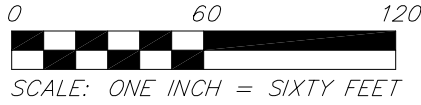


CERTIFIED SURVEY MAP No.

PART OF LOTS 6, 13 AND 14 AND ALL OF LOTS 7, 8, 9, 10, 11 AND 12, HARLOFF SUBDIVISION AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A AND PART OF VACATED ALLEY RECORDED AS DOCUMENT NUMBER 5556031 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



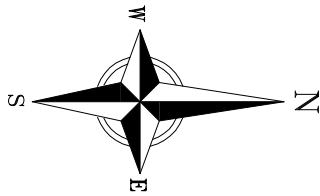
NOTE:
 1. SEE SHEET 2 FOR EXISTING SITE DETAILS.
 2. THE BOUNDARY FOR THIS C.S.M. IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY AS PREPARED BY VIERBICHER ASSOCIATES DATED MARCH 24, 2022 AND ON FILE WITH THE COUNTY SURVEYOR'S OFFICE.

WEST 1/4 CORNER OF SECTION 23-07-09, FOUND BRASS CAP MONUMENT OF RECORD, PUBLISHED WCCS COORDS ARE:
 N-480,284.34
 E-815,851.38
 MEASURED WCCS COORDS ARE:
 N-480,284.34
 E-815,851.53

SURVEY LEGEND

- ▲ FOUND P.K. NAIL
- × FOUND CHISELED "X"
- ⊗ FOUND 1-1/2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE NORTHWEST QUARTER OF SEC. 23-07-09 MEASURED AS BEARING S88°46'38"E

CENTER OF SECTION 23-07-09, FOUND BRASS CAP MONUMENT OF RECORD, PUBLISHED WCCS COORDS ARE:
 N-480,227.77
 E-818,501.13
 MEASURED WCCS COORDS ARE:
 N-480,227.79
 E-818,501.19

TRIANGLE PLAT LOT 1

REGENT STREET

PARK STREET

R/W WIDTH VARIES

R=10.00'
 L=17.36'
 I=99°26'41"
 LCB=N50°17'00"E
 (N49°29'07"E)
 LC=15.26'
 (15.28')

MON.-MON. = S88°46'38"E 2650.26'

LOT 1
 35,023 SQ. FT.
 0.804 AC.

(EAST 377') N88°55'42"W 375.95'

S88°44'16"E 8.50'

VACATED ALLEY DOC. No. 5556031

S01°23'23"W 6.55'

S88°44'16"E 58.05'

S78°04'15"E 50.64' (50.9')

S78°04'15"E 50.64' (50.9')

S85°08'52"E 79.81'

S85°08'52"E 79.81'

S01°24'05"W 71.27' (71.15')

S01°24'05"W 71.27' (71.15')

S88°46'38"E 1766.02'

S88°46'38"E 1766.02'

S88°46'38"E 884.24'

S88°46'38"E 884.24'

N01°28'24"E 110.23'

N01°28'24"E 110.23'

N00°13'W 110.29'

N00°13'W 110.29'

N65°32'38"E 73.34'

N65°32'38"E 73.34'

S79°41'12"E 170.36'

S79°41'12"E 170.36'

80.12'

49.97'

49.97'

6' 6'

70.87'

39.36'

39.36'

17.00'

17.00'

17.00'

6' 6'

80.12'

49.97'

49.97'

17.00'

17.00'

17.00'

6' 6'

70.87'

39.36'

39.36'

17.00'

17.00'

17.00'

6' 6'

80.12'

49.97'

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6' 6'

70.87'

39.36'

39.36'

17.00'

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6' 6'

80.12'

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49.97'

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6' 6'

70.87'

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39.36'

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80.12'

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6' 6'

80.12'

49.97'

49.97'

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70.87'

39.36'

39.36'

17.00'

17.00'

17.00'

6' 6'

80.12'

49.97'

49.97'

17.00'

17.00'

