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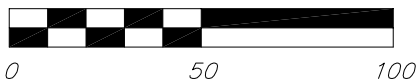
CERTIFIED SURVEY MAP No.

PART OF LOT 14, ALL OF LOTS 15-16, AND PART OF LOT 19, WELLS PLAT OF BLOCK 9, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 110, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE NORTH LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S88°45'32"E

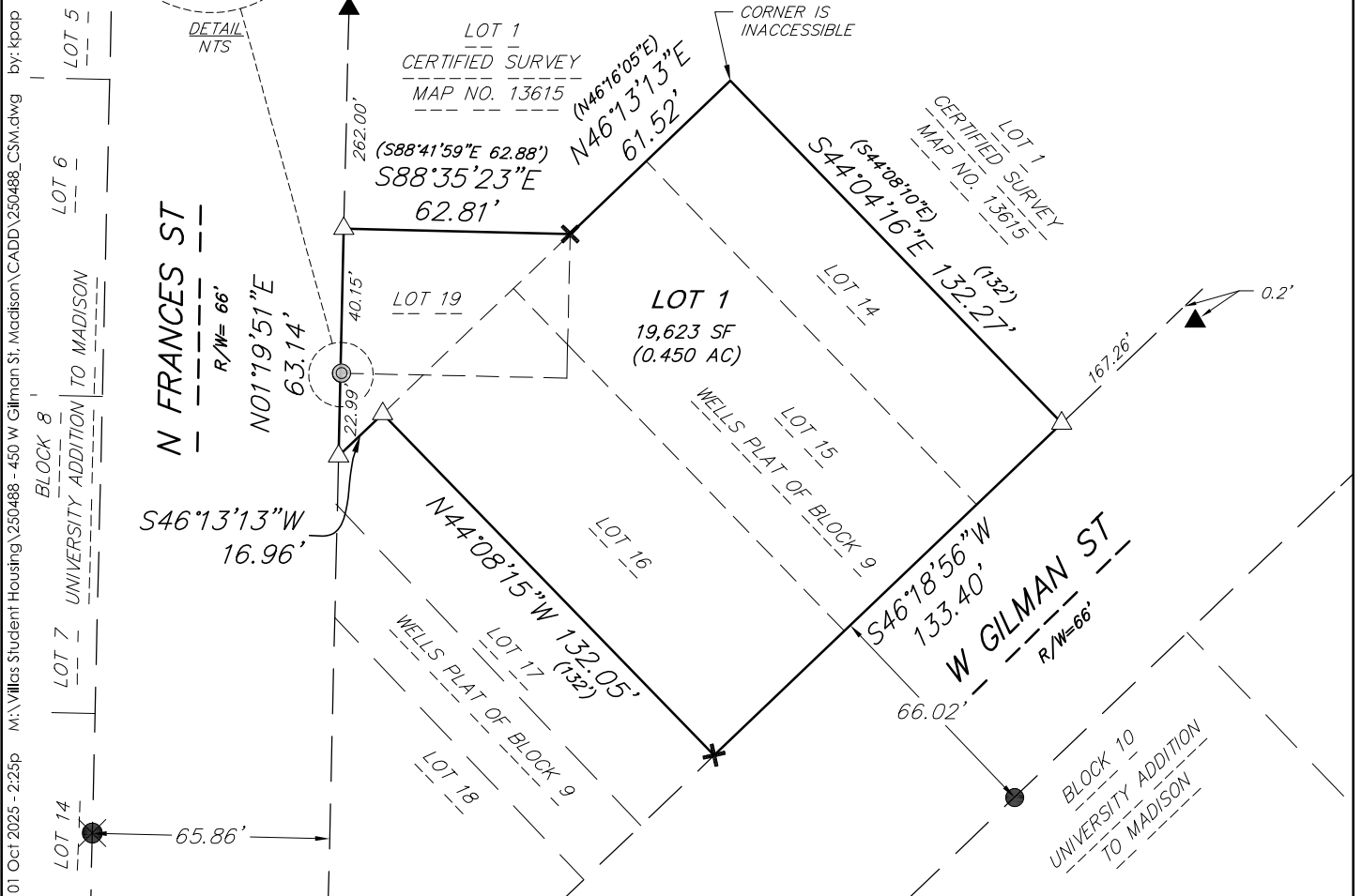
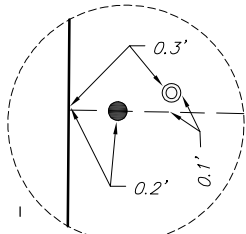
GRAPHIC SCALE: 1" = 50'



SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- ⊗ FOUND RAILROAD SPIKE
- △ SET P.K. NAIL

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL.



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Job #: 250488
Date: 10/03/2025
Rev:
Drafted By: KPAP
Checked By: JLIL

SURVEYED FOR:
VILLAS STUDENT
HOUSING
506 W. 22ND STREET
AUSTIN, TX 78708

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 7

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01 Oct 2025 - 1:43p

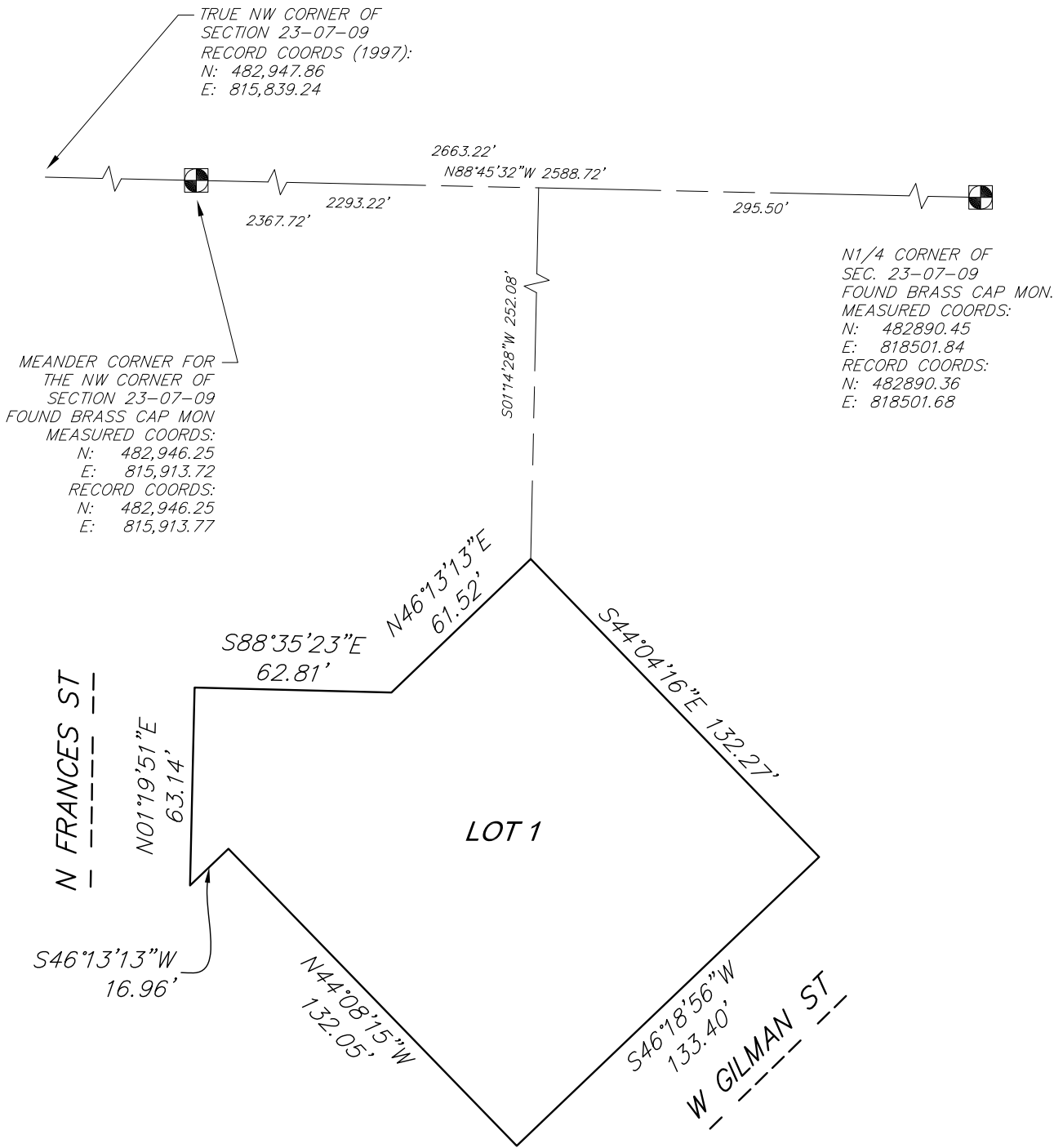
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BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY NAD83 (2011), THE NORTH
LINE OF THE NW 1/4 OF SECTION
23-07-09 MEASURED AS BEARING
S88°45'32"E

