

CERTIFIED SURVEY MAP NO. _____

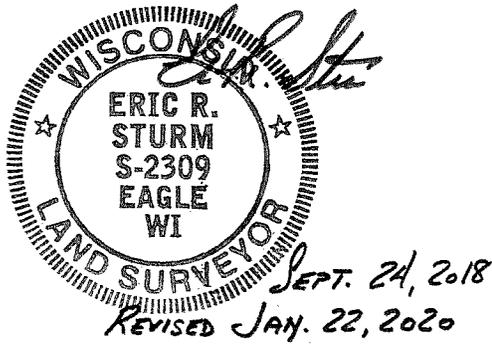
A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 1 1/4" IRON PIPE
- △ INDICATES FOUND 3/4" IRON PIPE

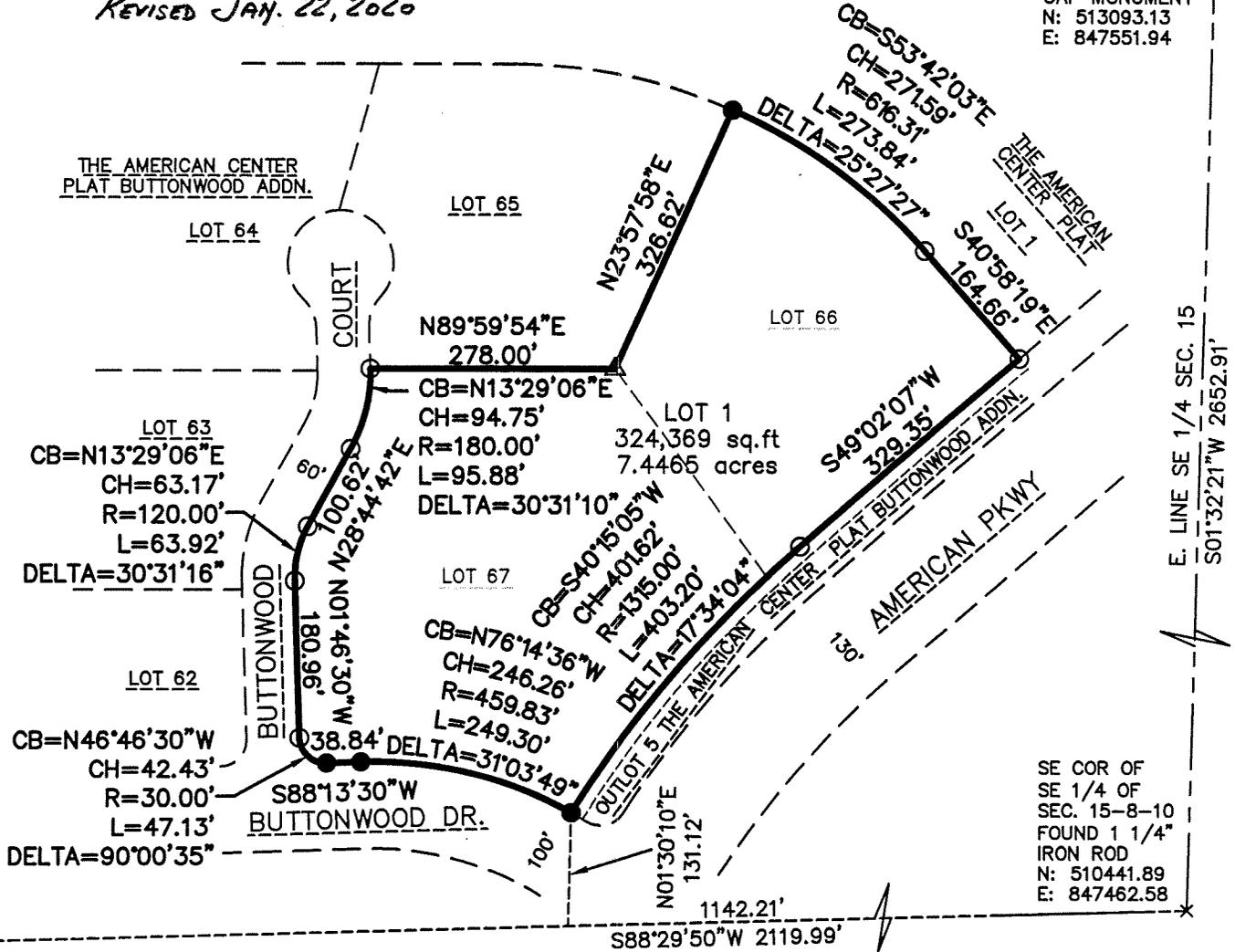
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE E. LINE OF THE SE. 1/4 OF SECTION 15, T 8 N, R 10 E, WHICH IS ASSUMED TO BEAR S01°32'21"E.
 WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 1991

LOTS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

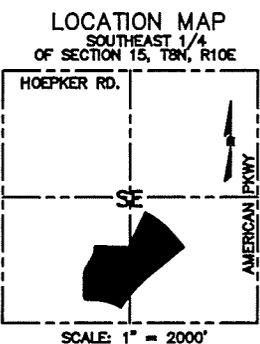
FLOOD INSURANCE RATE MAP OF THE CITY OF MADISON, COMMUNITY PANEL NUMBER 55025C0268H, EFFECTIVE DATE OF SEPTEMBER 17, 2014, THIS SITE FALLS IN ZONE X



NE COR OF
 SE 1/4 OF
 SEC. 15-8-10
 FOUND ALUMINUM
 CAP MONUMENT
 N: 513093.13
 E: 847551.94

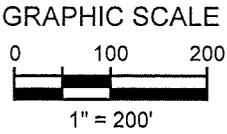


SE COR OF
 SE 1/4 OF
 SEC. 15-8-10
 FOUND 1 1/4"
 IRON ROD
 N: 510441.89
 E: 847462.58



Office of the Register of Deeds
 Dane County, Wisconsin

Received for Record _____, 2018
 at _____ o'clock ____ M as
 document # _____ in



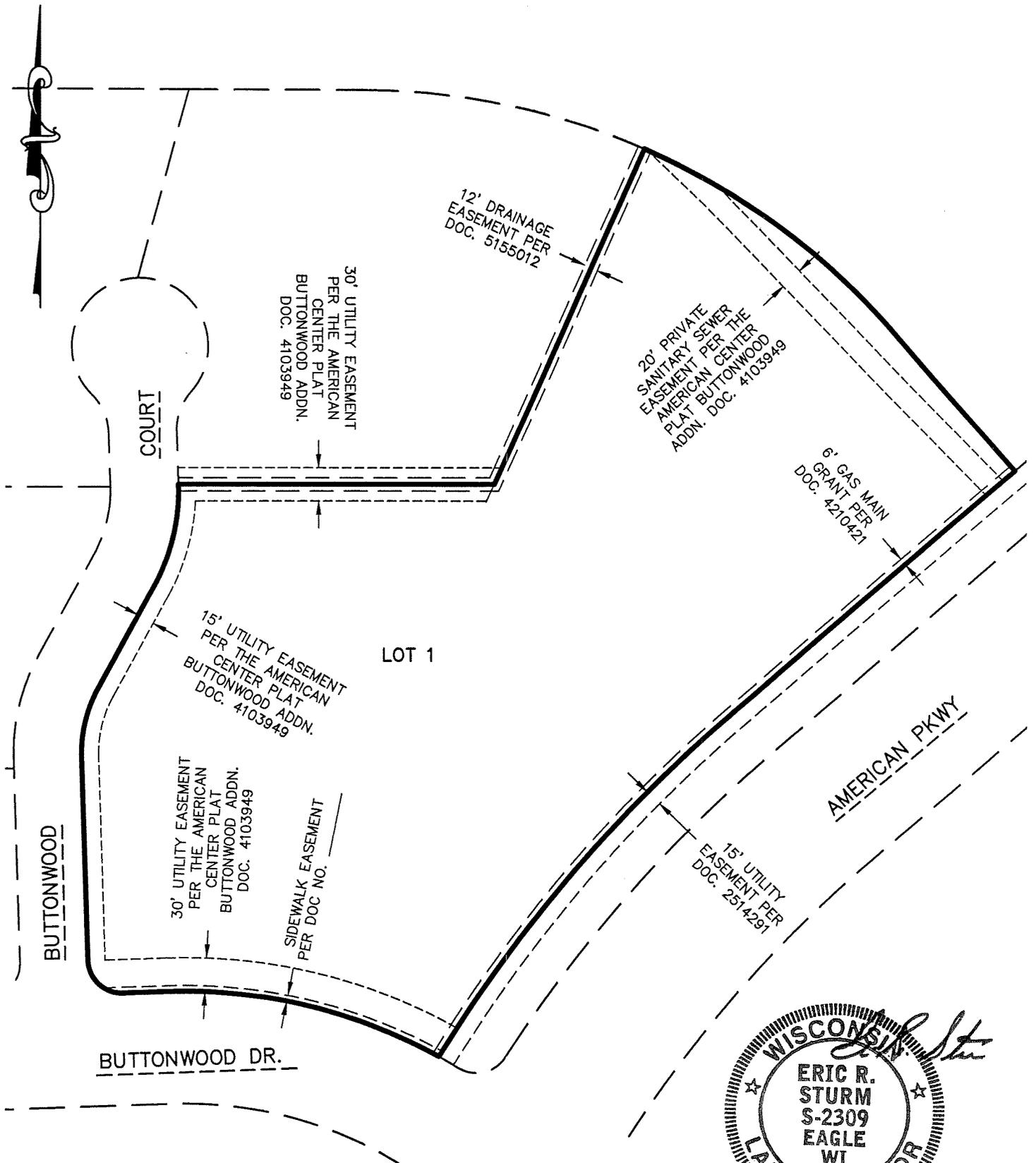
SURVEYED FOR OWNER: **M&R DEVELOPMENT LLC**
 555 PIERCE ROAD
 ITASCA, IL 60143

SURVEYED BY:

raSmith 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com
CREATIVITY BEYOND ENGINEERING

CERTIFIED SURVEY MAP NO. _____

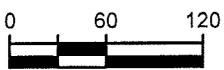
A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.



ERIC R. STURM
 S-2309
 EAGLE
 WI
 LAND SURVEYOR

SEPT. 21, 2018
 REVISED JAN. 22, 2020

GRAPHIC SCALE



1" = 120'

CERTIFIED SURVEY MAP NO. _____

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

This Certified Survey Map is subject to the following recorded instruments based on Chicago Title Insurance Company title commitment number C-18204211, effective date of March 10, 2018.

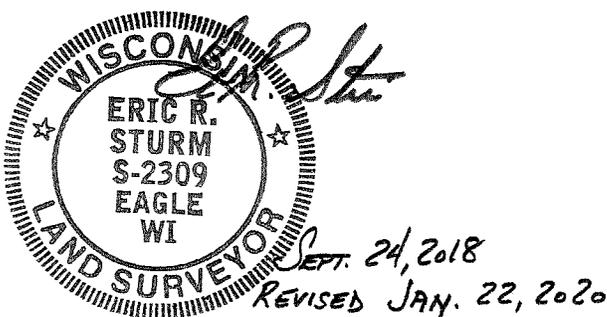
Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat, recorded as Document Number 2514291.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937. As modified by Release of Public Utility Easement by TDS Metrocom, LLC, recorded February 2, 2005 as Document Number 4018025; As modified by Release of Platted Utility Easement by Wisconsin Power and Light Company recorded February 16, 2005 as Document Number 4022051; As modified by Release of Public Utility Easement by Wisconsin Bell Inc. d/b/a SBC Wisconsin, recorded March 21, 2005 as Document Number 4032638; As modified by Release of Public Utility Easement by McLeodUSA Telecommunications Services, Inc., recorded March 21, 2005 as Document Number 4032639; As modified by Release of Rights by Madison Gas and Electric Company, recorded March 21, 2005 as Document Number 4032640; As modified by Release of Public Utility Easement by Charter Communications CC PTNRS, recorded March 21, 2005 as Document Number 4032641; As modified by Release of Public Utility Easement by the City of Madison, recorded August 9, 2005 as Document Number 4092244.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat Buttonwood Addition, recorded as Document Number 4103949; As modified by Affidavit of Correction recorded December 29, 2005 as Document Number 4148114; As modified by Affidavit of Correction recorded December 14, 2011 as Document Number 4823393.

Right-Of-Way Grant Gas Main granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded July 7, 2006 as Document Number 4210421.

