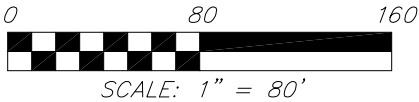


CERTIFIED SURVEY MAP No.

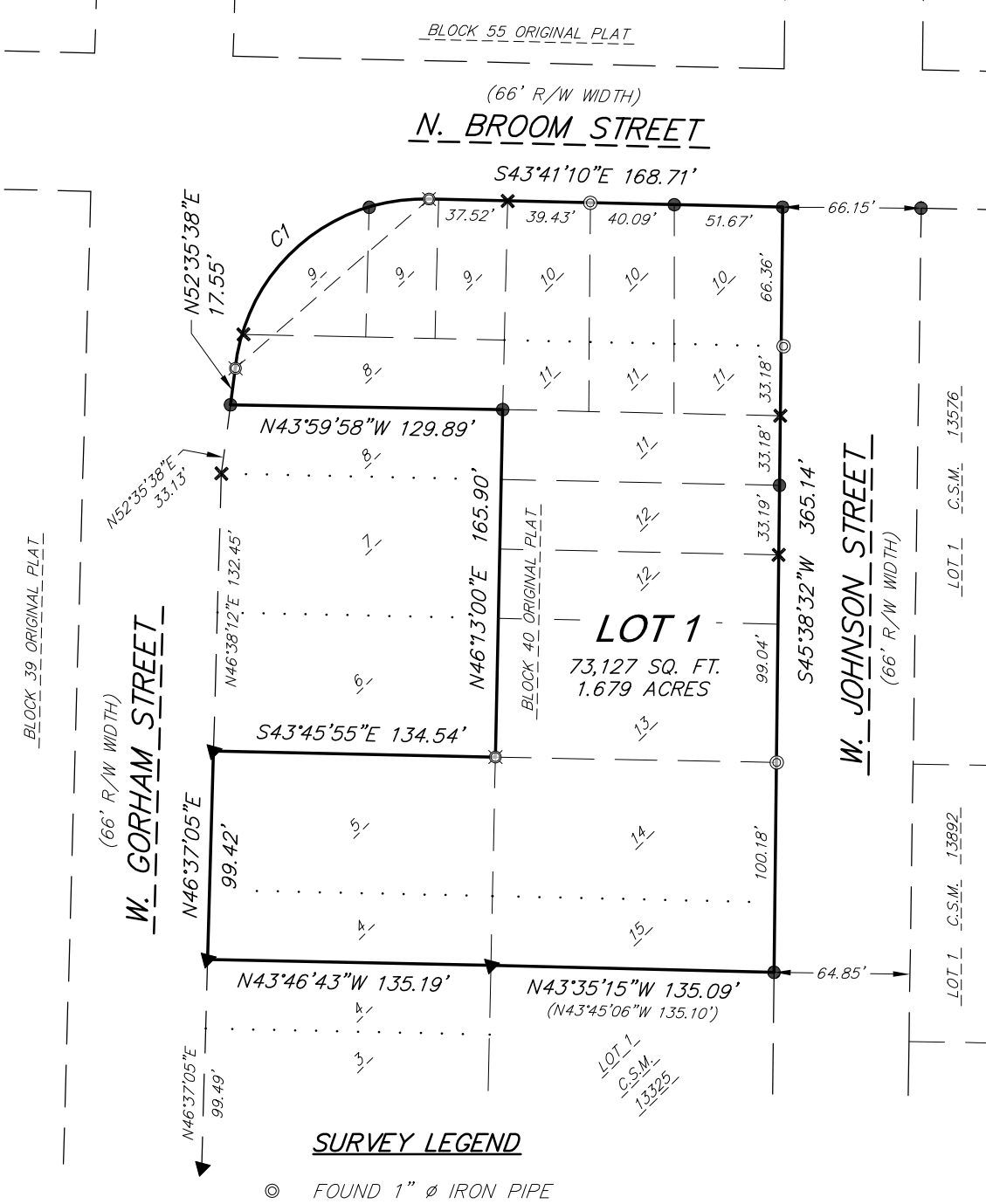
PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY,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



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

CURVE DATA

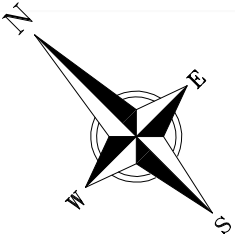
NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	85°57'36"	90.00'	135.03'	S 86°09'26" E	122.71'	N50°51'46" E	S43°10'38" E



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE (UNLESS OTHERWISE NOTED)
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø 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

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. \_\_\_\_\_

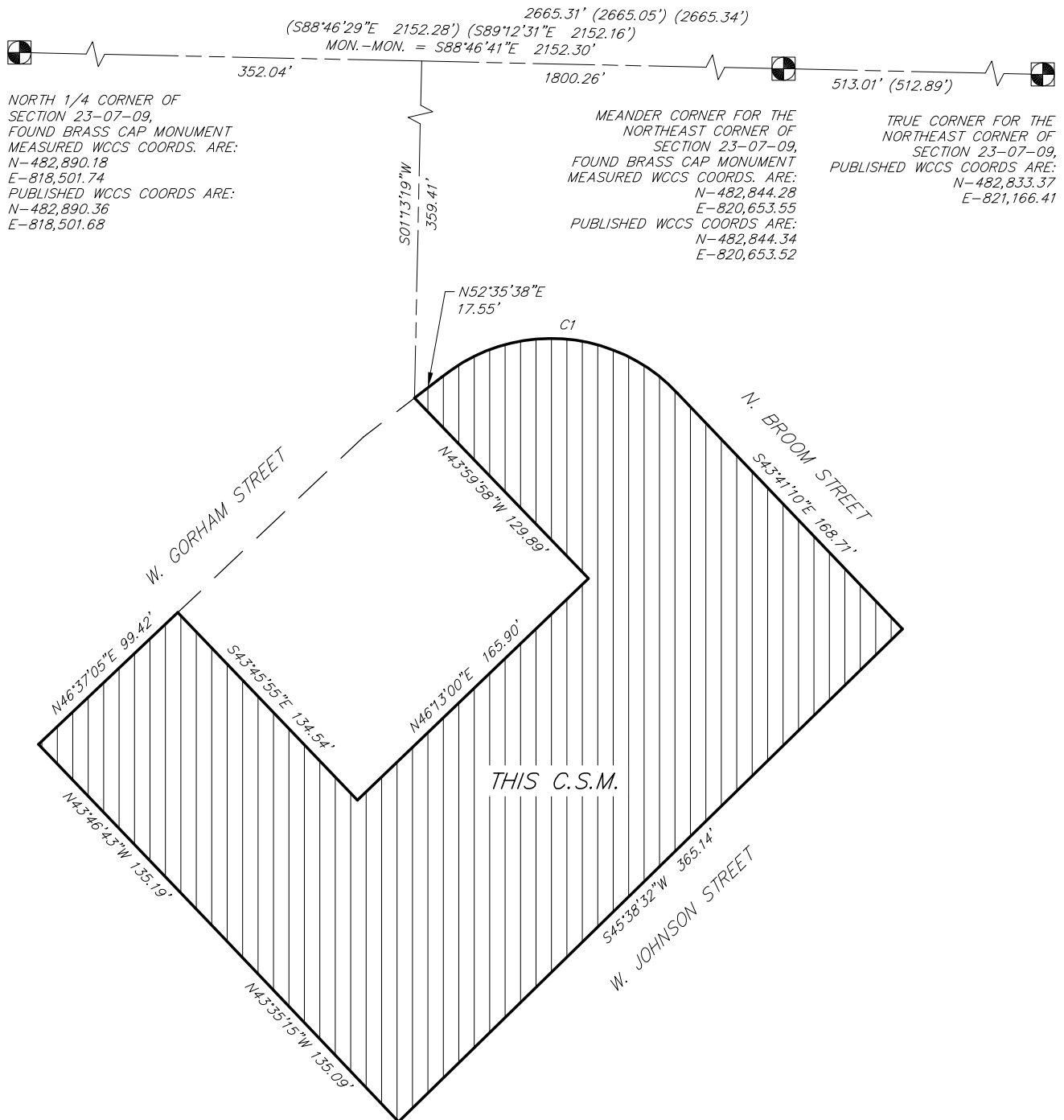
Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

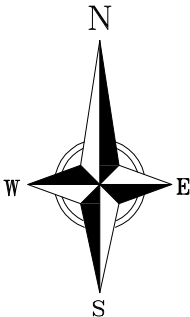
SHEET  
1 OF 7

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



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.

