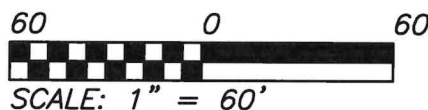


Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.



- ✕ Chiseled/Cut cross found
- ✦ 1" o.d. iron pipe found
- ▲ Mag nail found
- 3/4" solid round iron rod found
- ✕ Cut cross in concrete set
- △ 1-1/4" mag nail set
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

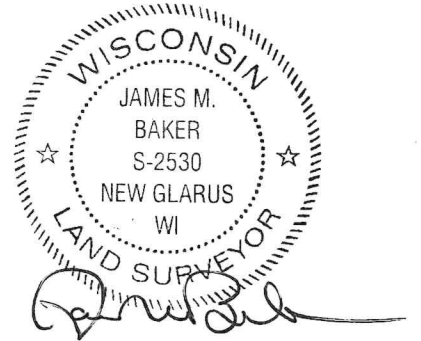


SHEET 1 OF 12

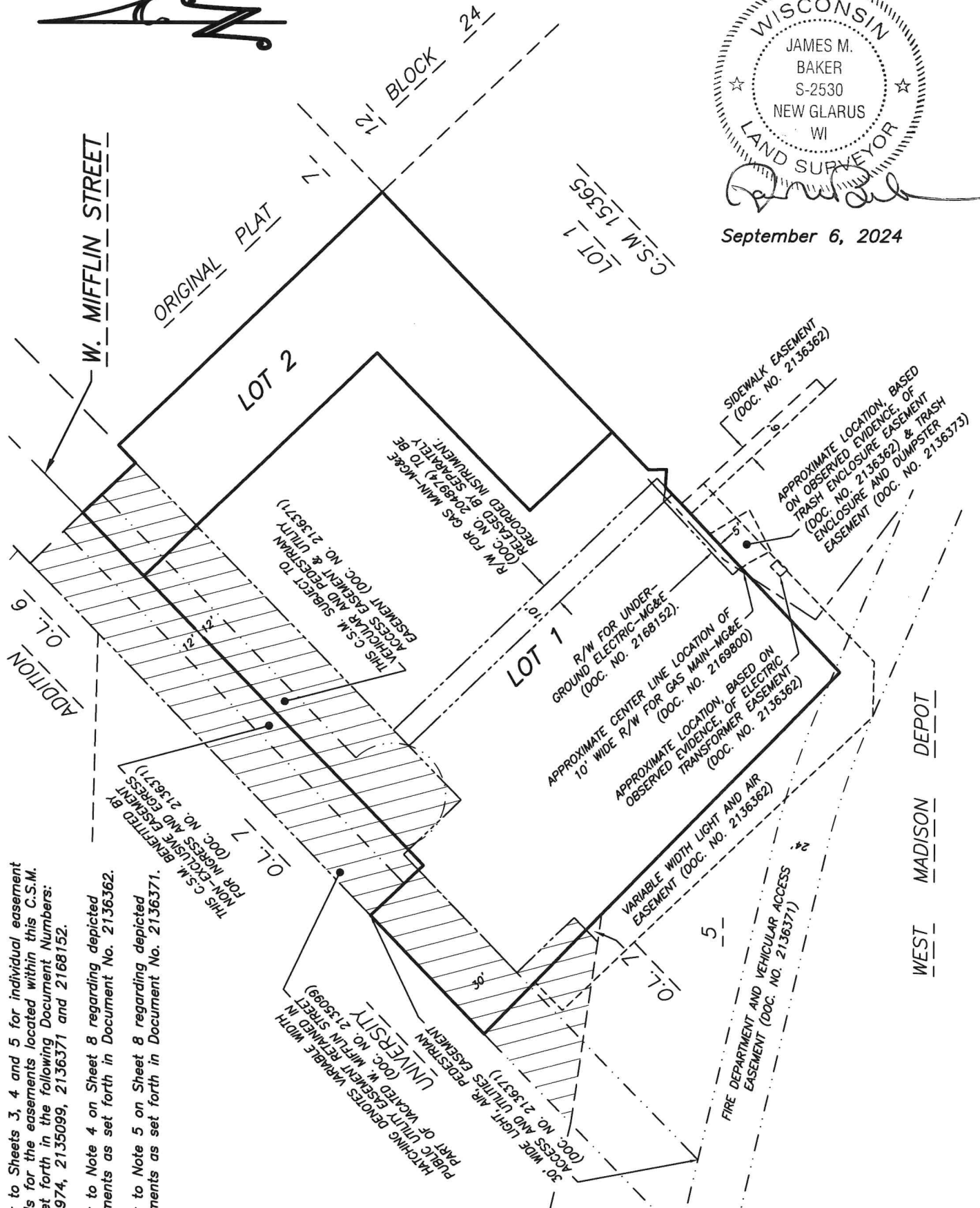
 **TALARCYK**
LAND SURVEYS INC.