SECTION TIE DETAIL (NOT TO SCALE)



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Vol. _____ Page _____

**SHEET
2 OF 7**

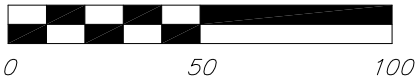
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CERTIFIED SURVEY MAP No. _____

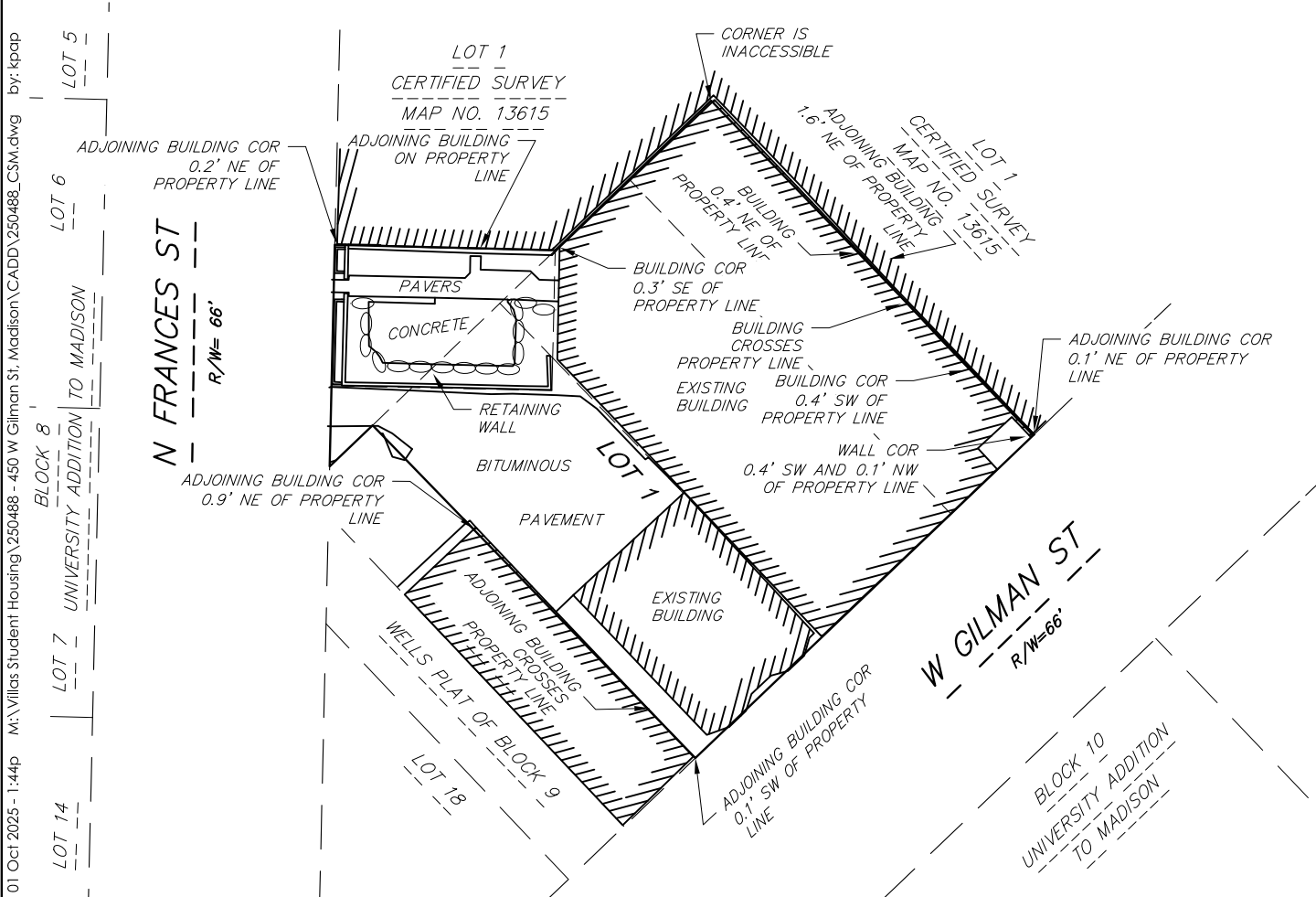
PART OF LOT 14, ALL OF LOTS 15-16, AND PART OF LOT 19, WELLS PLAT OF BLOCK 9, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 110, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 50'



