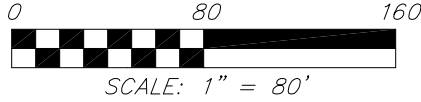


CERTIFIED SURVEY MAP No. _____

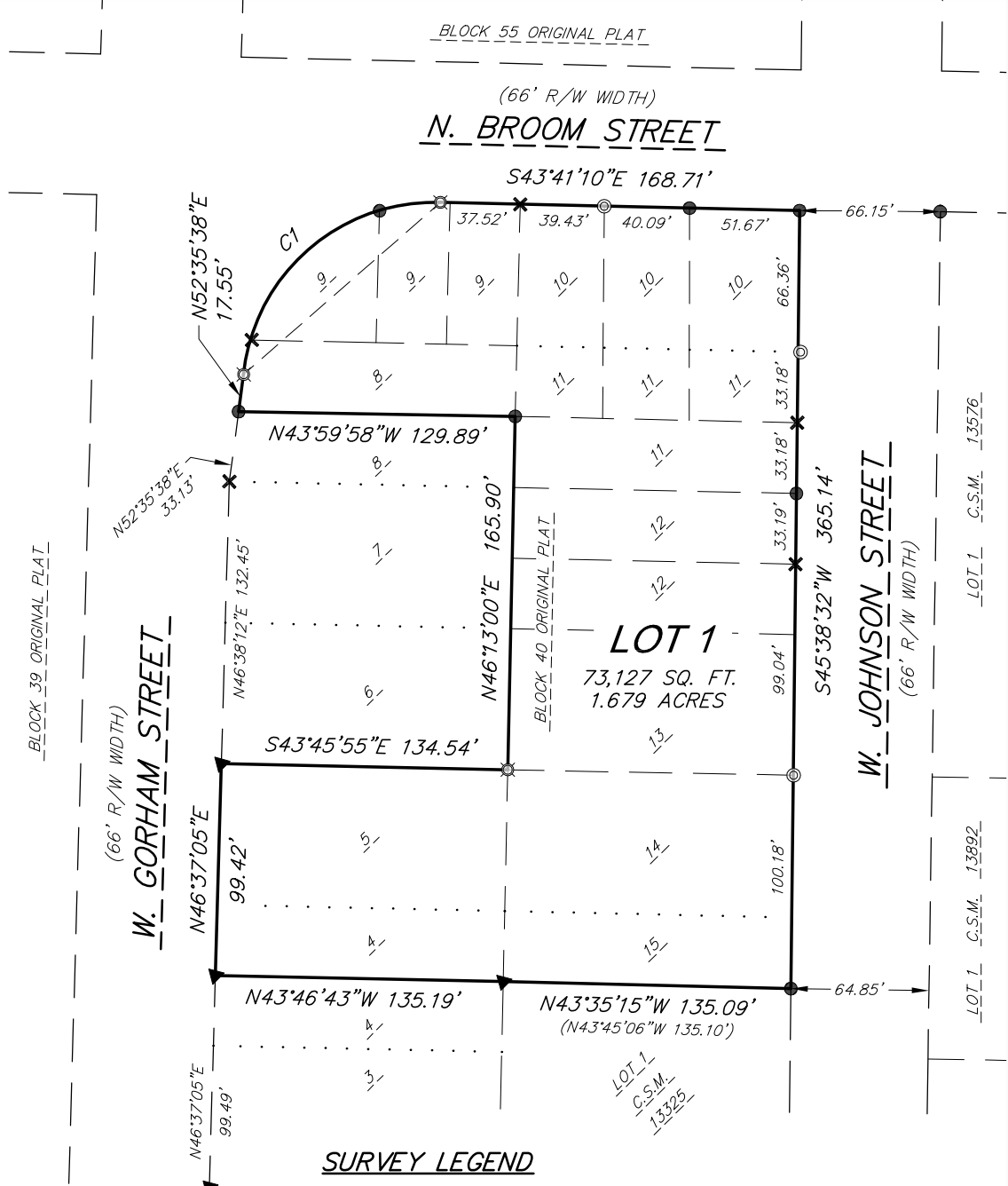
PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL AND SHEET 3 FOR SITE DETAILS AND EASEMENTS

CURVE DATA

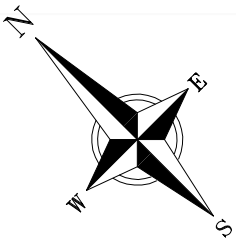
NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	85°57'36"	90.00'	135.03'	S 86°09'26" E	122.71'	N50°51'46" E	S43°10'38" E