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.



September 6, 2024

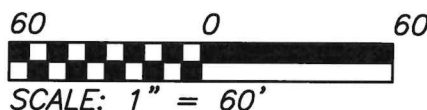


Refer to Sheets 3, 4 and 5 for individual easement details for the easements located within this C.S.M. as set forth in the following Document Numbers: 2048974, 2135099, 2136371 and 2168152

Refer to Note 4 on Sheet 8 regarding depicted easements as set forth in Document No. 2136362.

Refer to Note 5 on Sheet 8 regarding depicted easements as set forth in Document No. 2136371.

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB



SHEET 2 OF 12

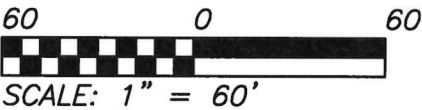
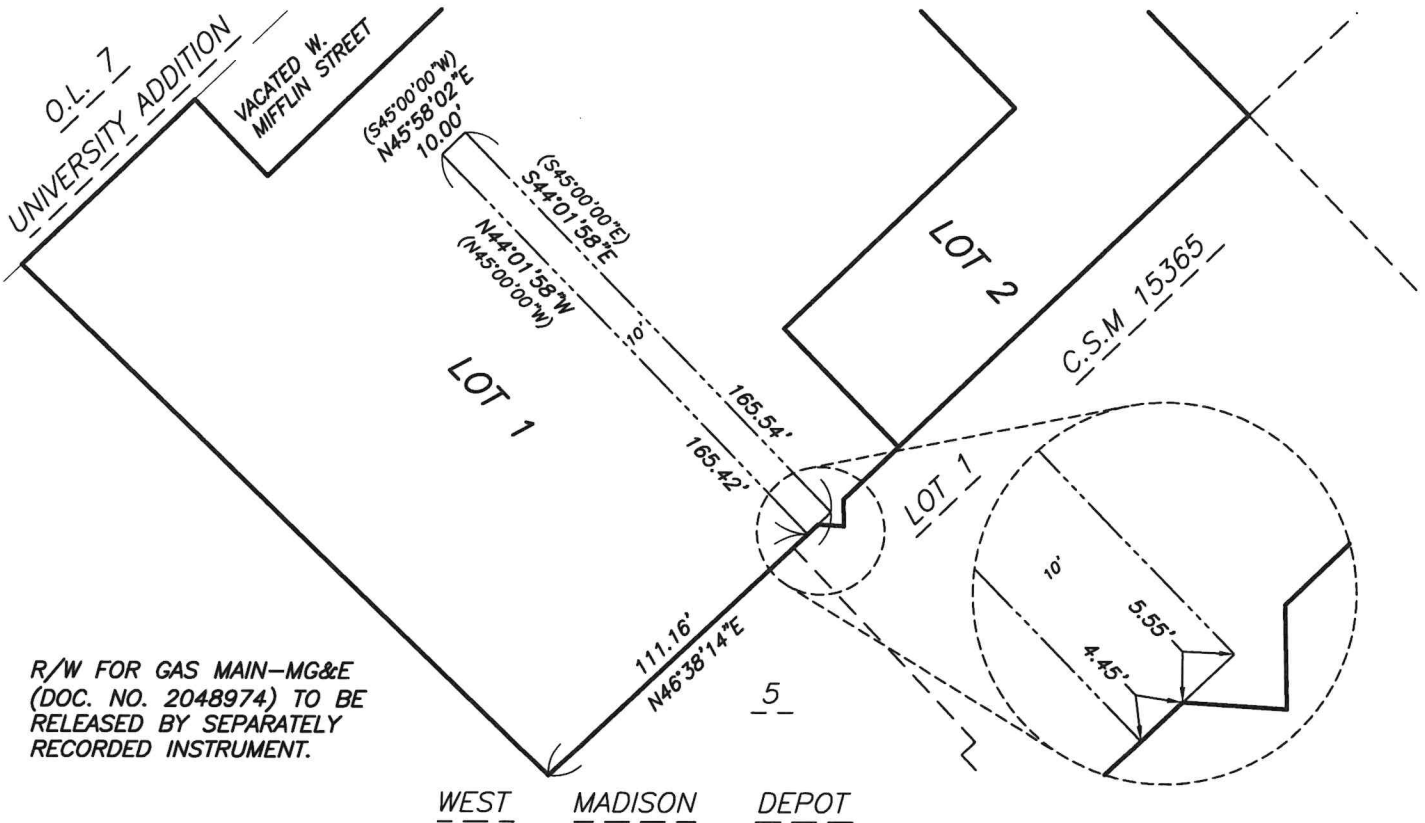
 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