EXISTING CONDITIONS



01 Oct 2025 - 1:44p M:\Villas Student Housing\250488 - 450 W Gilman St, Madison\CADD\250488_CSM.dwg by: kpap

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Job #: 250488
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HOUSING
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AUSTIN, TX 78708

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Doc. No. _____

Vol. _____ Page _____

SHEET
3 OF 7

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by: kpap
01 Oct 2025 - 1:44p

CERTIFIED SURVEY MAP No. _____

PART OF LOT 14, ALL OF LOTS 15–16, AND PART OF LOT 19, WELLS PLAT OF BLOCK 9, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 110, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: October 3, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Part of Lot 14, all of Lots 15–16, and part of Lot 19, Wells Plat of Block 9, University Addition to Madison recorded as Document Number 110, located in the NE1/4 of the NW1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence N88°45’32”W, 295.50 feet along the north line of said NW1/4 of Section 23; thence S01°14’28”W, 252.08 feet to a point on the southerly line of Lot 1, Certified Survey Map No. 13615, recorded in Volume 89 of Certified Survey Maps on Pages 151–156 as Document Number 5036719, Dane County Registry and point of beginning; thence S44°04’16”E, 132.27 feet along said southerly line to the most southerly corner of said Lot 1; thence S46°18’56”W, 133.40 feet along the northwesterly right of way line of West Gilman Street to the most easterly corner of Lot 17, Wells Plat of Block 9, University Addition to Madison; thence N44°08’15”W, 132.05 feet along the northeast line of said Lot 17 to the most northerly corner of said Lot 17; thence S46°13’13”W, 16.96 feet along the northwest line of said Lot 17 to the south corner of said Lot 19 and a point on the east right of way line of North Frances Street; thence N01°19’51”E, 63.14 feet along said east right of way line to the southwest corner of said Lot 1, Certified Survey Map Number 13615; thence S88°35’23”E, 62.81 feet along the southerly line of said Lot 1; thence N46°13’13”E, 61.52 feet along said southerly line to the point of beginning. Contains 19,623 square feet (0.450 acres).



PART OF LOT 14, ALL OF LOTS 15-16, AND PART OF LOT 19, WELLS PLAT OF BLOCK 9, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 110, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Bella Giardina, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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 the map hereon.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, 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: _____

PART OF LOT 14, ALL OF LOTS 15-16, AND PART OF LOT 19, WELLS PLAT OF BLOCK 9, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 110, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Ridgeview Apartments of Madison, LLP, a Wisconsin limited liability partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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 the map hereon.

Notary Public, State of Wisconsin

My Commission expires: _____

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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 RES–_____, 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____.

Lydia A. McComas, 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

