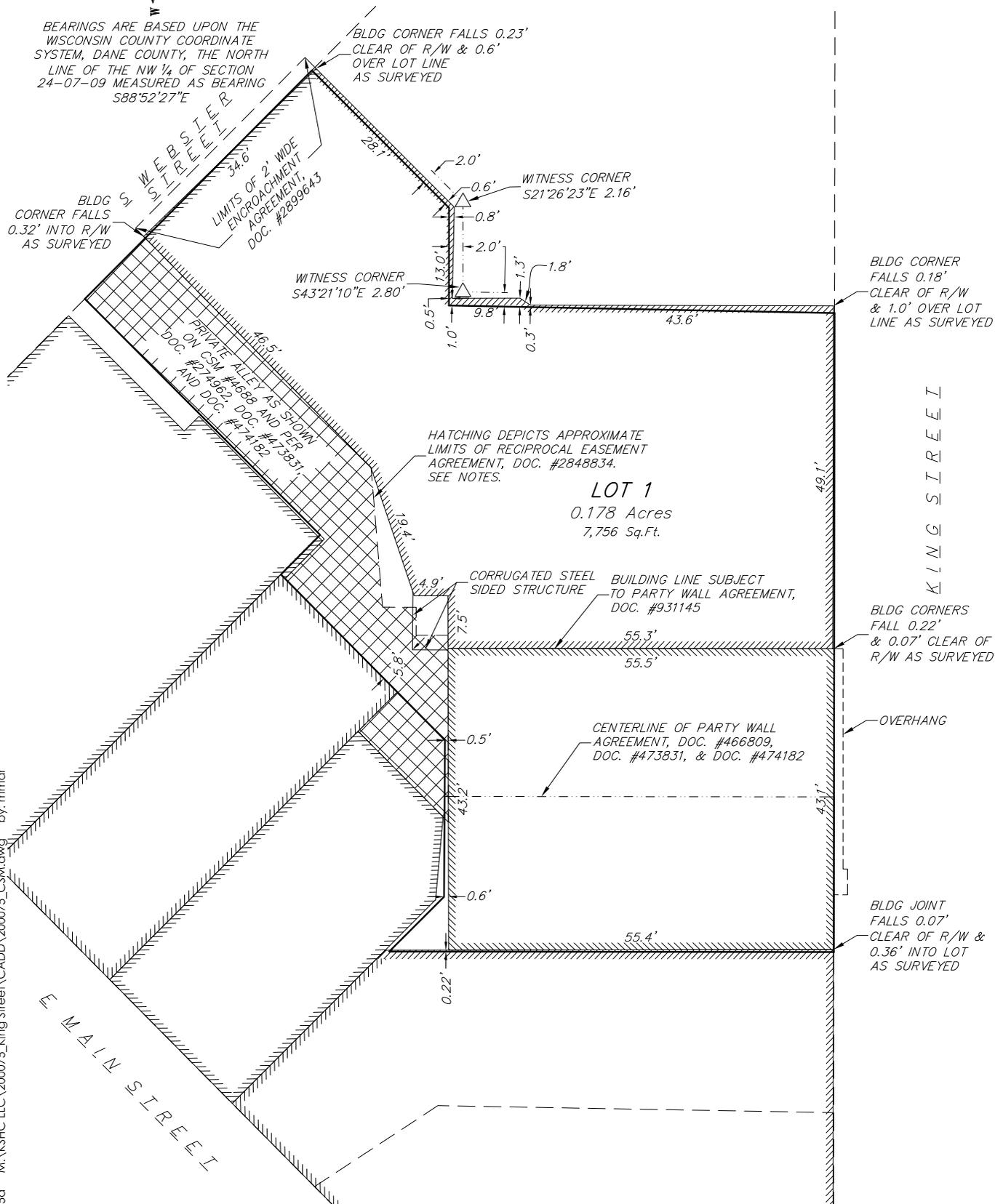
vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 200075 DATE: 02/19/2020	SURVEYED FOR: KSHC LLC ATTN: JOE REINARDY 4102 PAUNACK AVENUE MADISON, WI 53711	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 4
		REV: Drafted By: MMAR Checked By: MZIE			

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4688, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 285-287, AS DOCUMENT NUMBER 1885928, DANE COUNTY REGISTRY, ALSO PART OF LOT 1 & LOT 2, BLOCK 103, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 24-07-09 MEASURED AS BEARING S88°52'27"E



LOT 1
0.178 Acres
7,756 Sq.Ft.

EASEMENTS & BUILDING DETAIL



SCALE: ONE INCH = TWENTY FEET

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vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 200075
DATE: 02/19/2020
REV:
Drafted By: MMR
Checked By: MZIE

SURVEYED FOR:
KSHC LLC
ATTN: JOE REINARDY
4102 PAUNACK AVENUE
MADISON, WI 53711

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 4

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4688, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 285-287, AS DOCUMENT NUMBER 1885928, DANE COUNTY REGISTRY, ALSO PART OF LOT 1 & LOT 2, BLOCK 103, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW¹/₄-NW¹/₄ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY LEGEND

- ▲ FOUND NAIL
- ✕ FOUND CHISELED CROSS
- △ SET MAGNAIL IN ASPHALT
- ⊗ SET MAGNAIL IN CUT CROSS
- () RECORDED AS INFORMATION

MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ Date: _____
 _____, Secretary
 City of Madison Plan Commission

LEGAL DESCRIPTION:

Lot 1, Certified Survey Map Number 4688, as recorded in Volume 20 of Certified Survey Maps, on Pages 285-287, as Document Number 1885928, Dane County Registry, also part of Lot 1 & Lot 2, Block 103, Original Plat of Madison, located in the NW¹/₄-NW¹/₄ of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the True Corner location of the Northwest corner of said Section 24; thence S88°56'10"E along the North line of said NW ¹/₄, 507.33 feet to the Meander Corner of the Northwest corner of said Section 24; thence S88°52'27"E along the North line of said NW ¹/₄, 181.21 feet; thence N01°07'33"E, 31.60 feet to the West Block Corner of said Block 103 and a point on the northerly right-of-way line of King Street; thence S88°52'34"E along said South line of Block 103 and the northerly right-of-way line of King Street, 108.68 feet to the point of beginning; thence N01°07'26"E, 64.00 feet; thence S43°45'41"E, 11.15 feet to a point lying 42.5' southeasterly of and perpendicular measure to the southeasterly right-of-way line of E. Main Street; thence S88°37'03"E, 22.42 feet to a point lying 58.39' (previously recorded as 58') southeasterly of and perpendicular measure to said southeasterly right-of-way line of E. Main Street, said point also being a point of intersection with the southeasterly extension of the face of an existing brick faced building wall; thence N46°14'19"E along a line parallel with and 58.39 feet perpendicular measure to said southeasterly right-of-way line of E. Main Street and the face of said wall, 33.50 feet; thence S43°58'53"E, 8.00 feet; thence N46°01'07"E, 47.85 feet to the southwesterly right-of-way line of S. Webster Street; thence S43°58'53"E along said southwesterly right-of-way line, 46.26 feet; thence S45°59'48"W, 27.87 feet; thence N88°52'34"W, 14.00 feet; thence S02°10'14"W, 55.50 feet to the South line of said Block 103 and the northerly right-of-way line of said King Street; thence N88°52'34"W along said South line of Block 103 and northerly right-of-way line of King Street, 91.55 feet to the point of beginning.

Containing 7,756 square feet or 0.178 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of KSHC LLC., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
 By: Michael S. Marty

Date: February 19th, 2020

Signed: _____
 Michael S. Marty, P.L.S. No. S-2452

19 Feb 2020 - 9:39a M:\KSHC LLC\200075_King Street\CADD\200075_CSM.dwg by: mmr

<p style="font-size: small; margin-top: 5px;">planners engineers advisors</p> <p style="font-size: x-small; margin-top: 5px;">Phone: (800) 261-3898</p>	FN: 200075 DATE: 02/19/2020 REV: Drafted By: MMR Checked By: MZIE	SURVEYED FOR: KSHC LLC ATTN: JOE REINARDY 4102 PAUNACK AVENUE MADISON, WI 53711	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 4

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4688, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 285-287, AS DOCUMENT NUMBER 1885928, DANE COUNTY REGISTRY, ALSO PART OF LOT 1 & LOT 2, BLOCK 103, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

KSHC LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. KSHC LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 20____.

KSHC LLC

By: _____
 Joe Reinardy, Managing Member
 KSHC LLC

STATE OF WISCONSIN)
)ss
 DANE COUNTY)

Personally came before me this _____ day of _____, 20____, Joe Reinardy, Managing Member of KSHC 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 _____

NOTES:

1. Subject to Party Wall Agreement recorded as Document No. 466809, and Party Wall Agreement and Rights in Alley reserved in instrument recorded as Document No. 473831, corrected in instrument recorded as Document No. 474182.
2. Subject to Unrecorded Wall Agreement referred to in instrument recorded as Document No. 931145.
3. Subject to Perpetual Right-of-Way over the alley in Lot 2, Block 103 in Original Plat of the City of Madison, as set fort in instrument recorded as Document No. 274962.
4. Subject o Common Use of Stairways and Halls as recorded in Volume 76 of Deeds, Page 179.
5. Subject to Encroachment Agreement recorded as Document No. 2899643.
6. Subject to Conditions, Covenants, and Restrictions contained in Reciprocal Easement Agreement recorded as Document No. 2848834. The easement described in this document does not close. The approximate boundary of the easement has been shown based upon graphical information depicted on the exhibit map.
7. I found a brass capped monument and ties representing the East Meander Corner for the Northwest Corner of Section 24, T07N, R09E as established on tie sheet by Bob O'Neill, dated January 24, 2008, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 10, 2020.
8. I found a brass capped monument and ties representing the Meander Corner for the North $\frac{1}{4}$ Corner of Section 24, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated Revised July 20, 2007 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 10, 2020.

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____,
 at _____ o'clock ____m. and recorded in Volume _____ of Certified
 Survey Maps on pages _____, as Doc. No. _____.

 Kristi Chlebowski,
 Dane County Register of Deeds

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 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 200075	DATE: 02/19/2020	SURVEYED FOR:	C.S.M. No. _____
		REV:	Drafted By: MMAR	Checked By: MZIE	KSHC LLC ATTN: JOE REINARDY 4102 PAUNACK AVENUE MADISON, WI 53711
					Vol. _____ Page _____