Terms, provisions, conditions, charges and all other matters as may affect the Land as set forth in Driveway Easement recorded April 23, 2015 as Document Number 5145524 and Correction Instrument recorded May 29, 2015 as Document Number 5155012.



raSmith
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16745 W. Bluemound Road
Brookfield, WI 53005-5938
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CERTIFIED SURVEY MAP NO. _____

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY}

I, ERIC R. STURM, a Professional Land Surveyor, certify:

THAT I have surveyed, divided and mapped a compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 15; thence South 88°29'50" West along the South line of said Southeast 1/4 Section 1142.21 feet to a point; thence North 01°30'10" East 131.12 feet to the Southern most corner of Lot 67 in The American Center Plat Buttonwood Addition and the Point of Beginning of said lands to be described; thence Northwesterly 249.30 feet along the North line of Buttonwood Drive and the arc of a curve whose center lies to the Southwest, whose radius is 459.83 feet, and whose chord bears North 76°14'36" West 246.26 feet to a point; thence South 88°13'30" West continuing along the aforesaid North line 38.84 feet to a point; thence Northwesterly 47.13 feet along the arc of a curve whose center lies to the North, whose radius is 30.00 feet, and whose chord bears North 46°46'30" West 42.43 feet to a point on the East line of Buttonwood Court; thence North 01°46'30" West along said East line 180.96 feet to a point; thence Northeasterly 63.92 feet along said East line and the arc of a curve whose center lies to the East, whose radius is 120.00 feet, and whose chord bears North 13°29'06" East 63.17 feet to a point; thence North 28°44'42" East continuing along said East line 100.62 feet to a point; thence Northeasterly 95.88 feet along said East line and the arc of a curve whose center lies to the Northwest, whose radius is 180.00 feet, and whose chord bears North 13°29'06" East 94.75 feet to a point on the South line of Lot 65 in The American Center Plat Buttonwood Addition; thence North 89°59'54" East along said South line 278.00 feet to a point; thence North 23°57'58" East along the Easterly line of said Lot 65 for a distance of 326.62 feet to a point on the Southwesterly line of Lot 1 in The American Center Plat; thence Southeasterly 273.84 feet along said Southwesterly line and the arc of a curve whose center lies to the Southwest, whose radius is 616.31 feet, and whose chord bears South 53°42'03" East 271.59 feet to a point; thence South 40°58'19" East along the aforesaid Southwest line 164.66 feet to a point on the Northwesterly line of Outlot 5 in The American Center Plat Buttonwood Addition; thence South 49°02'07" West along said Northwesterly line 329.35 feet to a point; thence Southwesterly 403.20 feet along the aforesaid Northwesterly line and the arc of a curve whose center lies to the Southeast, whose radius is 1315.00 feet, and whose chord bears South 40°15'05" West 401.62 feet to the point of beginning.
Containing 324,369 square feet or 7.4465 acres.

THAT I have made this survey, land division and map by the direction of M&R DEVELOPMENT LLC, owner.

THAT such map is correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinances of the City of Madison, in surveying, dividing and mapping the same.

SEPTEMBER 24, 2018
DATE
REVISED
JANUARY 22, 2020




ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

M&R DEVELOPMENT LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

M&R DEVELOPMENT LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, M&R DEVELOPMENT LLC, has caused these presents to be signed

by TONY ROSSI, its _____, this ____ day
of _____, 2020.

TONY ROSSI

STATE OF WISCONSIN }
 }SS
WAUKESHA COUNTY }

PERSONALLY came before me this _____ day of _____, 2020,

TONY ROSSI, _____, to me known as the person who executed the foregoing
(title)
instrument and to me known to be the _____ of the limited liability company,
and acknowledged that he executed the foregoing instrument as such officer as the deed of the
company, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires _____

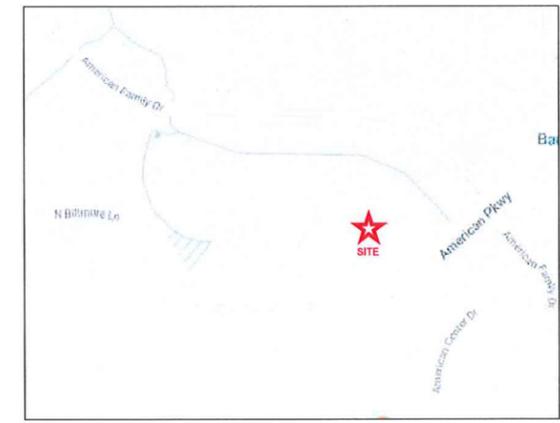


ALTA/NSPS LAND TITLE SURVEY

WITH TOPOGRAPHIC DATA

Lots Sixty-six (66) and Sixty Seven (67), The American Center Plat Buttonwood Addition, in the City of Madison, Dane County, Wisconsin.
Prepared for: Campbell Capital Group, LLC Drawing No.: 167475-KAC

