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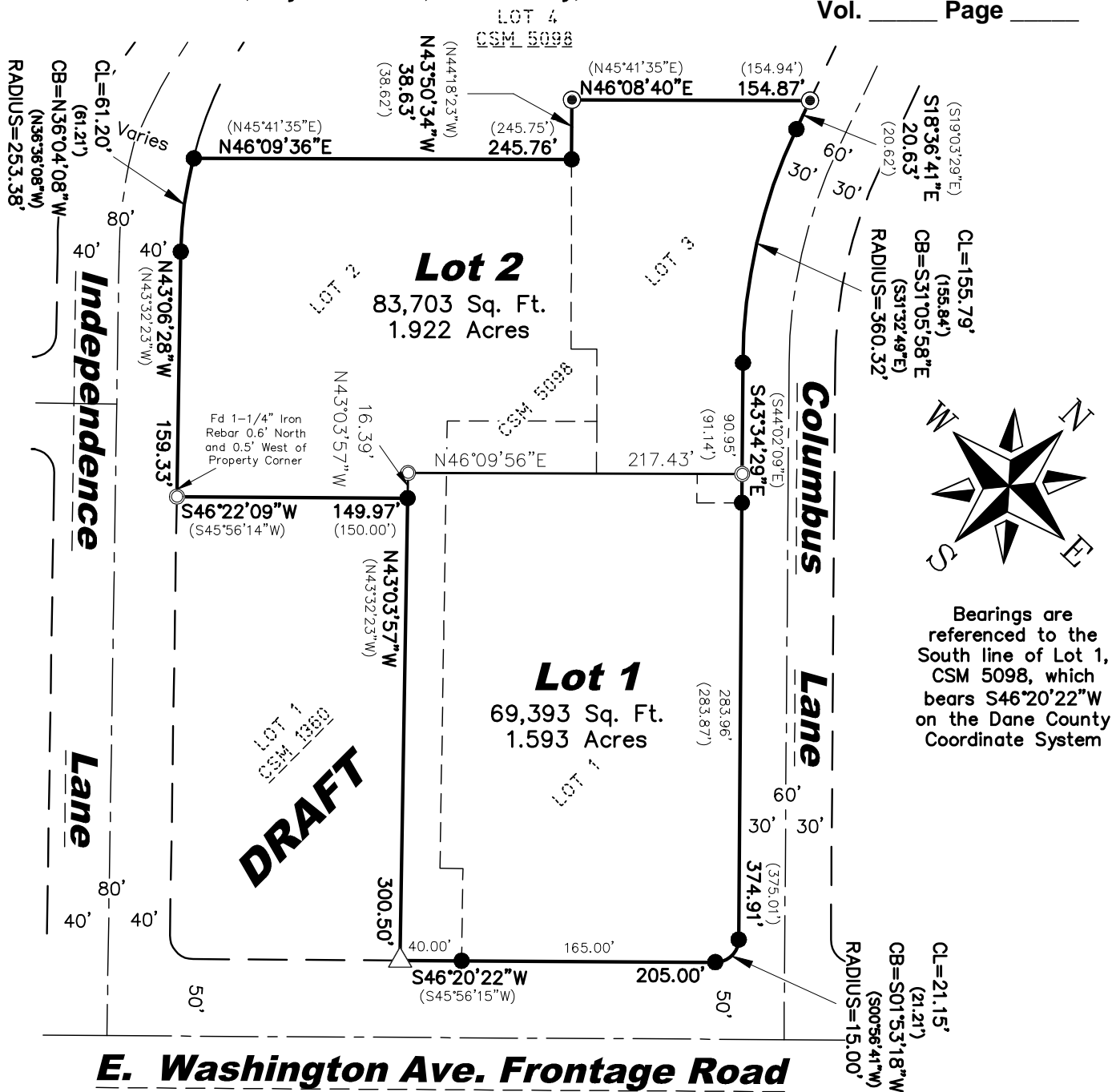
DANE COUNTY CERTIFIED SURVEY MAP # _____

Lots 1, 2, and 3 of CSM 5098, Recorded in Volume 23, Page 80
as Doc. No. 1976526, City of Madison, Dane County, Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

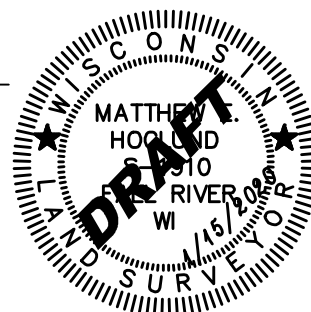


Notes:

- The boundary of this map is a retracement survey of POS 2017-00237.
- See Sheet 2 for Existing Easement Information.
- See Sheet 3 for Existing Buildings and Existing Surface Details.
- See Sheet 4 for New Easement Information.

