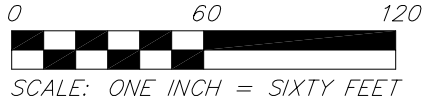
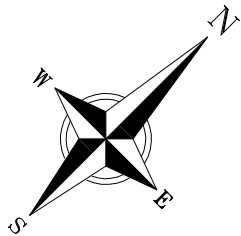
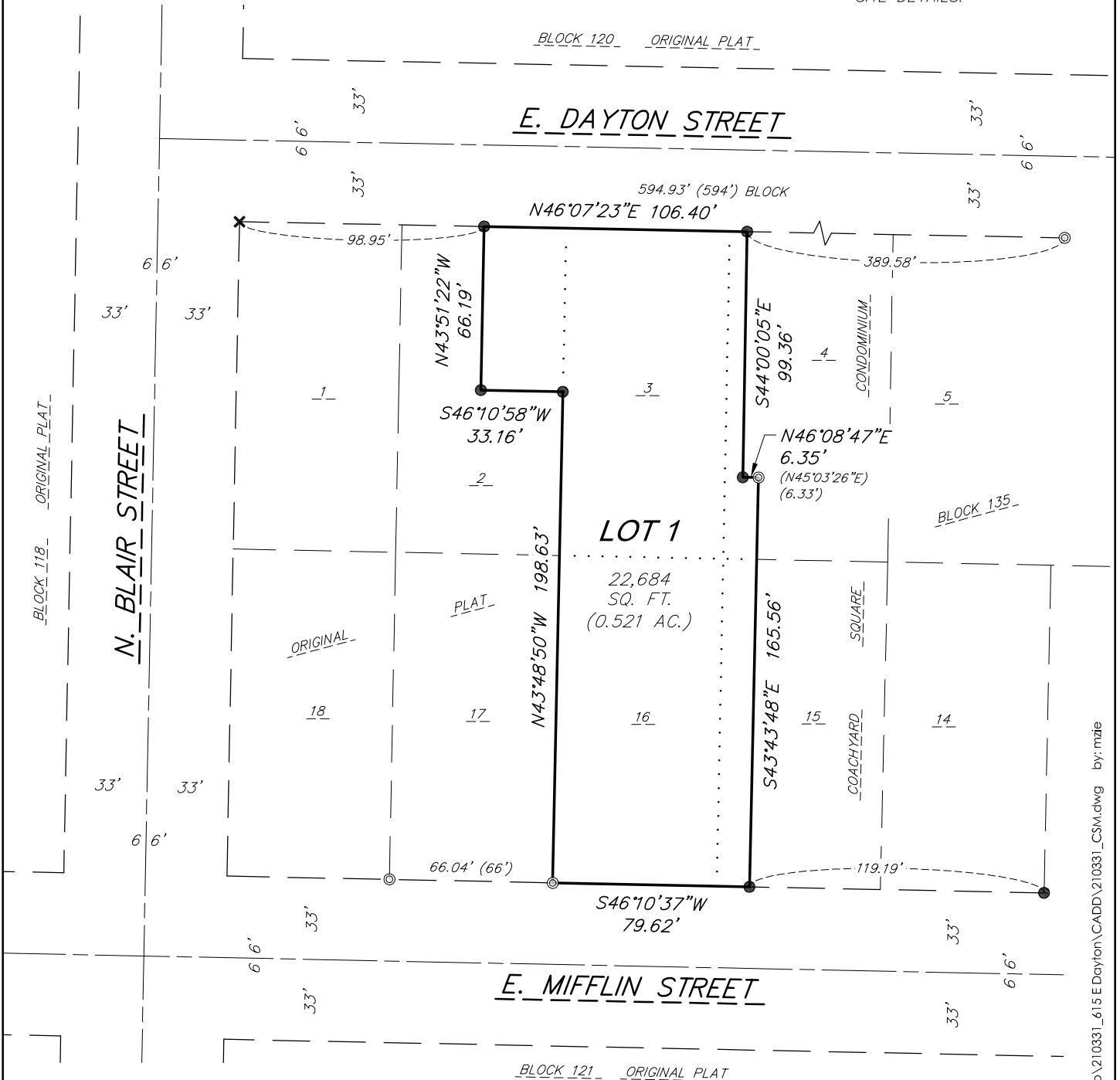


