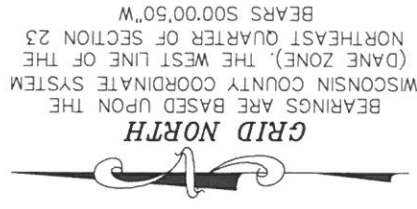


CERTIFIED SURVEY MAP NO.

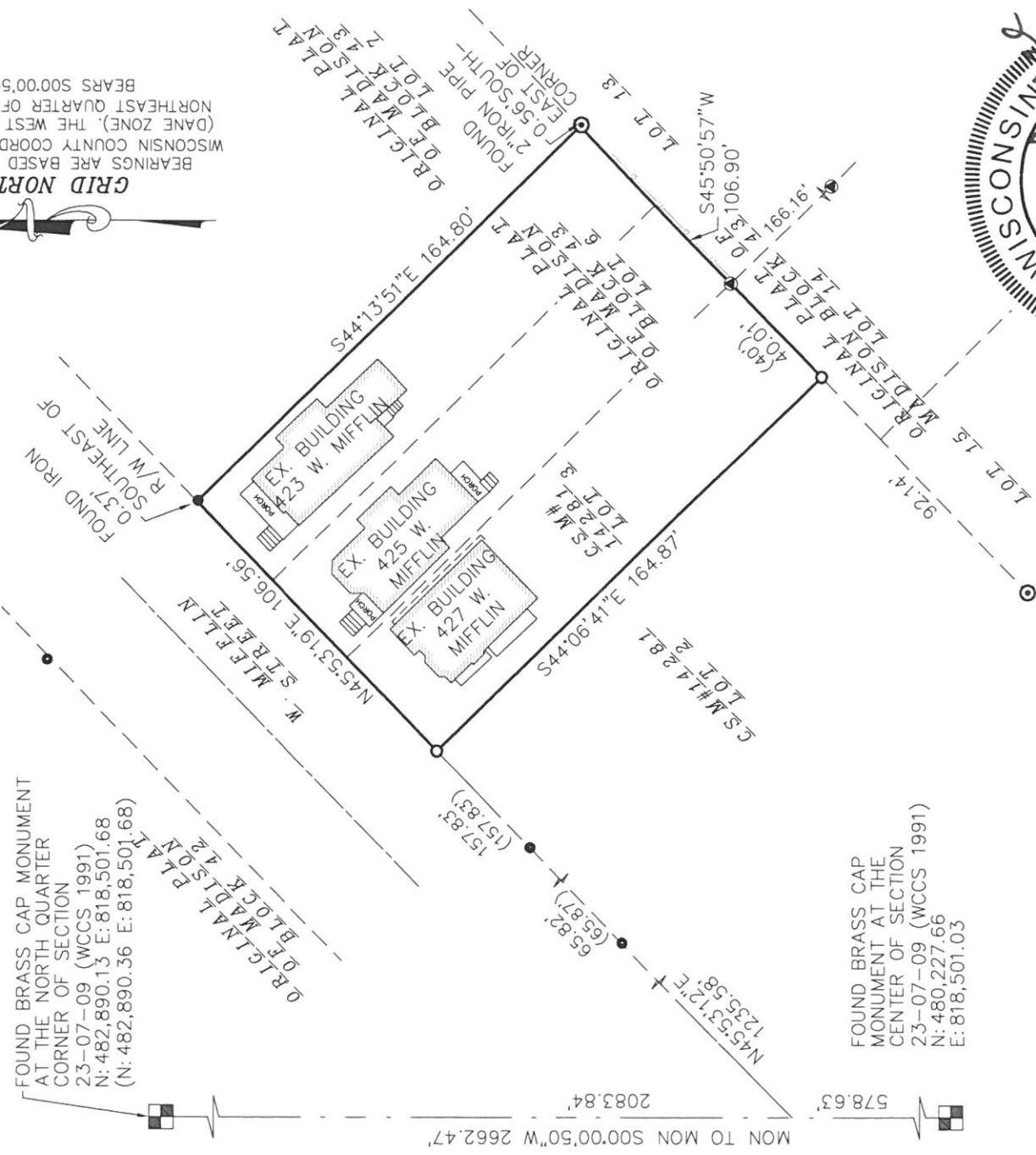
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NOTES:

- 1) SEE SHEET 3 FOR BUILDING DETAILS AND SHEET 5 FOR LEGEND.
- 2) HOUSES SHOWN ON LOT 2 SHALL BE RAZED.
- 3) SEE SHEET 2 FOR EASEMENT DETAILS.
- 4) The lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance and a private drainage system exists for the entire site; an agreement shall be provided for the rights and responsibilities of all lot owners. See Declaration of Easements and also Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures to be recorded separately



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

SURVEYED FOR :
 Madison Development Corporation

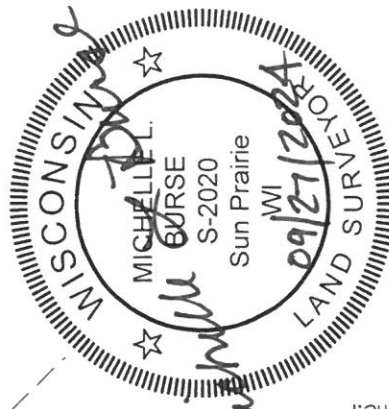
MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-15-2016
 Plot View: CSM
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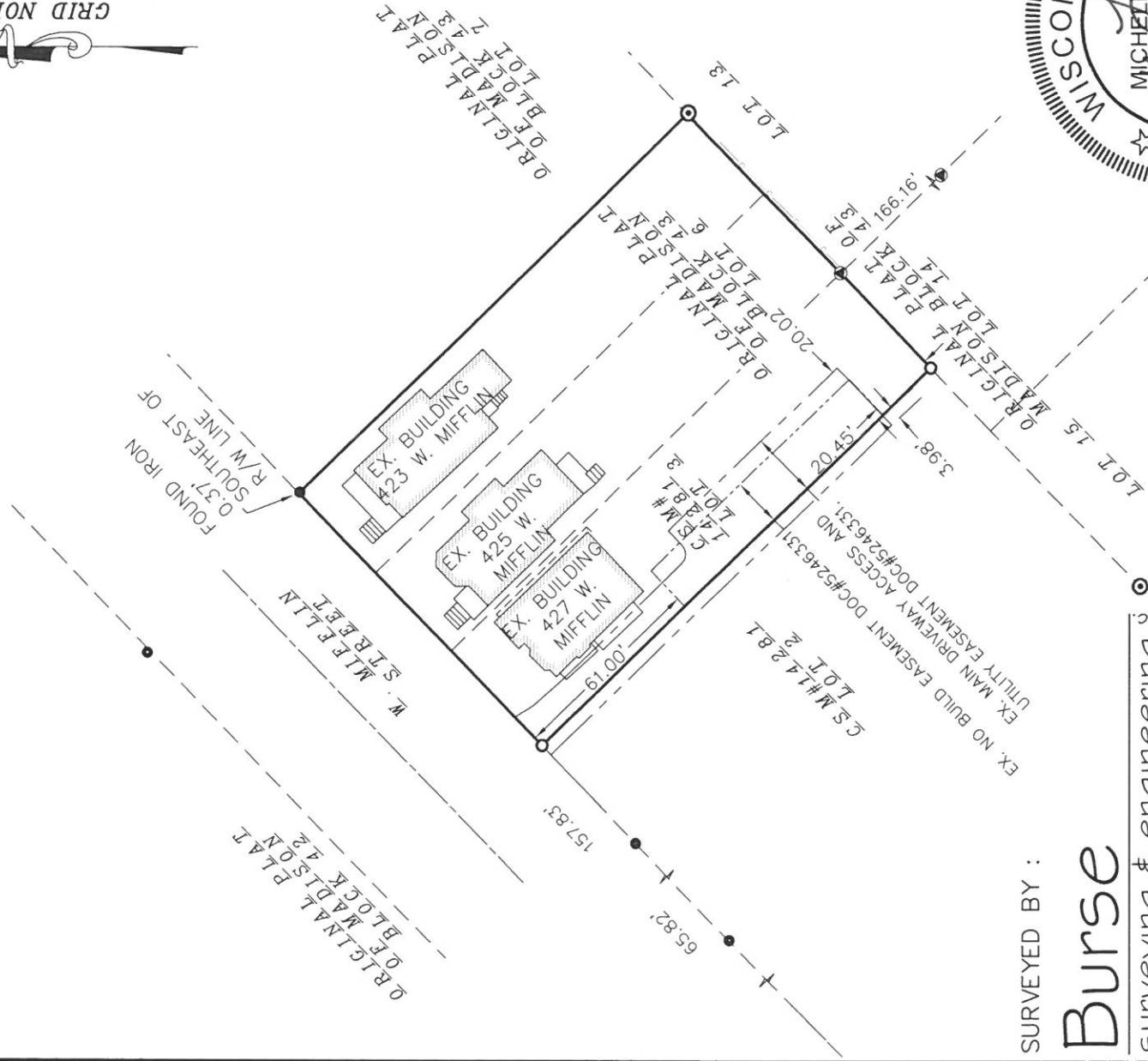
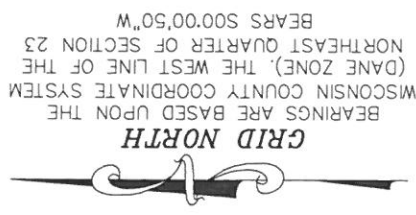
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EASEMENT DETAILS

