

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

LOTS 6-9, BLOCK 155, ORIGINAL PLAT OF MADISON, LOCATED IN GOVERNMENT LOT 5, SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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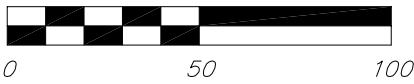
### SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ( ) RECORDED AS INFORMATION

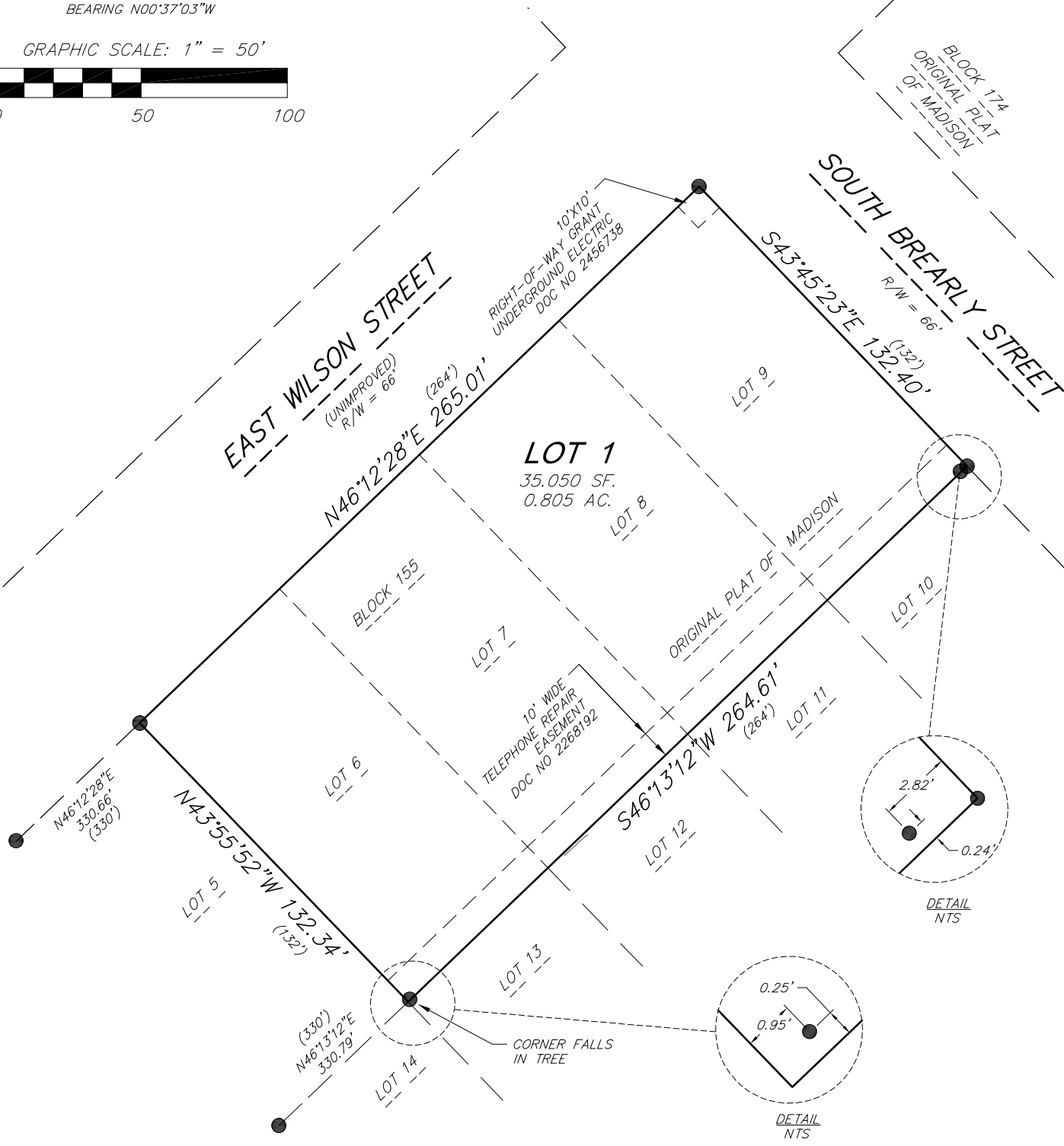


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(2011), THE WEST LINE OF THE SE1/4 OF SECTION 13-07-09 MEASURED AS BEARING N00°37'03"W

