

CERTIFIED SURVEY MAP No.

ALL OF LOTS 2 AND 3 AND PART OF LOTS 1, 4, AND 5, BLOCK 16 UNIVERSITY ADDITION TO MADISON,
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7
NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	15.67	10.00	089°47'36"	14.12	N46° 09' 34"E
C2	39.18 (39.02)	24.93	090°05'51"	35.27 (35.16)	S43° 55' 12"E (N44° 02' 23"W)

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DOC NO. _____
CSM NO. _____

SCALE: 1"=60'

30 0 30 60 90 120

SCALE IN FEET

LEGEND

- ✖ DENOTES CHISELED "X" CUT IN CONCRETE
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- △ DENOTES PK NAIL FOUND
- SECTION CORNER MON.
- DENOTES 1/2" REBAR FOUND

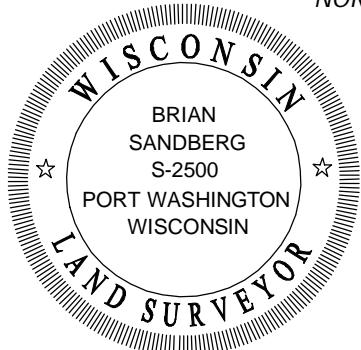
FOUND
EXISTING BL
RECORDED

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN
SYSTEM

SEE SHEET 2 FOR TITLE
DOCUMENT AND EXISTING
CONDITIONS NOTES

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SCALE: 1"=60'

A horizontal number line starting at 30 and ending at 120. Tick marks are present at 0, 30, 60, 90, and 120. The segment from 0 to 30 is shaded black, and the segment from 30 to 60 is also shaded black.

SCALE IN FEET

LEGEND

- ✖ DENOTES CHISELED "X"
CUT IN CONCRETE
- DENOTES 1" (O.D.)
IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.)
x24" LONG
IRON PIPE SET, weighing
1.68 lbs./linear foot
- △ DENOTES PK NAIL FOUND
- SECTION CORNER MON.
- DENOTES 1/2" REBAR
FOUND

 EXISTING BLDG
(RECORDED AS)

NOTE:

- THE COMBINED LOT SHALL BE REQUIRED TO MEET REQUIREMENTS OF MGO CHAPTER 37 REGARDING STORMWATER.
- JOINT DRIVEWAY EASEMENTS RECORDED IN DOCUMENT NUMBERS 890147 AND 1192304 NO LONGER EXIST BY VIRTUE OF MERGER OF TITLE INTO ONE UNIFIED HOLDER AND PARCEL AS PART OF THIS CERTIFIED SURVEY MAP
- THE LOCATION OF THE SOUTH RIGHT OF WAY FOR W. JOHNSON ST. WAS ESTABLISHED BY HOLDING A P.K. NAIL FOUND MATCHING PLAT OF SURVEY NO. 2019-01023 AND AN IRON PIPE MARKING THE NW CORNER OF LOT 4 BLOCK 16 UNIVERSITY ADDITION TO MADISON

TITLE DOCUMENTS:

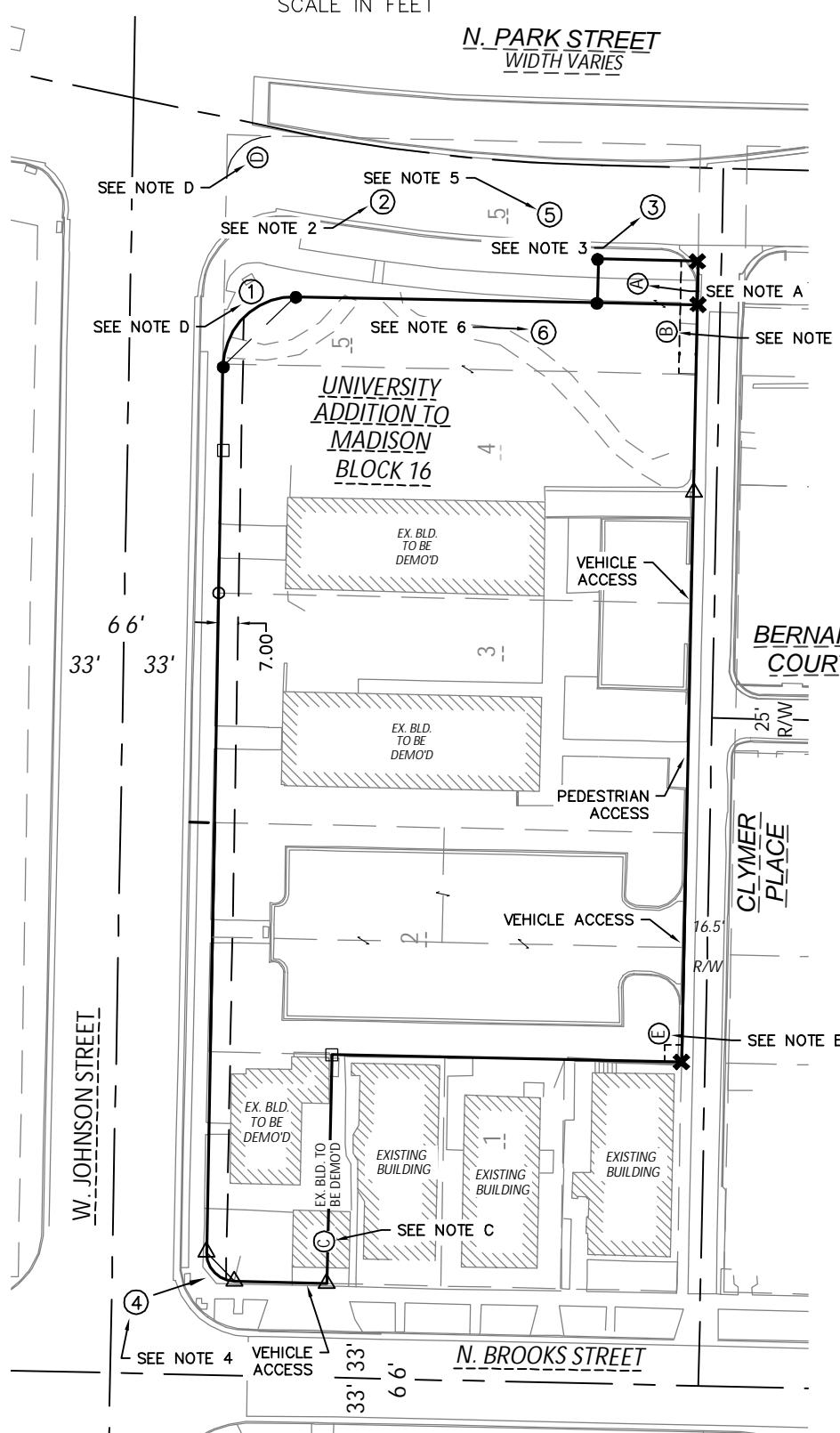
- ① DEEDED TO THE CITY OF
MADISON DOC. NO. 3036270
- ② DEEDED TO THE CITY OF
MADISON DOC. NO. 1153866
- ③ DEEDED TO THE CITY OF
MADISON DOC. NO. 3036269

- ④ DEEDED TO THE CITY
OF MADISON DOC. NO.
1152276 AND 1153795
- ⑤ DEEDED TO THE CITY OF
MADISON DOC. NO.
1142340

- ⑥ DEEDED TO BOARD OF REGENTS
UNIVERSITY OF WISCONSIN
DOC. NO. 3036273

EASEMENTS

- (A) - DOC. NO. 3036269 PERMANENT LIMITED EASEMENT FOR PUBLIC STREET PURPOSES
- (B) - DOC. NO. 3171437 UNDERGROUND ELECTRIC EASEMENT
- (C) - EASEMENT RIGHTS TO PARKING GARAGE STALL WAIVED UPON REMOVAL OF THE STRUCTURE PER DOC. NO. 664333
- (D) - FEE TITLE CONVEYED TO THE STATE OF WISCONSIN DOC NO. 1153865, 1153866
- (E) - 6'x6' UTILITY EASEMENT



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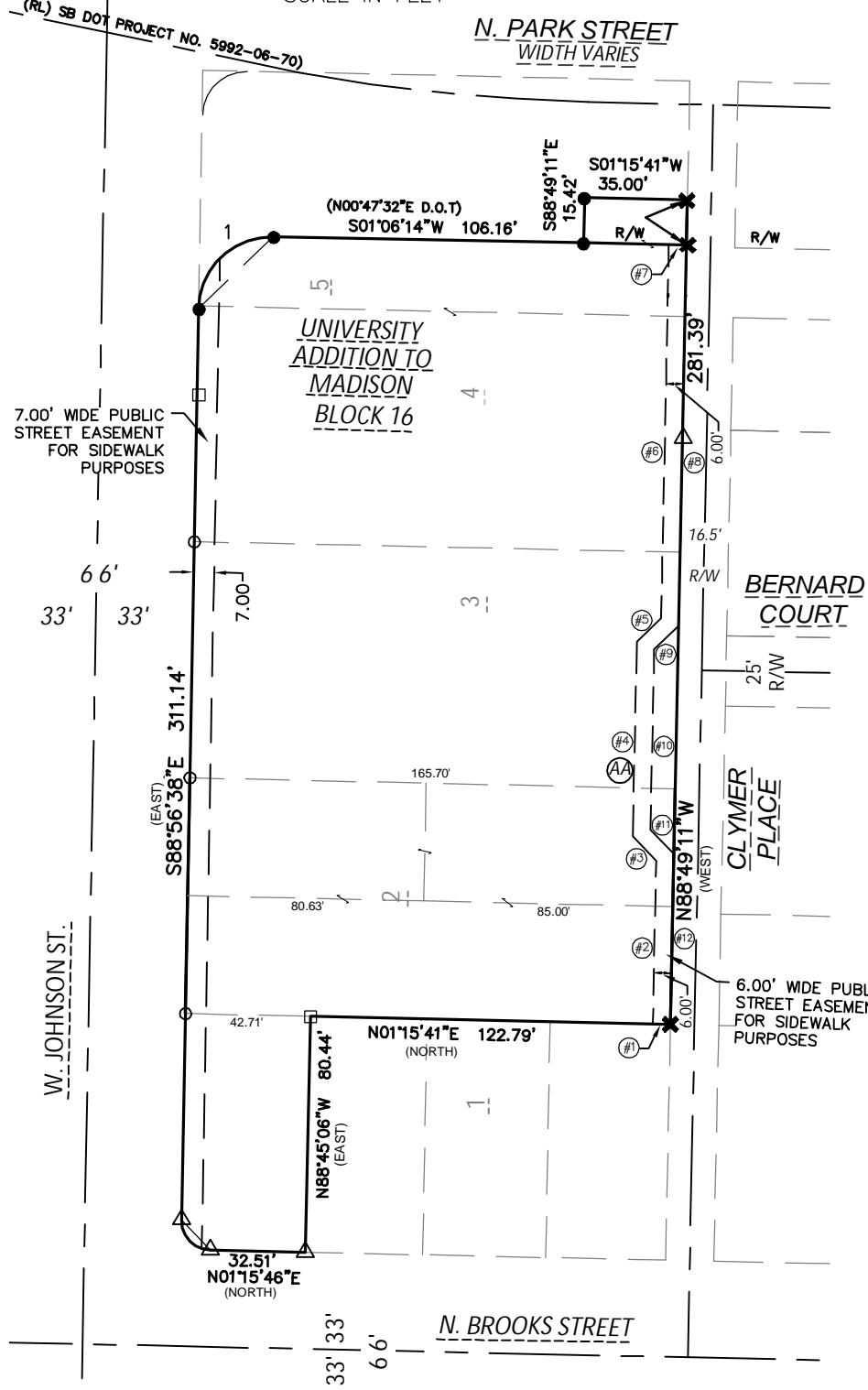


HORIZONTAL DATUM IS THE
WISCONSIN COUNTY
COORDINATE SYSTEM DANE
ZONE NAD83 (1997)

SCALE: 1"=60'

30 0 30 60 90 120

SCALE IN FEET



LEGEND

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NOTE:

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④—SIDEWALK EASEMENT

Line Table		
Line #	Length	Direction
#1	6.00'	N01°15'41"E
#2	55.64'	S88°49'11"E
#3	11.55'	N46°11'47"E
#4	66.55'	S88°49'11"E
#5	11.55'	S43°49'10"W
#6	127.45'	S88°49'11"E
#7	6.00'	S01°15'41"W
#8	129.93	N88°49'11"W
#9	11.55'	N43°49'10"W
#10	61.58'	N88°49'11"W
#11	11.55'	S46°11'47"W
#12	58.13	N88°49'11"W

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NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

Public Sidewalk Easement:

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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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 public use 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 Engineering Division City Engineer.