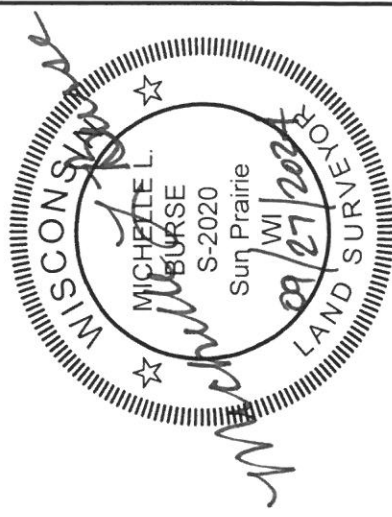


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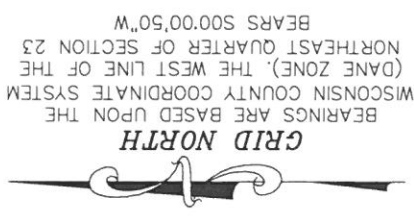
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EASEMENT DETAILS



SCALE : ONE INCH = FORTY FEET

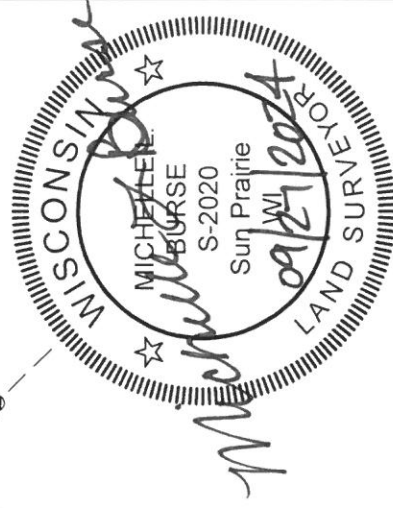


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CURVE TABLE

LOT	ARC LENGTH	CENTRAL ANGLE	RADIUS	RADIUS	CHORD LENGTH
C1	6.28	90°00'00"	4.00	S89°06'48"E	5.66
C2	4.66	66°41'07"	4.00	N10°46'14"W	4.40
C3	6.28	90°00'00"	4.00	S89°06'48"E	5.66

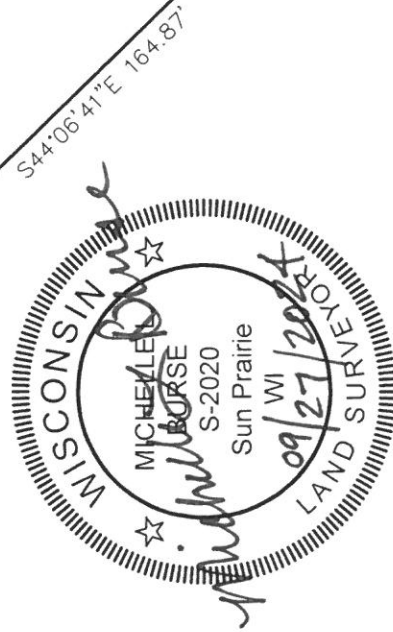
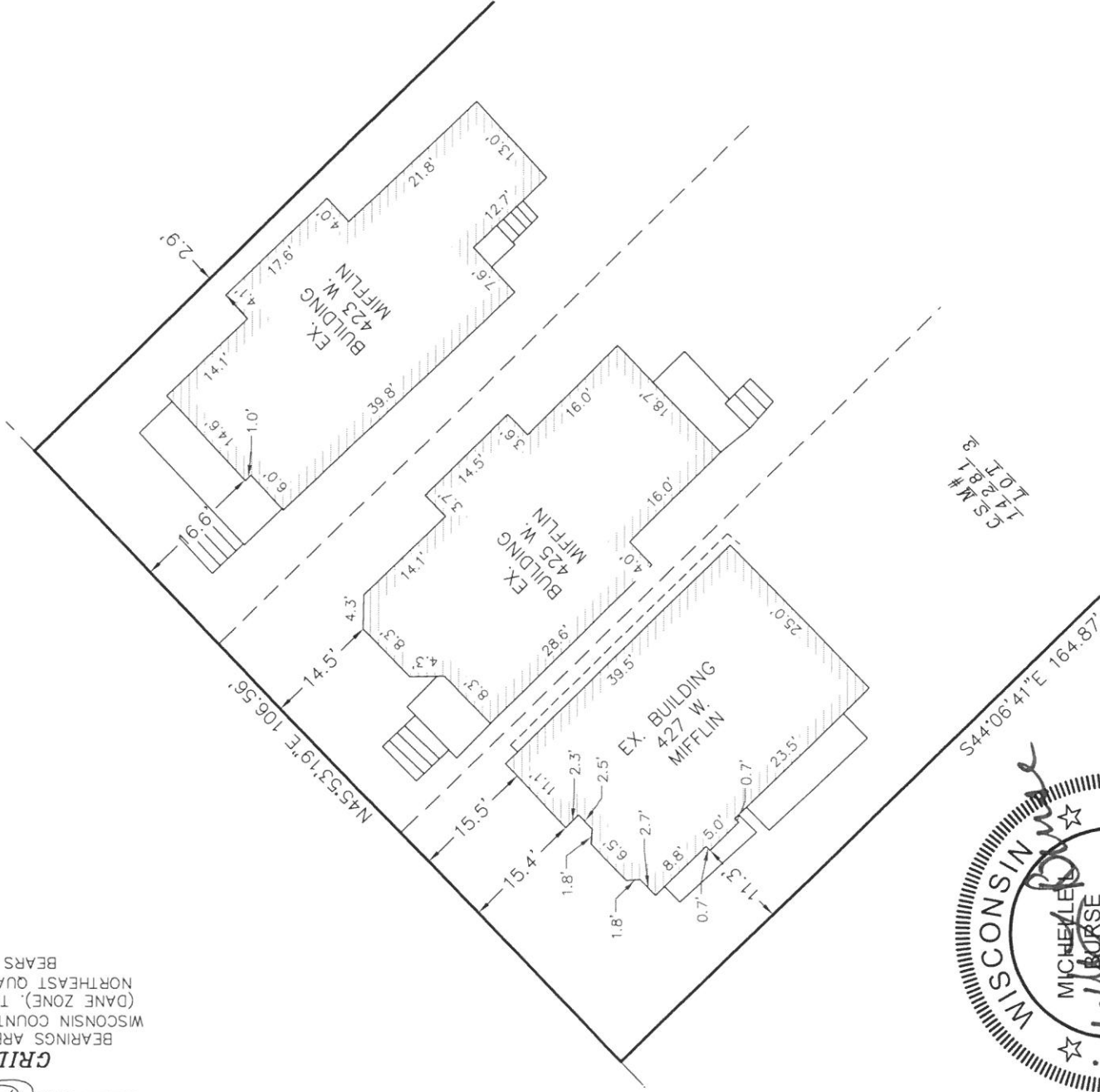
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GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE). THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23 BEARS S00°00'50"W



BUILDING DETAILS



MAP NO. _____
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NOTES:

- 1) Date of field work: August–September, 2024.
- 2) In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 3) No changes in drainage patterns associated with the development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number B-15080652 revision dated June 28, 2016 from Dane County Title Company, which references the following [Surveyor's notes are in brackets]:
H) P.U.D. (S.I.P.) Plans recorded June 19, 2006, as Document No. 4204034.
I) Declaration of Conditions, Covenants and Restrictions for Stormwater Management Measures recorded July 27, 2006, as Document No. 4218368.