- A. Basis of Bearings**
Bearings are based on the East line of the Southeast 1/4 of Section 15, Township 08 North, Range 10 East, which is plotted to bear North 01°32'21" East.
- B. Title Commitment**
This survey was prepared based on Chicago Title Insurance Company title commitment number C-18204211, effective date of March 10, 2018, which lists the following easements and/or restrictions from schedule B-II:
- 1-5, 9, 10, 14, 17, and 22 - *Not survey related.*
 - 6-8, 11 - *Visible evidence shown, if any.*
 - 12. 1055 feet (NGVD-29) height limitation per the unrecorded Height Limitation Zoning Map, Dane County Regional-Truss Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted October 2, 2006. - *Affects site by location - General in nature, cannot be plotted.*
 - 13. Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020. - *Affects site by location - General in nature, cannot be plotted.*
 - 15. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat, recorded as Document Number 2514291. - *Does not affect site by location - Shown.*
 - 16. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937. As modified by Release of Public Utility Easement by TDS Metrocom, LLC, recorded February 2, 2005 as Document Number 4018025. As modified by Release of Platted Utility Easement by Wisconsin Power and Light Company recorded February 10, 2005 as Document Number 4022051. As modified by Release of Public Utility Easement by Wisconsin Bell Inc. d/b/a SBC Wisconsin, recorded March 21, 2005 as Document Number 4032638; As modified by Release of Public Utility Easement by McLeodUSA Telecommunications Services, Inc., recorded March 21, 2005 as Document Number 4032639; As modified by Release of Rights by Madison Gas and Electric Company, recorded March 21, 2005 as Document Number 4032640; As modified by Release of Public Utility Easement by Charter Communications CC FTNRS, recorded March 21, 2005 as Document Number 4032641. As modified by Affidavit of Correction recorded December 29, 2005 as Document Number 4148114; As modified by Affidavit of Correction recorded December 14, 2011 as Document Number 4623353. - *Affects site by location - Shown.*
 - 18-20, and 24 - *Does not affect site by location - Not Shown, (Affects other lots in American Center Plats).*
 - 21. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat Buttonwood Addition, recorded as Document Number 4103949; As modified by Affidavit of Correction recorded December 29, 2005 as Document Number 4148114; As modified by Affidavit of Correction recorded December 14, 2011 as Document Number 4623353. - *Affects site by location - Shown.*
 - 23. Right-Of-Way Grant Gas Main granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded July 7, 2006 as Document Number 4210421. - *Affects site by location - Shown.*
 - 25. Terms, provisions, conditions, charges and all other matters as may affect the Land as set forth in Driveway Easement recorded April 23, 2015 as Document Number 5145524 and Correction instrument recorded May 29, 2015 as Document Number 5155012. - *Affects site by location - Shown.*
- C. Flood Note**
According to flood insurance rate map of the City of Madison, community panel number 55025C0266H, effective date of September, 17, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).
- D. Parking Spaces**
There are 0 regular and 0 handicapped parking spaces marked on this site.
- E. Elevations**
Elevations refer to NGVD 1927 Datum.
- F. Municipal Zoning**
No zoning report was provided.



To: Campbell Capital Group, LLC, Buttonwood Lot 67, LLC, American Family Mutual Insurance Company, S.I., and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, and 11 of Table A thereof. The fieldwork was completed on April 13, 2018.