CERTIFIED SURVEY MAP No. _____

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL AND SHEET 3 FOR EXISTING SITE DETAILS.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DAYTON STREET MEASURED AS BEARING N46°07'23\"/>

SURVEY LEGEND

- ⊙ FOUND 1" \varnothing IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
- FOUND 3/4" \varnothing IRON ROD
- ✕ FOUND CHISELED "X"
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

08 Apr 2022 - 8:09a M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 210331
DATE: 03/28/2022
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. _____

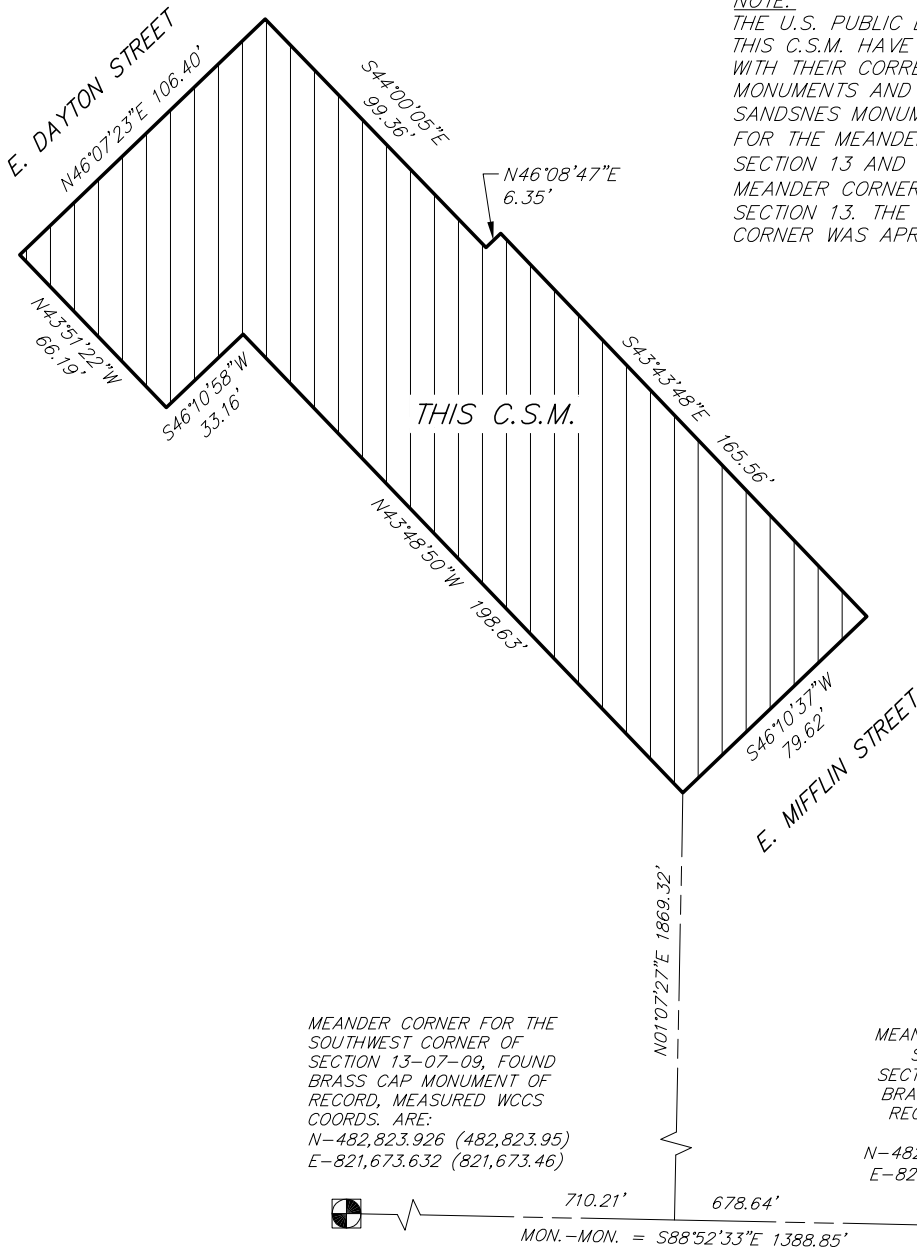
Vol. _____ Page _____

SHEET
1 OF 5

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

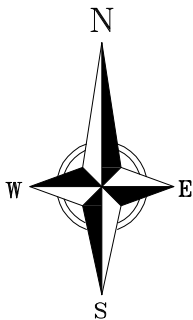
PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE:
 THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CARL SANDSNE'S MONUMENT RECORDS, DATED 02/16/2004, FOR THE MEANDER CORNER FOR THE S 1/4 CORNER OF SECTION 13 AND DATED 03/21/2007 FOR THE MEANDER CORNER FOR THE SW 1/4 CORNER OF SECTION 13. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS APRIL 05, 2022.

SECTION TIE DETAIL

(NOT TO SCALE)



NOTE:

The boundary for the C.S.M. is based upon a Plat of Survey prepared by Vierbicher Associates dated October 15, 2021 and on file with the Dane County Surveyor.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DAYTON STREET MEASURED AS BEARING $N46^{\circ}07'23''E$

08 Apr 2022 - 8:10a M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg by: mzie

vierbicher
 planners | engineers | advisors



FN: 210331
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 REV:
 Drafted By: MZIE
 Checked By: MMAR