SURVEY LEGEND

- ⊙ FOUND 1" ϕ IRON PIPE (UNLESS OTHERWISE NOTED)
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ϕ IRON ROD
- × FOUND CHISELED "X"
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

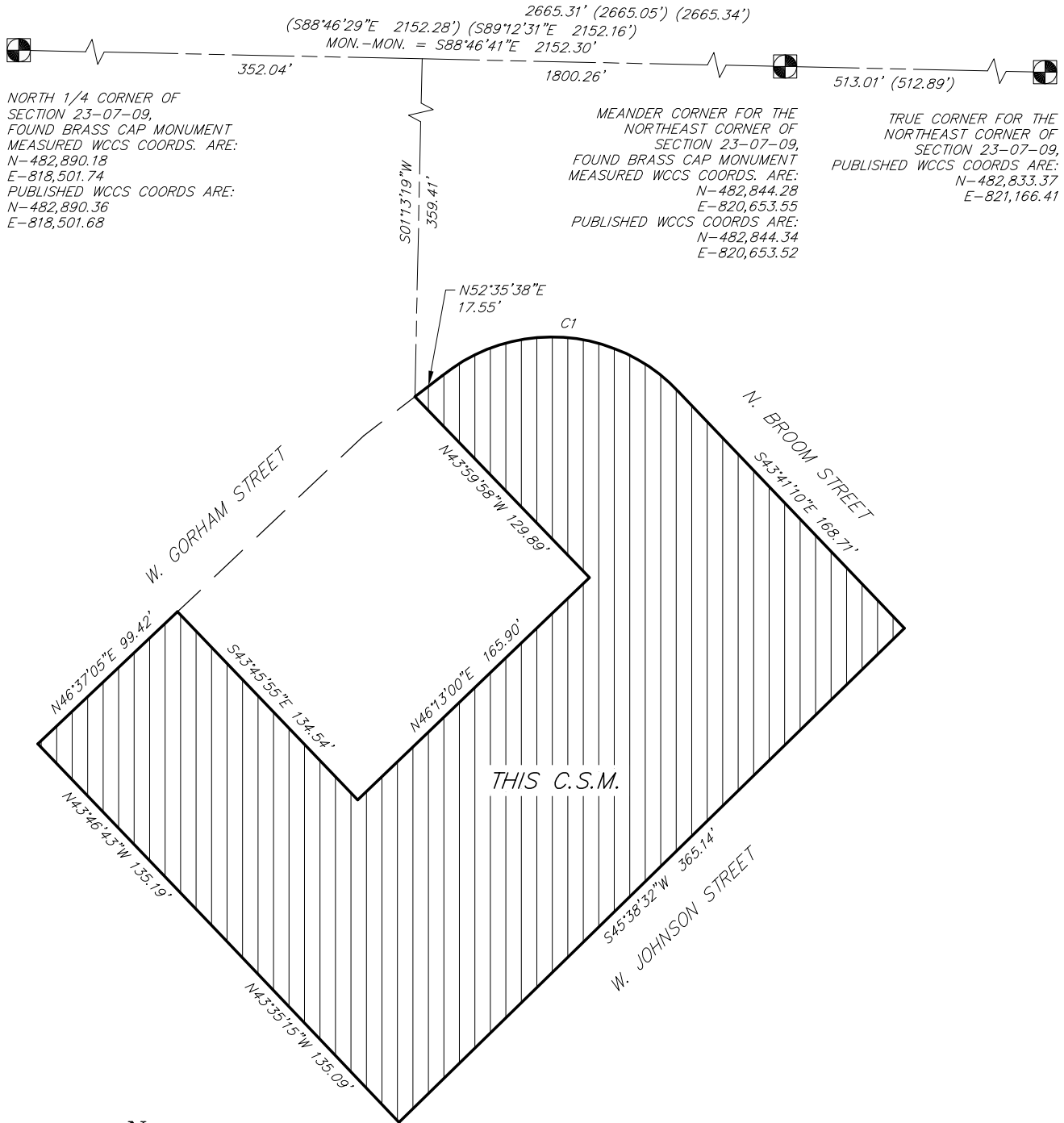


GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 23 MEASURED AS BEARING S88°46'41" E

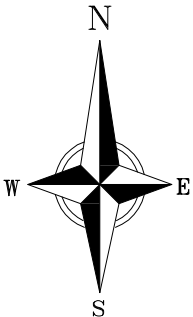


CERTIFIED SURVEY MAP No. _____

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL
(NOT TO SCALE)



GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 23 MEASURED AS BEARING S88°46'41"E

NOTE:
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH DANIEL RODMAN'S TIE SHEET DATED NOVEMBER 04, 2008 FOR THE MEANDER CORNER FOR THE NORTHEAST CORNER OF SECTION 23-07-09 AND GREGORY JONES TIE SHEET DATED DECEMBER 16, 2008 FOR THE NORTH 1/4 CORNER OF SECTION 23-07-09. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS JANUARY 24, 2023.

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220322
DATE: 07/20/2023
REV:
Drafted By: MZIE
Checked By: JZAM

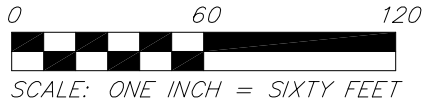
SURVEYED FOR:
Core Spaces, LLC
1643 N. Milwaukee Ave.
5th Floor
Chicago, IL 60647

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

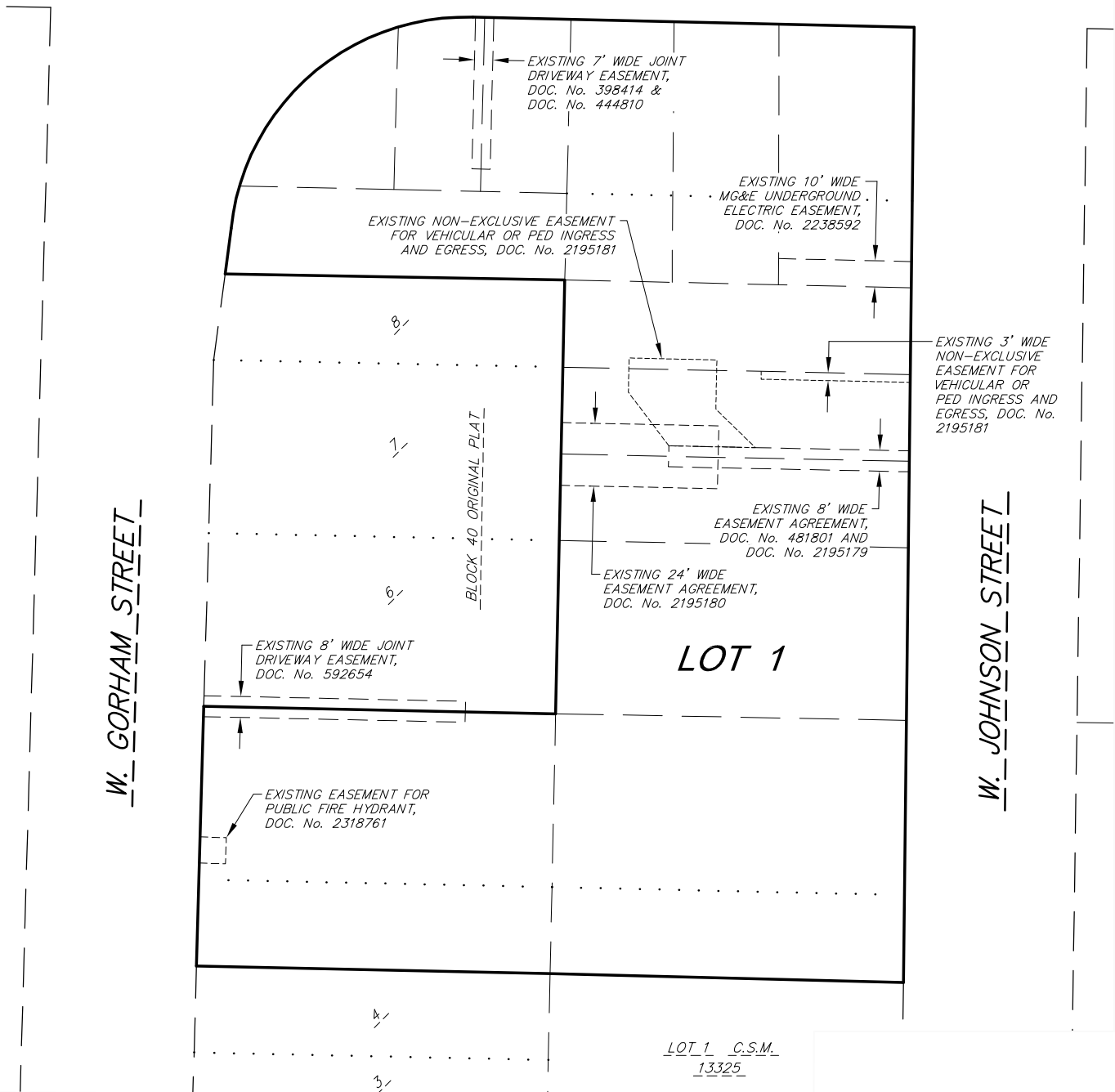
SHEET
2 OF 7

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

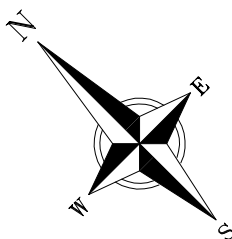


N. BROOM STREET



GENERAL NOTES:

- This Certified Survey Map is subject to the following:
 - Airspace Easement and Indemnification Agreement, Doc. No. 4154069.
 - Agreement Respecting Airspace and Construction Easements, Doc. No. 5061110.



EXISTING EASEMENTS

20 Jul 2023 - 8:25p M:\Core Spaces\220322 - McCormick Apartments\CADD\220322 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220322
DATE: 07/20/2023
REV:
Drafted By: MZIE
Checked By: JZAM

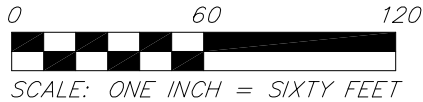
SURVEYED FOR:
Core Spaces, LLC
1643 N. Milwaukee Ave.
5th Floor
Chicago, IL 60647