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.



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NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Brian E. Sandberg, a Wisconsin Professional Land Surveyor, hereby certify that by the direction of the Board of Regents of the University of Wisconsin System, I have surveyed, divided and mapped a division of all of Lots 2 and 3 and part of Lots 1, 4, and 5, Block 16, University Addition to Madison, Recorded in Volume A, Page 9, as Document No. 179949, being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West Quarter corner of said Section 23; thence North $0^{\circ}15'40''$ East coincident with the west line of said northwest quarter section 1582.27 feet; thence South $88^{\circ}55'06''$ East coincident with the south line of West Johnson Street and its westerly extension 480.86 feet to a point on the north line of Lot 1, Block 16, University Addition to Madison being the point of beginning; thence South $88^{\circ}56'38''$ East coincident with the north line of Lots 1,2,3, 4, and 5, of said Block 16, also being the south line of West Johnson Street 311.14 feet; thence 39.18 feet southeasterly along the arc of a curve concaved northeasterly having a radius of 24.93 feet and a chord bearing South $43^{\circ}55'12''$ East 35.27 feet to a point on the west line of North Park Street; thence South $1^{\circ}06'14''$ West coincident with said west line 106.16 feet; thence South $88^{\circ}49'11''$ East 15.42 feet; thence South $1^{\circ}15'41''$ West 35.00 feet to a point located 15.42 feet along the easterly extension of Clymer Place and from the intersection of North Park Street and Clymer Place; thence North $88^{\circ}49'11''$ West along said extension and continuing along the north line of said Clymer Place, also being the south lines of said Lots 2,3,4 and 5 of said Block 16 a distance of 281.39 feet to the southwest corner of said Lot 2; thence North $1^{\circ}15'41''$ East 122.79 feet along the west line of said Lot 2; thence North $88^{\circ}45'06''$ West 80.44 feet to a point on the west line of said Lot 1, also being the east line of North Brooks Street; thence North $01^{\circ}15'4a''$ East coincident with said west line 32.51 feet; thence 15.67 feet northeasterly along the arc of a curve concaved northwesterly having a radius of 10.00 feet and a chord bearing North $46^{\circ}09'34''$ East 14.12 feet to the point of beginning. Containing 47,892 square feet or 1.099 acres of land including public right-of-way along North Park Street and 47,354 square feet or 1.087 acres excluding the public right-of-way of North Park Street.

THAT I have made such survey, land division and map by the direction of the Board of Regents of the University of Wisconsin, that such map is a correct representation of all exterior and boundaries and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Ordinance of the City of Madison Code in surveying, dividing and mapping the same.

Brian E. Sandberg, Professional Land Surveyor S-2500



VOL PAGE

PGC-NC

SCANNING

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OWNER'S CERTIFICATE

Board of Regents of the University of Wisconsin System, a non-stock corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the subdivision regulations of the City of Madison, and Chapter 236 of the Wisconsin Statutes.

Board of Regents of the University of Wisconsin System does further certify that this map is required by S.236.34 and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the City of Madison for approval or objection.

In Witness Whereof, the said Board of Regents of the University of Wisconsin has caused these presents to be signed by _____ Managing Member at _____, Wisconsin, this _____ day of _____ 2024

Board of Regents of the University of Wisconsin System

Managing Member

STATE OF WISCONSIN)

)SS

COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF WISCONSIN



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CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the Secretary of the City of Madison Planning Commission

Dated this: _____ Day of _____, 2024

Matthew Wachter, Secretary of Planning

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison is hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 2024 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 _____, 2024.

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



Office of the Register of Deeds County, Wisconsin
Received for Record
_____, 20 _____ at _____ o'clock _____ M as
Document No. _____
in _____ _____
Register of Deeds