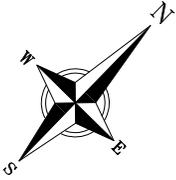


CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE, FEET



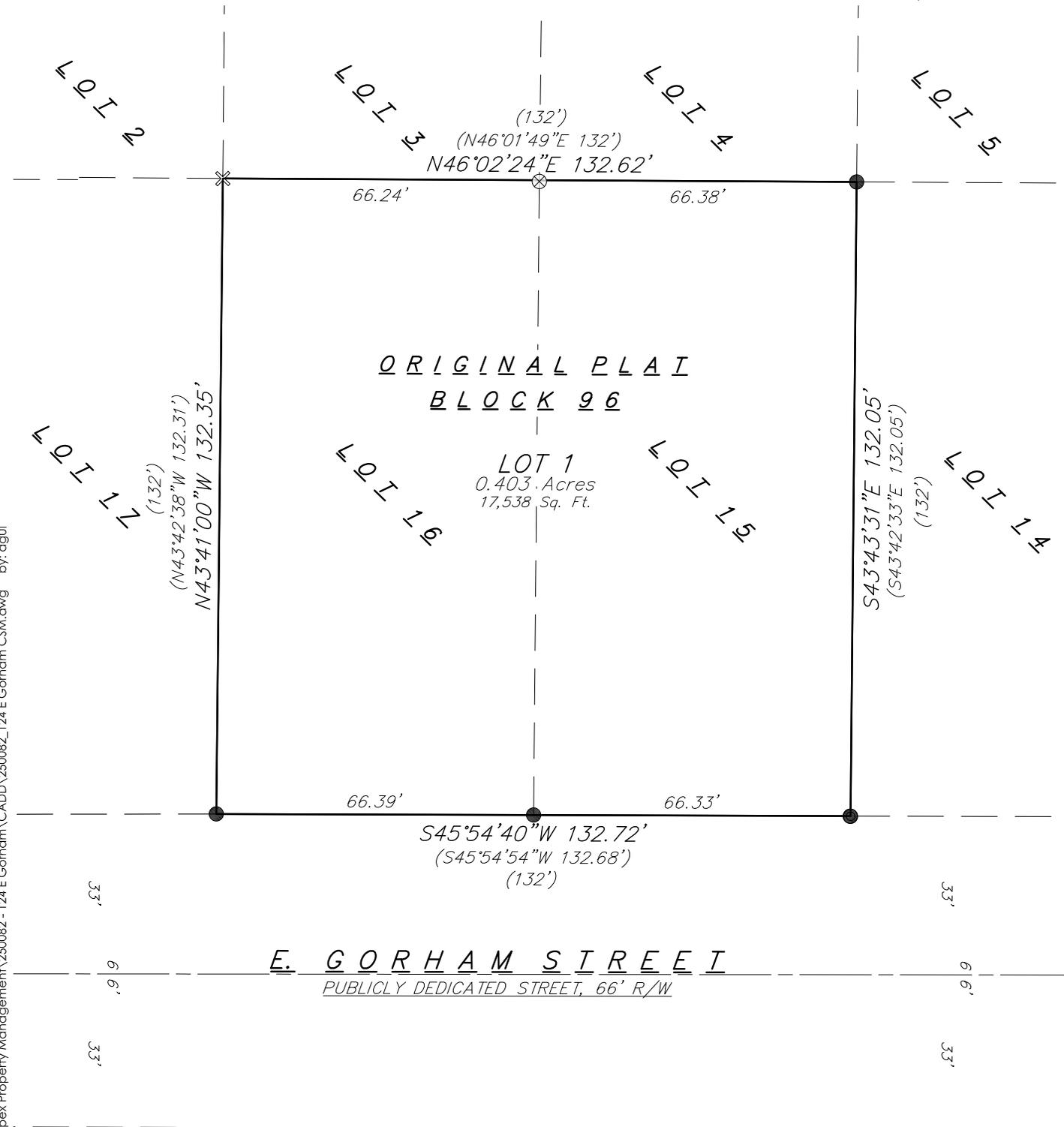
SCALE: 1"=30'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 14-07-09 MEASURED AS BEARING N01°10'39"E

NOTE:
SEE SHEETS 3 & 4, FOR NOTES, AND LEGEND.



JANUARY 30, 2026



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vierbicher

planners | engineers | advisors

Phone: (800) 261-3898



FN: 250082
DATE: 01-30-2026
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
BRUCE BOBSEN
APEX 124 LLC.
1741 COMMERCIAL AVE
MADISON WI, 53704

C.S.M. No. _____

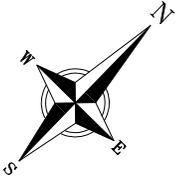
Doc. No. _____

Vol. _____ Page _____

**SHEET
1 OF 8**

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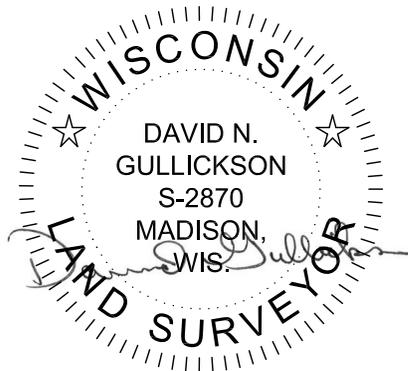
GRAPHIC SCALE, FEET



SCALE: 1"=30'

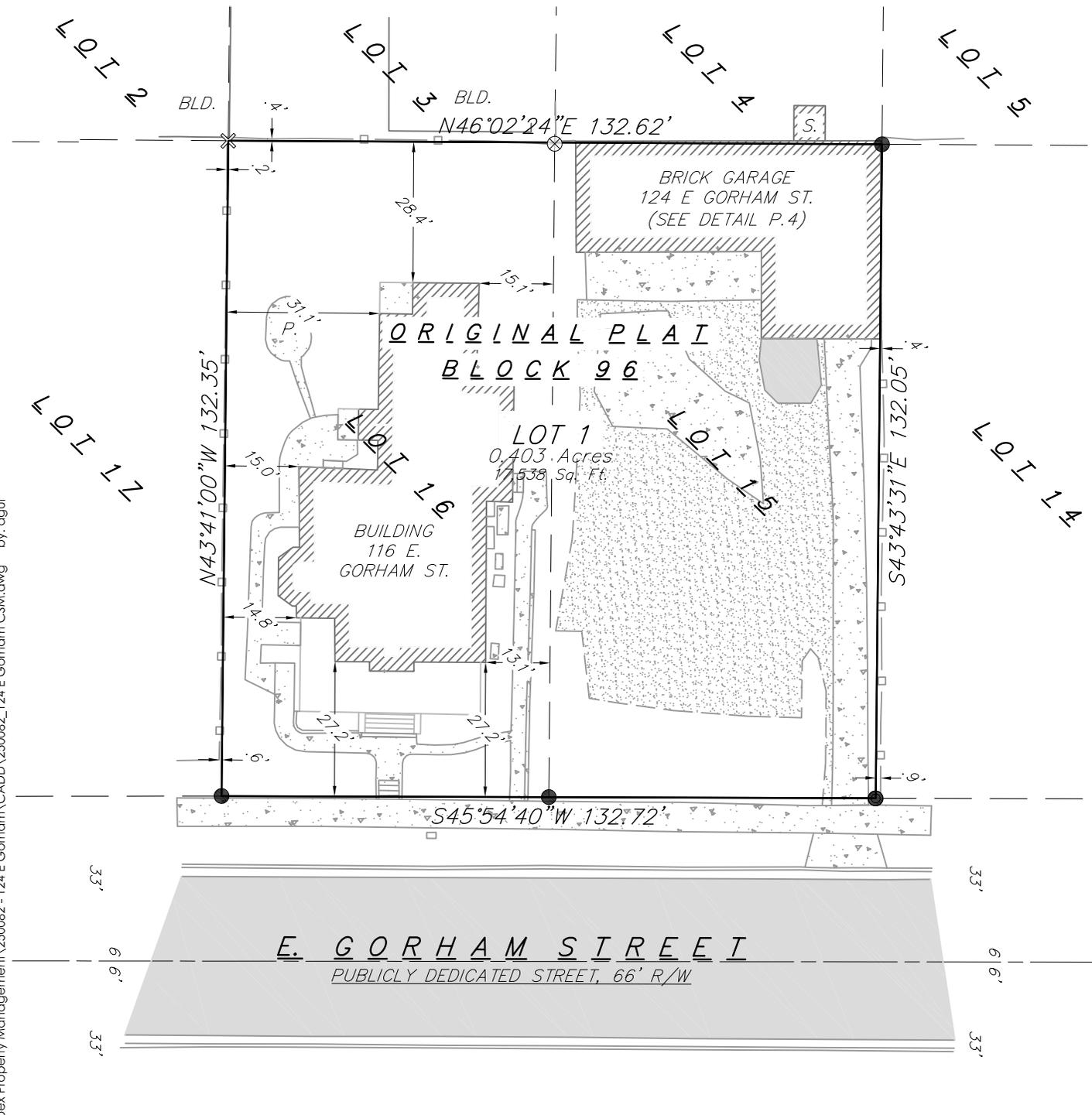
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NOTE:
SEE SHEETS 3 & 4, FOR NOTES, AND LEGEND.



JANUARY 30, 2026

EXISTING IMPROVEMENTS & BUILDING DETAILS



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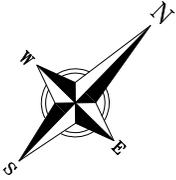
Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 8**

CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE, FEET



SCALE: 1"=30'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 14-07-09 MEASURED AS BEARING N01°10'39"E

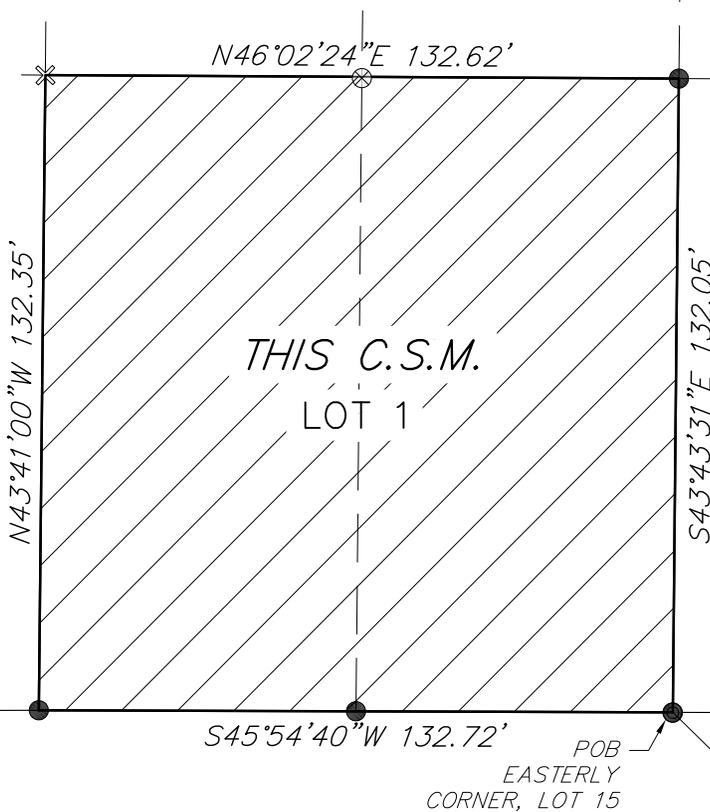
NOTE:
SEE SHEETS 4, FOR NOTES.



JANUARY 30, 2026

SECTION TIE DETAIL

(NOT TO SCALE)



THIS C.S.M.
LOT 1

TRUE CORNER FOR THE EAST 1/2 CORNER OF SEC. 14-07-09
PUBLISHED COORDS:
N=485591.15
E=821223.10

MEANDER CORNER FOR THE EAST 1/2 CORNER OF SEC. 14-07-09, FOUND BRASS CAPPED MONUMENT OF RECORD.
PUBLISHED COORDS:
N=484890.16
E=821208.69

POB
EASTERLY
CORNER, LOT 15

NORTH MEANDER CORNER FOR THE SOUTHEAST CORNER OF SEC. 14-07-09, FOUND BRASS CAPPED MONUMENT OF RECORD.
PUBLISHED COORDS:
N=483337.29
E=821176.77

TRUE CORNER FOR THE SOUTHEAST CORNER OF SEC. 14-07-09
PUBLISHED COORDS:
N=482833.37
E=821166.41

SURVEY LEGEND

- ⊗ FOUND 2" ϕ IRON PIPE
- FOUND 3/4" ϕ IRON ROD
- ✕ FOUND CHISELED "X"
- () "RECORDED AS" INFORMATION
- P. PATIO
- D. DECK
- S. SHED

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- GRAVEL

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CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. The building and garage within Lot 1 will remain with the development around them.
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
4. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
5. Per document recorded November 14, 1972 in Volume 394 of Records, Page 412 as Document No. 1346997, Notice of Designation that the Timothy Brown House as a landmark by the Landmark Commission of Madison, Wisconsin.

Public Water Easements:

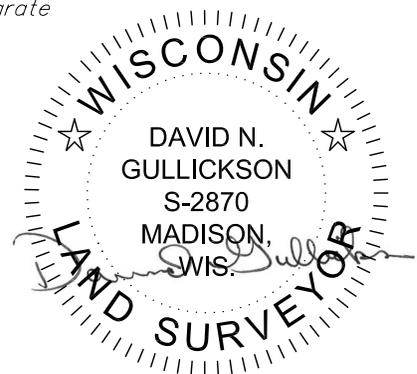
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

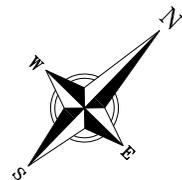
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.



JANUARY 30, 2026



BEARINGS ARE UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 14-07-09 MEASURED AS BEARING N01°10'39"E

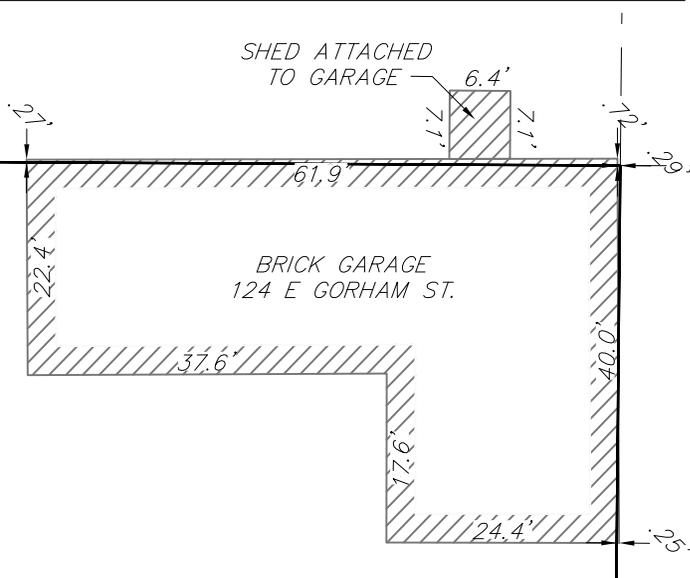
GRAPHIC SCALE, FEET



0 10 20 40

SCALE: 1"=20'

EXISTING GARAGE ENCROACHMENT DETAIL



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planners | engineers | advisors

Phone: (800) 261-3898



FN: 250082
DATE: 01-30-2026
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
BRUCE BOBSEN
APEX 124 LLC.
1741 COMMERCIAL AVE
MADISON WI, 53704

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

**SHEET
4 OF 8**

CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, combined and mapped the lands described herein under the direction of Apex 124, LLC, 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 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: David N. Gullickson

Date: January 30, 2026.



Signed: *David Gullickson*
David N. Gullickson, P.L.S. No. S-2870

LEGAL DESCRIPTION:

Lot 15 and 16, Block 96, Original Plat of Madison, Recorded in Volume A, Page 3 of Plats, as Document Number 605063, Dane County Registry, located in part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

- Commencing at the Southeast Quarter (SE ¼) corner of Said Section 14;*
 - thence North 01°10'39"East, along the East line of the Southeast Quarter of said Section 14, 1540.16 feet;*
 - thence North 89°49'21"West, 513.07 feet to a found ¾" iron rod at the easterly corner of said Lot 15, Original Plat of Madison and the Point of Beginning (POB);*
 - thence South 45°54'40" West, along the southeasterly line of said Lot 15 and 16 and the northwesterly right-of-way line of Gorham Street, 132.72 feet to a found ¾" iron rod at the southerly corner of said Lot 16;*
 - thence North 43°41'00" West, along the southwesterly line of said Lot 16, 132.35 feet to a chiseled found "X" in concrete at the westerly corner of said Lot 16;*
 - thence North 46°02'24" East, along the northwesterly line of said Lot 15 and 16, 132.62 feet to a found ¾" iron rod at the northerly corner of said Lot 15;*
 - thence South 43°43'31" East, along the northeasterly line of said Lot 15, 132.05 feet to the Point of Beginning (POB)*
- Said description contains 17,538 square feet or 0.403 acres more or less.*

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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 250082 DATE: 01-30-2026	SURVEYED FOR: BRUCE BOBSEN APEX 124 LLC. 1741 COMMERCIAL AVE MADISON WI, 53704	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 5 OF 8
		REV: _____ Drafted By: DGUL Checked By: MLON			

CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE:

DMB Community Bank, a banking corporation 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 DMB Community Bank, has caused these presents to be signed by _____, its Chief Lending Officer, on this _____ day of _____, 2026.

In the Presence of:

DMB COMMUNITY BANK

*By: _____
Chief Lending Officer*

*State of Wisconsin)
County of Dane)*

Personally came before me this _____ day of _____, 2026, _____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____



JANUARY 30, 2026

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 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		<p>FN: 250082 DATE: 01-30-2026 REV: Drafted By: DGUL Checked By: MLON</p>	<p>SURVEYED FOR: BRUCE BOBSEN APEX 124 LLC. 1741 COMMERCIAL AVE MADISON WI, 53704</p>	<p>C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____</p>	<p>SHEET 7 OF 8</p>
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CERTIFIED SURVEY MAP No. _____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 2026.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2026; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2026.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 2026, at _____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



JANUARY 30, 2026

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