#### CERTIFIED SURVEY MAP No. LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4—5, ALL OF LOTS 6—7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2011), THE WEST LINE OF THE NE1/4 OF SECTION 23 MEASURED AS BEARING S00'00'48"W. GRAPHIC SCALE: 1" = 50' 50 100 NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL; SHEET 4 FOR EASEMENTS; SHEET 5 FOR NOTES. 0.89 SURVEY LEGEND NE/2 LOT 8 <u>DETAIL</u> NTS FOUND 1" Ø IRON PIPE 0 BLOCK 39 S43°38'24"E 132.16' 107 FOUND P.K. NAIL MADISON FOUND 3/4" Ø IRON ROD 107 SW1/2 LOT 8 16, BLOCK 39 33. SET CHISELED "X" SET 3/4" Ø IRON ROD Ø 9 WT = 1.5LB/LFPLAT INDICATES RECORDED AS 21 107 LOT 7 ADD/TION BLOCK 39 ORIGINAL 19 99.22' 297. 165.11 ORIGINAL PLAT OF MADISON 9 UNIVERSITY GILMAN STREE by: kpap 0/100 23'36"W 107 13 M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg PART OF LOT 6 BLOCK 39 107 39 R/W = 297.44 300 546 OCK LOT 1 BL BT 39,258 SF (0.901 AC) 9 72.53' PLAT 10 1 /2 47. 107 Ĺ NELLS NE1/ LOT '54' PART OF LOT 5 BLOCK 39 <u>DETAIL</u> NTS 10T 6 BLOCK 10 LOT 4 0.38' BLOCK 39 LOT 1 CERTIFIED SURVEY WAP NO. 177 SURVEY -----7. 14091 0 LOT i CERTIFIED Si MAP NO. UNIVERSITY ADDITION TO MADISON 66.12' LOT 5 <u>DETAIL</u> NTS BLOCK 10 15 Oct 2025 - 3:13p N43°45'00"W 131.93 (N43°46'06"W) (132') LOT 1 V<sub>0.93</sub> CERTIFIED SURVEY MAP NO. 14091 SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305 Job #.: 210200 C.S.M. No. Date: 10/17/2025 SHEET vierbicher Doc. No. 1 OF 7 planners | engineers | advisors Drafted By: KPAP Page Checked By: JZAM

## CERTIFIED SURVEY MAP No.

LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4-5, ALL OF LOTS 6-7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



by: kpap

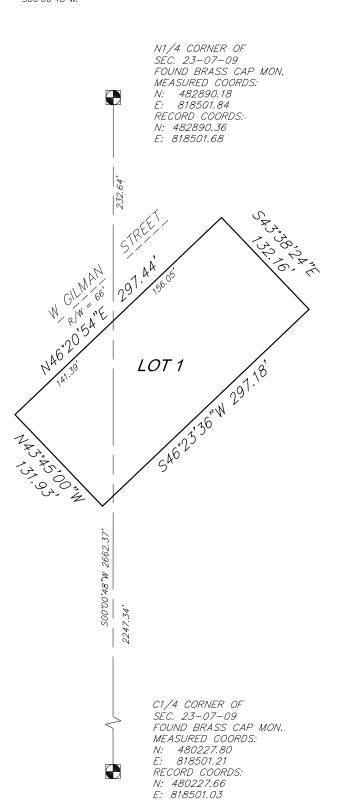
M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg

16 Oct 2025 - 7:27a

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NADB3 (2011), THE WEST LINE OF THE NE1/4 OF SECTION 23 MEASURED AS BEARING S00'00'48"W.

### SECTION TIE DETAIL

(NOT TO SCALE)



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Job #.: 210200 Date: 10/17/2025

Rev: Drafted By: KPAP Checked By: JZAM SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305

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#### CERTIFIED SURVEY MAP No. LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4-5, ALL OF LOTS 6-7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN. GRAPHIC SCALE: 1" = 50' 50 100 EXISTING CONDITIONS NOTE: EXISTING BUILDINGS TO BE REMOVED. NE/2 LOT 8 BUILDING IS 0.3' NE OF PROPERTY LINE BLOCK 39 BUILDING COR – IS 0.5' NW AND 0.1' NE OF PROPERTY LINE | 107 0 1 BITUMINOUS MADISON 107 EXISTING BUILDING TO MADISON PAVEMENT 9 PLAT BUILDING - IS 0.5' NW OF PROPERTY LINE 107 9 UNIVERSITY ADDITION ORIGINAL - BUILDING COR IS 0.2' SW AND 0.3' NW OF PROPERTY L. BUILDING COR -IS 0.1° NW OF PROPERTY LINE OVERHANG EXISTING BUILDING STREE by: kpap 00/ 107 13 M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg 99 BITUMINOUS LOT 107 39 39 BLOCK G/LMAN П BUILDING COR -IS 0.2' NW OF PROPERTY LINE BLOCK RIW PA VEMEN 7 CARAGE EXISTING BUILDING WELLS PLAT OF 10 12 NE1/2 ----LOT 14 107 PAVEMENT BITUMINOUS CERTIFIED SURVEY WAP NO. 13615 CONCRETE CONCRE 5URVEY -----7. 14091 - BUILDING COR IS 0.5' SE OF PROPERTY LINE AND ON THE SW PROPERTY LINE CONCRETE 1 107 JING LOT 1 CERTIFIED SU MAP NO. 1 BUILDING COR – IS 0.3° SE OF PROPERTY LINE CONCRETE *EXISTING BUILDING* 15 Oct 2025 - 11:26a BUILDING COR IS 0.3' SW OF PROPERTY LINE EXISTING BUILDING LOT 1 CERTIFIED SURVEY MAP NO. 14091 SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305 Job #.: 210200 C.S.M. No. Date: 10/17/2025 SHEET vierbicher Doc. No.

Rev:

Drafted By: KPAP

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Page

LOTS 5-6, BLOCK 10, U LOTS 4-5, ALL OF LO AS DOCUMENT NO. 1	INIVERSITY ALTS 6—7, AND 02. LOCATED TO THE SYSTEM, 13 (2011), 4 OF	DDITION TO MADIS PART OF LOT 8 IN THE NE1/4 (	B, BLOCK 39, ORIGIN	IAL PLAT OF MADISON, THE NW1/4 OF THE N	RECORDED
GRAPHIC SCALE: 1" =  0 50	100	<u>EA</u>	<u>SEMENTS</u>		
M:\Landmark Properties\210200_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap	CERTIFIED SURVEY  MAP NO. 13615  LOT 10  LOT 20  LOT 30  LOT 9  LOT 9	W G/LMAN STREET $- R/W = 66'$	BLOC	DT 1  15' WIDE ACCESS EASEMENT DOC NO 5185373	CERTIFIED SURVEY   NET/2   LOT 13   LOT 12   LOT 11   LOT 12   LOT 11   LOT 11   LOT 12   LOT 11   LOT
Vierbicher planners   engineers   advisors		Date: 10/17/2025 Rev:	URVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	LOT 1 ERTIFIED SURVEY MAP NO. 14091 C.S.M. No. Doc. No. Page	SHEET 4 OF 7

LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4-5, ALL OF LOTS 6-7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

#### SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: OCTOBER 17, 2025

DRAFT

Signed: VICT I

Kevin J. Pape, Professional Land Surveyor S-2568

#### DESCRIPTION:

Lots 5-6, Block 10, University Addition to Madison, recorded in Volume A of Plats on Page 9 as Document Number 109 and Part of Lots 4-5, all of Lots 6-7, and part of Lot 8, Block 39, Original Plat of Madison, recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence S00°00'48"W, 232.64 feet along the west line of said NE1/4 to a point on the southeasterly right of way line of West Gilman Street and point of beginning; thence N46°20'54"E, 156.05 feet along said southeasterly right of way line; thence S43°38'24"E, 132.16 feet to a point on the northwesterly line of Lot 11, Block 13, Original Plat of Madison; thence S46°23'36"W, 297.18 feet along the northwesterly line of Lots 11–14, Block 39, said Original Plat of Madison and the northwesterly line of Lot 1, Certified Survey Map Number 14091, recorded in Volume 94 of Certified Survey Maps on Pages 285–290, as Document Number 5189753; thence N43°45'00"W, 131.93 feet along the northwesterly line of said Lot 1 to said southeasterly line of way line of way line of way line at line and way line and 131.93 feet along the northeasterly line of said Lot 1 to said southeasterly right of way line of Gilman Street; thence N46°20'54"E, 141.39 feet along said southeasterly right of way line to the point of beginning.

Contains 39,258 square feet (0.901 acres).

#### NOTES:

by:

-CSM.dwg

Madison\CADD\210200

M:\Landmark Properties\210200\_449 State Street,

15 Oct 2025 - 3:14p

- This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5037935.
- 2. This CSM is subjectto an Agreement Respecting Airspace and Construction Easements, recorded as Document No. 5186017.
- 3. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5195579.
- This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 4154069.
- This CSM is subject to an Agreement Respecting Airspace and Construction Easements, recorded as Document No. 5050075.
- This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5057476.
- This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5206758.

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Job #.: 210200 Date: 10/17/2025

Drafted By: KPAP Checked By: JZAM Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305

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15 Oct 2025 - 11:33a



Job #.: 210200 Date: 10/17/2025

Rev: Drafted By: KPAP SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305

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# CERTIFIED SURVEY MAP No. LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4-5, ALL OF LOTS 6-7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN. MADISON PLAN COMMISSION CERTIFICATE: Approved for recording per the Secretary of the City of Madison Plan Commission. Date: \_\_\_ CITY OF MADISON COMMON COUNCIL RESOLUTION: Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-\_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_, 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 \_\_\_\_\_, 202\_\_\_. by: kpap Lydia A. McComas, City Clerk, City of Madison M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg REGISTER OF DEEDS CERTIFICATE , 202\_\_\_, at Received for recording this \_\_ day of \_\_\_ o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_ pages \_\_\_\_\_, as Doc. No. \_ of Certified Survey Maps on Kristi Chlebowski, Dane County Register of Deeds



15 Oct 2025 - 11:33a



Job #.: 210200 Date: 10/17/2025

Drafted By: KPAP

SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305

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