

# 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

0 60 120

SCALE: ONE INCH = SIXTY FEET

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

BLOCK 40 ORIGINAL PLAT

W. JOHNSON STREET

(66' R/W WIDTH)

N45°50'42"E 199.02' (198')

N45°50'42"E 132.37'  
(N45°52'14"E 132.36')

BASSETT STREET

(66' R/W WIDTH)

N43°59'19"W 133.78'  
(132')

BLOCK 41 ORIGINAL PLAT

LOT 1  
44,332 SQ. FT.

LOT 1  
C.S.M.  
13892

66.31' (66')  
N45°51'51"E

S43°55'10"E 133.88'  
(132')

LOT 1  
C.S.M.  
13576

S43°51'05"E 133.77'  
(132')

BLOCK 41 ORIGINAL PLAT

18 17 16 15

N43°57'53"W 133.47'  
(132')

S45°55'50"W 132.43' (132')

S45°55'50"W 132.53' (132')

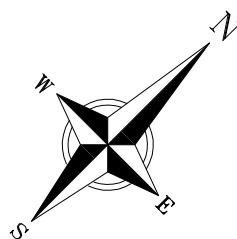
(66' R/W WIDTH)

W. DAYTON STREET

## SURVEY LEGEND

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

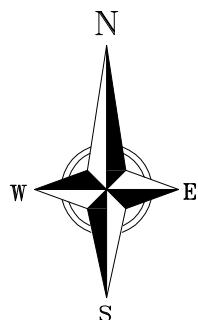
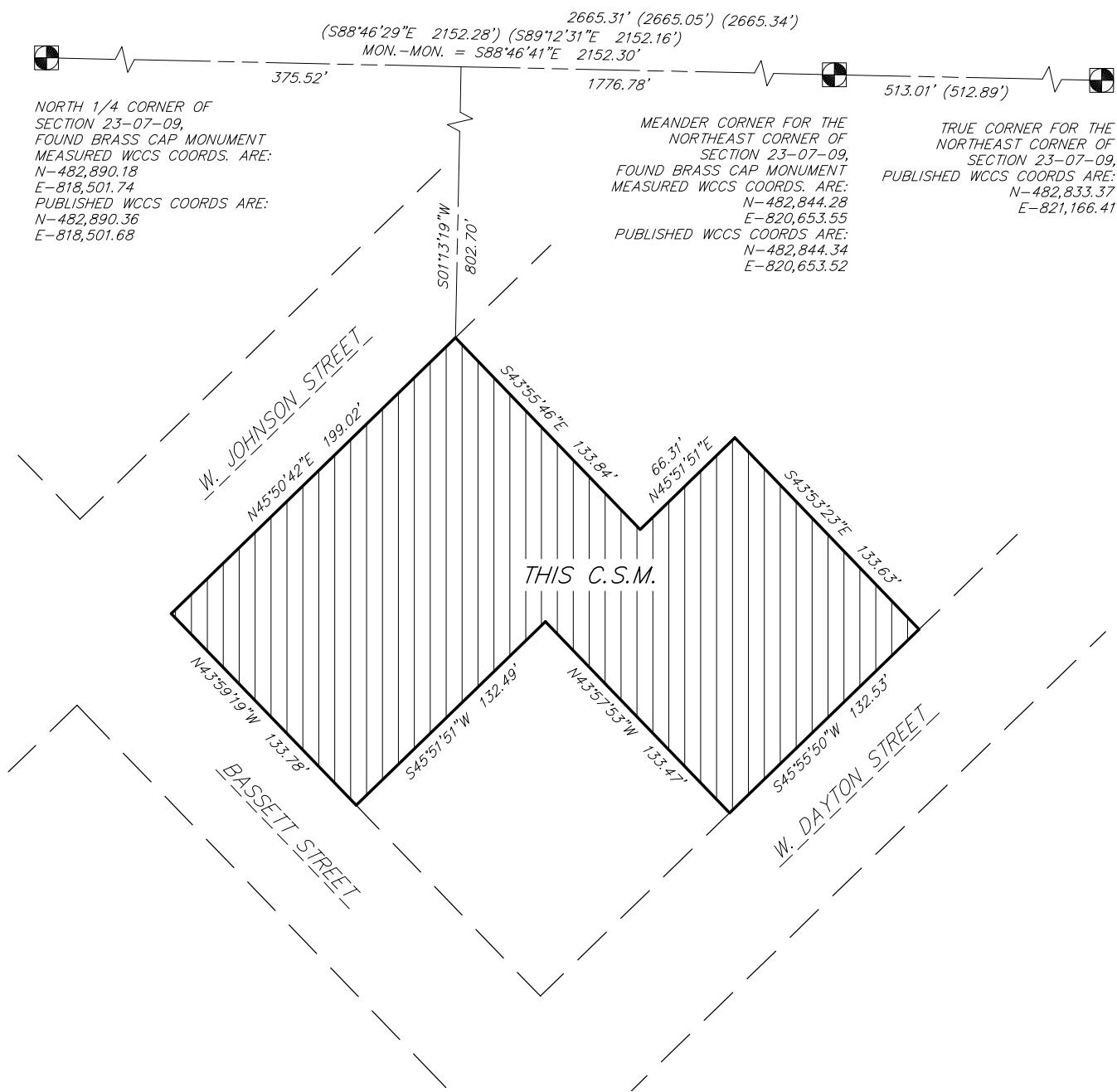
SURVEYED FOR:  
Core Spaces, LLC  
1643 N. Milwaukee Ave.  
5th Floor  
Chicago, IL 60647

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

**SHEET  
1 OF 5**

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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.