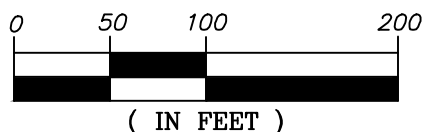
LEGEND

- 3/4" Rebar Found
- ⊙ 1-1/2" Iron Pipe Found
- △ MAG Spike Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (38.62') Record Data
- Boundary Line
- Lot Line
- Existing R/W Line
- Platted Lot Line



Owner/Subdivider:
ARMMS Investment Co., LLC
c/o Advantage Osborne, LLC
PO Box 8792
Madison, WI 53708-8792

GRAPHIC SCALE



QUAM ENGINEERING, LLC

4604 SIGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # AO-01-19

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**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

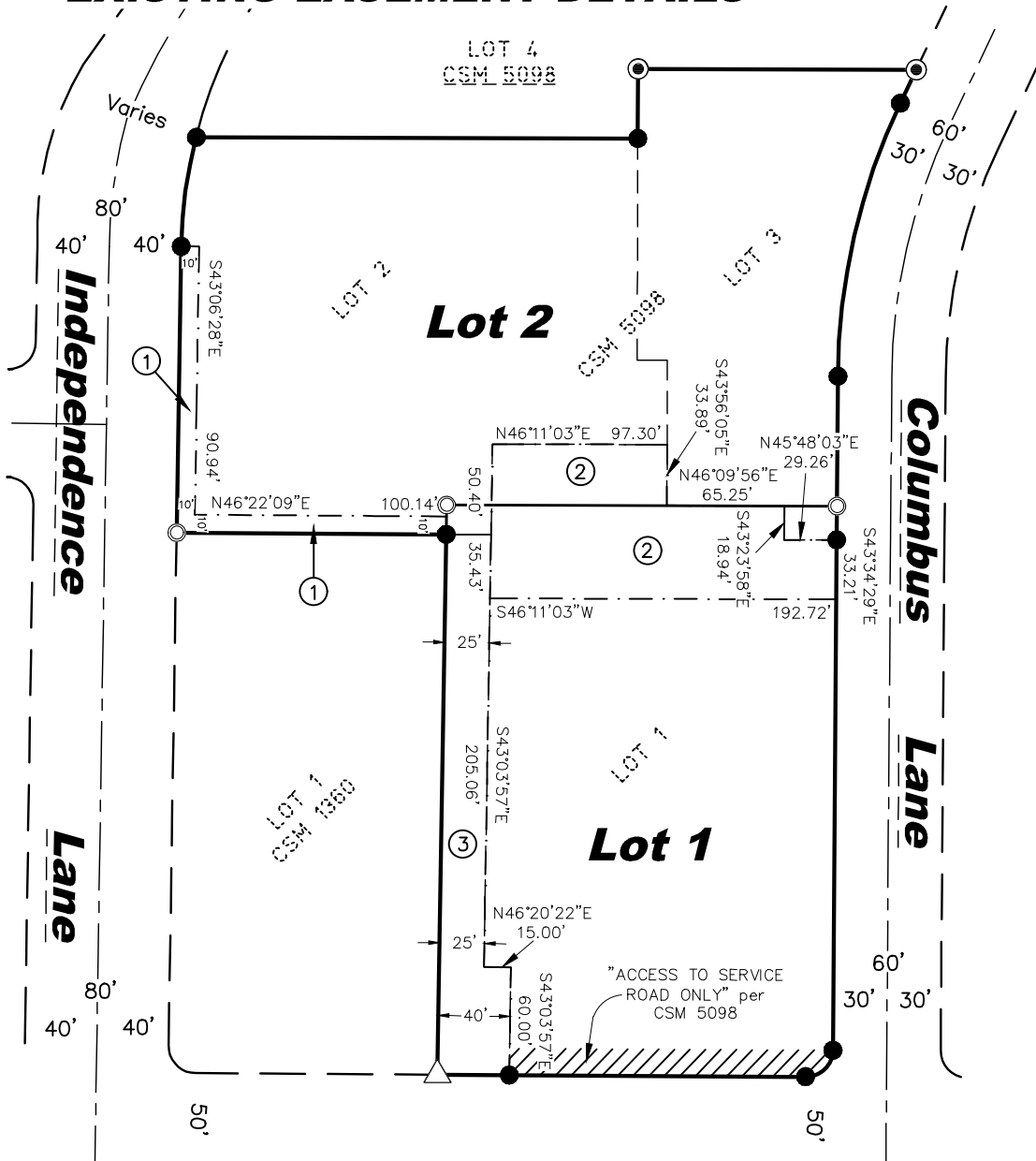
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EXISTING EASEMENT DETAILS

Vol. _____ Page _____



Bearings are referenced to the South line of Lot 1, CSM 5098, which bears S46°20'22"W on the Dane County Coordinate System

E. Washington Ave. Frontage Road

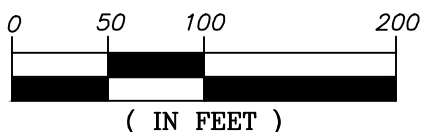
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 - (38.62') Record Data
 - Boundary Line
 - Lot Line
 - Existing R/W Line
 - Platted Lot Line
 - - - Easement Line
- ① 10' Wide Utility Easement per CSM 5098 to Remain.
 ② Access Easement for Lot 2 for drive per CSM 5098 to be Released.
 ③ Access Easement for Lot 1 for drive per CSM 5098 to be Released.

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**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

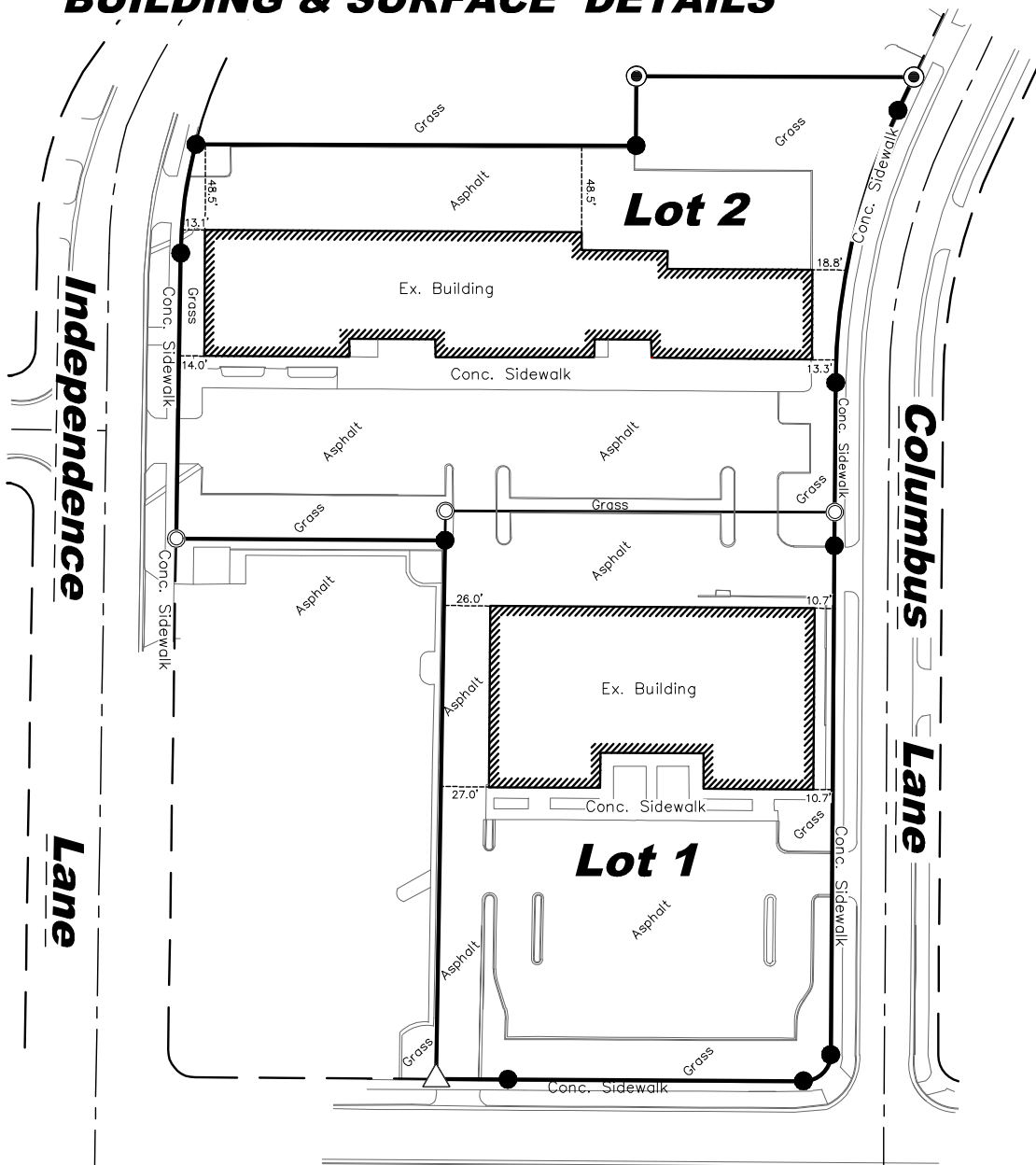
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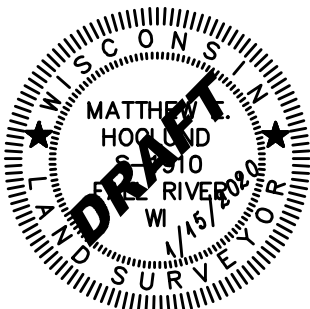
Vol. _____ Page _____

BUILDING & SURFACE DETAILS



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E. Washington Ave. Frontage Road



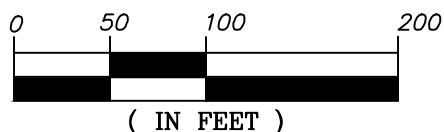
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**DANE COUNTY
CERTIFIED SURVEY MAP #**

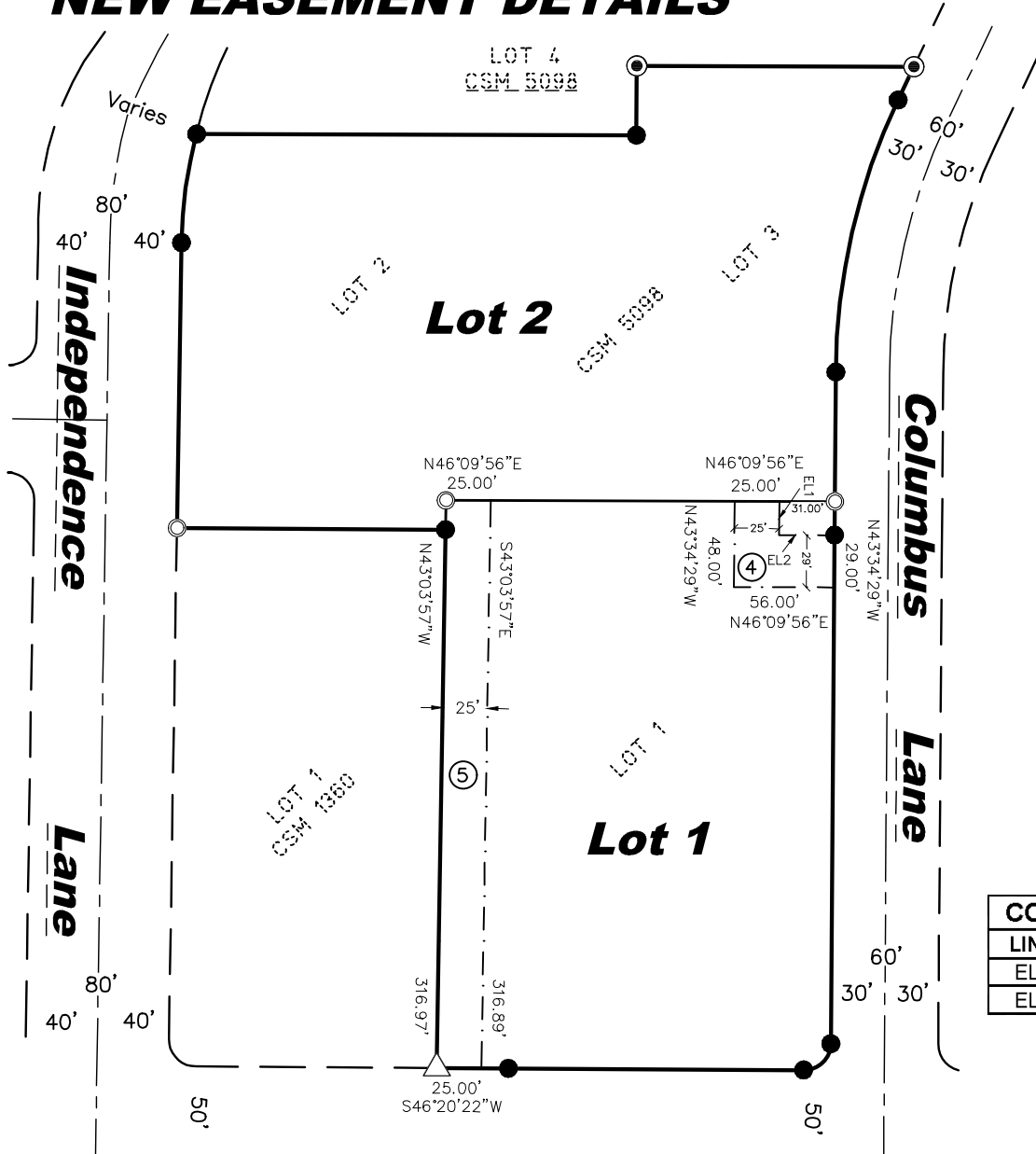
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NEW EASEMENT DETAILS