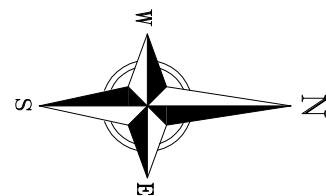
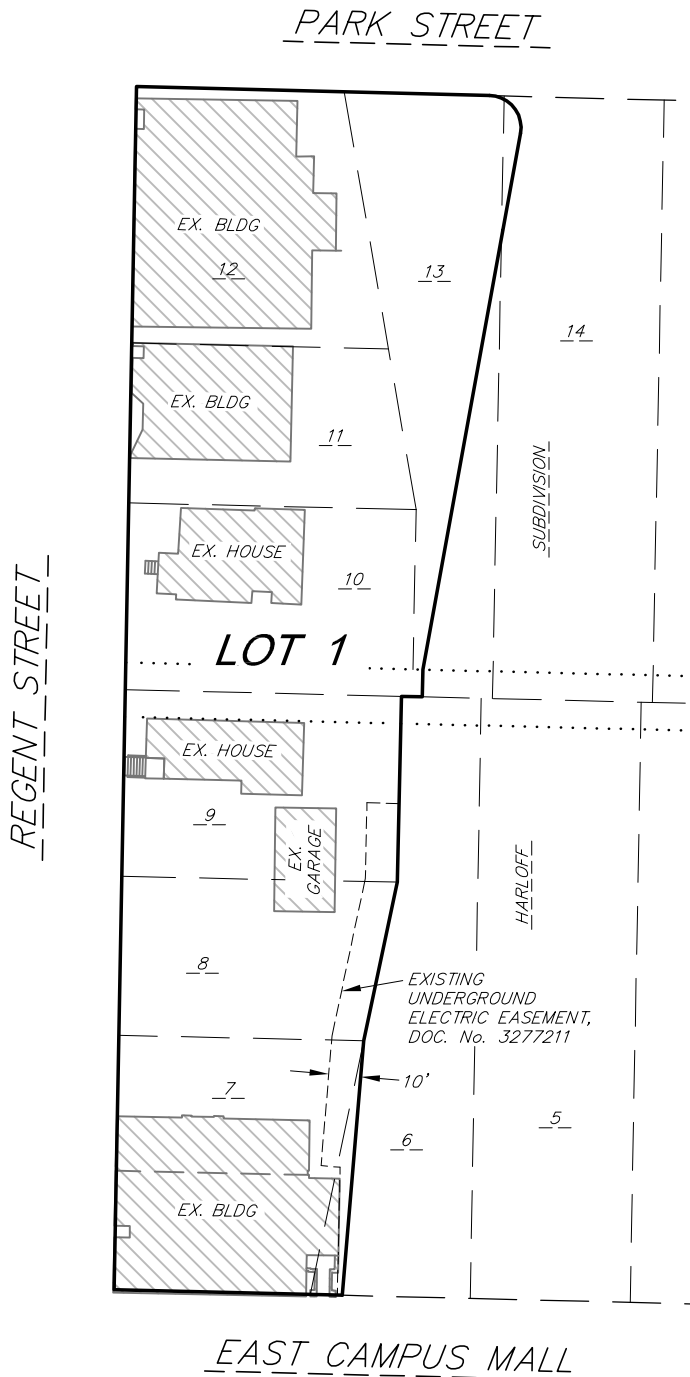
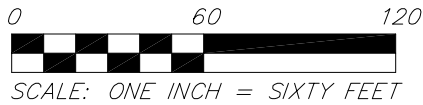
17.00'

6' 6'



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 6, 13 AND 14 AND ALL OF LOTS 7, 8, 9, 10, 11 AND 12, HARLOFF SUBDIVISION AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A AND PART OF VACATED ALLEY RECORDED AS DOCUMENT NUMBER 5556031 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS

30 Apr 2022 - 11:20a M:\CRG\200332_Regent St. Apartments\CADD\200332 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 200332
DATE: 05/02/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
CRG Acquisition, LLC
c/o CRG Services
Management, LLC,
7800 Forsyth Blvd.
St. Louis, MO 63105

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

**SHEET
2 OF 5**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 6, 13 AND 14 AND ALL OF LOTS 7, 8, 9, 10, 11 AND 12, HARLOFF SUBDIVISION AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A AND PART OF VACATED ALLEY RECORDED AS DOCUMENT NUMBER 5556031 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, 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: _____

30 Apr 2022 - 10:42a M:\CRG\200332_Regent St. Apartments\CADD\200332 - CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 6, 13 AND 14 AND ALL OF LOTS 7, 8, 9, 10, 11 AND 12, HARLOFF SUBDIVISION AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A AND PART OF VACATED ALLEY RECORDED AS DOCUMENT NUMBER 5556031 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, 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: _____
Matthew Wachter,
Secretary of the Plan Commission

30 Apr 2022 - 10:41a M:\CRG\200332_Regent St. Apartments\CADD\200332 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 200332
DATE: 05/02/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
CRG Acquisition, LLC
c/o CRG Services
Management, LLC,
7800 Forsyth Blvd.
St. Louis, MO 63105

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

SHEET
4 OF 5

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 6, 13 AND 14 AND ALL OF LOTS 7, 8, 9, 10, 11 AND 12, HARLOFF SUBDIVISION AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A AND PART OF VACATED ALLEY RECORDED AS DOCUMENT NUMBER 5556031 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Part of Lots 6, 13 and 14 and all of Lots 7, 8, 9, 10, 11 and 12, Harloff Subdivision as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A and part of vacated alley recorded as Document Number 5556031 and located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southwest corner of said Lot 12, Harloff Subdivision, said point also being at the intersection of the easterly right-of-way line of Park Street and the northerly right-of-way line of Regent Street; thence N01°28'24"E, along the west line of said Lot 12 and Lot 13, Harloff Subdivision, also being said easterly right-of-way line of Park Street, 110.23 feet to a point of curvature; thence 17.36 feet along the arc of a curve to the right through a central angle of 99°26'41", a radius of 10.00 feet and a chord bearing N50°17'00"E, 15.26 feet; thence S79°41'12"E, 170.36 feet; thence S88°44'16"E, 8.50 feet; thence S01°23'23"W, 6.55 feet; thence S88°44'16"E, 58.05 feet to the northwest corner of said Lot 8, Harloff Subdivision; thence S78°04'15"E, along the north line of said Lot 8, a distance of 50.64 feet to the northeast corner of said Lot 8; thence S85°08'52"E, 79.81 feet to the east line of said Lot 6, also being the westerly right-of-way line of East Campus Mall; thence S01°24'05"W, along said westerly right-of-way line and the east line of said Lot 6 and the east line of Lot 7, Harloff Subdivision, 71.27 feet to the southeast corner of said Lot 7 also being on the aforementioned northerly right-of-way line of Regent Street; thence N88°55'42"W, along said northerly right-of-way line, 375.95 feet to the point of beginning.

Said description contains 35,023 square feet or 0.804 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, 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 J. Ziehr*

Date: _____

*Signed: _____
Michael J. Ziehr, P.L.S. S-2401*

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*

30 Apr 2022 - 10:41a M:\CRG\200332_Regent St. Apartments\CADD\200332 - CSM.dwg by: mzie