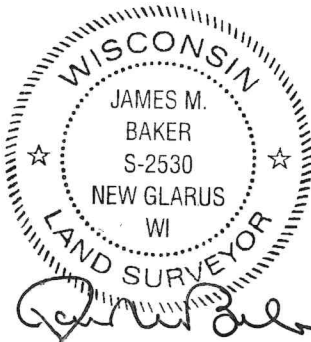
CERTIFIED SURVEY MAP No. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

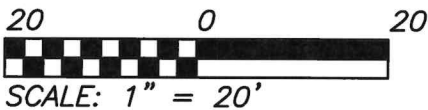
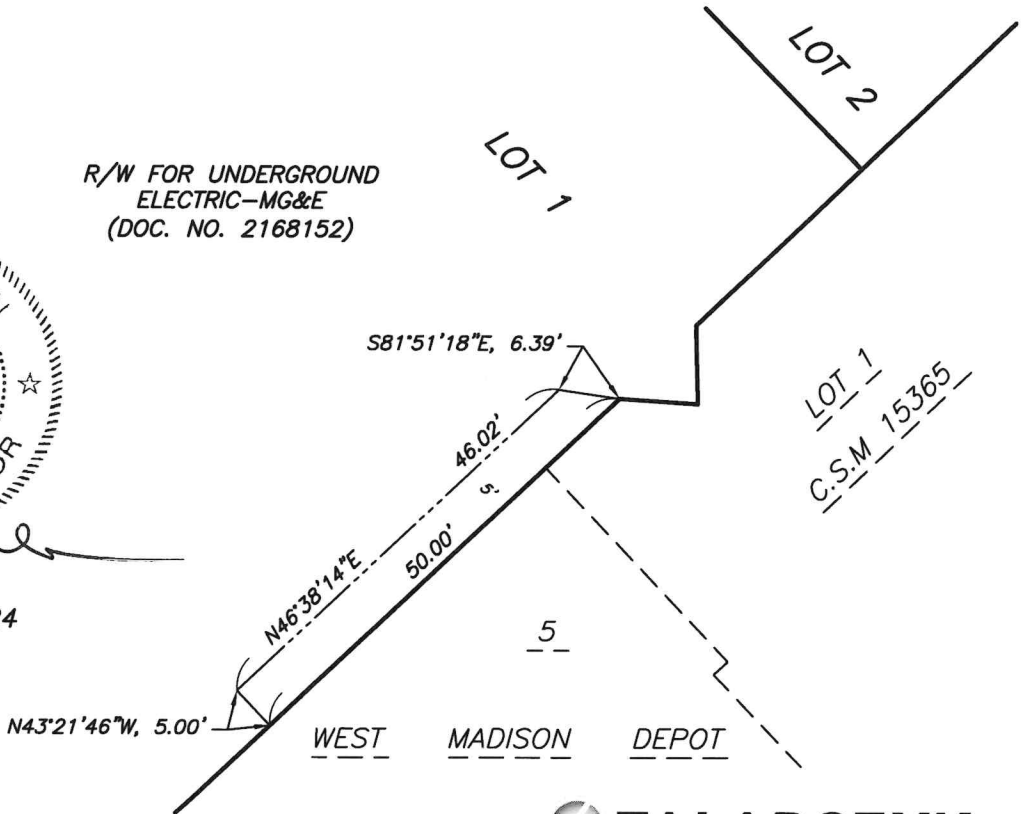
EASEMENT DETAILS



