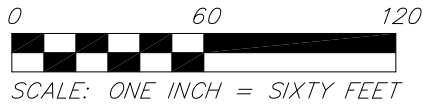


CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

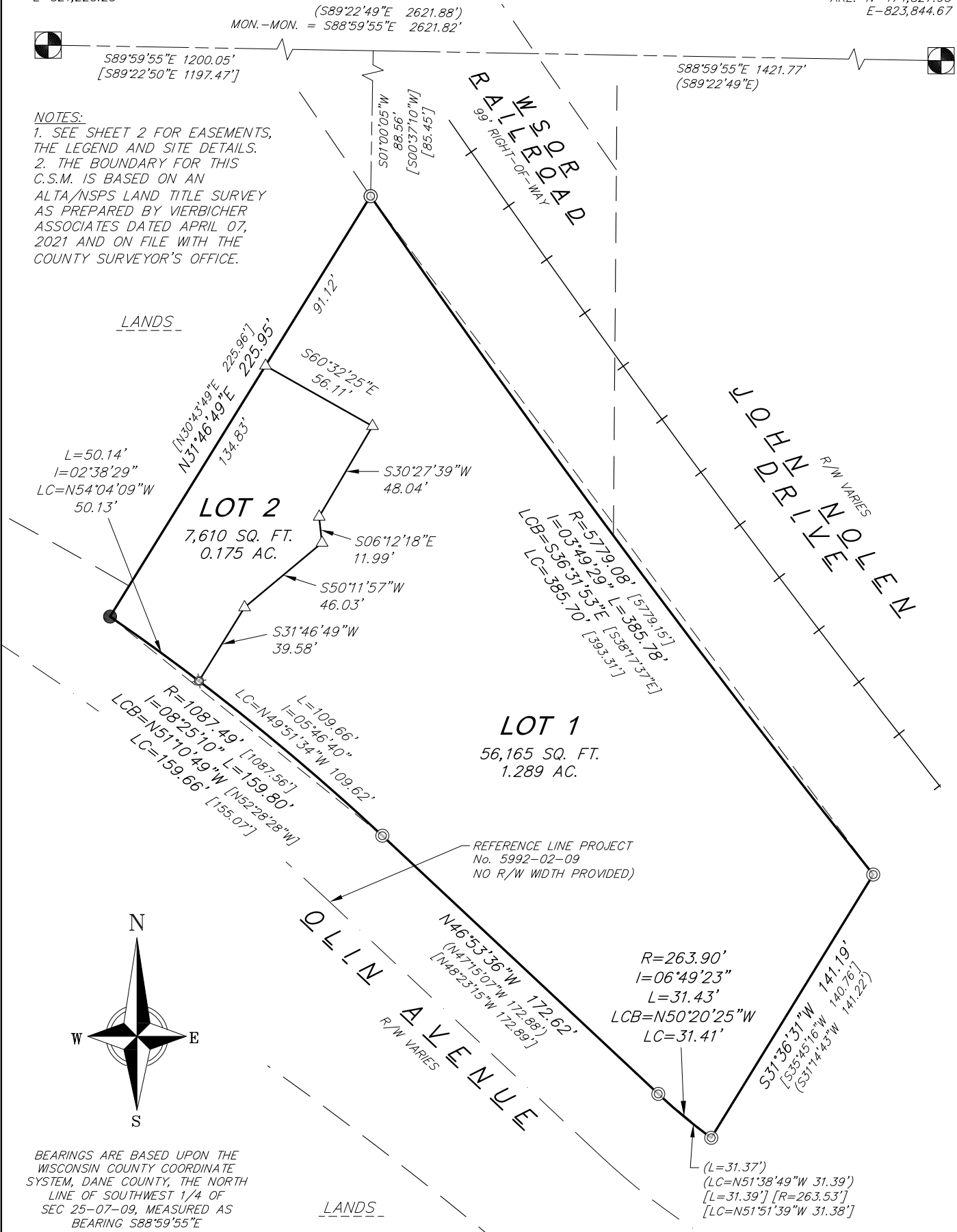
WEST QUARTER CORNER OF SECTION 25-07-09, FOUND 1-1/4" REBAR OF RECORD, MEASURED WCCS COORDS. ARE: N-474,873.75 E-821,223.25



CENTER OF SECTION 25-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE: N-474,827.93 E-823,844.67

NOTES:

- SEE SHEET 2 FOR EASEMENTS, THE LEGEND AND SITE DETAILS.
- THE BOUNDARY FOR THIS C.S.M. IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY AS PREPARED BY VIERBICHER ASSOCIATES DATED APRIL 07, 2021 AND ON FILE WITH THE COUNTY SURVEYOR'S OFFICE.



02 May 2022 - 10:56a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063_CS.M.dwg by: mmr

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210063
DATE: 05/02/2022
REV:
Drafted By: MZIE
Checked By: MMAR

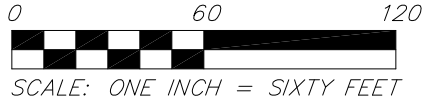
SURVEYED FOR:
McGrath Property Group, LLC
730 Williamson Street
Suite 150
Madison, WI 53703

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

SHEET
1 OF 5

CERTIFIED SURVEY MAP No. _____

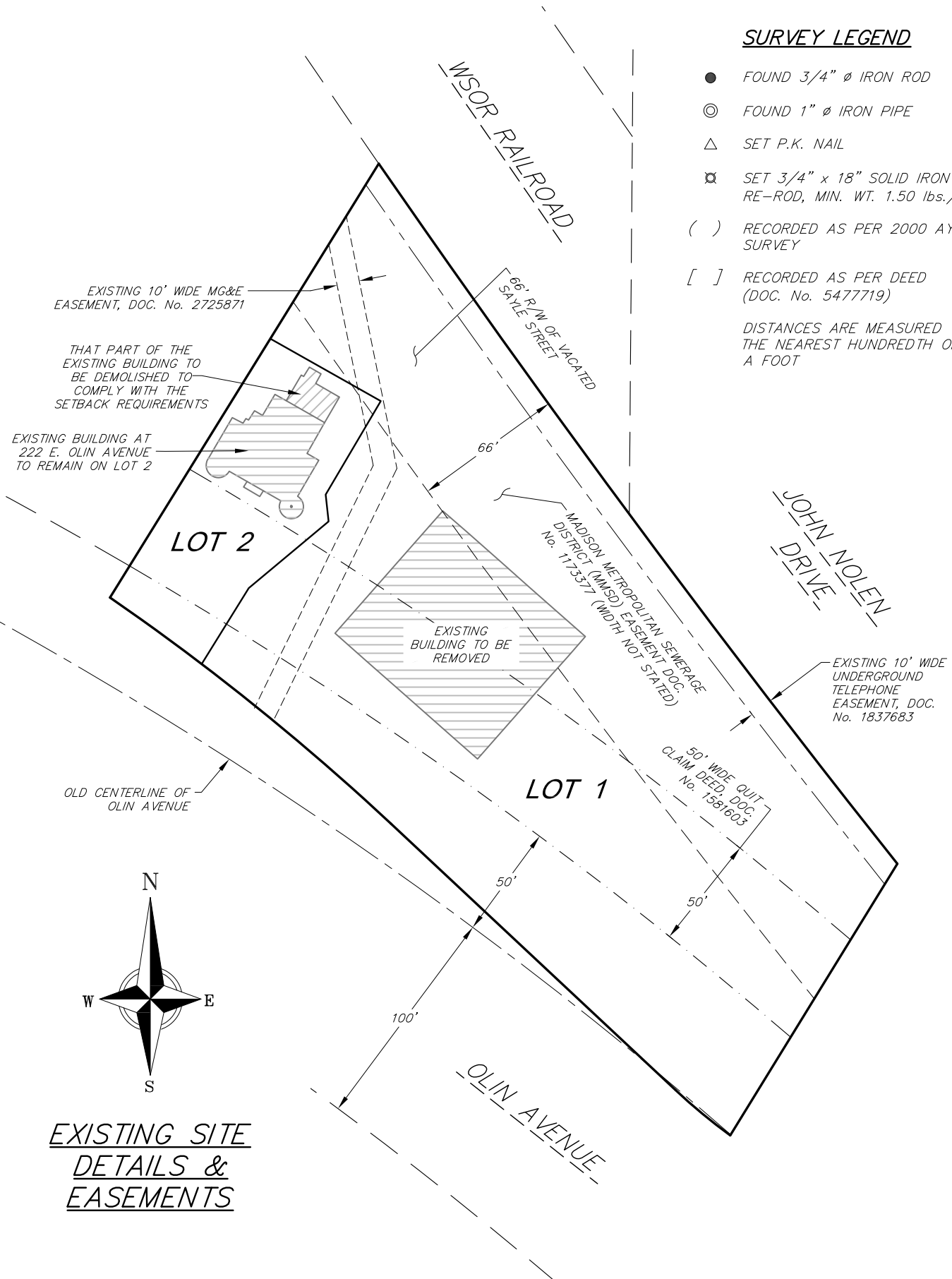
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEY LEGEND

- FOUND 3/4" \varnothing IRON ROD
- ⊙ FOUND 1" \varnothing IRON PIPE
- △ SET P.K. NAIL
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS PER 2000 AYRES SURVEY
- [] RECORDED AS PER DEED (DOC. No. 5477719)

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



EXISTING SITE DETAILS & EASEMENTS

02 May 2022 - 10:57a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063_CSM.dwg by: mmr

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planners | engineers | advisors



FN: 210063
DATE: 05/02/2022
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McGrath Property
Group, LCC
730 Williamson Street
Suite 150
Madison, WI 53703

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 5**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

_____, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2022.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2022, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____

CONSENT OF MORTGAGEE

_____, 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 surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2022.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2022, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin
My Commission expires: _____

02 May 2022 - 10:58a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063_CSM.dwg by: mmr



CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Natalie Erdman,
Secretary of the Plan Commission

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CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 25, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 25; thence S89°59'55"E, along the north line of the Southwest Quarter of said Section 25, a distance of 1200.05 feet; thence S01°00'05"W, 88.56 feet to the southwesterly right-of-way line of the Wisconsin and Southern Railroad, a point of curvature and the point of beginning of this description; thence 385.78 feet along the arc of a curve to the left and said southwesterly right-of-way line of said Railroad, the southwesterly right-of-way line of John Nolen Drive having a radius of 5779.08 feet and a chord bearing S36°31'53"E, 385.70 feet; thence S31°36'31"W, 141.19 feet to the northeasterly right-of-way line of Olin Avenue and a point of curvature; thence 31.43 feet along the arc of a curve to the right and said northeasterly right-of-way line having a radius of 263.90 feet and a chord bearing N50°20'25"W, 31.41 feet; thence N46°53'36"W, along said northeasterly right-of-way line, 172.62 feet to a point of curvature; thence 159.80 feet along the arc of a curve to the left and said northeasterly right-of-way line having a radius of 1087.49 feet and a chord bearing N51°10'49"W, 159.66 feet; thence N31°46'49"E, 225.95 feet to the point of beginning.

Said description contains 63,775 square feet or 1.464 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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: _____

Signed: _____
Michael S. Marty, P.L.S. S-2452

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

02 May 2022 - 10:58a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063_CSM.dwg by: mmr

