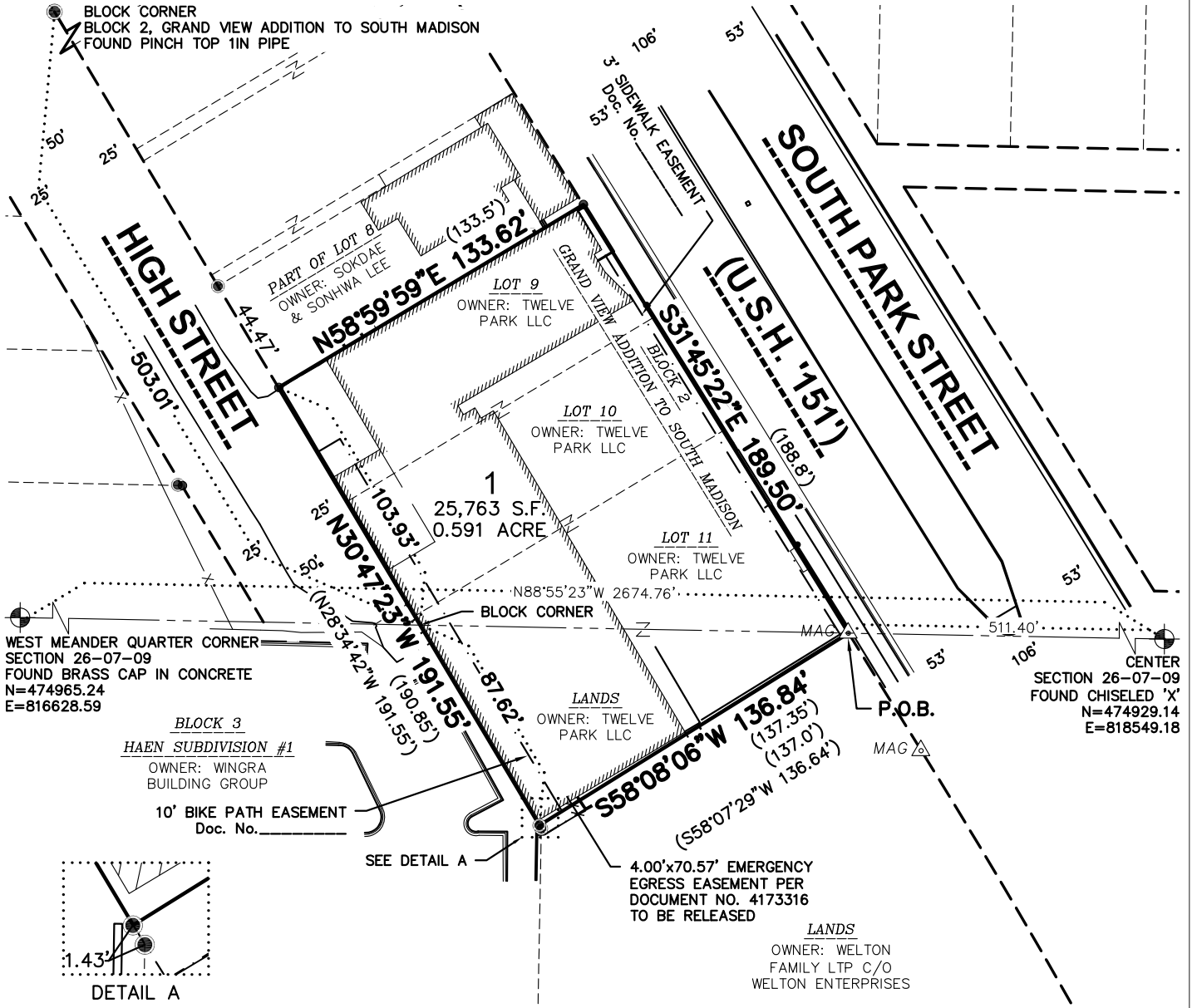


PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOTS 9, 10 AND 11, GRAND VIEW ADDITION TO SOUTH MADISON, RECORDED IN VOLUME A, PAGE 21 OF PLATS AS DOCUMENT NO. 79700, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26 AND PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, ALL IN TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

