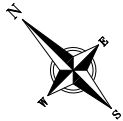


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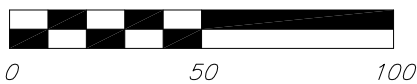
# CERTIFIED SURVEY MAP No.

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.



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  $S00^{\circ}00'48''W$ .

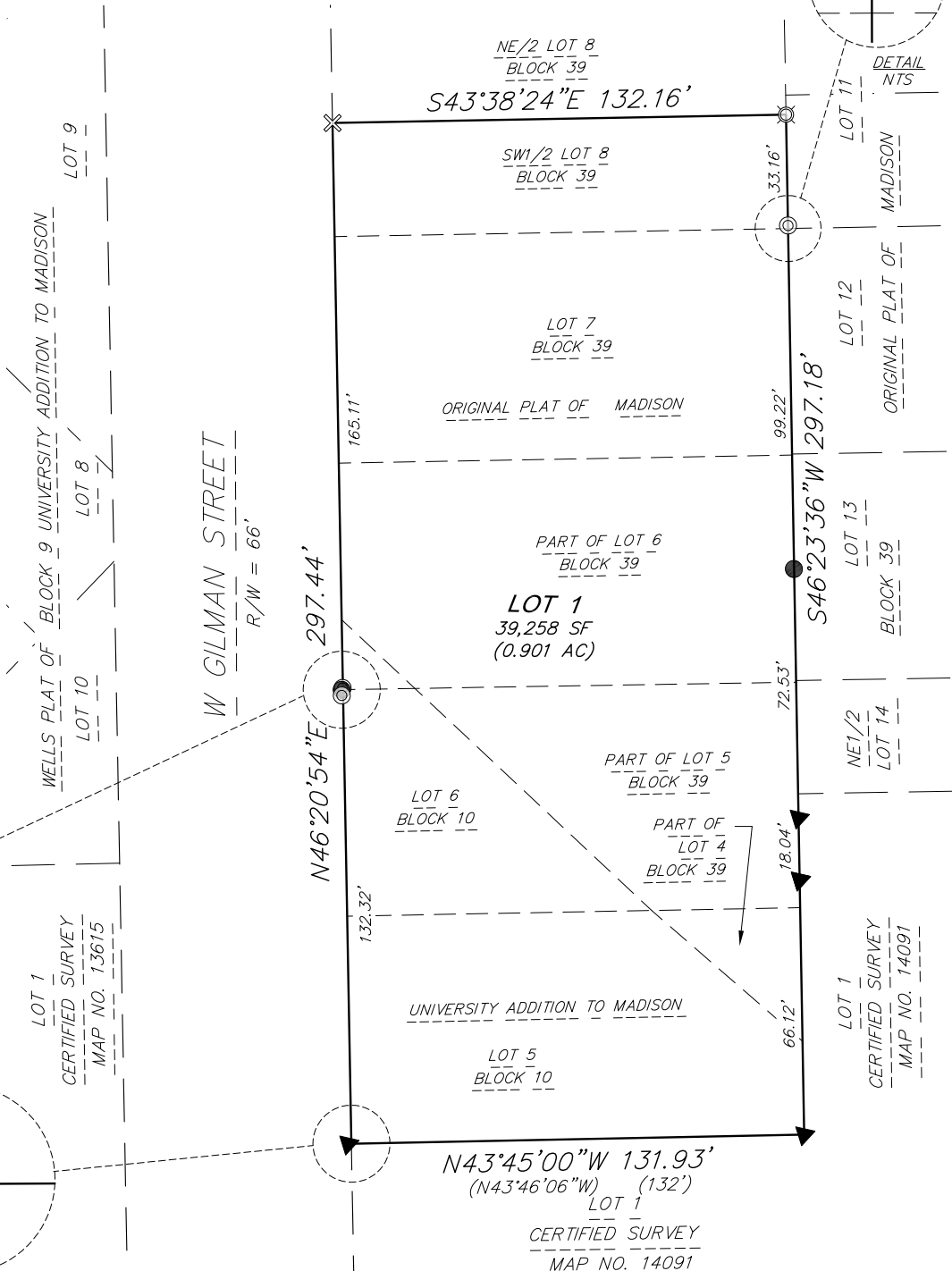
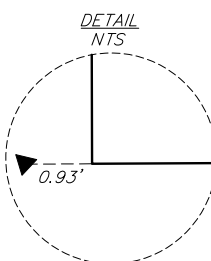
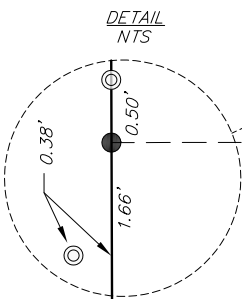
GRAPHIC SCALE: 1" = 50'



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;  
SHEET 4 FOR EASEMENTS; SHEET 5 FOR NOTES.

## SURVEY LEGEND

- ⊙ FOUND 1"  $\varnothing$  IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4"  $\varnothing$  IRON ROD
- ✕ SET CHISELED "X"
- ⊙ SET 3/4"  $\varnothing$  IRON ROD  
WT = 1.5LB/LF
- ( ) INDICATES RECORDED AS



15 Oct 2025 - 3:13p M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg by: kbpap

**vierbicher**  
planners | engineers | advisors



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

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 7**

16 Oct 2025 - 7:27a M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap

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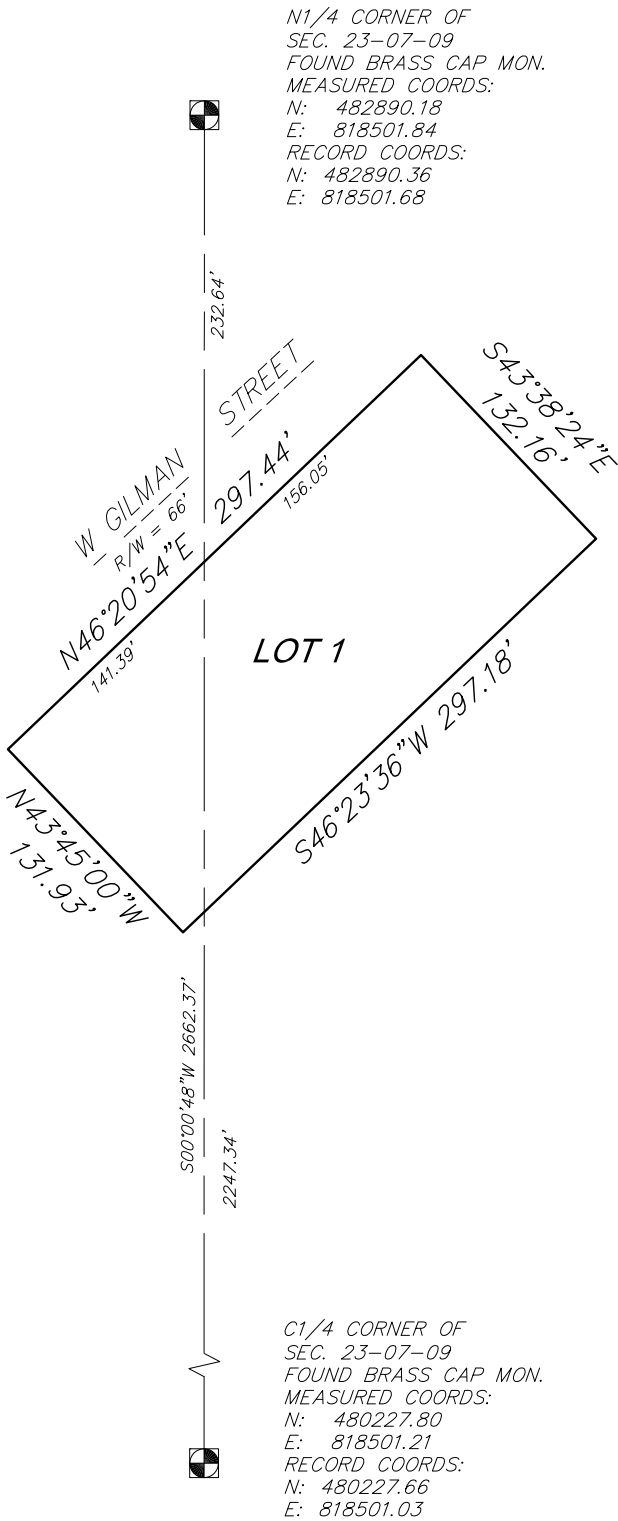
CERTIFIED SURVEY MAP No. \_\_\_\_\_

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.



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.

SECTION TIE DETAIL  
(NOT TO SCALE)



**vierbicher**  
planners | engineers | advisors



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

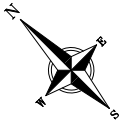
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 7**

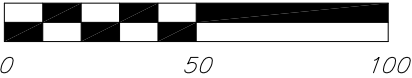
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# CERTIFIED SURVEY MAP No.

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.

