

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

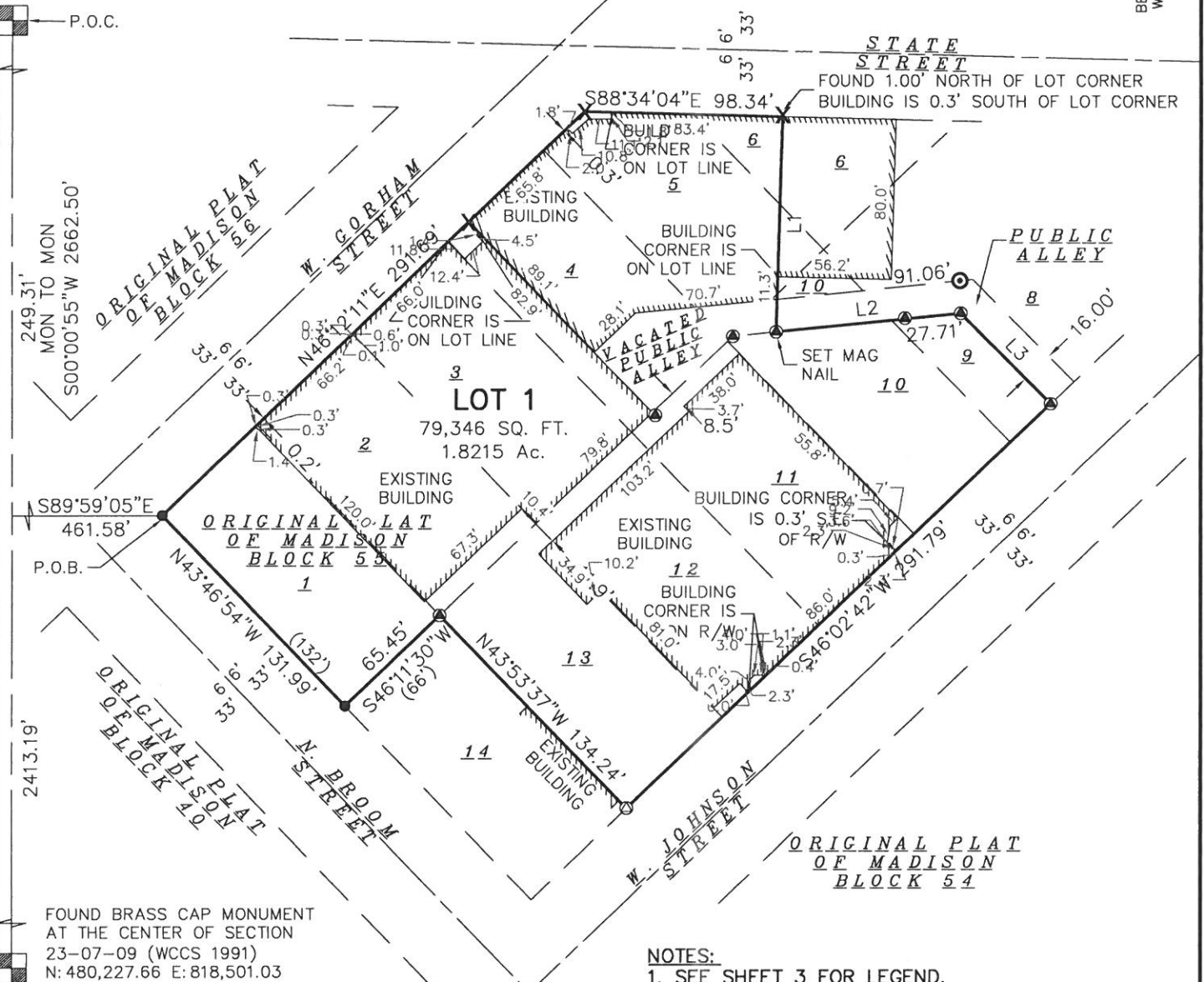
PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = EIGHTY FEET

GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)

FOUND BRASS CAP MONUMENT AT  
THE NORTH QUARTER CORNER OF  
SECTION 23-07-09 (WCCS 1991)  
N: 482,890.13 E: 818,501.68  
(N: 482,890.36 E: 818,501.68)



FOUND BRASS CAP MONUMENT  
AT THE CENTER OF SECTION  
23-07-09 (WCCS 1991)  
N: 480,227.66 E: 818,501.03

- NOTES:**
1. SEE SHEET 3 FOR LEGEND.
  2. SEE SHEET 3 FOR LINE TABLE.
  3. SEE SHEET 2 FOR EASEMENT DETAIL.
  4. SEE SHEET 4 FOR BUILDING DIMENSIONS DETAIL.
  5. ALL BUILDINGS TO BE RAZED.