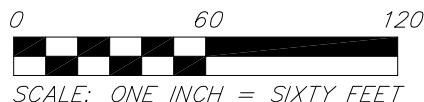
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# CERTIFIED SURVEY MAP No.

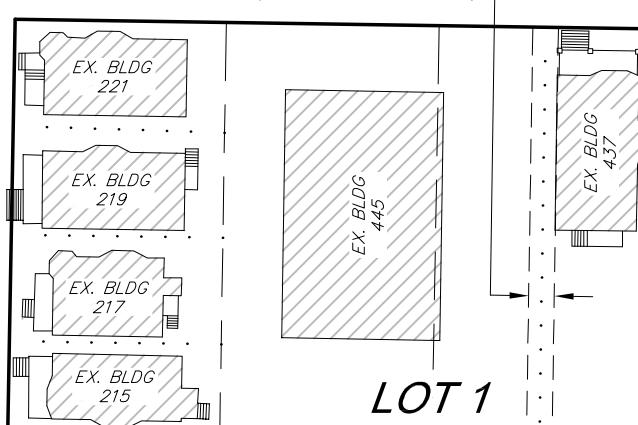
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0 60 120  
  
 SCALE: ONE INCH = SIXTY FEET

W. JOHNSON STREET

BASSETT STREET

EXISTING ACCESS EASEMENT  
(SEE EASEMENT NOTE 3)

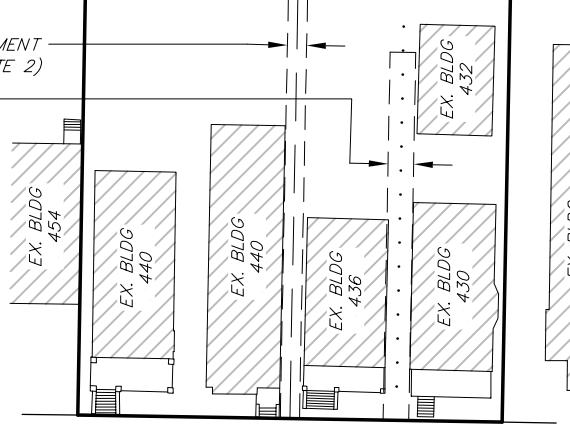


LOT 1

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

EXISTING ACCESS EASEMENT  
(SEE EASEMENT NOTE 2)

EXISTING ACCESS EASEMENT  
(SEE EASEMENT NOTE 1)

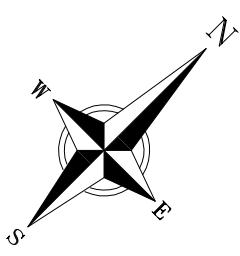


W. DAYTON STREET

## EXISTING SITE DETAILS

### EASEMENT NOTES:

- Eight feet (8') wide Access Easement, four feet (4') on either side of property line, per Document Numbers 444893, 854547 and 2203855.
- Six feet (6') wide Access Easement, three feet (3') on either side of property line, per Document Number 3177355.
- Eight feet (8') wide Access Easement, four feet (4') on either side of property line, per Document Numbers 412567 and 412568.
- 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.



**vierbicher**  
planners | engineers | advisors

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**SHEET  
3 OF 5**

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

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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

## 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.

My Commission expires: \_\_\_\_\_

Notary Public, State of Wisconsin

## 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: \_\_\_\_\_



# ***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**

## **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*

13 Mar 2023 - 9:50a M:\Core Spaces\220309 - 445 W Johnson\cadd\220309 - CSM.dwg by: mze

|   |   |  |   |   |                         |
|---|---|--|---|---|-------------------------|
| <b>vierbicher</b><br>planners   engineers   advisors<br>Phone: (800) 261-3898 |  | FN: 220309<br>DATE: 03/13/2023<br>REV:<br>Drafted By: MZIE<br>Checked By: MMAR | SURVEYED FOR:<br>Core Spaces, LLC<br>1643 N. Milwaukee Ave.<br>5th Floor<br>Chicago, IL 60647 | C.S.M. No. _____<br>Doc. No. _____<br>Vol. _____ Page _____ | <b>SHEET<br/>5 OF 5</b> |
|---|---|--|---|---|-------------------------|