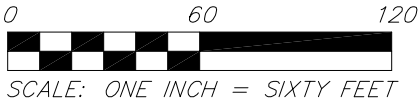
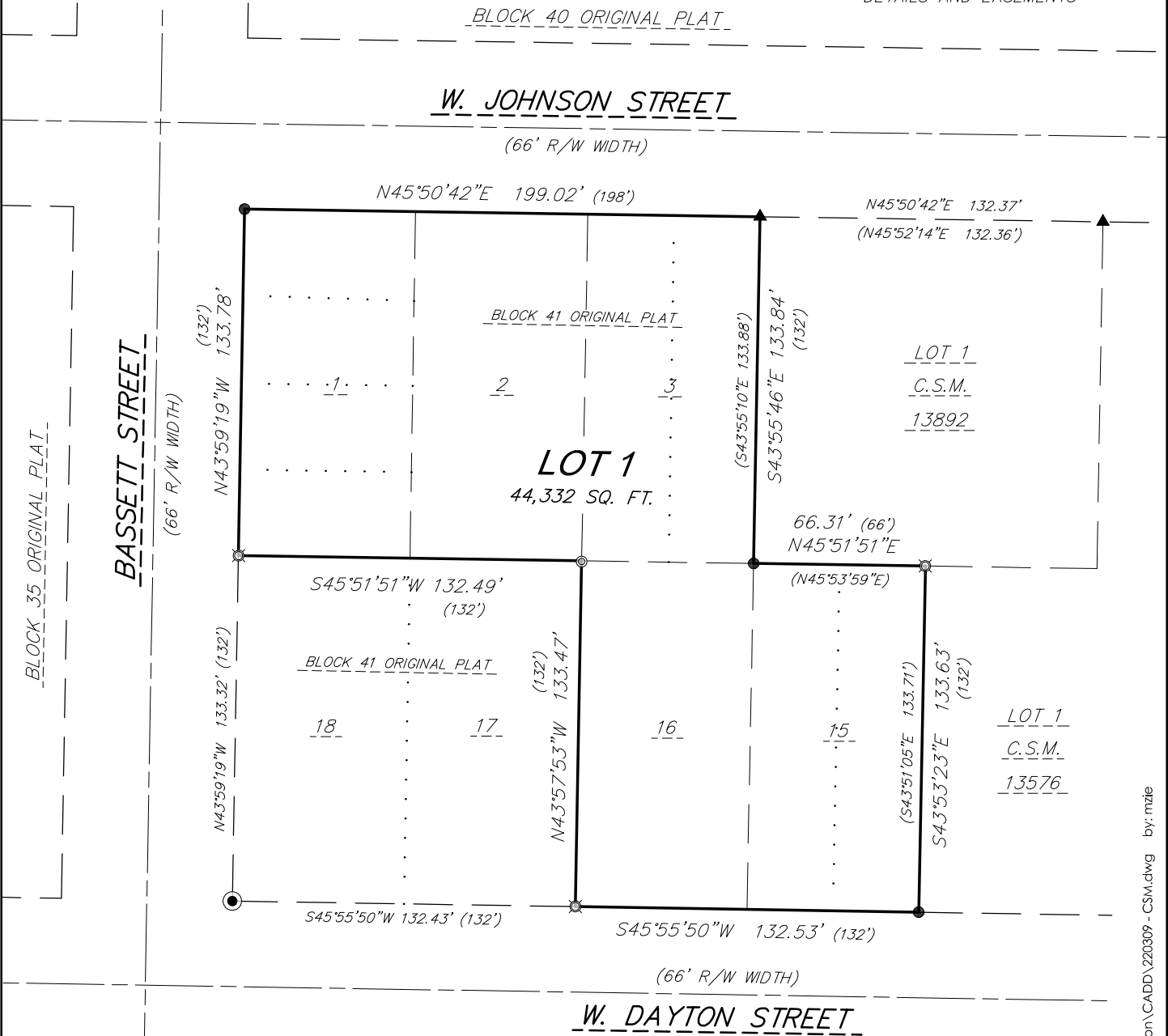


CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 15 AND 16, BLOCK 41, ORIGINAL PLAT OF MADISON,
RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOC. No. 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

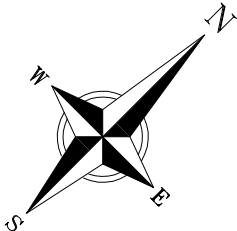


NOTE: SEE SHEET 2 FOR
THE SECTION TIE DETAIL
AND SHEET 3 FOR SITE
DETAILS AND EASEMENTS



SURVEY LEGEND

- ⊙ FOUND 1" \varnothing IRON PIPE
(UNLESS OTHERWISE NOTED)
 - ▲ FOUND P.K. NAIL
 - FOUND 3/4" \varnothing IRON ROD
 - ⊙ FOUND 1-1/4" \varnothing IRON ROD
 - ⊗ 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: 220309
DATE: 03/13/2023
REV:
Drafted By: MZIE
Checked By: MMAR