**SURVEYED FOR :**

CORE CAMPUS  
MANAGER LLC

**SURVEYED BY :**

**Burse**

surveying & engineering

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2021

Plot View: csm

\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



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

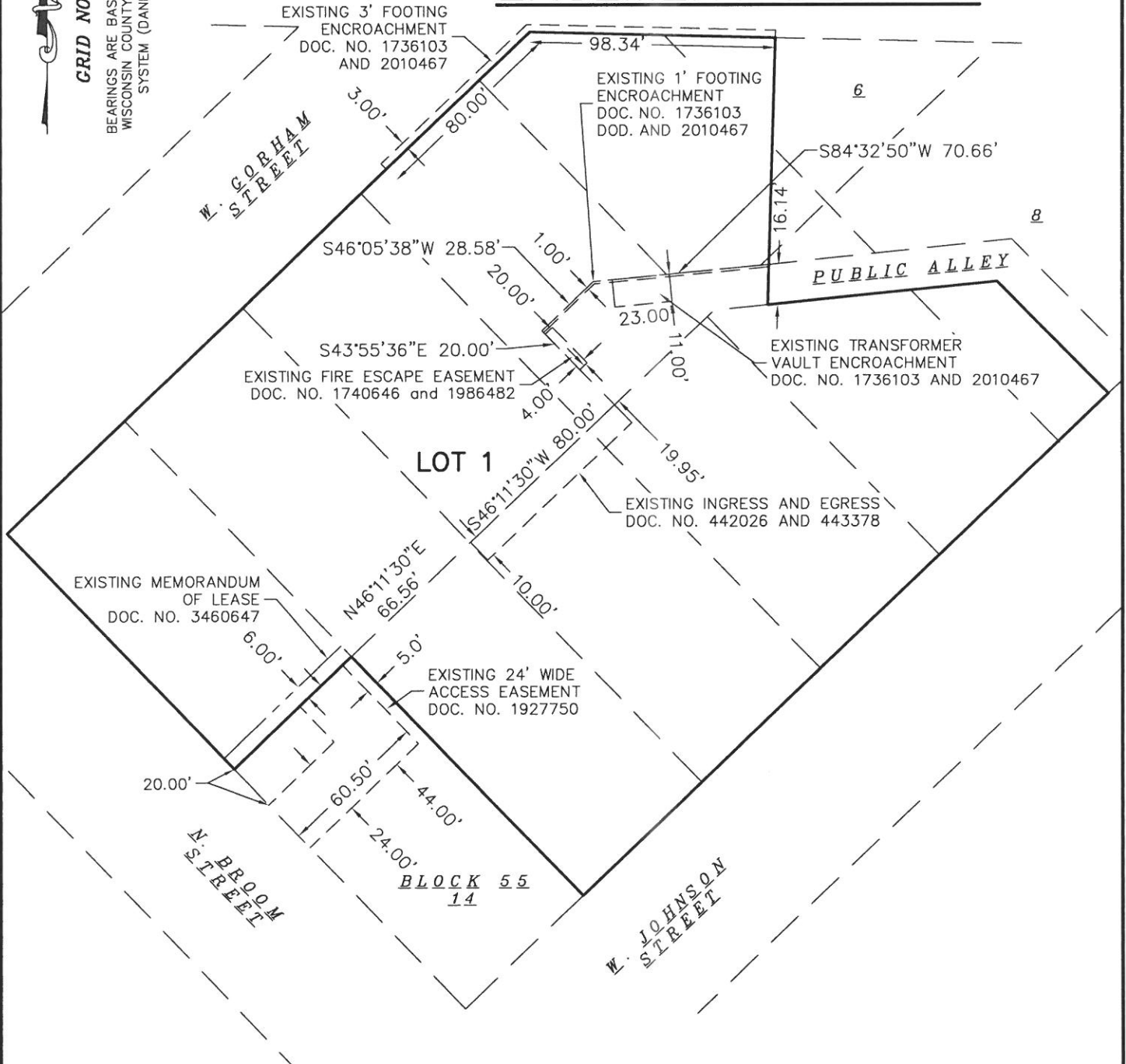
PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = SIXTY FEET

**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

## EASEMENT DETAILS



SURVEYED BY :

**Burse**

surveying & engineering Inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2021

Plot View: csm

\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



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

PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Parcel Line Table		
Number	Direction	Length
L1	S01°38'47"W	107.45
L2	N84°13'01"E	91.94
L3	S44°21'14"E	63.60

LEGEND	
⊙	DRILL HOLE FOUND
●	3/4" SOLID IRON ROD FOUND
⊙	1" IRON PIPE FOUND
X	FOUND CHISELED "X" IN CONCRETE
⊙	FOUND MAG NAIL
( )	INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
 Matthew Wachter, Secretary of Planning Commission.

**CITY OF MADISON COMMON COUNCIL APPROVAL**


Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. 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\_\_.