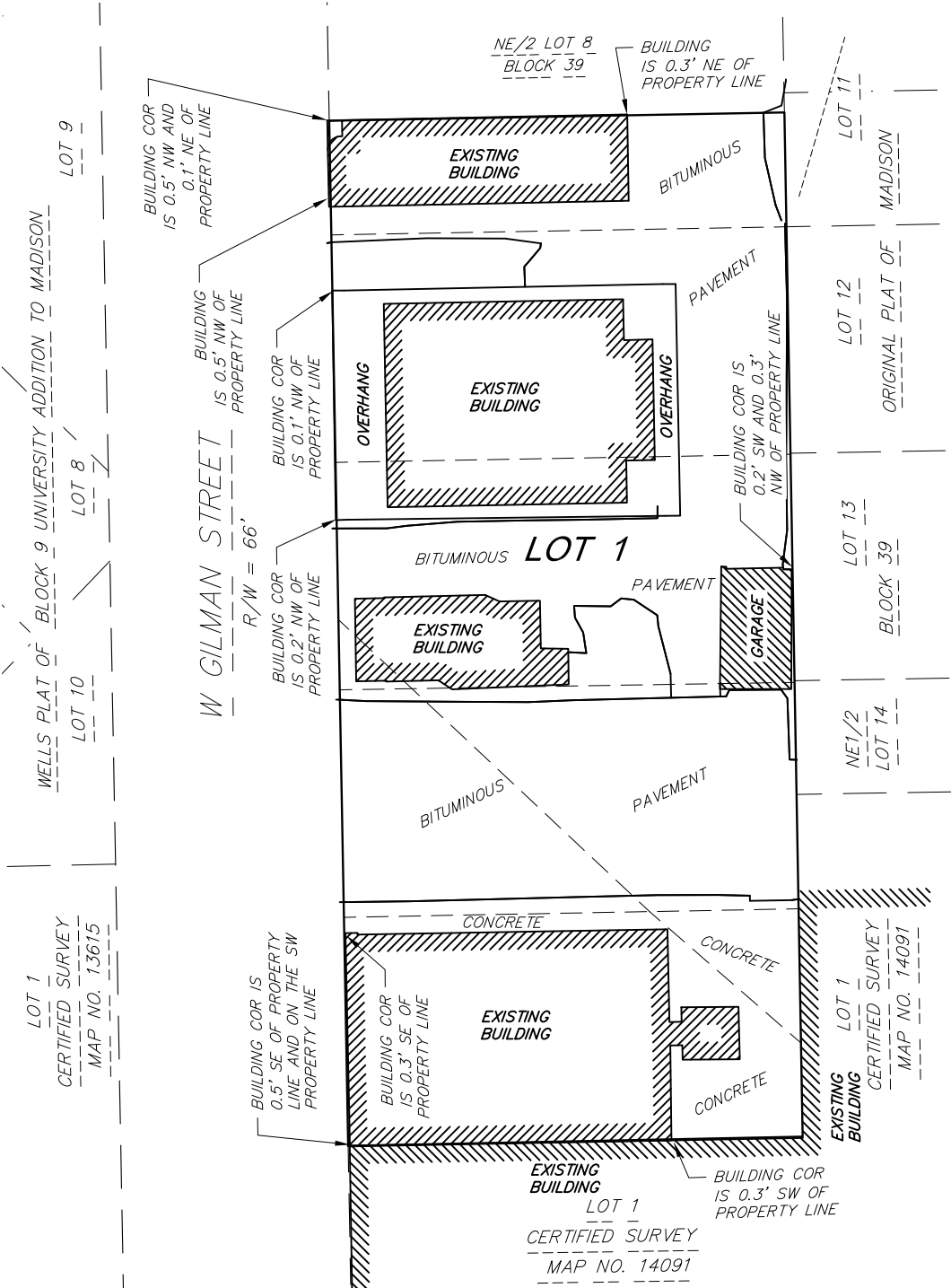


GRAPHIC SCALE: 1" = 50'



## EXISTING CONDITIONS

NOTE: EXISTING BUILDINGS TO BE REMOVED.



15 Oct 2025 - 11:26a M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap



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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.



