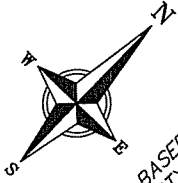


CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, PART OF LOT 2, AND PART OF LOT 18, ALL IN BLOCK 32, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

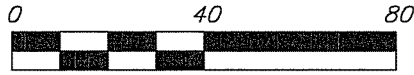


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING N00°00'40"E

SURVEY LEGEND

- ☒ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" Ø IRON PIPE UNLESS OTHERWISE NOTED
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ▲ FOUND MAG NAIL
- ⊠ SET 3/4"Ø x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION

NORTH 1/4 CORNER OF SEC. 23-07-09
CONC. MON. WITH BRASS CAP
OF RECORD FOUND, PUBLISHED
COORDS: N=482890.36
E=818501.68
*SEE NOTES ON SHEET 2.

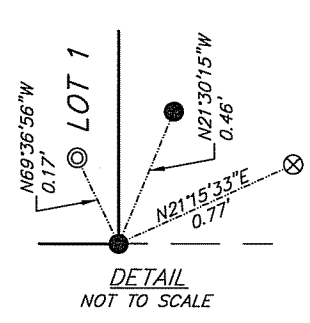
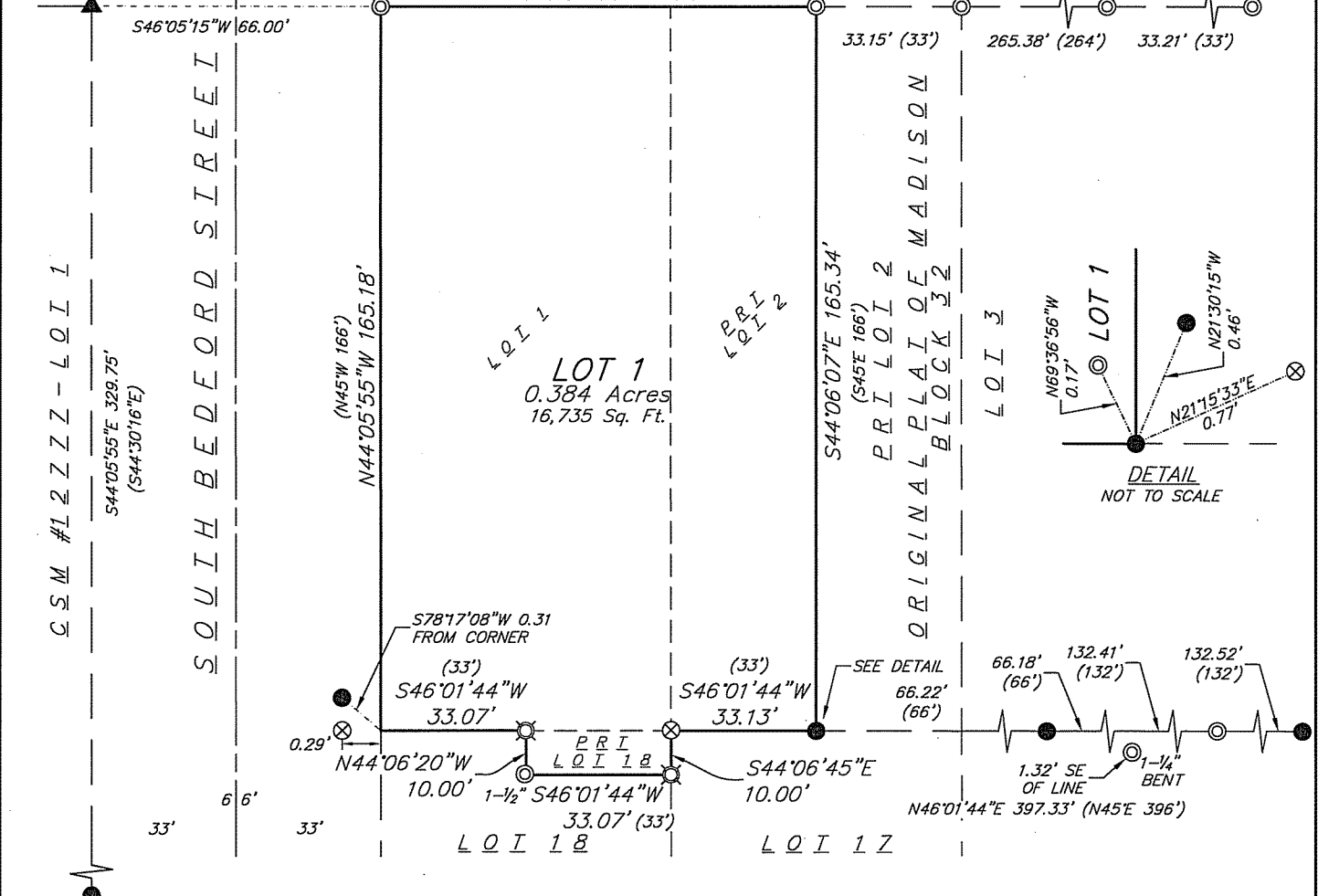


SCALE: ONE INCH = FORTY FEET

WEST WASHINGTON AVENUE

R/W = 132'

CENTER OF SEC. 23-07-09
CONC. MON. WITH BRASS CAP
OF RECORD FOUND, PUBLISHED
COORDS: N=480227.76
E=818501.17
*SEE NOTES ON SHEET 2.



19 Jun 2018 - 5:20p M:\PJB II, Inc\180133_555 W Washington Avenue\CADD\180133_CSM.dwg by: mmr

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	FN: 180133 DATE: 06/19/2018	SURVEYED FOR: PJB-II, Inc. 2303 W. Beltline Hwy. Madison, WI 53701-1526	C.S.M. No. _____
	REV: _____		Doc. No. _____
	Drafted By: MMAR		Vol. _____ Page _____
	Checked By: PKNU		SHEET 1 OF 5

CERTIFIED SURVEY MAP No. _____

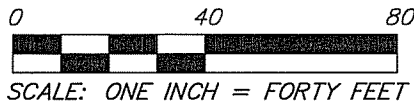
ALL OF LOT 1, PART OF LOT 2, AND PART OF LOT 18, ALL IN BLOCK 32, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING N00°00'40"E

NOTES:

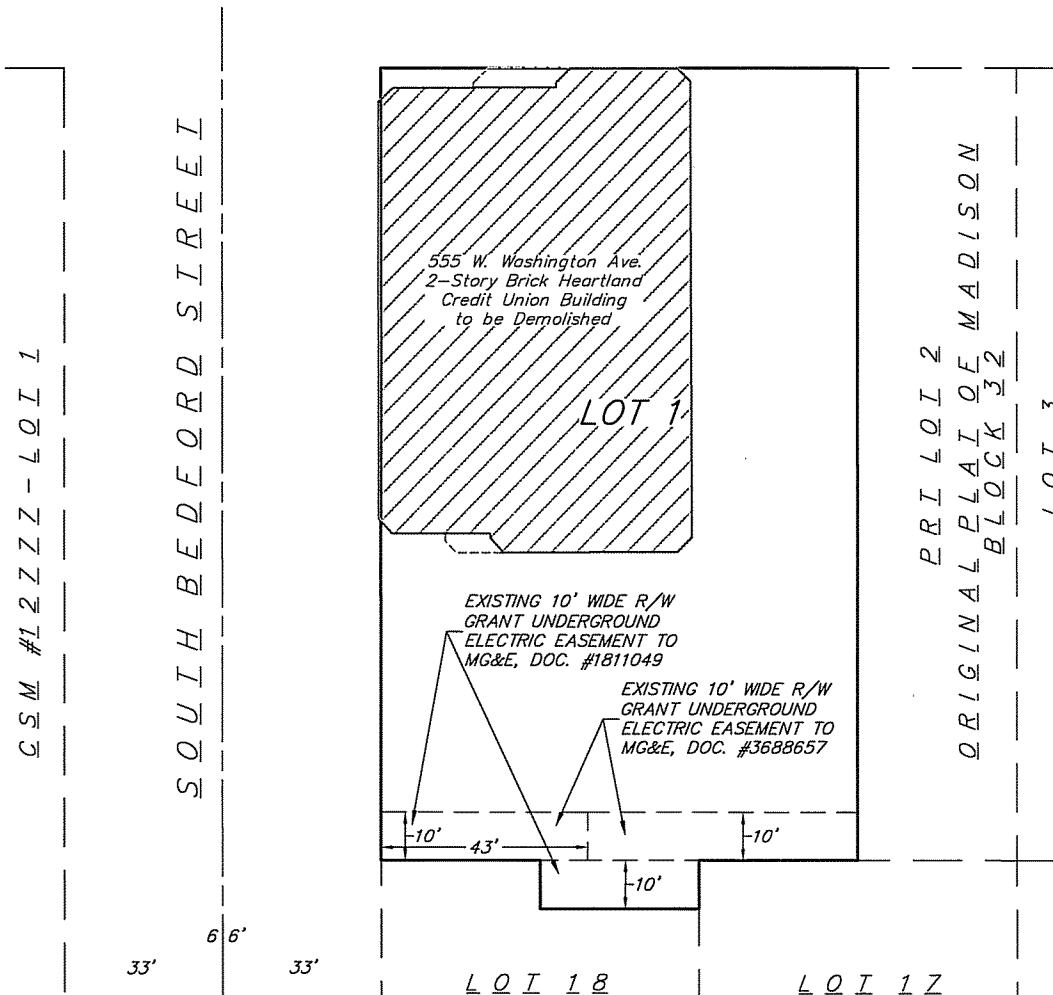
1. I found a brass capped monument and ties labeled P04, P05, P06 & P08 representing the Center of Section 23, T07N, R09E as established on tie sheet by Daniel C. Rodman, dated April 02, 2013, and that these points as referenced on said tie sheet are still intact. I did not verify the other ties referenced and depicted on said tie sheet as a part of this CSM.
2. I found a City of Madison brass capped monument and three of the four ties representing the North 1/4 Corner of Section 23, T07N, R09E as established on tie sheet by Carl M. Sandsness, dated February 16, 2004, and that three of the four points as referenced on said tie sheet are still intact. The three points still intact are the building corners.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

EXISTING BUILDING & EASEMENTS DETAIL



SCALE: ONE INCH = FORTY FEET

WEST WASHINGTON AVENUE
R/W = 132'



19 Jun 2018 - 5:21p M:\PJB II, Inc\180133_555 W Washington Avenue\CADD\180133_CSM.dwg by: mmarr

vierbicher
planners | engineers | advisors



FN: 180133
DATE: 06/19/2018
REV:
Drafted By: MMAR
Checked By: PKNU

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PJB-II, Inc.
2303 W. Beltline Hwy.
Madison, WI 53701-1526

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

SHEET
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Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, PART OF LOT 2, AND PART OF LOT 18, ALL IN BLOCK 32, ORIGINAL PLAT OF MADISON,
LOCATED IN THE SW ¼ – NE ¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON,
DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

All of Lot 1, part of Lot 2, and part of Lot 18, all in Block 32, Original Plat of Madison, located in the SW¼-NE¼ of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of Section 23; thence N00°00'40"E along the West line of the NE¼ of said Section 23, 443.80 feet; thence S89°59'20"E, 523.00 feet to the southwesterly corner of said Lot 1 and the point of beginning; thence N45°56'08"E along the northwesterly line of said Lot 1 and Lot 2, 99.26 feet to a point of intersection with the northeasterly line of the Southwest one-half of said Lot 2; thence S44°06'07"E along said northeasterly line, 165.34 feet to a point of intersection with the southeasterly line of said Lot 2; thence S46°01'44"W along said southeasterly line, 33.13 feet to the southeasterly corner of Lot 2, said point also being the northwesterly corner of said Lot 18; thence S44°06'45"E along the northeasterly line of said Lot 18, 10.00 feet to a point of intersection with the southeasterly line of the Northwest ten feet (10') of the Northeast one-half of said Lot 18; thence S46°01'44"W along said southeasterly line, 33.07 feet to the southwesterly line of the Northeast one-half of said Lot 18; thence N44°06'20"W along said southwesterly line, 10.00 feet to the northwesterly line of said Lot 18; thence S46°01'44"W along said northwesterly line, 33.07 feet to the southwesterly corner of said Lot 18, said point also being the southeasterly corner of said Lot 1; thence N44°05'55"W along the southwesterly line of said Lot 1, 165.18 feet to the point of beginning.

Said description contains 16,735 square feet or 0.384 acres more or less.



SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of PJB-II, Inc., owner; 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 the provisions of 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 S. Marty

Date: _____

Signed: _____
Michael S. Marty, P.L.S. S-2452

 <p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 180133 DATE: 06/19/2018 REV: _____ Drafted By: MMAR Checked By: PKNU	SURVEYED FOR: PJB-II, Inc. 2303 W. Beltline Hwy. Madison, WI 53701-1526	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 5

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, PART OF LOT 2, AND PART OF LOT 18, ALL IN BLOCK 32, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PJB-II, Inc., as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. PJB-II, Inc. does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the following for approval:

- City of Madison

Dated this _____ day of _____, 201_____.

PJB-II, Inc.

By: _____

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 201____, of the above named _____, _____, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

CONSENT OF MORTGAGEE

First Business Bank, 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, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by _____ its _____, at _____ Wisconsin, on this _____ day of _____, 2018.

First Business Bank

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2018, _____, 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: _____

19 Jun 2018 - 5:21p M:\PJB II, Inc\180133_555 W Washington Avenue\CADD\180133_CSM.dwg by: mmr

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planners | engineers | advisors
Phone: (800) 261-3898



FN: 180133
DATE: 06/19/2018
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Drafted By: MMAR
Checked By: PKNU

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2303 W. Beltline Hwy.
Madison, WI 53701-1526

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

**SHEET
4 OF 5**

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, PART OF LOT 2, AND PART OF LOT 18, ALL IN BLOCK 32, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW 1/4 - 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: _____
Natalie Erdman,
Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 201____, at
o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages
_____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

19 Jun 2018 - 5:22p M:\PJB II, Inc\180133_555 W Washington Avenue\CADD\180133_CSM.dwg by: mmor

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180133
DATE: 06/19/2018
REV:
Drafted By: MMAR
Checked By: PKNU

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Madison, WI 53701-1526

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

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