GRAPHIC SCALE: 1" = 50'



07 Oct 2024 - 8:57a M:\SARA Investment Real Estate\240467\_306 S Brearly St\CADD\240467 - CSM.dwg by: kpap



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL

**vierbicher**  
planners | engineers | advisors



Job #: 240467  
Date: 10/07/2024  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

**SURVEYED FOR:**  
Brearly Street Property Group  
1955 Atwood Ave  
Madison, WI 53704

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

**SHEET**  
**1 OF 5**

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## SECTION TIE DETAIL

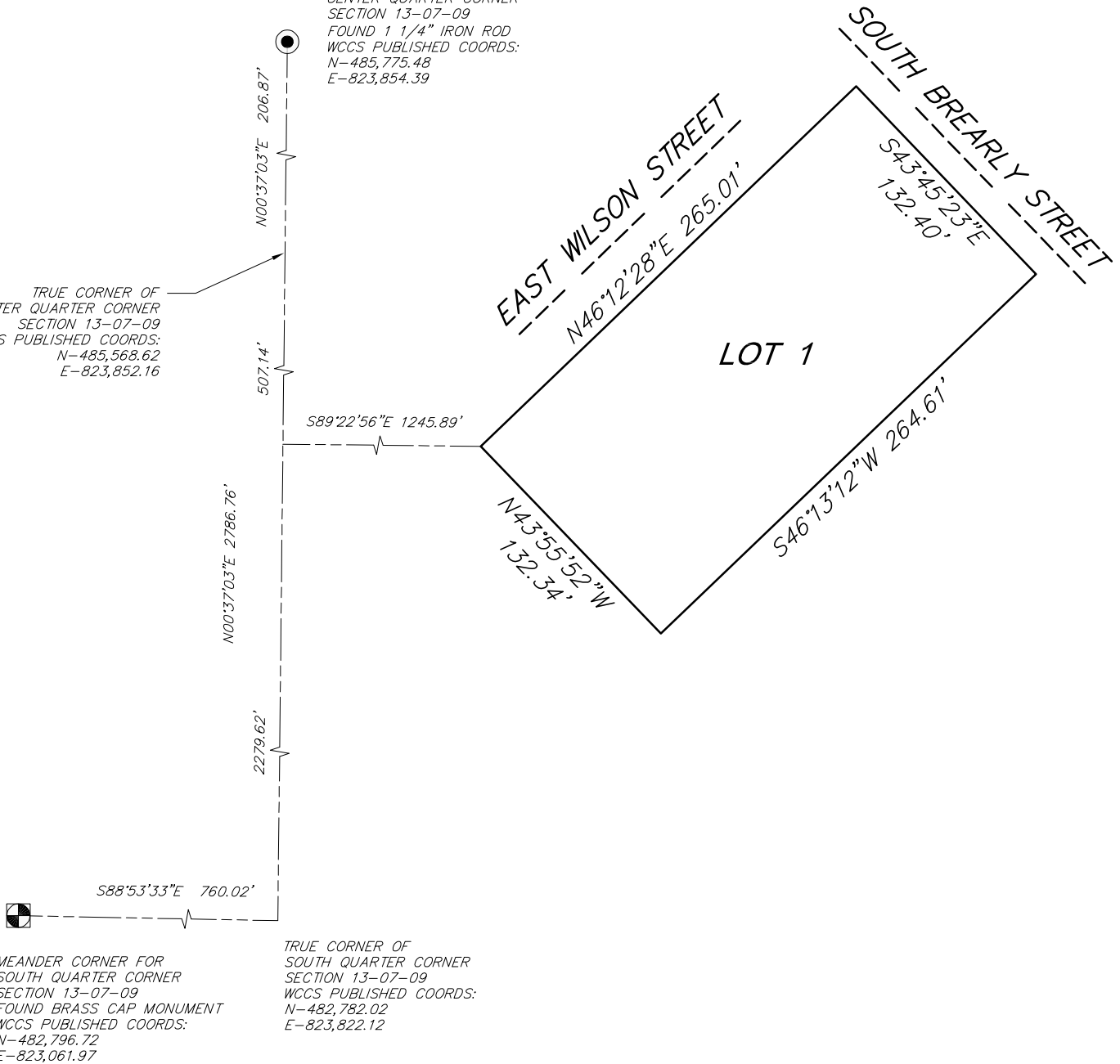
(NOT TO SCALE)

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(2011), THE WEST LINE OF THE SE1/4 OF SECTION 13-07-09 MEASURED AS BEARING N00°37'03"W

MEANDER CORNER FOR CENTER QUARTER CORNER SECTION 13-07-09  
FOUND 1 1/4" IRON ROD  
WCCS PUBLISHED COORDS:  
N-485,775.48  
E-823,854.39

TRUE CORNER OF CENTER QUARTER CORNER SECTION 13-07-09  
WCCS PUBLISHED COORDS:  
N-485,568.62  
E-823,852.16

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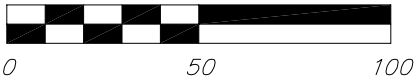
LOTS 6-9, BLOCK 155, ORIGINAL PLAT OF MADISON, LOCATED IN GOVERNMENT LOT 5, SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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## EXISTING CONDITIONS

GRAPHIC SCALE: 1" = 50'



**EAST WILSON STREET**  
(UNIMPROVED)  
R/W = 66'

**SOUTH BREARLY STREET**  
R/W = 66'

BLOCK 174  
ORIGINAL PLAT  
OF MADISON

**LOT 1**

FENCE CORNER  
1.4' NE OF  
PROPERTY LINE

FENCE CORNER  
1.2' NE OF  
PROPERTY LINE  
ASPHALT CORNER  
0.8' NE OF  
PROPERTY LINE

ASPHALT CORNER  
1.1' NE OF  
PROPERTY LINE

CONCRETE CORNER  
0.7' NW OF  
PROPERTY LINE

CONCRETE

EXISTING BUILDING

BITUMINOUS

PAVEMENT

CONCRETE

LOT 5

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

ASPHALT 0.2'  
NW OF PROPERTY  
LINE

FENCE 0.9'  
NW OF PROPERTY  
LINE

FENCE 0.2'  
SE OF PROPERTY  
LINE

FENCE CORNER  
1.0' SE OF  
PROPERTY LINE

FENCE  
0.7' SE OF  
PROPERTY LINE

23.0'

13.4'

13.5'

22.6'

04 Oct 2024 - 1:41p M:\SARA Investment Real Estate\240467\_306 S Brearly St\CADD\240467 - CSM.dwg by: kpap



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LOTS 6–9, BLOCK 155, ORIGINAL PLAT OF MADISON, LOCATED IN GOVERNMENT LOT 5, SECTION 13, 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 7, 2024

**DRAFT**

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

### DESCRIPTION:

Lots 6, 7, 8, and 9, Block 155, Original Plat of Madison, Located in Government Lot 5, Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin. Contains 35,050 square feet (0.805 acres).

### 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 \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

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

M:\SARA Investment Real Estate\240467\_306 S Bready S\CADD\240467 - CSM.dwg by: kpap 04 Oct 2024 - 1:41p



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

LOTS 6-9, BLOCK 155, ORIGINAL PLAT OF MADISON, LOCATED IN GOVERNMENT LOT 5, SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

Brearly Street Property Group 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.

BREARLY STREET PROPERTY GROUP LLC

\_\_\_\_\_

PRINT NAME AND TITLE

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: \_\_\_\_\_

## 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

## NOTE:

- Lands within this CSM are subject to Easement Deed by Court Order recorded as Document No. 4965434.