R/W FOR UNDERGROUND
ELECTRIC-MG&E
(DOC. NO. 2168152)



September 6, 2024



TALARCZYK

LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyk-surveys.com

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

PUBLIC UTILITY EASEMENT
(DOC. NO. 2135099)

VARIABLE WIDTH PUBLIC UTILITY EASEMENT
RETAINED IN PART OF VACATED W.
MIFFLIN STREET (DOC. NO. 2135099)

UNIVERSITY
VACATED W. MIFFLIN STREET

LOT 1

LOT 2

W. MIFFLIN STREET

WEST MADISON DEPOT

SCALE: 1" = 60'

WISCONSIN
JAMES M. BAKER
S-2530
NEW GLARUS WI
LAND SURVEYOR

FIRE DEPARTMENT AND VEHICULAR ACCESS EASEMENT
(DOC. NO. 2136371)

LOT 1

WEST MADISON DEPOT

September 6, 2024

September 6, 2024

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

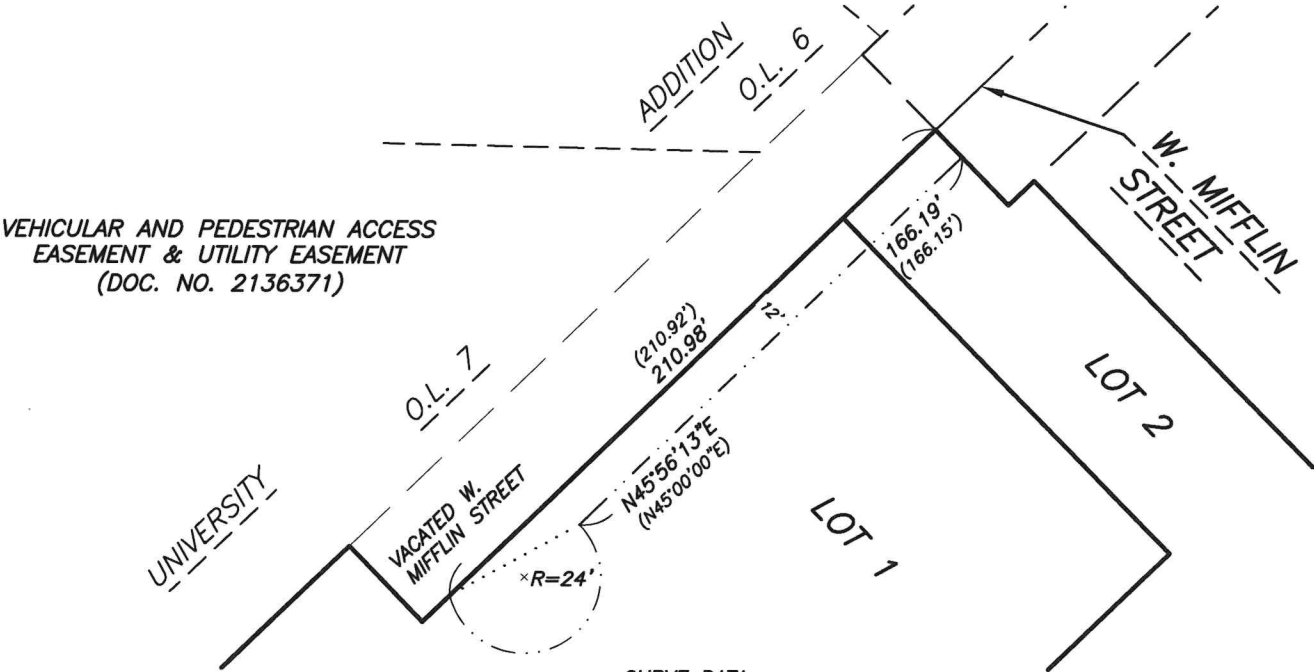
SHEET 4 OF 12

 **TALARCYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

CERTIFIED SURVEY MAP No. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

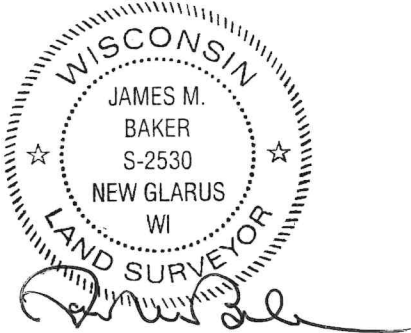
EASEMENT DETAILS



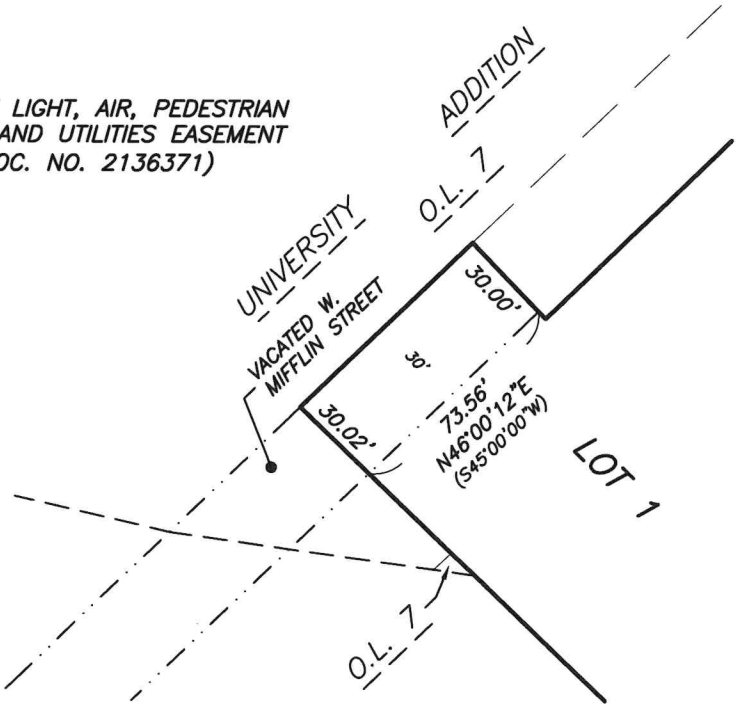
CURVE DATA
R = 24.00'
A = 87.96'
IA = 210°00'00"
C = 46.36' (46.35')
CH. BRG. = N60°56'13"E (N60°00'00"E)
TAN. BRG. IN = S14°03'47"E
TAN. BRG. OUT = N44°03'47"W



30' WIDE LIGHT, AIR, PEDESTRIAN
ACCESS AND UTILITIES EASEMENT
(DOC. NO. 2136371)

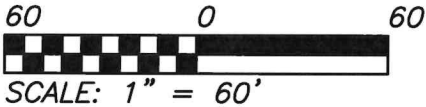


September 6, 2024



TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB



Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

W. MIFFLIN STREET

ORIGINAL PLAT

LOT 2

619 W. MIFFLIN STREET
EXISTING 2-STORY
BRICK SIDED BUILDING
HISTORIC LANDMARK
BUILDING TO REMAIN

LOT 1

619 W. MIFFLIN STREET
EXISTING 3-STORY
BRICK SIDED BUILDING
BUILDING TO BE REMOVED

699 W. MIFFLIN STREET
EXISTING 3-STORY
BRICK SIDED BUILDING WITH
UNDERGROUND PARKING
BUILDING TO BE REMOVED

UNIVERSITY STREET

620 W. MIFFLIN STREET
1-STORY MASONRY AND METAL
SIDED BUILDING

WEST MADISON STREET

DEPOT

WISCONSIN
JAMES M.
BAKER
S-2530
NEW GLARUS
WI
LAND SURVEYOR

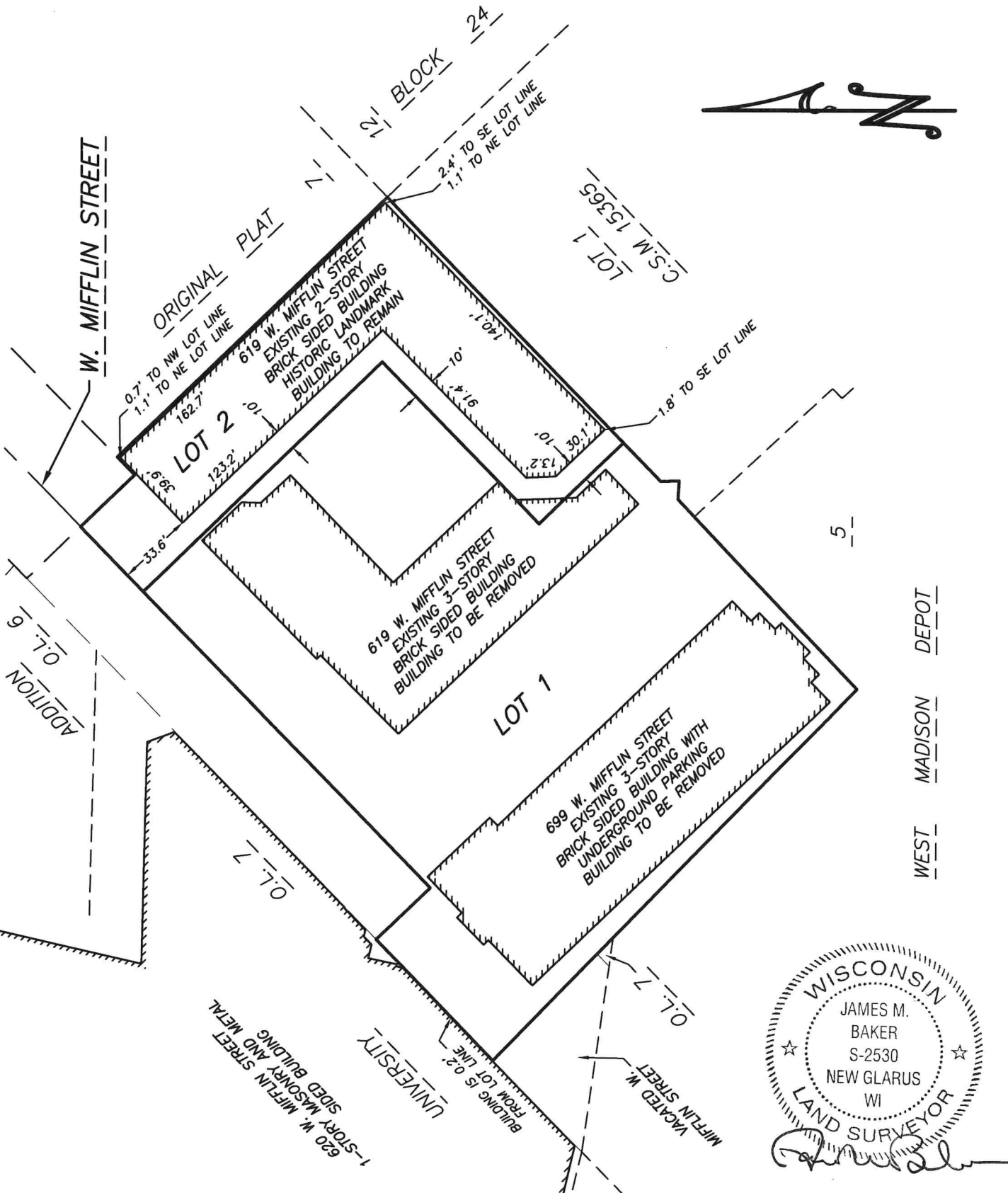
www.talarczyksurveys.com

SHEET 6 OF 12

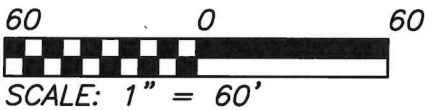
CERTIFIED SURVEY MAP NO. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

BUILDING DETAILS



JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB



SHEET 7 OF 12

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

CERTIFIED SURVEY MAP No. _____

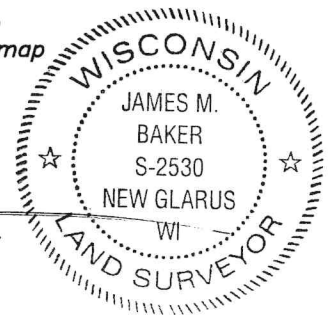
Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

That part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, Outlot 7 of University Addition, Outlot 2 of West Madison Depot and vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, bounded and described as follows: Commencing at the West 1/4 corner of said Section 23; thence S88°46'38"E along the South line of the Northwest 1/4 of Section 23, 2650.26' to the center of Section 23; thence N03°09'10"W, 119.69'; thence N47°10'40"E, 137.23'; thence N45°57'56"E, 204.37'; thence N43°52'21"W, 165.84' to the most Easterly corner of Lot 6 of Block 24 of the Original Plat of Madison and the point of beginning; thence N44°13'12"W, 165.98' to the most Northerly corner of said Lot 6 and the Southeasterly right of way line of W. Mifflin Street; thence along said right of way line S45°58'10"W, 11.12'; thence along the Southwesterly right of way line of W. Mifflin Street N44°01'50"W, 33.06' to the centerline of vacated W. Mifflin Street; thence S45°56'13"W along said centerline, 222.93'; thence N43°47'25"W, 33.06' to the Northwesterly line of vacated W. Mifflin Street; thence S46°00'12"W along the Northwesterly line of vacated W. Mifflin Street, 74.65' to the intersection with the North line of Outlot 2 of West Madison Depot extended; thence S45°52'33"E, 230.29' to the Southerly corner of said Outlot 2; thence N46°38'14"E, 115.61' to the Northeasterly corner of said Outlot 2; thence S86°17'03"E, 8.18' to the East line of Outlot 7 of University Addition; thence N01°18'27"W along said East line of Outlot 7, 8.25' to the Southeasterly line of Lot 4 of Block 24 of the Original Plat of Madison; thence N46°08'04"E, 175.00' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes and the subdivision regulations of the City of Madison, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

September 6, 2024


James M. Baker, P.L.S.



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Northwest 1/4 of Section 23 bears S88°46'38"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) The lands within this Certified Survey Map are subject to the following:
 - PUD/SIP recorded April 10, 1989, in Volume 12692 of Records, Page 1, as Document No. 2135093.
 - Alteration recorded April 17, 1989, in Volume 12716 of Records, Page 43, as Document No. 2136137.
 - Alteration recorded November 1, 1989, in Volume 13547 of Records, Page 73, as Document No. 2172139.
- 4.) The lands within this Certified Survey Map benefit from the use of easements located in adjacent Outlot 7 of University Addition and Lot 5 of West Madison Depot as set forth in Declaration of Easements, Covenants, Conditions and Restrictions recorded April 18, 1989, in Volume 12722 of Records, Page 25, as Document No. 2136362. The easements are depicted on Sheet 2.
- 5.) The lands within this Certified Survey Map and adjacent portions of Lot 5 of West Madison Depot and vacated W. Mifflin Street are subject to Cross-Easement Agreement recorded April 18, 1989, in Volume 12722 of Records, Page 49, as Document No. 2136371 and Agreement to Join in Easements recorded April 18, 1989, in Volume 12722, Page 71, as Document No. 2136372. The easements are depicted on Sheet 2.
- 6.) The Plaza Easement, Light and Air Easement, Party Wall Agreement & Supplemental Parking Easement set forth in Easement, Garage, Plaza and Party Wall Agreement recorded April 18, 1989, in Volume 12723, Page 1, as Document No. 2136373 have not been shown by virtue of merger of title resulting in one common owner of the lands within this Certified Survey Map. The Trash Enclosure and Dumpster Easement is general in nature as described in the noted document and is located on adjacent Lot 5 of West Madison Depot. The approximate location of the Trash Enclosure and Dumpster Easement is shown graphically on Sheet 2 based on observed evidence.
- 7.) A portion of the lands within this Certified Survey Map is subject to restrictions set forth in City of Madison Landmarks Commission Notice of Designation recorded October 6, 1989, Volume 13401, Page 41, as Document No. 2166044.

PREPARED FOR:
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

CERTIFIED SURVEY MAP NO. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

Wiedenbeck Historic Properties Limited Partnership, a Wisconsin limited partnership, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Wiedenbeck Historic Properties Limited Partnership 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: The City of Madison.

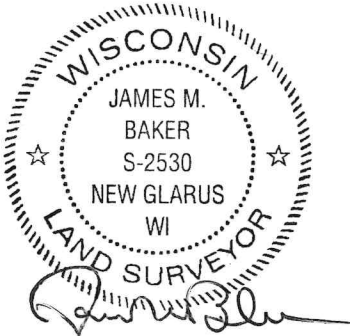
WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

_____, Partner
Wiedenbeck Historic Properties Limited Partnership

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named _____, partner of the above named limited partnership, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:
Midland States Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the above certificate of Wiedenbeck Historic Properties Limited Partnership, owner.

IN WITNESS WHEREOF, the said Midland States Bank, has caused these presents to be signed by its authorized representative at _____, this _____ day of _____, 20_____.
In the presence of:

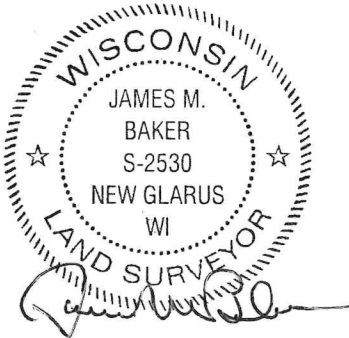
Signature, Authorized Representative

Name

Title

STATE OF _____)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named _____, authorized representative of the above named Midland States Bank, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



 **TALARCZYK**
LAND SURVEYS, LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

September 6, 2024

CERTIFIED SURVEY MAP NO. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:
Northpoint Capital, L.L.C., a limited liability company organized and existing under the laws of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the above certificate of Wiedenbeck Historic Properties Limited Partnership, owner.

IN WITNESS WHEREOF, the said Northpoint Capital, L.L.C., has caused these presents to be signed by its authorized representative at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20_____.
In the presence of:

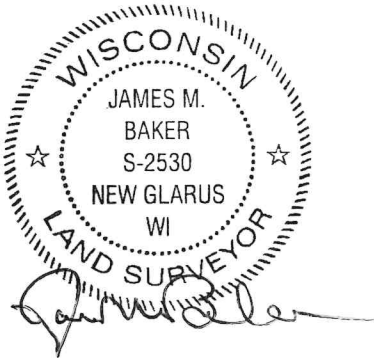
Signature, Authorized Representative

Name

Title

STATE OF _____)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named _____, authorized representative of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



**TALARCZYK**
LAND SURVEYS, LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

CERTIFIED SURVEY MAP NO. _____

Part of Lots 4, 5 and 6 of Block 24 of the Original Plat of Madison, part of Outlot 7 of University Addition, Outlot 2 of West Madison Depot and part of vacated W. Mifflin Street located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

MADISON PLAN COMMISSION CERTIFICATE:

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

Dated this _____ day of _____, _____.

Matthew Wachter, Secretary
City of Madison Plan Commission

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 _____, _____; that said enactment provided for the acceptance of those land dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

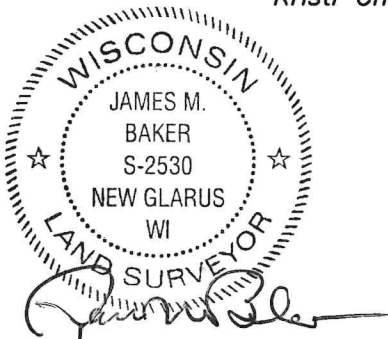
Dated this _____ day of _____, _____.

Maribeth Witzel-Behl, City Clerk, Madison

REGISTER OF DEEDS CERTIFICATE:

Received for record this _____ day of _____, _____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



 **TALARCZYK**

LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 24009
POINTS 24009
DRWG. 24009_2
DRAWN BY JMB

September 6, 2024