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

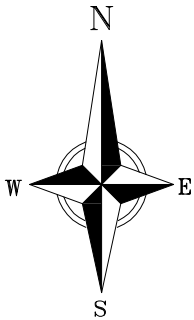
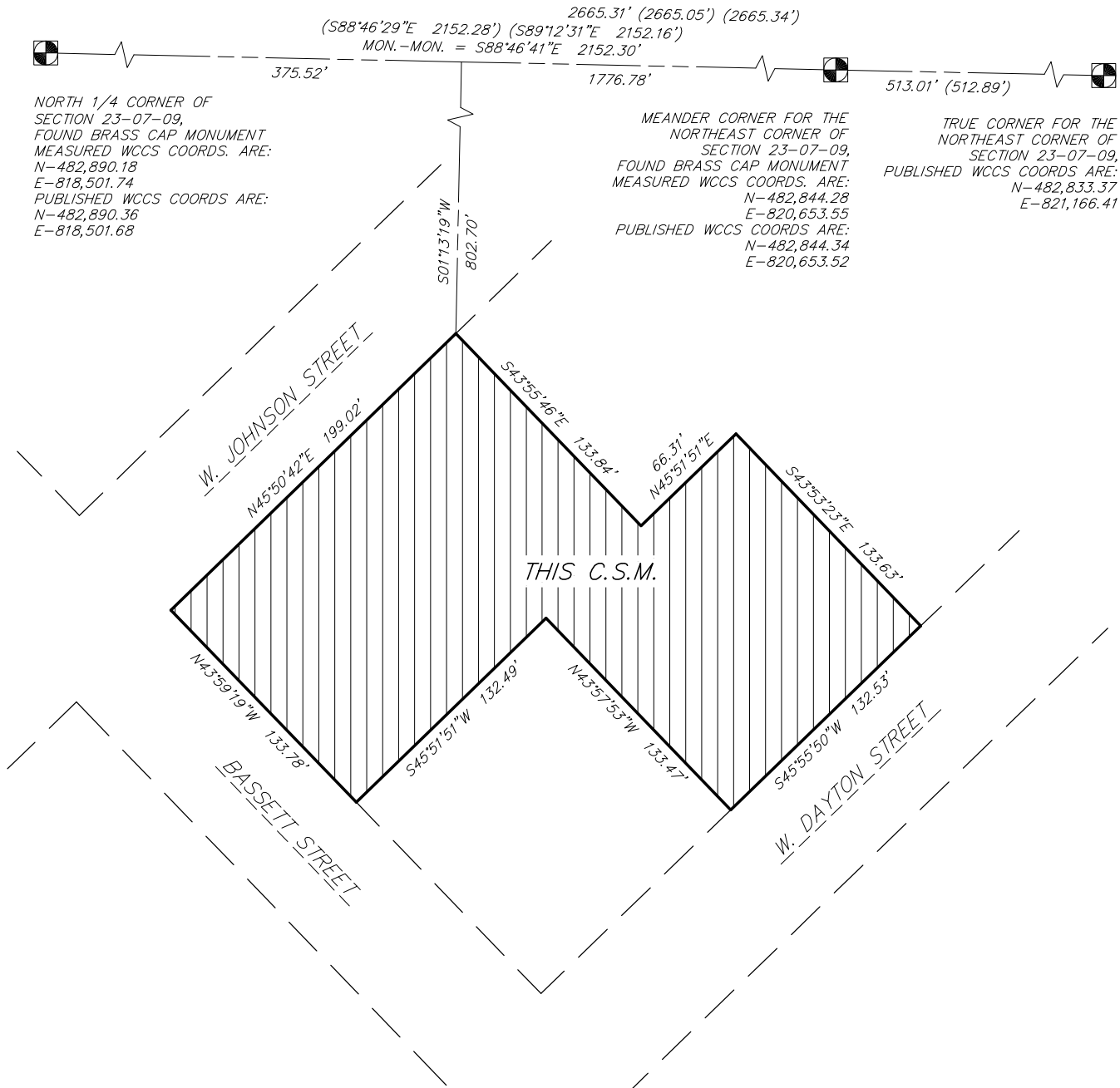
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
1 OF 5**

13 Mar 2023 - 9:52a M:\Core Spaces\220309 - 445 W Johnson\CADD\220309 - CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 15 AND 16, BLOCK 41, ORIGINAL PLAT OF MADISON,
RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOC. No. 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 DECEMBER 16, 2022.

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 220309
DATE: 03/13/2023
REV:
Drafted By: MZIE
Checked By: MMAR

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

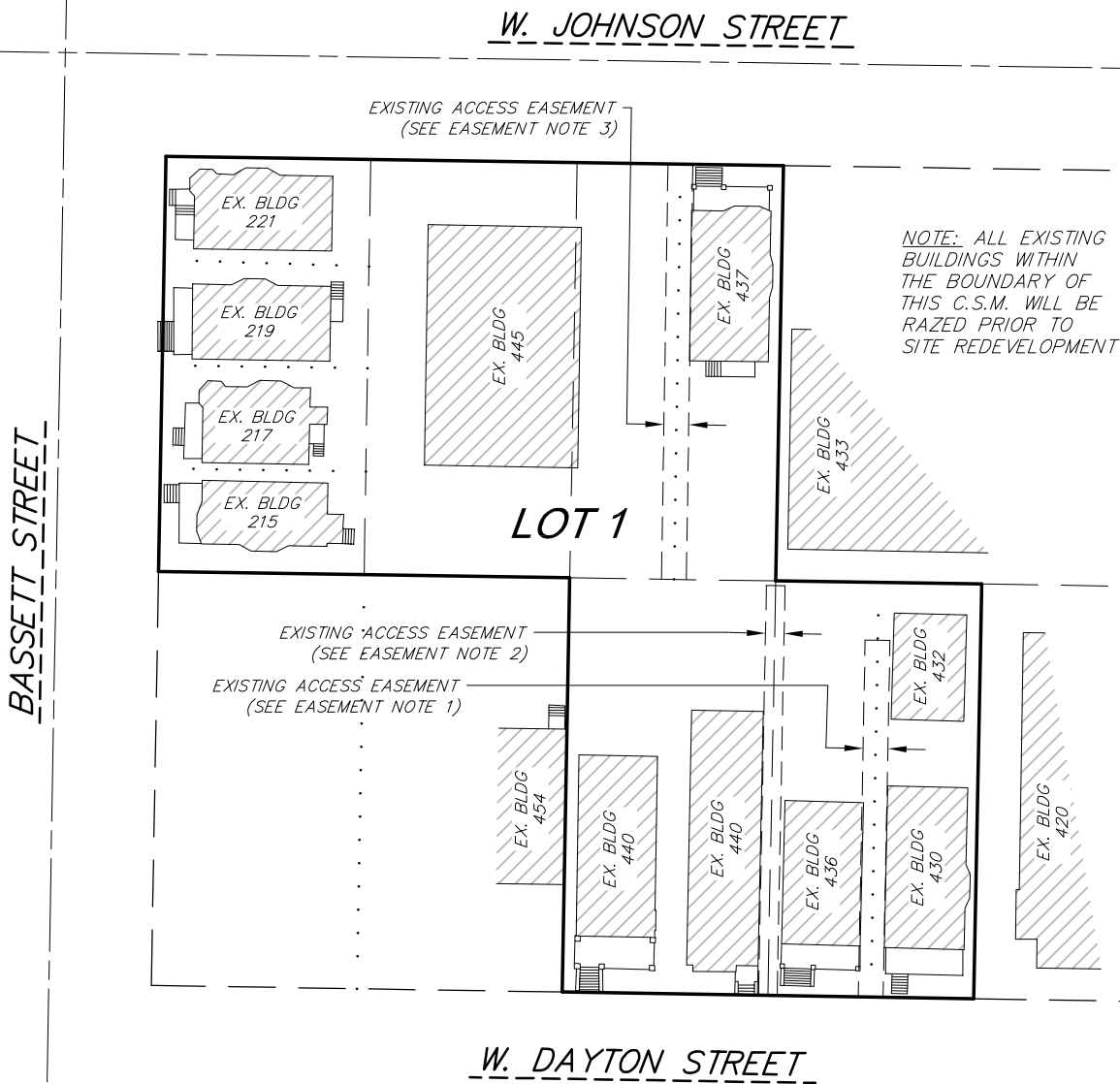
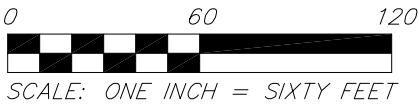
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 5

13 Mar 2023 - 9:51a M:\Core Spaces\220309 - 445 W. Johnson\CADD\220309 - CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

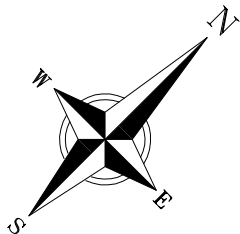
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NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS

EASEMENT NOTES:

1. Eight feet (8') wide Access Easement, four feet (4') on either side of property line, per Document Numbers 444893, 854547 and 2203855.
2. Six feet (6') wide Access Easement, three feet (3') on either side of property line, per Document Number 3177355.
3. Eight feet (8') wide Access Easement, four feet (4') on either side of property line, per Document Numbers 412567 and 412568.
4. Easement Agreement For Sanitary Lateral Maintenance per Document Number 4669788 for sanitary lateral running from building at 430 W. Dayton St. to building at 432 W. Dayton St.



CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 15 AND 16, BLOCK 41, ORIGINAL PLAT OF MADISON,
RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOC. No. 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)
)ss.
County of Dane)

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: _____

13 Mar 2023 - 9:51a M:\Core Spaces\220309 - 445 W Johnson\CADD\220309 - CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 15 AND 16, BLOCK 41, ORIGINAL PLAT OF MADISON,
RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOC. No. 102 AND LOCATED IN THE
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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

LEGAL DESCRIPTION

All of Lots 1, 2, 3, 15 and 16, Block 41, Original Plat of Madison, 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.

Said description contains 44,332 square feet or 1.0177 acres.

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

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