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
3 OF 7

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

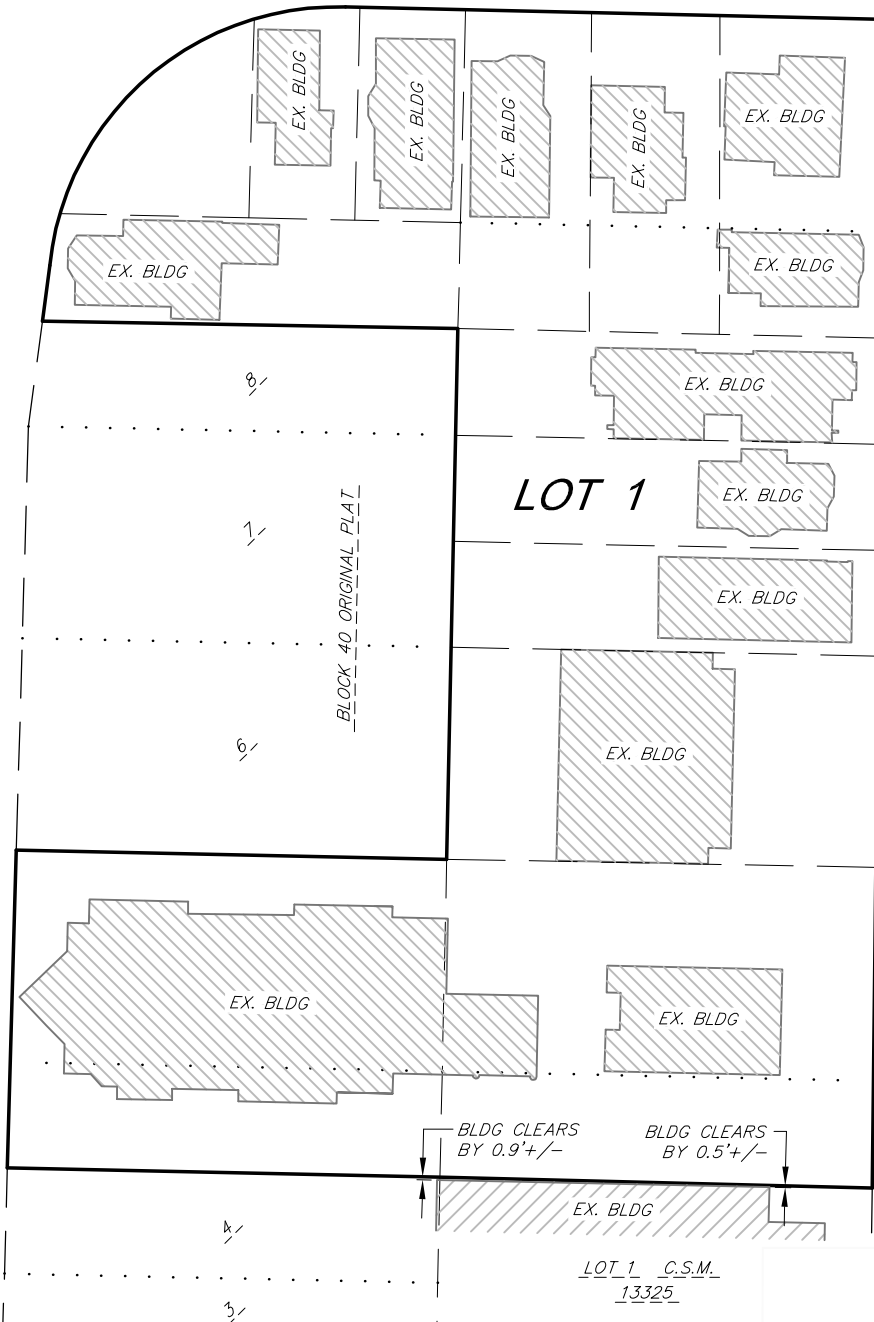


NOTE: ALL EXISTING BUILDINGS WITHIN THE BOUNDARY OF THIS C.S.M. ARE TO BE REMOVED PRIOR TO SITE REDEVELOPMENT

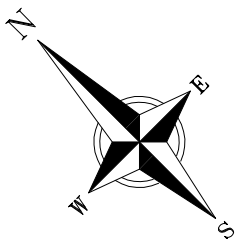
N. BROOM STREET

W. GORHAM STREET

W. JOHNSON STREET



EXISTING SITE DETAILS



20 Jul 2023 - 8:24p M:\Core Spaces\220322 - McCormick Apartments\CADD\220322 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 220322
DATE: 07/20/2023
REV:
Drafted By: MZIE
Checked By: JZAM

SURVEYED FOR:
Core Spaces, LLC
1643 N. Milwaukee Ave.
5th Floor
Chicago, IL 60647

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 7**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Part of Lots 4, 8, 9 and 15, Block 40 and all of Lots 5, 10, 11, 12, 13 and 14, Block 40, Original Plat of Madison as recorded in Volume A of Plats, on Page 3, as Document Number 102 and located in the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 23; thence S88°46'41"E, along the north line of the Northeast Quarter of said Section 23, a distance of 352.04 feet; thence S01°13'19"W, 359.41 feet to southeasterly right-of-way line of West Gorham Street and the point of beginning of this description; thence N52°35'38"E, along said southeasterly right-of-way line, 17.55 feet to a point of curvature; thence 135.03 feet along said right-of-way line and the arc of a curve to the right having a radius of 90.00 feet and a chord bearing S86°09'26"E, 122.71 feet; thence S43°41'10"E, along the southwesterly right-of-way line of North Broom Street, 168.71 feet to the intersection with the