Bearings are referenced to the South line of Lot 1, CSM 5098, which bears S46°20'22"W on the Dane County Coordinate System

COURSE DATA TABLE	
LINE	COURSE
EL1	S43°34'29"E - 19.00'
EL2	N46°09'56"E - 31.00'

E. Washington Ave. Frontage Road

LEGEND

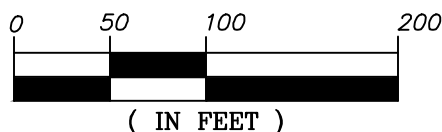
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- ④ Non-exclusive Private Access/Emergency Access Easement over Lot 1 benefitting Lot 2 to be granted by separate instrument(s).
- ⑤ Non-exclusive Private Stormwater Drainage Easement over Lot 1 benefitting Lot 2 to be granted by separate instrument.



GRAPHIC SCALE



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Drawn By: MEH
Project # AO-01-19

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

***Lots 1, 2, and 3 of CSM 5098, Recorded in Volume 23, Page 80
as Doc. No. 1976526, City of Madison, Dane County, Wisconsin***

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being all of Lots 1, 2 and 3 of Dane County Certified Survey Map No. 5098, recorded in Volume 23 of Certified Survey Maps on Pages 80 and 81 as Document No. 1976526 of Dane County Records, in the City of Madison, Dane County, Wisconsin.

The above-described parcel contains 153,096 square feet or 3.515 acres, more or less.

BEING SUBJECT TO all other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Michael Elkind of ARMMS Investment Co. LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 15th day of January, 2020.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



CITY PLAN COMMISSION CERTIFICATE:

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

By: _____ Date _____
Secretary of the Plan Commission

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, and 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 _____, 2020.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # AO-01-19

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

**Lots 1, 2, and 3 of CSM 5098, Recorded in Volume 23, Page 80 as
Doc. No. 1976526, City of Madison, Dane County, Wisconsin**

DRAFT

CORPORATE OWNERS CERTIFICATE:

ARMMS Investment Co. LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of California, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. ARMMS Investment Co. LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ARMMS Investment Co. LLC, has caused these presents to be signed by , _____ Member, at _____, _____, and its company seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of: _____

STATE OF _____)
COUNTY _____) SS

Personally came before me this ___ day of _____, 20__, _____, Member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be a Member of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such as the deed of said company, by its authority.

(Notary Seal) _____ Notary Public, _____.

My commission expires _____.



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 Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds