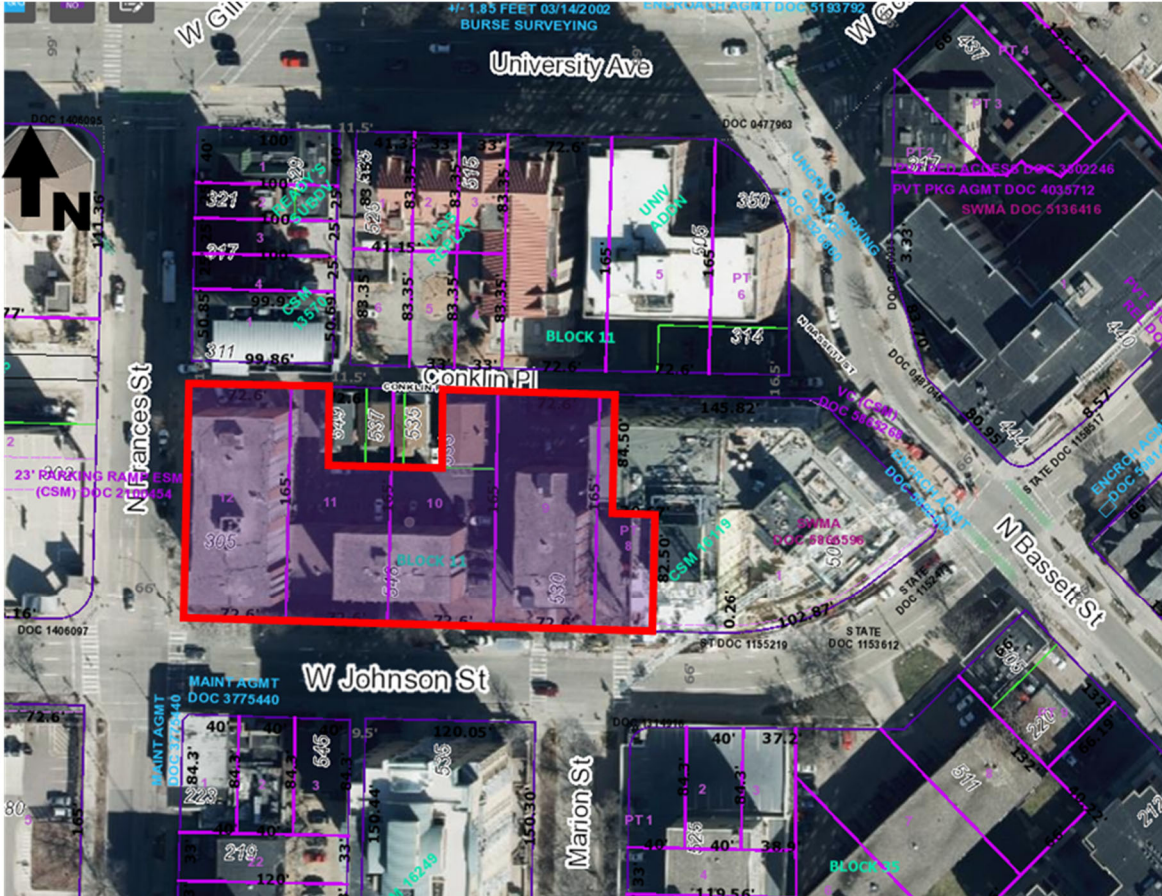


305 N Frances Street CSM Future Phase
Contract 9786
MUNIS 16256
Developer: Core Madison Frances, LLC



Location:

This project is located north of W Johnson Street, south of Conklin Place and east of N Frances Street.

Project:

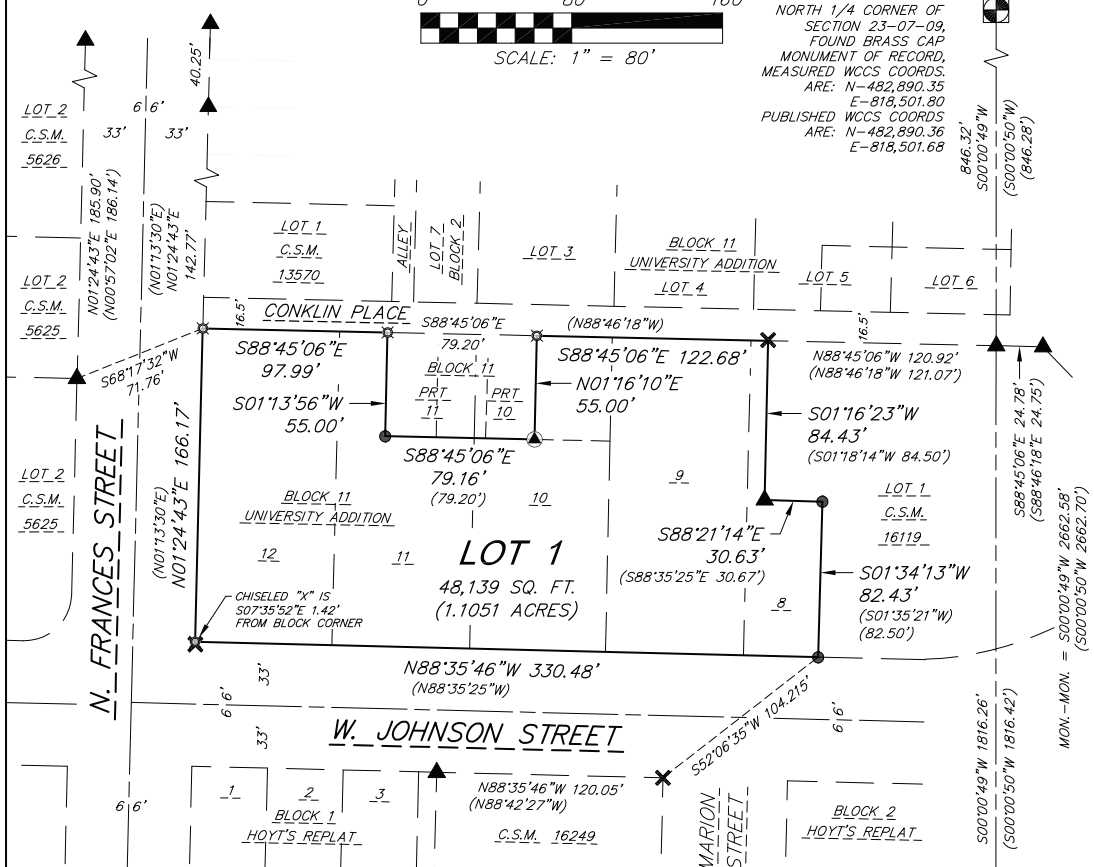
The developer, Core Madison Frances, LLC, has been conditionally approved for a one-lot Certified Survey Map. A Future Phase contract is an agreement clarifying that upon development of a lot through an approved land division, public infrastructure shall be constructed by the developer as required. Any future development of this lot shall require separate approval by the Board of Public Works and Common Council, a full developer agreement with the City requiring surety, fees, and the construction of said public infrastructure.

CERTIFIED SURVEY MAP No.

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NORTH 1/4 CORNER OF SECTION 23-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE: N-482,890.35 E-818,501.80 PUBLISHED WCCS COORDS ARE: N-482,890.36 E-818,501.68



NOTE: SEE SHEETS 2 AND 3 FOR SITE DETAILS

CENTER OF SECTION 23-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE: N-480,227.76 E-818,501.16 PUBLISHED WCCS COORDS ARE: N-480,227.77 E-818,501.13



SURVEY LEGEND

- ▲ FOUND NAIL
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- × FOUND CHISELED "X"
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE CO., WI, NAD83 (2011), THE EAST LINE OF THE NW 1/4 OF SECTION 23 MEASURED AS BEARING S00°00'49"W

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

31 Jul 2025 - 12:06p M:\Core Spaces\240406 - Savary Site\CADD\240406_CSM.dwg by: mafe

| | | | | |
|--|----------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------|
| | FN: 240406 DATE: 08/04/2025 | 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 7 |
| | REV: _____ Drafted By: MZIE Checked By: JLIL | | | |