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20 Sep 2024 - 1:46p M:\CRG\230390_Mifflandia Apartments\CADD\230390 - CSM.dwg by: kpap

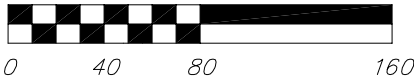
CERTIFIED SURVEY MAP No.

LOT 7 AND LOTS 12-16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



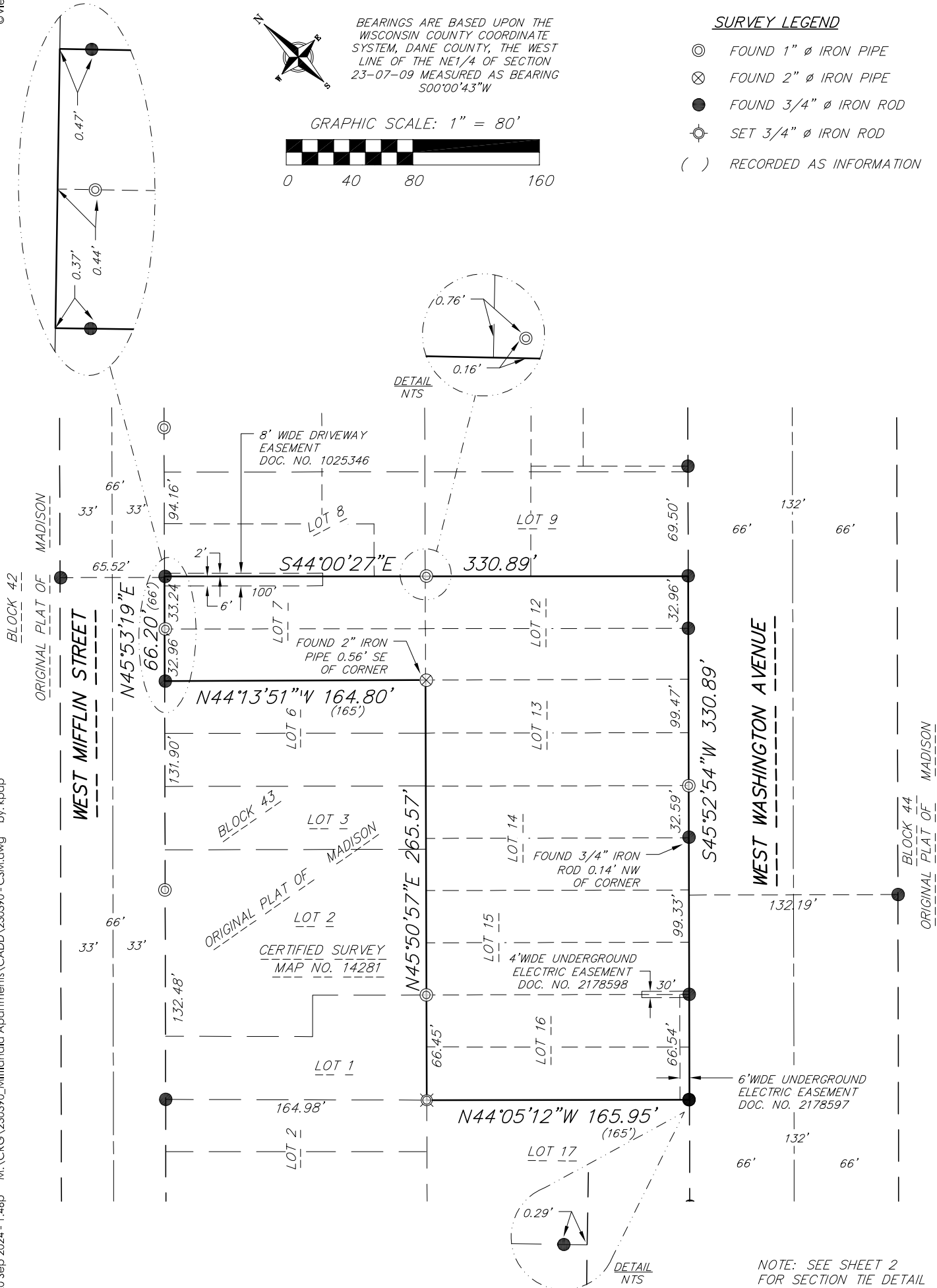
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

GRAPHIC SCALE: 1" = 80'



SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊙ SET 3/4" Ø IRON ROD
- () RECORDED AS INFORMATION



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL

vierbicher
planners | engineers | advisors



Job #: 230390
Date: 09/23/2024
Rev:
Drafted By: KPA
Checked By: MZIE

SURVEYED FOR:
CRG
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 6

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20 Sep 2024 - 9:18a M:\CRG\230390_Mifflandia Apartments\CADD\230390 - CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. _____

LOT 7 AND LOTS 12-16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SECTION TIE DETAIL
(NOT TO SCALE)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

N1/4 CORNER OF SEC. 23-07-09
BRASS CAPPED MONUMENT OF RECORD FOUND IN SQUARE MONUMENT BOX
PUBLISHED COORDS:
N=482890.36
E=818501.68



1452.73'

S00°00'43"W 2662.59'

1209.86'



C1/4 CORNER OF SEC. 23-07-09
BRASS CAPPED MONUMENT OF RECORD FOUND IN ROUND MONUMENT BOX
PUBLISHED COORDS:
N=480227.77
E=818501.13

S89°59'17"E 887.81'

WEST MIFFLIN STREET
N45°53'19"E 66.20'

N44°13'51"W 164.80'

S44°00'27"E 330.89'

N45°50'57"E 265.57'

LOT 1

N44°05'12"W 165.95'

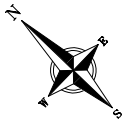
S45°52'54"W 330.89'
WEST WASHINGTON AVENUE



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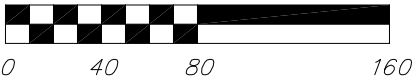
CERTIFIED SURVEY MAP No. _____

LOT 7 AND LOTS 12-16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

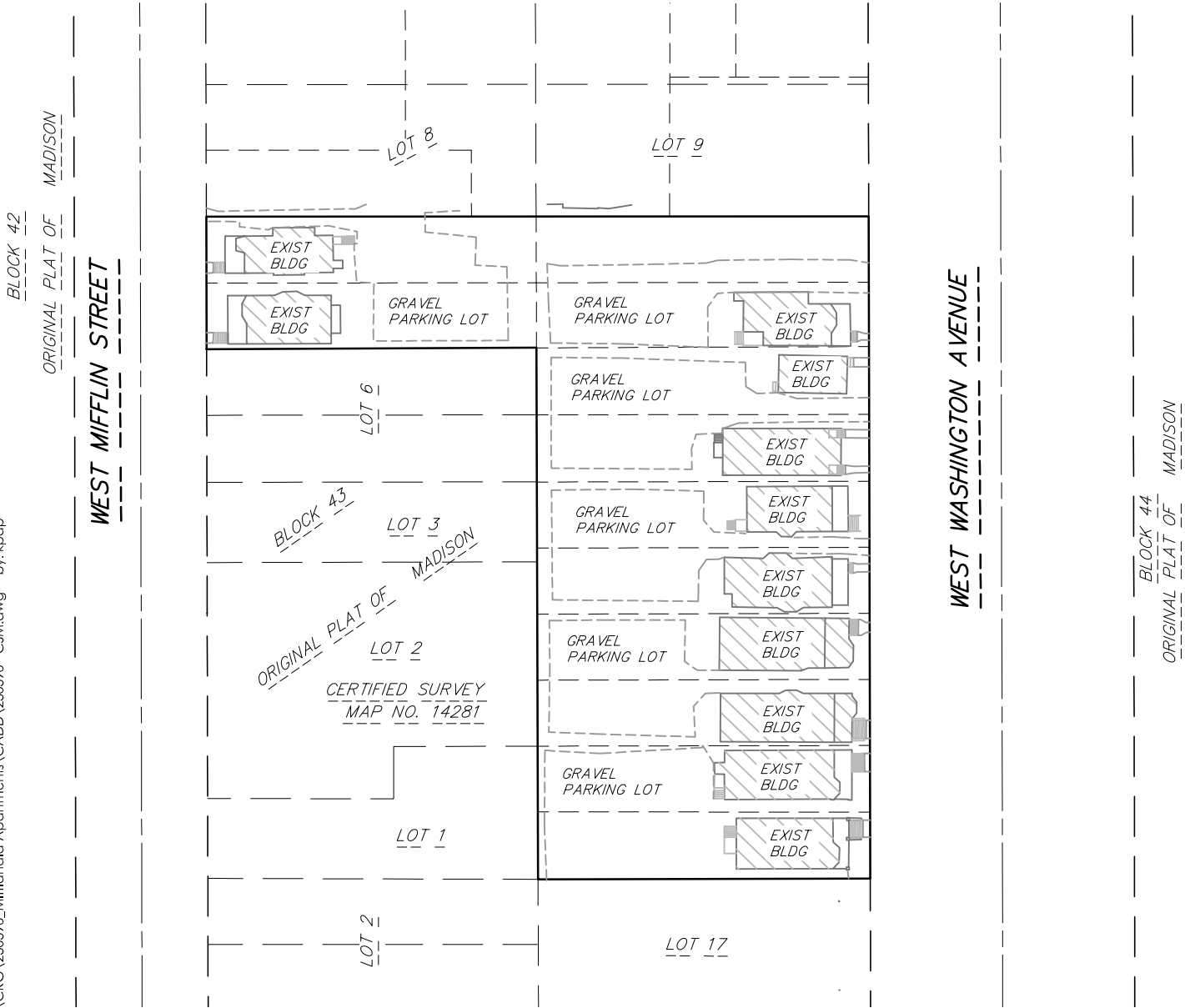


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

GRAPHIC SCALE: 1" = 80'



EXISTING CONDITIONS



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CERTIFIED SURVEY MAP No. _____

LOT 7 AND LOTS 12–16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, 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: September 23, 2024

Signed: **DRAFT**
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Lot 7 and Lots 12–16, Block 43, Original Plat of Madison, located in the NW1/4 and SW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the N1/4 corner of said Section 23; thence S00°00’43”W, 1452.73 feet along the west line of said NE1/4; thence S89°59’17”E, 887.81 feet to the southern–most corner of Lot 1, Certified Survey Map No. 14281, recorded as Document No. 5246331 and the point of beginning; thence N45°50’57”E, 265.57 feet along the southeasterly line of said Certified Survey Map No. 14281 and the northeasterly extension thereof to the eastern–most corner of Lot 6, said Block 43; thence N44°13’51”W, 164.80 feet along the northeasterly line of said Lot 6 to a point on the southeasterly right of way line of West Mifflin Street; thence N45°53’19”E, 66.20 feet along said southeasterly right of way line to the western–most corner of Lot 8, said Block 43; thence S44°00’27”E, 330.89 feet along the southwesterly line of Lots 8 and 9, said Block 43 to a point on the northwesterly right of way line of West Washington Avenue; thence S45°52’54”W, 330.89 feet to the eastern–most corner of Lot 17, said Block 43; thence N44°05’12”W, 165.95 feet along the northeasterly line of said Lot 17 to the point of beginning. Contains 65,816 square feet (1.511 acres).

LOT 7 AND LOTS 12-16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CRG Acquisition, LLC, a Missouri limited liability company duly organized and existing under and by virtue of the laws of the State of Missouri, 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.

By: _____

State of Missouri)
)ss.
County of St. Louis)

Notary Public, State of Wisconsin

My Commission expires: _____

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LOT 7 AND LOTS 12–16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

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