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

SURVEYED BY :

**Burse**

surveying & engineering 

2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_ PAGES \_\_\_\_

Date: July 01, 2021  
 Plot View: csm

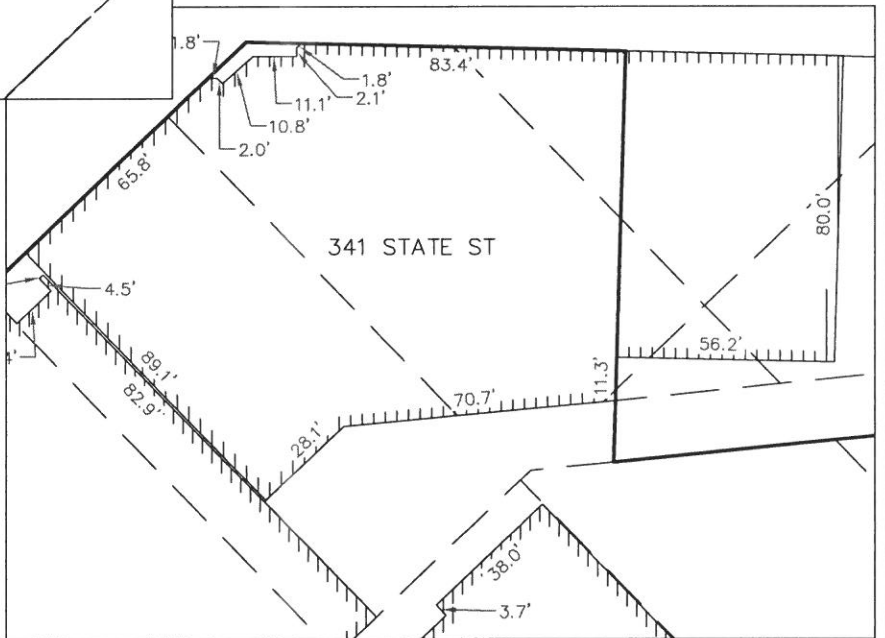
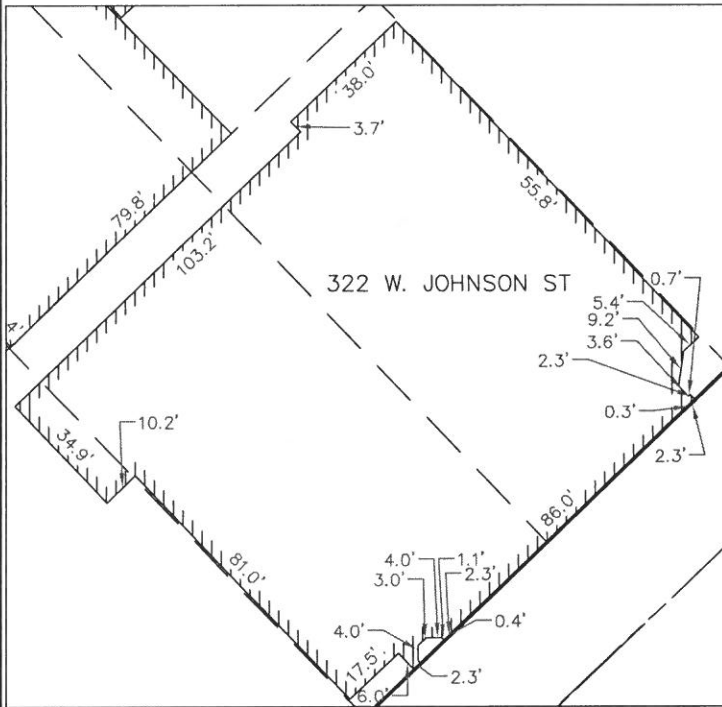
\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



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

PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## BUILDING DETAILS



SURVEYED BY :

**Burse**

surveying & engineering Inc

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

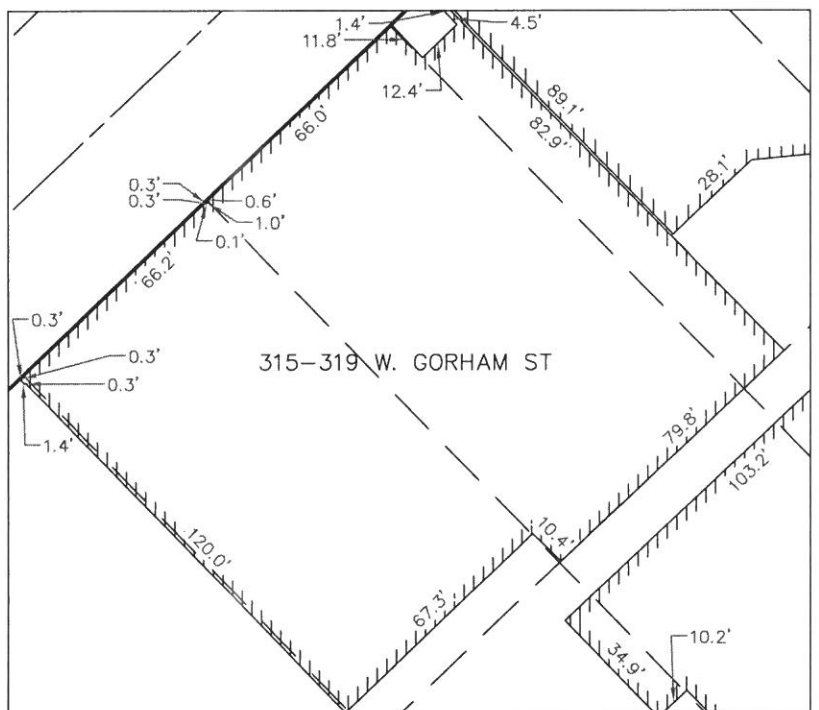
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2021