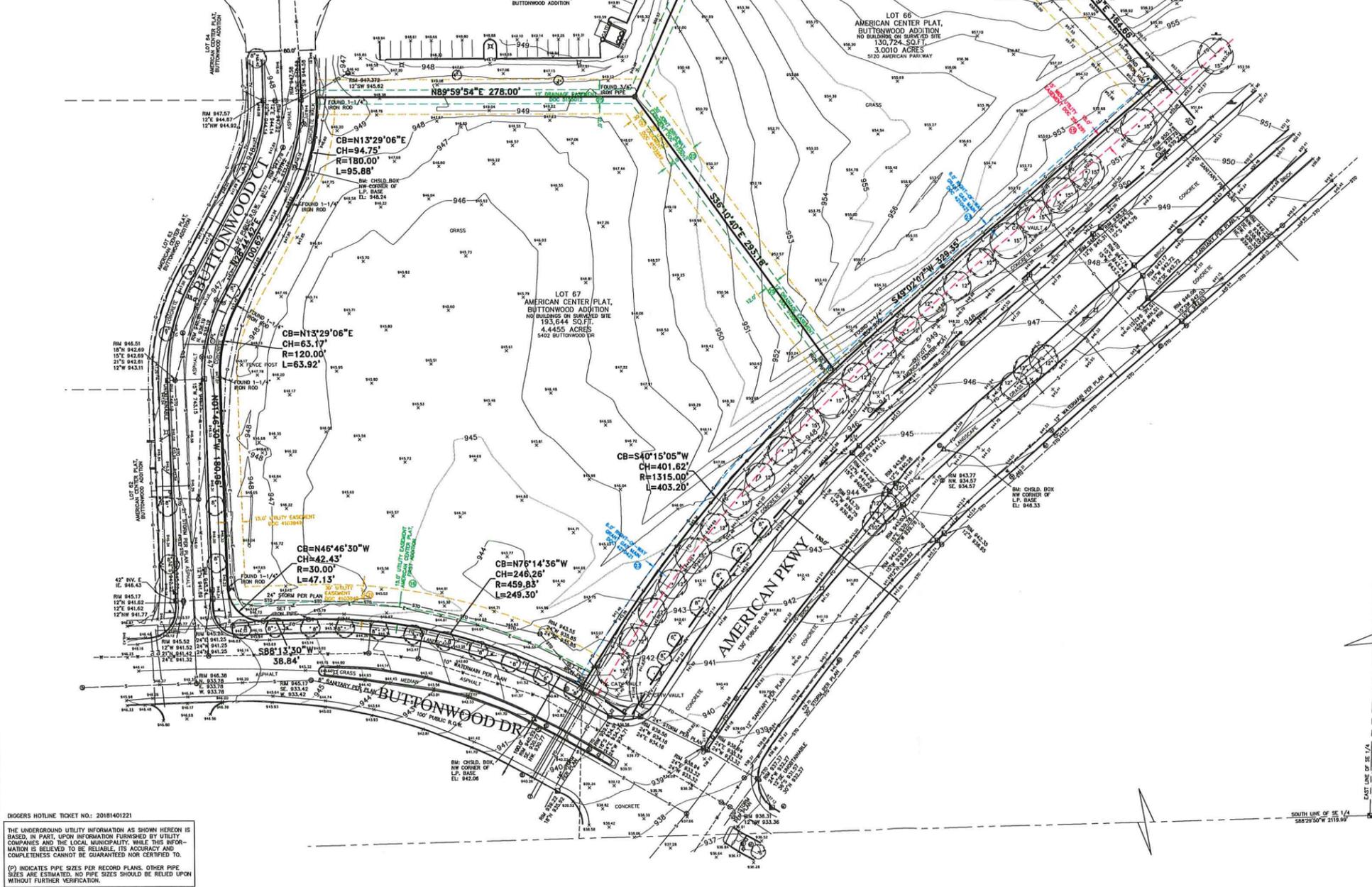
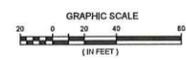
Date of Plat or Map: April 18, 2018

Eric R. Sturm
Professional Land Surveyor
Registration Number 2309
eric.sturm@rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemond Road
Brookfield, WI 53005-5938
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LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ AIR CONDITIONER
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ PAVED/ROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ CUY POLE
- ⊕ CUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT/AND/PEDESTAL LIGHT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ UTILITY VAULT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS WARNING SIGN
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTION MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- ⊕ EDGE OF TREES
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ WATERMAIN
- ⊕ MARKED GAS MAIN
- ⊕ MARKED ELECTRIC
- ⊕ OVERHEAD WIRES
- ⊕ BUREAU ELEC. SERV.
- ⊕ MARKED TELEPHONE
- ⊕ MARKED CABLE TV LINE
- ⊕ MARKED FIBER OPTIC
- ⊕ INDICATES EXISTING CONTOUR ELEVATION
- ⊕ INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE TICKET NO.: 20181401221

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.