

DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

⊕

FOUND PLSS MONUMENT AS NOTED

●

FOUND 3/4" REBAR (UNLESS NOTED)

○

SET 3/4" REBAR

CSM

CERTIFIED SURVEY MAP

(100.00')

RECORD BEARING OR DISTANCE



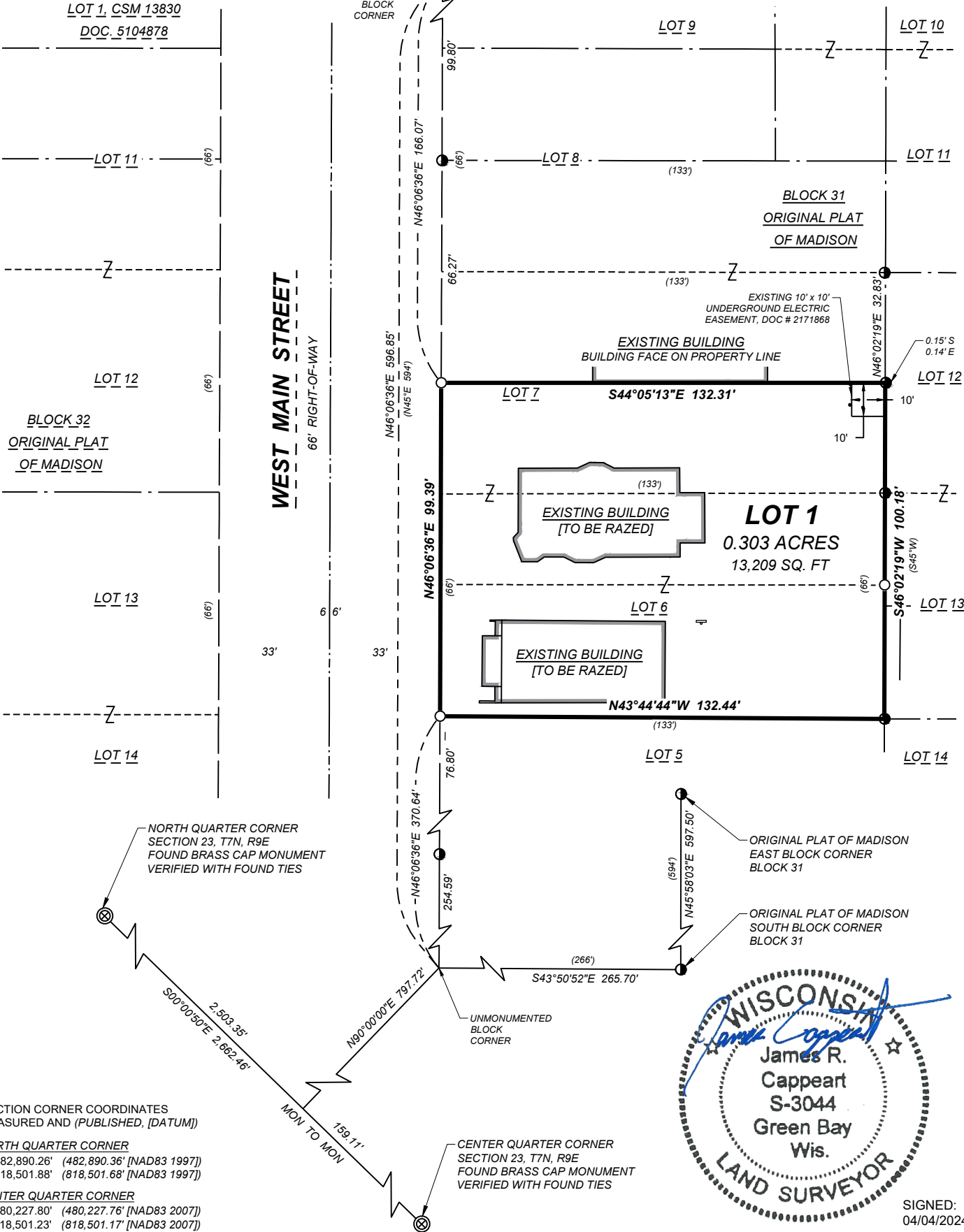
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WISCRS DANE COUNTY ZONE - NAD83 (2011), GRID NORTH, WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 23 MEASURED TO BEAR S0°00'50"E



Office of the Register of Deeds  
Dane County, Wisconsin

Received for recording on \_\_\_\_\_,  
20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_M, and  
recorded in Vol. \_\_\_\_\_ of CSMs  
on page(s) \_\_\_\_\_,  
Document No. \_\_\_\_\_.

\_\_\_\_\_, Register of Deeds



SIGNED:  
04/04/2024

FIELD WORK DATE: OCTOBER 18, 2023  
DRAFTED BY: SMR  
CHECKED BY: JRC  
PROJECT NO: 230116



281 W Netherwood Road, Suite 1  
Madison, WI 53575  
(608) 204-0909  
www.JT-Engineering.com

SURVEY PREPARED FOR:  
VANILLA 301 LLC  
25 W MAIN STREET, STE 500  
MADISON, WI 53703

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ALL OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **JAMES R. CAPPEART**, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER OF **VANILLA 301 LLC**, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, I HAVE SURVEYED, MONUMENTED, MAPPED AND COMBINED THIS PROPERTY AND THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISIONS OF THE LAND SURVEYED, AND IS DESCRIBED AS:

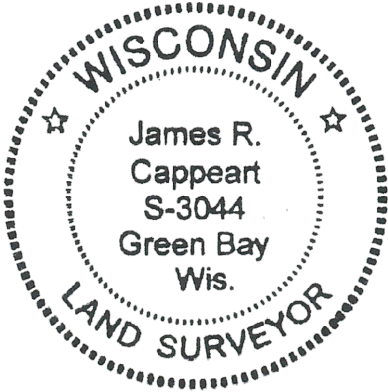
A PARCEL OF LAND BEING ALL OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23;  
THENCE S00°00'50"E, 2,503.35 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;  
THENCE N90°00'00"E, 797.72 FEET TO THE WEST BLOCK CORNER OF BLOCK 31, ORIGINAL PLAT OF MADISON;  
THENCE N46°06'36"E, 331.39 FEET ALONG THE NORTHWEST LINE OF SAID BLOCK 31, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET TO THE WEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING;  
THENCE CONTINUING N46°06'36"E, 99.39 FEET ALONG THE NORTHWEST LINE OF SAID BLOCK 31, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET;  
THENCE S44°05'13"E, 132.31 FEET TO THE SOUTHEAST LINE OF LOT 7 OF SAID BLOCK 31;  
THENCE S46°02'19"W, 100.18 FEET ALONG SAID SOUTHEAST LINE AND THE SOUTHEAST LINE OF LOT 6 OF SAID BLOCK 31 TO THE WEST CORNER OF SAID LOT 6;  
THENCE N43°44'44"W, 132.44 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

THE PARCEL BEING DESCRIBED WITH THIS CERTIFIED SURVEY MAP CONTAINS 13,209 SQUARE FEET OR 0.303 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.



**JAMES R. CAPPEART**  
PROFESSIONAL LAND SURVEYOR, NO. S-3044  
DATED APRIL 4TH, 2024  
FILE NO. 230116



"APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION."

BY: \_\_\_\_\_ FOR \_\_\_\_\_ DATE: \_\_\_\_\_  
MATTHEW WATCHER, SECRETARY OF THE PLAN COMMISSION

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED THAT THIS CERTIFIED SURVEY MAP LCOATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
MARIBETH L WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY WISCONSIN

FIELD WORK DATE: OCTOBER 18, 2023  
DRAFTED BY: SMR  
CHECKED BY: JRC  
PROJECT NO: 230116

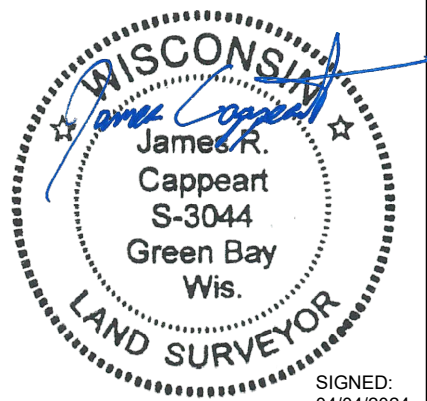


281 W Netherwood Road, Suite 1  
Madison, WI 53575  
(608) 204-0909  
www.JT-Engineering.com

SURVEY PREPARED FOR:  
THE NEUTRAL PROJECT  
25 W MAIN STREET, STE 500  
MADISON, WI 53703

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CORPORATE OWNERS CERTIFICATE

**VANILLA 301 LLC**, AS OWNER(S), WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF SAID OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AT \_\_\_\_\_, WISCONSIN, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NAME, TITLE

\_\_\_\_\_  
NAME, TITLE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

PERSONALLY CAME BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED OWNER(S), TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE FOREGOING DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT AND HEREBY CONSENTS TO THE FORGOING OWNERS CERTIFICATE.

IN WITNESS WHERE OF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND COUNTERSIGNED BY ITS OFFICER(S) LISTED BELOW, AT \_\_\_\_\_, \_\_\_\_\_, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
WRITTEN NAME/TITLE:

\_\_\_\_\_  
SIGNATURE:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

PERSONALLY CAME BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED INDIVIDUAL(S)/OFFICER(S) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER(S) AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