Plot View: csm

\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



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

PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### NOTES – CONTINUED FROM PAGE 1

- 5) The lots created by this Certified Survey Map are responsible for compliance with MGO Chapter 37 at the time of development.
- 6) Lots within this CSM are subject to impact fees that are due and payable at the time building permit(s) are issued.

### LEGAL DESCRIPTION:

Part of Lots 4–6, 9 and 10, all of Lots 1–3 and 11–13, Block 55, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows;

Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 00 minutes 55 seconds West along the west line of said Northeast Quarter, 249.31 feet; thence South 89 degrees 59 minutes 05 seconds East, 461.58 feet to the southeast right of way of W. Gorham Street, also being the northeast right of way of N. Broom Street, also being the Point of Beginning; thence North 46 degrees 12 minutes 11 seconds East along said southeast right of way, 291.69 feet to the south right of way of State Street; thence South 88 degrees 34 minutes 04 seconds East along said south right of way, 98.34 feet; thence South 01 degree 38 minutes 47 seconds West, 107.45 feet to the south line of a Public Alley; thence North 84 degrees 13 minutes 01 second East along said south line, 91.94 feet to a bend in said south line; thence South 44 degrees 21 minutes 14 seconds East along said south line, 63.60 feet to the northwest right of way of W. Johnson Street; thence South 46 degrees 02 minutes 42 seconds West along said northwest right of way, 291.79 feet to the southwest line of aforementioned Lot 13; thence North 43 degrees 53 minutes 37 seconds West along said southwest line, 134.24 feet to the west corner of said Lot 13, also being the east corner of aforementioned Lot 1; thence South 46 degrees 11 minutes 30 seconds West along the southeast line of said Lot 1, 65.45 feet to the south corner of said Lot 1, also being the aforementioned northeast right of way of N. Broom Street; thence North 43 degrees 46 minutes 54 seconds West along said northeast right of way, 131.99 feet to the Point of Beginning

### SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of the owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 1 day of July, 2021.

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

**Burse**  
surveying & engineering <sup>INC</sup>

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

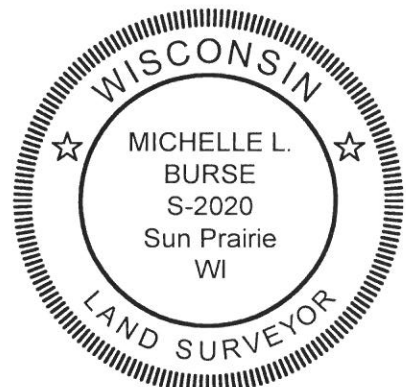
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2021

Plot View: csm

\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



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

PART OF LOTS 4-6, 9 AND 10, ALL OF LOTS 1, 2, 3, 11 - 13, AND PART OF A VACATED ALLEY, BLOCK 55, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Core Campus Manager, LLC, a 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Core Campus Manager, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said \_\_\_ has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Core Campus Manager, LLC

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN)  
  )ss  
County of Dane                  )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin \_\_\_\_\_ My commission expires \_\_\_\_\_

SURVEYED BY :

**Burse**

surveying & engineering INC

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

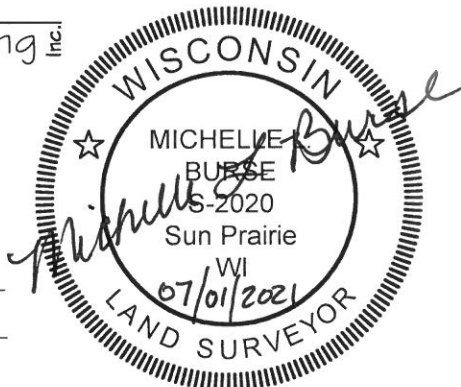
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2021

Plot View: csm

\\BSE2329\dwg\Survey\BSE2329v18CSM.dwg



Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds