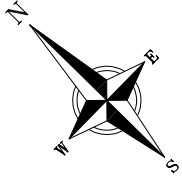


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



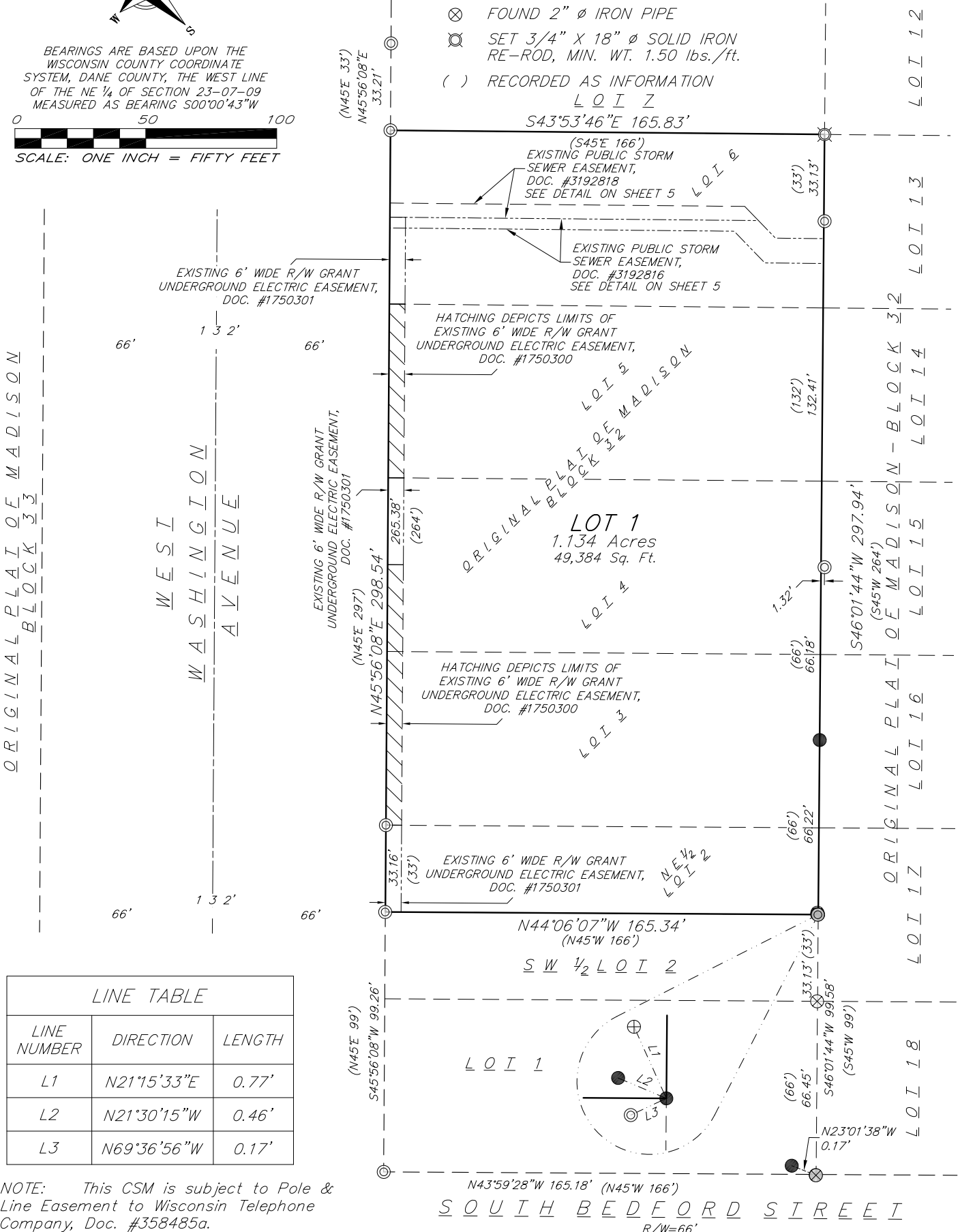
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

SCALE: ONE INCH = FIFTY FEET

### SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊗ SET 3/4" X 18" Ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) RECORDED AS INFORMATION

14 Mar 2022 - 11:16a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmr



LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	N21°15'33"E	0.77'
L2	N21°30'15"W	0.46'
L3	N69°36'56"W	0.17'

NOTE: This CSM is subject to Pole & Line Easement to Wisconsin Telephone Company, Doc. #358485a.

**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898



FN: 210359  
DATE: 03/14/2022  
REV:  
Drafted By: MMAR  
Checked By: MZIE

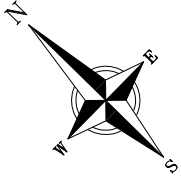
SURVEYED FOR:  
MADISON PROPERTY  
MANAGEMENT, INC.  
ATTN: JIM STOPPLE  
1202 REGENT STREET  
MADISON, WI 53715

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

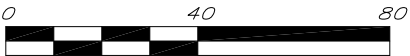
**SHEET**  
**1 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

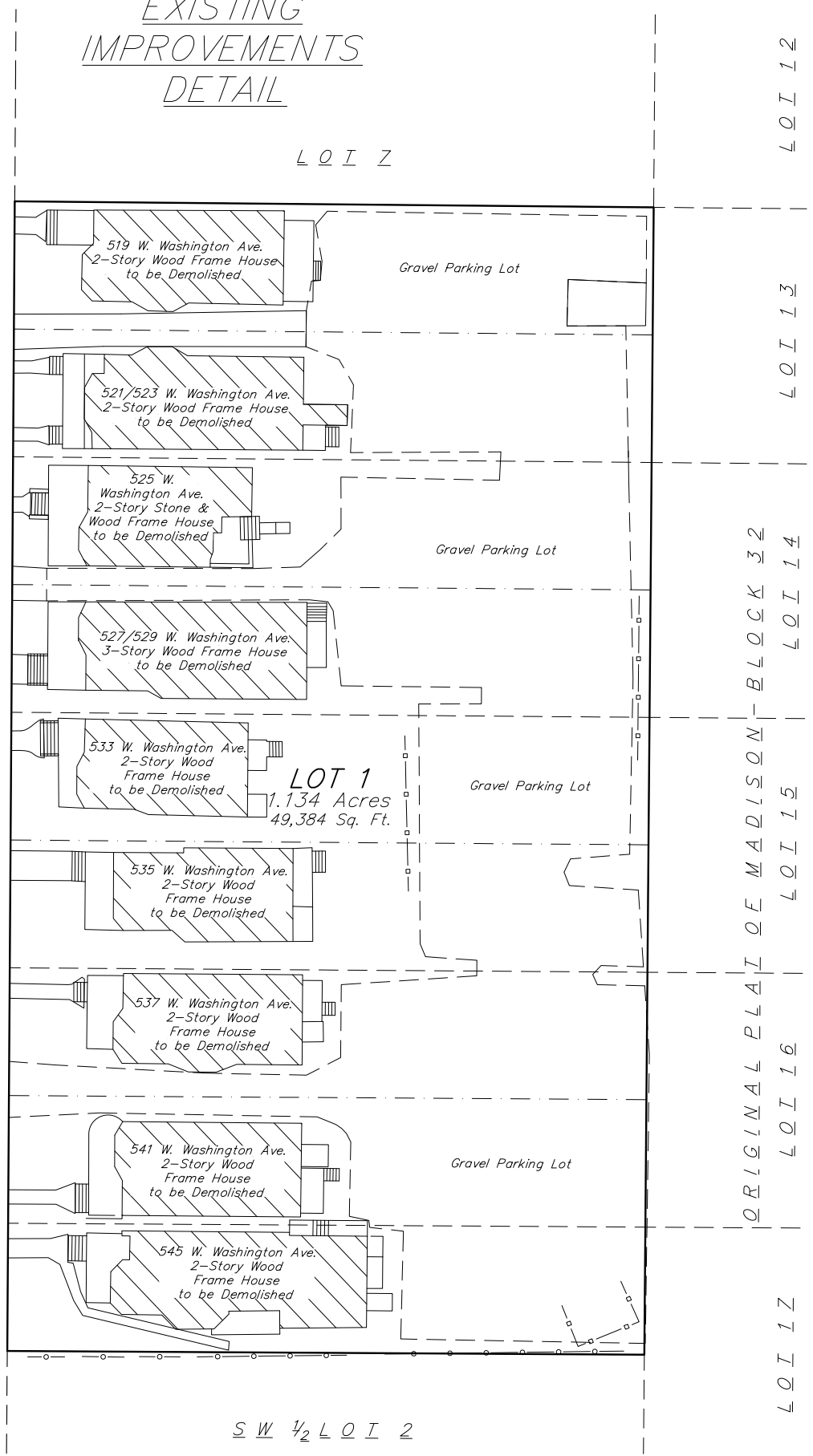


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W



SCALE: ONE INCH = FORTY FEET

## EXISTING IMPROVEMENTS DETAIL



14 Mar 2022 - 11:17a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmcar

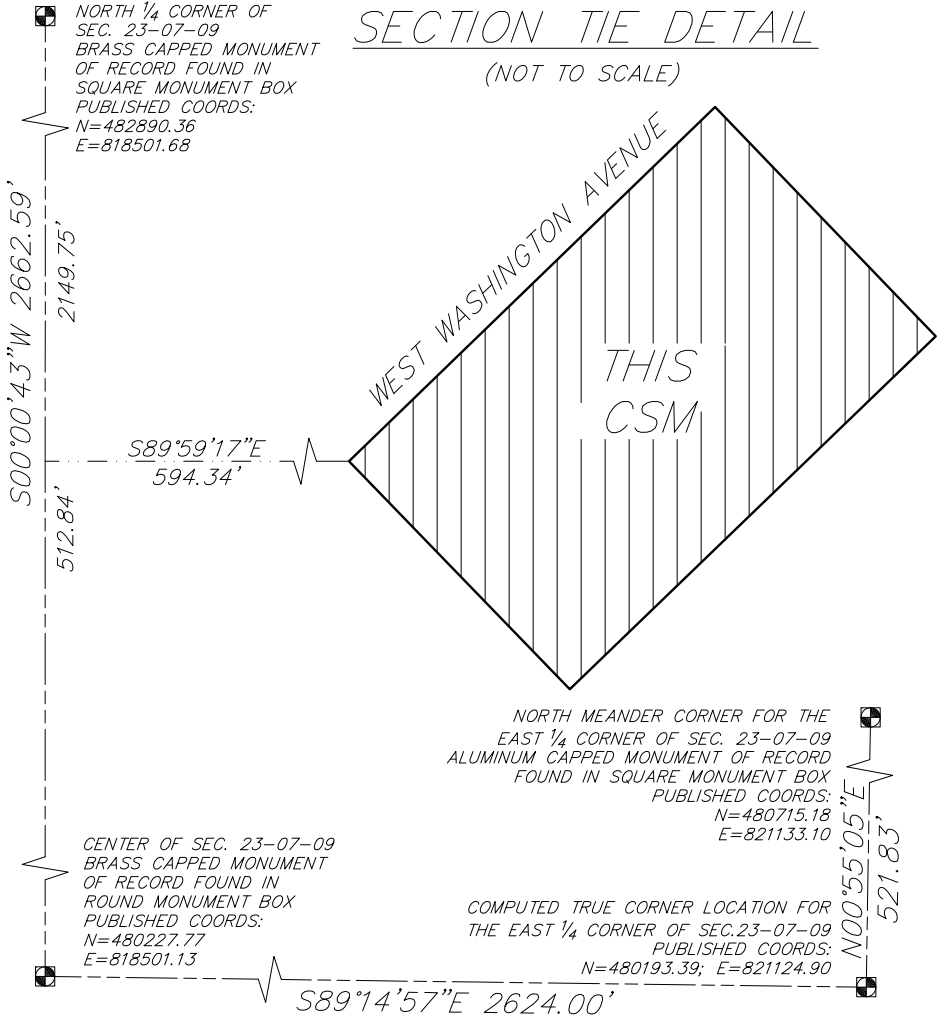
LOT 12  
LOT 13  
LOT 14  
LOT 15  
LOT 16  
LOT 17  
ORIGINAL PLAT OF MADISON - BLOCK 32

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W



## NOTES:

1. I found a brass capped monument in a square monument box, and ties representing the North 1/4 Corner of Section 23, T07N, R09E as established on tie sheet by Gregory C. Jones, dated December 16, 2008, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
2. I found a brass capped monument in a round monument box, and ties representing the Center of Section 23, T07N, R09E, as established on tie sheet by Jeremy R. Sandsness, dated March 05, 2019, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
3. I found a brass capped monument in a square monument box, and ties representing the North Meander Corner for the East 1/4 Corner of Section 23, T07N, R09E, as established on tie sheet by Daniel C. Rodman, dated April 02, 2013, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
5. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
6. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
7. The Joint Driveway Easements recorded as Document No.'s 219722a, 1733259, 1733264, 1734075, 1733251, 1733269, 414736, 237187a, 316525a, 327187a, & 2733027, and the Parking Easement recorded as Document No. 1808718 no longer exist by virtue of merger of title into one unified parcel as a part of this Certified Survey Map and therefore have not been shown.

14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmcar

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210359  
DATE: 03/14/2022  
REV:  
Drafted By: MMAR  
Checked By: MZIE

SURVEYED FOR:  
MADISON PROPERTY  
MANAGEMENT, INC.  
ATTN: JIM STOPPLE  
1202 REGENT STREET  
MADISON, WI 53715

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
3 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Virtue, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Virtue, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
 Virtue, LLC  
 By: James Stopple, Managing Member

STATE OF WISCONSIN )  
 )ss  
 DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, James Stopple, Managing Member, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
 Notary Public, State of Wisconsin  
 My Commission Expires/Is Permanent: \_\_\_\_\_

## OWNER'S CERTIFICATE

John Aufderhaar and Christine Aufderharr, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. John Aufderhaar and Christine Aufderharr do further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_ By: \_\_\_\_\_  
 John Aufderhaar Christine Aufderhaar

STATE OF WISCONSIN )  
 )ss  
 DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, John Aufderhaar and Christine Aufderhaar, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
 Notary Public, State of Wisconsin  
 My Commission Expires/Is Permanent: \_\_\_\_\_

## 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 \_\_\_\_\_, 20\_\_\_\_.



By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, 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: \_\_\_\_\_

14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmcar

 planners   engineers   advisors Phone: (800) 261-3898		FN: 210359	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET 4 OF 6</b>
		DATE: 03/14/2022	MADISON PROPERTY MANAGEMENT, INC.	Doc. No. _____	
		REV:	ATTN: JIM STOPPLE	Vol. _____ Page _____	
		Drafted By: MMAR	1202 REGENT STREET		
		Checked By: MZIE	MADISON, WI 53715		

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**LEGAL DESCRIPTION:**

The Northeast One-half (NE 1/2) of Lot 2 and Lots 3 through 6 inclusive, Block Thirty-two (32) Original Plat of Madison, as recorded in Volume A of Plats, on Pages 3, as Document Number 102, Dane County Registry, located in the SW 1/4 - NE 1/4 of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 23; thence S00°00'43"W along the West line of the Northeast Quarter (NE 1/4) of said Section 23, 2149.75 feet; thence S89°59'17"E, 594.34 feet to the westerly most corner of the Northeast One-half (NE 1/2) of said Lot 2, and the point of beginning, said point also lying on the southeasterly right-of-way line of West Washington Avenue; thence N45°56'08"E along said southeasterly right-of-way line and along the northwesterly line of Lots 2 through 6 inclusive, 298.54 feet to the northerly most corner of said Lot 6; thence S43°53'46"E along the northeasterly line of said Lot 6, 165.83 feet to the easterly most corner of said Lot 6; thence S46°01'44"W along the southeasterly line of Lots 2 through 6 inclusive, 297.94 feet to the southerly most corner of the Northeast One-half (NE 1/2) of said Lot 2; thence N44°06'07"W along the southwesterly line of the Northeast One-half (NE 1/2) of said Lot 2, 165.34 feet to the point of beginning.

Containing 49,384 square feet or 1.134 acres more or less.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, 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.

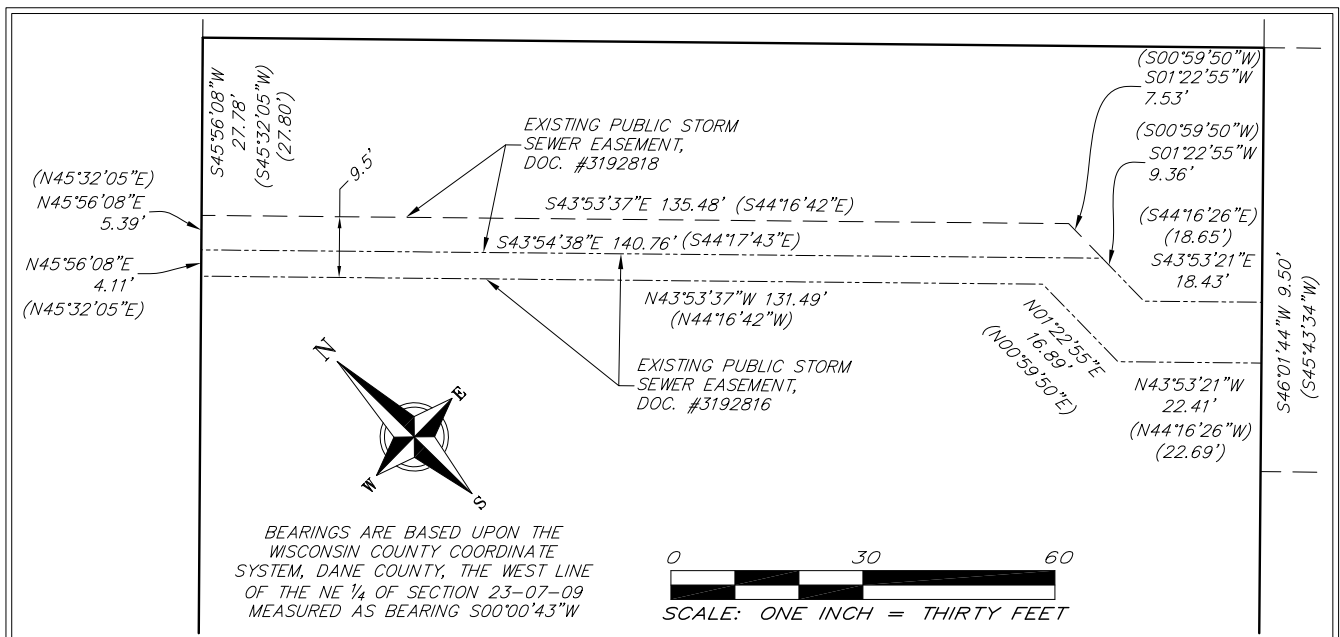
Vierbicher Associates, Inc.

By: Michael S. Marty

Date: March 1<sup>st</sup>, 2022.

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. S-2452

## PUBLIC STORM SEWER EASEMENT DETAIL



14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmcar



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

THE NORTHEAST ONE-HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-NE1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## MADISON PLAN COMMISSION CERTIFICATE:

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary  
City of Madison Plan Commission

## 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 \_\_\_\_\_, 202\_\_, 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 \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison

## 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

14 Mar 2022 - 11:19a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_CSM.dwg by: mmcar