northwesterly right-of-way line of West Johnson Street; thence S45°38'32"W, along said northwesterly right-of-way line, 365.14 feet; thence N43°35'15"W, 135.09 feet; thence N43°46'43"W, 135.19 feet to the aforementioned southeasterly right-of-way line of West Gorham Street; thence N46°37'05"E, along said southeasterly right-of-way line, 99.42 feet; thence S43°45'55"E, 134.54 feet; thence N46°13'00"E, 165.90 feet; thence N43°59'58"W, 129.89 feet to said southeasterly right-of-way line of West Gorham Street and the point of beginning.

Said description contains 73,127 square feet or 1.679 acres, more or less.

20 Jul 2023 - 8:23p M:\Core Spaces\220322 - McCormick Apartments\CADD\220322 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220322
DATE: 07/20/2023
REV:
Drafted By: MZIE
Checked By: JZAM

SURVEYED FOR:
Core Spaces, LLC
1643 N. Milwaukee Ave.
5th Floor
Chicago, IL 60647

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
5 OF 7**

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 _____, 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_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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 J. Ziehr

Date: _____

Signed: **"DRAFT"**

Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023, at o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

20 Jul 2023 - 8:21p M:\Core Spaces\220322 - McCormick Apartments\CADD\220322 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220322
DATE: 07/20/2023
REV:
Drafted By: MZIE
Checked By: JZAM

SURVEYED FOR:
Core Spaces, LLC
1643 N. Milwaukee Ave.
5th Floor
Chicago, IL 60647

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
7 OF 7**