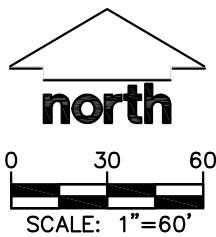


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED ON JUNE 25 AND JUNE 29, 2020.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SW QUARTER OF SECTION 26-07-09, BEARS N88°55'23"W.
3. SEE SHEET 2 FOR BUILDING DETAIL



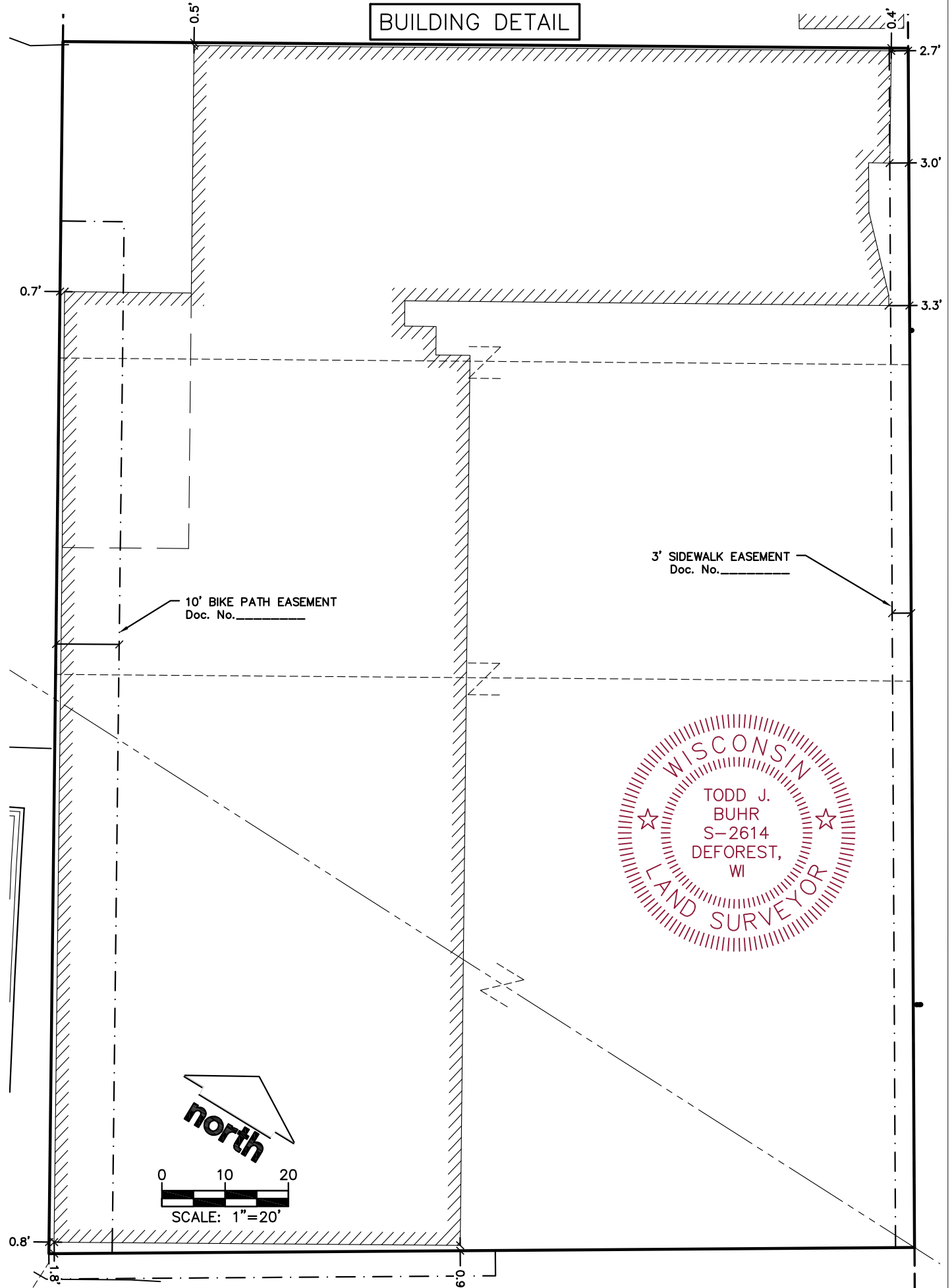
File: I:\2020\209723\DWG\Survey Sheets\209723 P-CSM.dwg Layout: CSM 1 of 4 User: colsen Plotted: Sep 16, 2020 - 9:19am

<p>SURVEYED BY:</p> <p>JSD Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p>SURVEYED FOR:</p> <p>PRIME URBAN PROPERTIES 1952 ATWOOD AVENUE MADISON, WI</p>	<p>PROJECT NO: 20-9723S FIELDBOOK/PG: 361/99 SHEET NO: 1 OF 4</p>	<p>SURVEYED BY: CJO DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: TJB</p>
<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>			

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<p>SURVEYED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p>SURVEYED FOR: PRIME URBAN PROPERTIES 1952 ATWOOD AVENUE MADISON, WI</p>	<p>PROJECT NO: 20-9723S FIELDBOOK/PG: 361/99 SHEET NO: 2 OF 4</p>	<p>SURVEYED BY: CJO DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: TJB</p>
<p>VOL. _____ PAGE _____</p>		<p>DOC. NO. _____</p>	
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LEGAL DESCRIPTION

ALL OF LOT 9, 10 AND 11, GRAND VIEW ADDITION TO SOUTH MADISON, RECORDED IN VOLUME A, PAGE 21 OF PLATS AS DOCUMENT NO. 79700, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 26, AFORESAID; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 511.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARK STREET, THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, AND THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 08 MINUTES 06 SECONDS WEST, 136.84 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 3, HAEN SUBDIVISION #1 AND THE EASTERLY RIGHT-OF-WAY EXTENDED OF HIGH STREET; THENCE NORTH 30 DEGREES 47 MINUTES 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY EXTENDED, 191.55 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON; THENCE NORTH 58 DEGREES 59 MINUTES 59 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 9, 133.62 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH PARK STREET; THENCE SOUTH 31 DEGREES 45 MINUTES 22 SECONDS EAST ALONG SAID RIGHT-OF-WAY, 189.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25,763 SQUARE FEET OR 0.591 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

[_____], 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 AND MAPPED 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 [_____] FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID [_____] HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2019.

[_____]

BY: _____
[_____], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019,
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

File: I:\2020\209723\DWG\Survey Sheets\209723 P-CSM.dwg Layout: CSM 3 of 4 User: colsen Plotted: Aug 24, 2020 - 4:26pm

SURVEYED BY:



SURVEYED FOR:

PRIME URBAN
PROPERTIES
1952 ATWOOD AVENUE
MADISON, WI

PROJECT NO: 20-9723S

FIELDBOOK/PG: 361/99

SHEET NO: 3 OF 4

SURVEYED BY: CJO

DRAWN BY: CJO

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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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 TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____] OWNER.

WITNESS THE HAND AND SEAL OF [_____] MORTGAGEE, THIS ____ DAY OF _____, 2019.

[_____] VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2019, 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 COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE ____ DAY OF _____, 2020.

DATED THIS ____ DAY OF _____, 2020.

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

CITY OF MADISON PLAN COMMISSION

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

MATT WACHTER, SECRETARY, _____ DATE _____
PLAN COMMISSION



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>	SURVEYED FOR: PRIME URBAN PROPERTIES 1952 ATWOOD AVENUE MADISON, WI	PROJECT NO: 20-9723S FB/PG: 361/99 SHEET NO: 4 OF 4	SURVEYED BY: CJO DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: TJB
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