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

LEGAL DESCRIPTION:

All of Lot 6, Block 43, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, and Lot 3, Certified Survey Map No. 14281, recorded in Vol. 97 of Certified Surveys, on page 142, as Document Number 5246331, Dane County Registry, located in the Northwest and Southwest 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 50 seconds West along the west line of said Southwest Quarter, 2083.84 feet; thence North 45 degrees 53 minutes 12 seconds East, 1235.58 feet to the point of beginning, to the west corner of said Lot 3; thence North 45 degrees 53 minutes 12 seconds East along the southeast right of way of West Mifflin Street, 106.56 feet to the north corner of aforementioned Lot 6; thence South 44 degrees 13 minutes 51 seconds East along the northeast line of said Lot 6, 164.80 feet to the east corner of said Lot 6; thence South 45 degrees 50 minutes 57 seconds West along the southeast line of said Lot 6 and along the southeast line of aforementioned Lot 3, 106.90 feet to the south corner of said Lot 3; thence North 44 degrees 06 minutes 41 seconds West along the southwest line of said Lot 3, 164.87 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 Madison Development Corporation, 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.

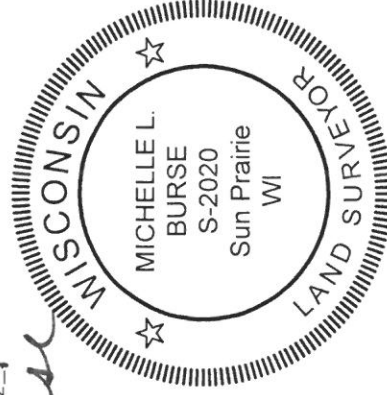
Dated this 27 day of SEPTEMBER, 2024

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

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: 06–15–2016
Plot View: CSM

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OWNER'S CERTIFICATE

Madison Development Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Wisconsin Corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. The owner certifies that this Certified Survey Map shall not have an adverse effect on any of the leasehold or possessory interests (including mortgage holders for fee and leasehold interests) located within the lands mapped hereon.

Madison Development Corporation, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Madison Development Corporation has caused these presents to be signed on this _____ day of _____, 20__.

Madison Development Corporation

By: _____

Name: Lorrie Heinemann

Title: President

STATE OF Wisconsin))
County of Dane))

Personally came before me this _____ day of _____, 20__, Lorrie Heinemann, President of the above named Wisconsin Corporation to me known to be the person who executed the foregoing instrument, and to me known to be such president of said Wisconsin Corporation, and acknowledged that he executed the foregoing instrument as such manager and the deed of said corporation, by its authority.

Notary Public, State of _____

My commission expires _____

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ PIPE FOUND (SIZE DENOTED)
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- + CHISELED X FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYED BY :

Burse

Surveying & engineering, Inc.

MAP NO. _____

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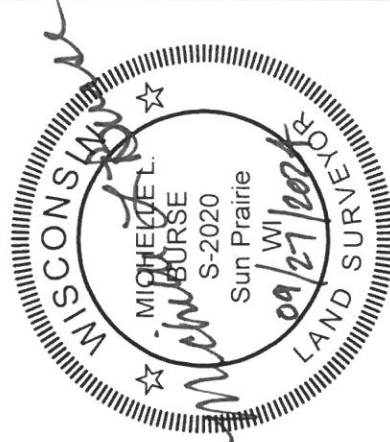
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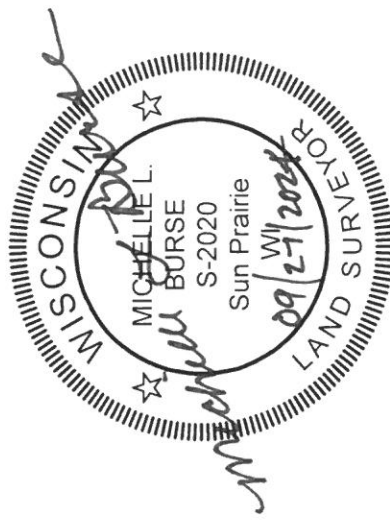
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CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 202__.

Matthew Wachter, Secretary of Planning Commission.



SURVEYED BY :

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surveying & engineering

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Date: 06-13-2016

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Office of the Register of Deeds

____ County, Wisconsin

Received for Record

_____, 20__ at

____ o'clock __M as

Document No. _____

in _____

Register of Deeds