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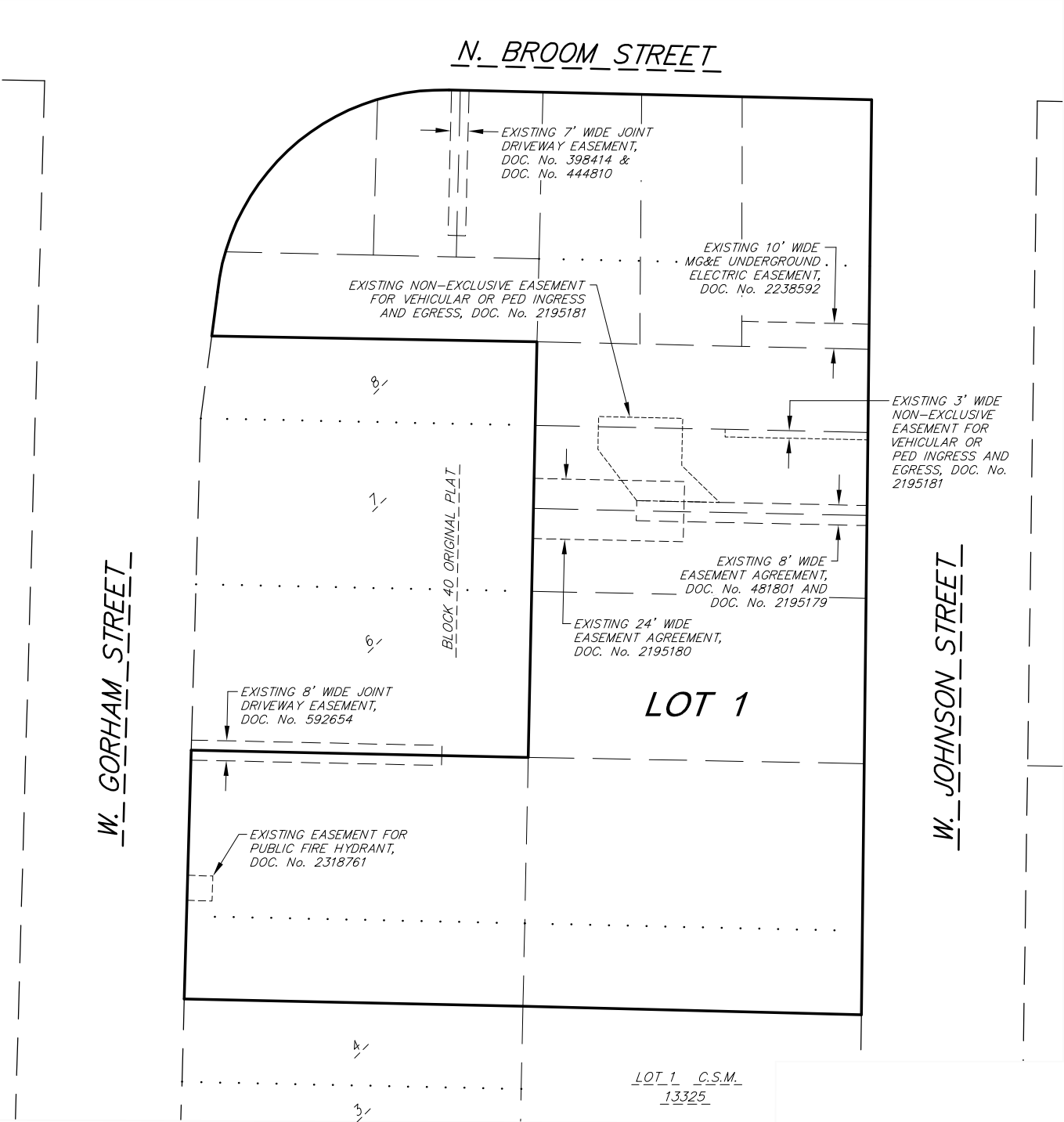
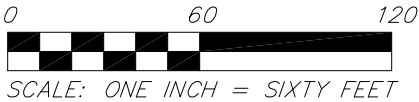
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
2 OF 7

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

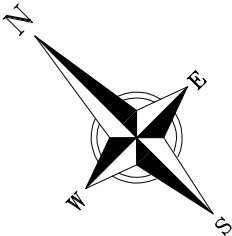
CERTIFIED SURVEY MAP No. \_\_\_\_\_

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GENERAL NOTES:

1. 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

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DATE: 07/20/2023  
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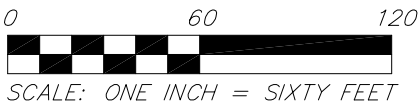
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Chicago, IL 60647

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

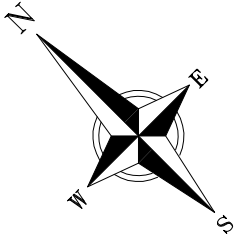
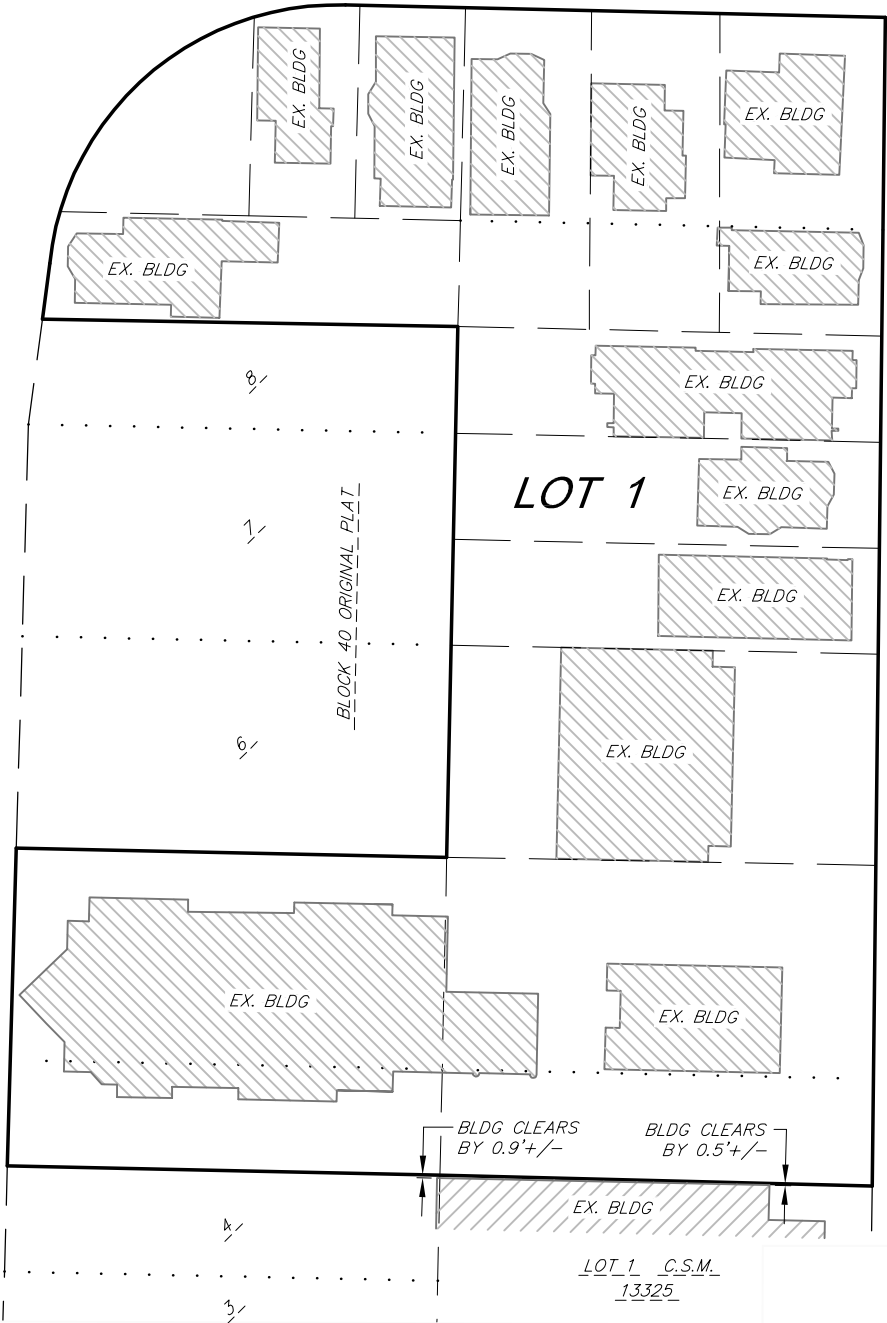


NOTE: ALL EXISTING BUILDINGS WITHIN THE BOUNDARY OF THIS C.S.M. ARE TO BE REMOVED PRIOR TO SITE REDEVELOPMENT

N. BROOM STREET

W. GORHAM STREET

W. JOHNSON STREET



EXISTING SITE DETAILS

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

**SHEET**  
**4 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

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.

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*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

OWNER'S CERTIFICATE

\_\_\_\_\_, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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: \_\_\_\_\_

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 and mapping 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 \_\_\_\_\_, 2023.

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

*State of Wisconsin*)  
)  
*County of Dane*) ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
\_\_\_\_\_, 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: \_\_\_\_\_



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