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

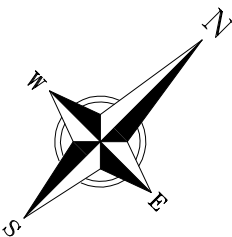
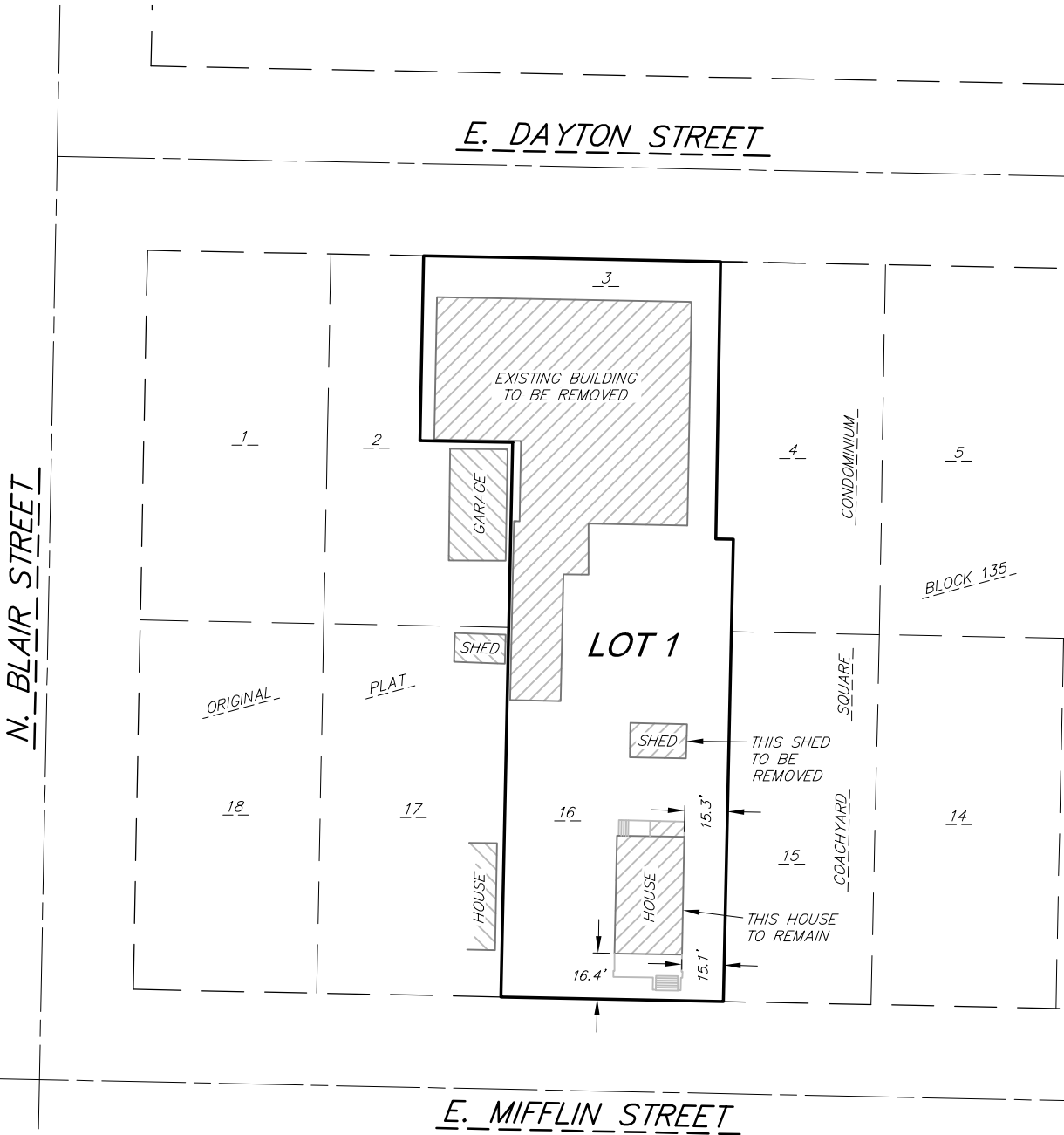
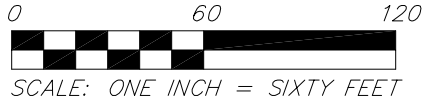
C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

**SHEET
 2 OF 5**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS

08 Apr 2022 - 8:10a M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg by: mzie

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planners | engineers | advisors



Phone: (800) 261-3898

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Group, LLC
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Madison, WI 53703

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

**SHEET
3 OF 5**

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Mifflin Dayton, LLC, a Wisconsin limited liability company, 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.

Mifflin Dayton, LLC

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.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

One Community Bank, 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 One Community Bank, has caused these presents to be signed by _____ its _____, at _____ Wisconsin, on this _____ day of _____, 2022.

One Community Bank

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: _____

08 Apr 2022 -8:11a M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 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 Plan Commission

LEGAL DESCRIPTION

Part of Lots 2, 4 and 15, Block 135 and all of Lots 3 and 16, Block 135, Original Plat and located in the Northwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most westerly block corner of said Block 135, Original Plat; thence North 46°07'23" East, along the northwesterly line of said Block 135, a distance of 98.95 feet to the point of beginning of this description; thence continuing North 46°07'23" East, along said northwesterly line of Block 135, a distance of 106.40 feet; thence South 44°00'05" East, 99.36 feet; thence North 46°08'47" East, 6.35 feet; thence South 43°43'48" East, 165.56 feet to the southeasterly line of said Block 135; thence South 46°10'37" West, along said southeasterly line of Block 135, a distance of 79.62 feet; thence North 43°48'50" West, 198.63 feet; thence South 46°10'58" West, 33.16 feet; thence North 43°51'22" West, 66.19 feet to the aforementioned northwesterly line of said Block 135 and the point of beginning.

Said description contains 22,684 square feet or 0.521 acres.

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

08 Apr 2022 - 8:11a M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

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**SHEET
5 OF 5**