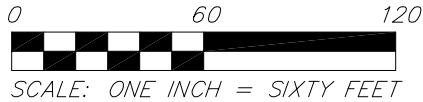
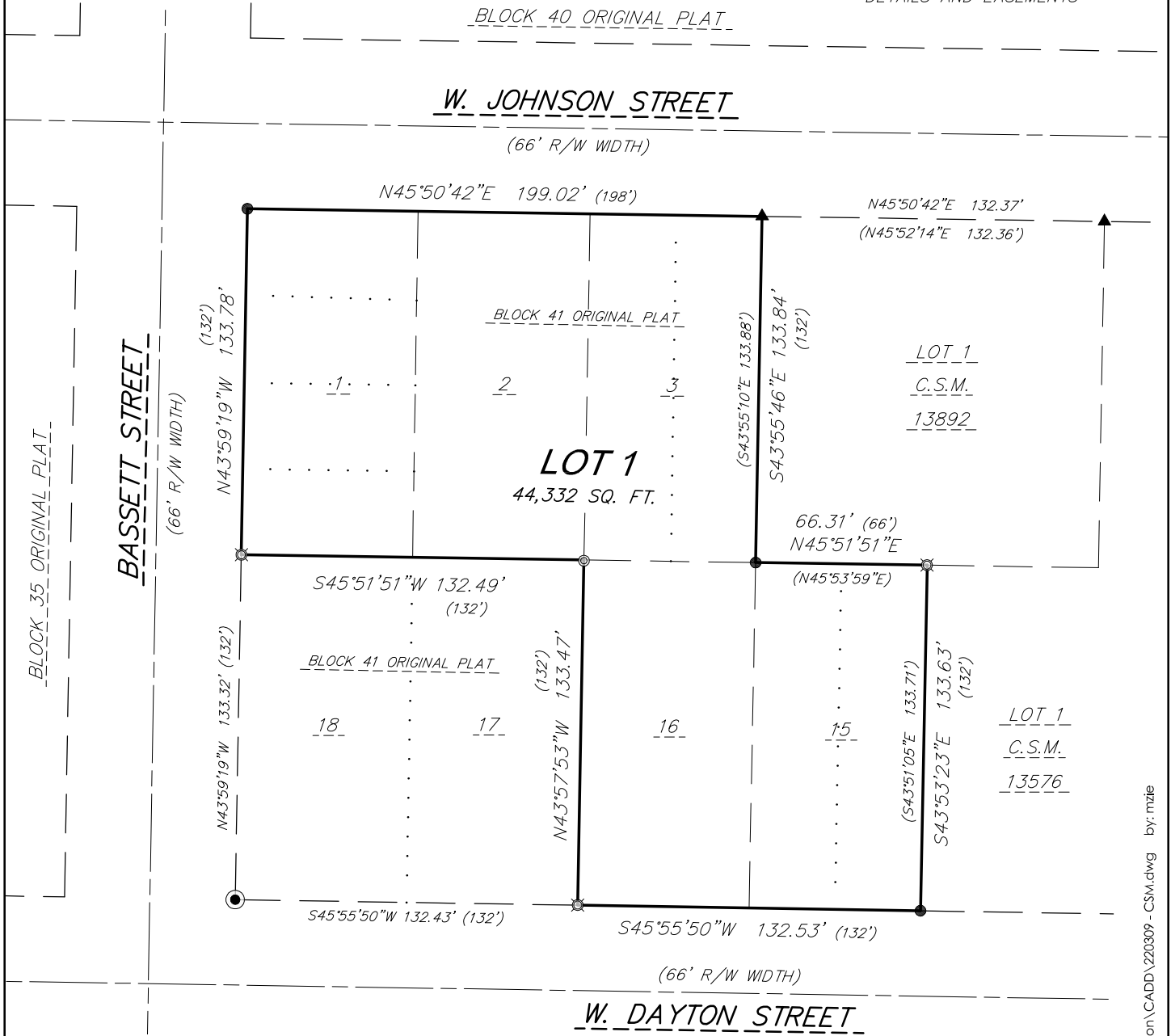


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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

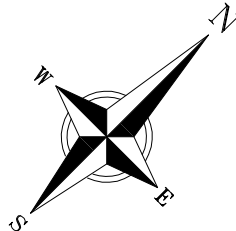


NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL AND SHEET 3 FOR SITE DETAILS AND EASEMENTS



## SURVEY LEGEND

- ⊙ FOUND 1"  $\phi$  IRON PIPE (UNLESS OTHERWISE NOTED)
  - ▲ FOUND P.K. NAIL
  - FOUND 3/4"  $\phi$  IRON ROD
  - ⊙ FOUND 1-1/4"  $\phi$  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

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

**vierbicher**  
planners | engineers | advisors



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

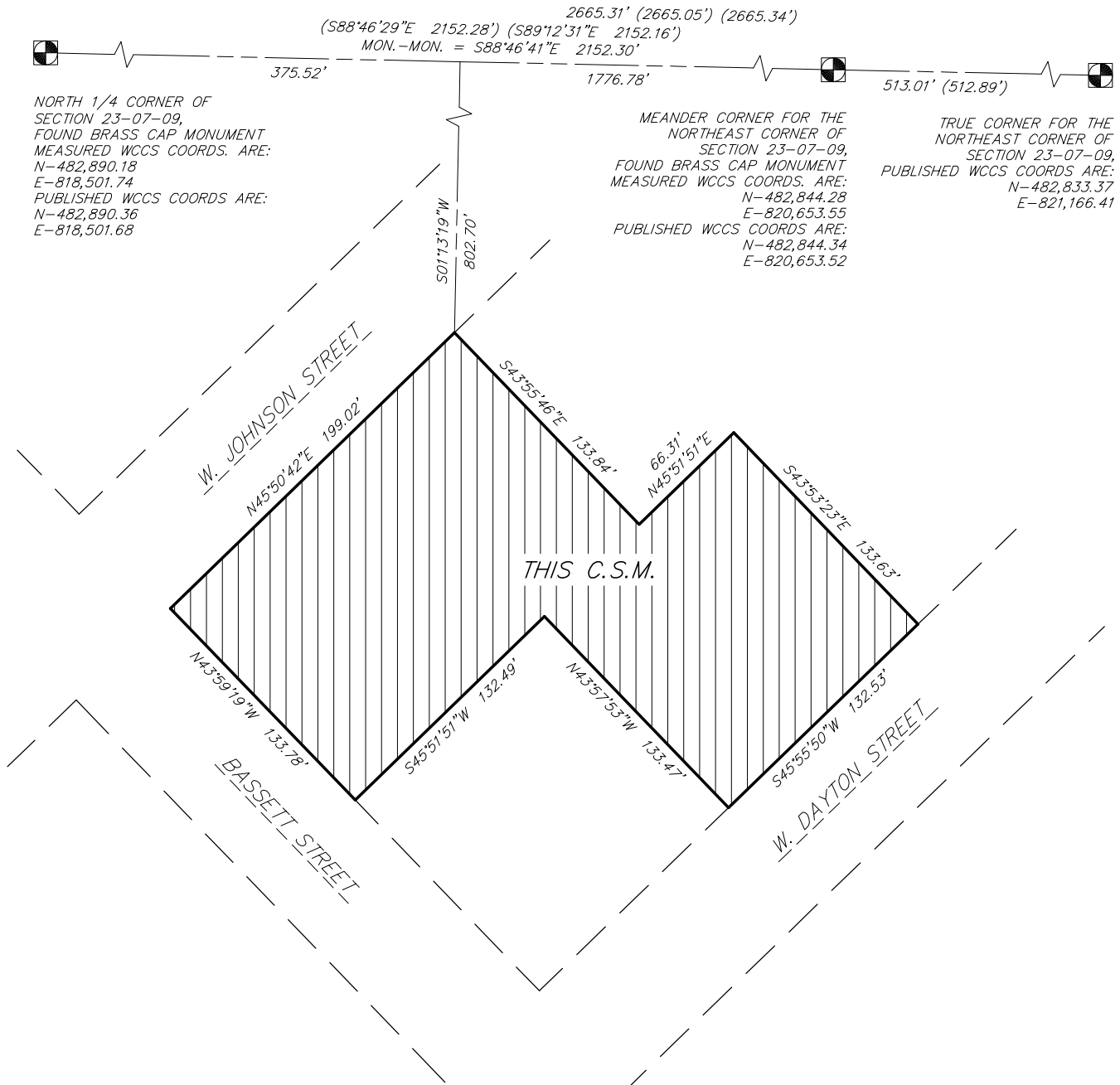
SURVEYED FOR:  
Core Spaces, LLC  
1643 N. Milwaukee Ave.  
5th Floor  
Chicago, IL 60647

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

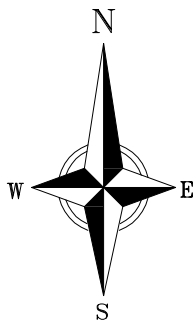
**SHEET  
1 OF 5**

# 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



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

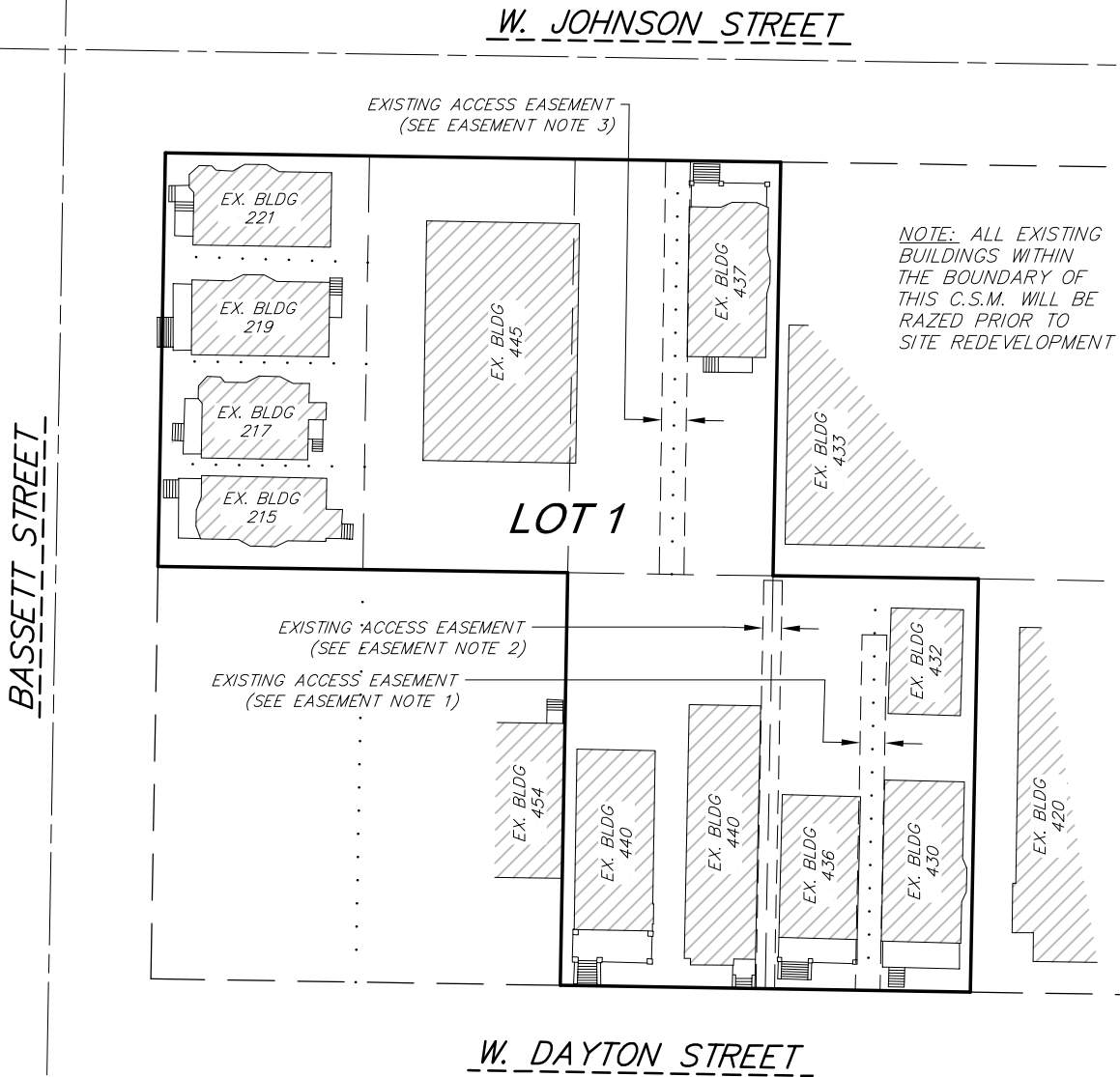
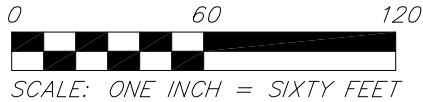
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 5**

Phone: (800) 261-3898

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

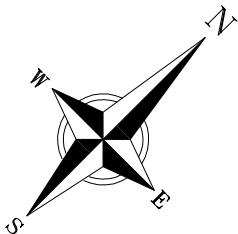
ALL OF LOTS 1, 2, 3, 15 AND 16, BLOCK 41, ORIGINAL PLAT OF MADISON, RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOC. No. 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



## 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.



13 Mar 2023 - 10:55a 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

## 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: mzle

<b>vierbicher</b> <small>planners   engineers   advisors</small>		<small>FN: 220309</small>	<small>SURVEYED FOR:</small> Core Spaces, LLC 1643 N. Milwaukee Ave. 5th Floor Chicago, IL 60647	<small>C.S.M. No.</small> _____	<b>SHEET</b> <b>4 OF 5</b>
		<small>DATE: 03/13/2023</small>		<small>Doc. No.</small> _____	
		<small>REV:</small> _____		<small>Vol.</small> _____ <small>Page</small> _____	
		<small>Drafted By: MZIE</small>			
		<small>Checked By: MMAR</small>			

# 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

## 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