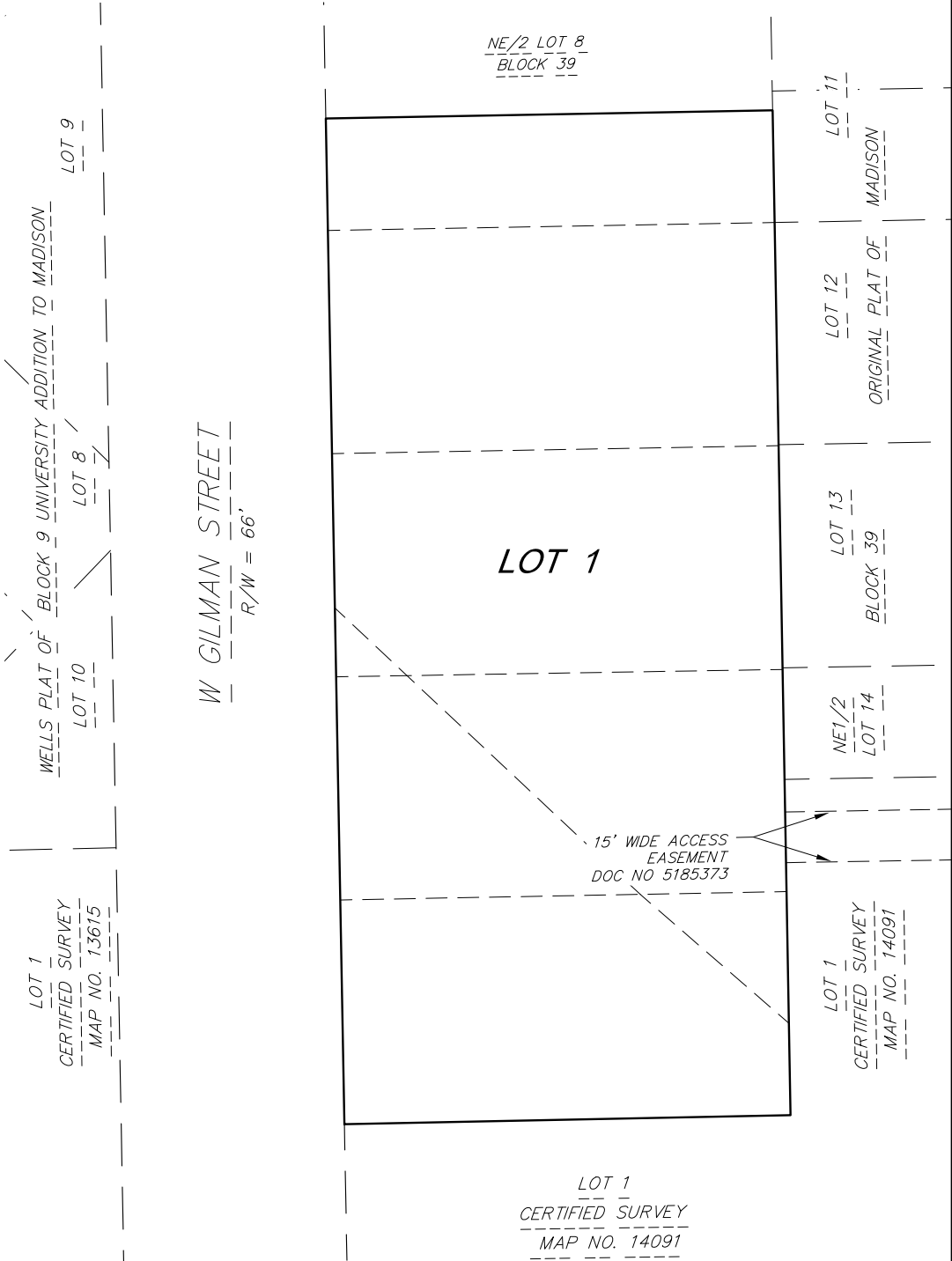
BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE SYSTEM,  
DANE COUNTY, WISCONSIN, NAD83 (2011),  
THE WEST LINE OF THE NE1/4 OF  
SECTION 23 MEASURED AS BEARING  
S00°00'48"W.

GRAPHIC SCALE: 1" = 50'



0 50 100

## EASEMENTS



15 Oct 2025 - 11:32a M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap



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by: kpap  
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15 Oct 2025 - 3:14p

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.

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

Signed: DRAFT  
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 northeasterly line of said Lot 1 to said southeasterly right of way line of West 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:

- 1. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5037935.
- 2. This CSM is subject to 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.
- 4. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 4154069.
- 5. This CSM is subject to an Agreement Respecting Airspace and Construction Easements, recorded as Document No. 5050075.
- 6. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5057476.
- 7. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5206758.

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.

*Landmark Properties, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.*

---

PRINT NAME AND TITLE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

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15 Oct 2025 - 11:33a M:\Landmark Properties\210200\_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap

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.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary  
City of Madison Plan Commission

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 \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Lydia A. McComas, City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, at o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds