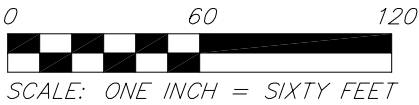
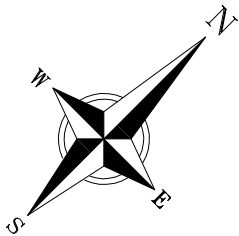
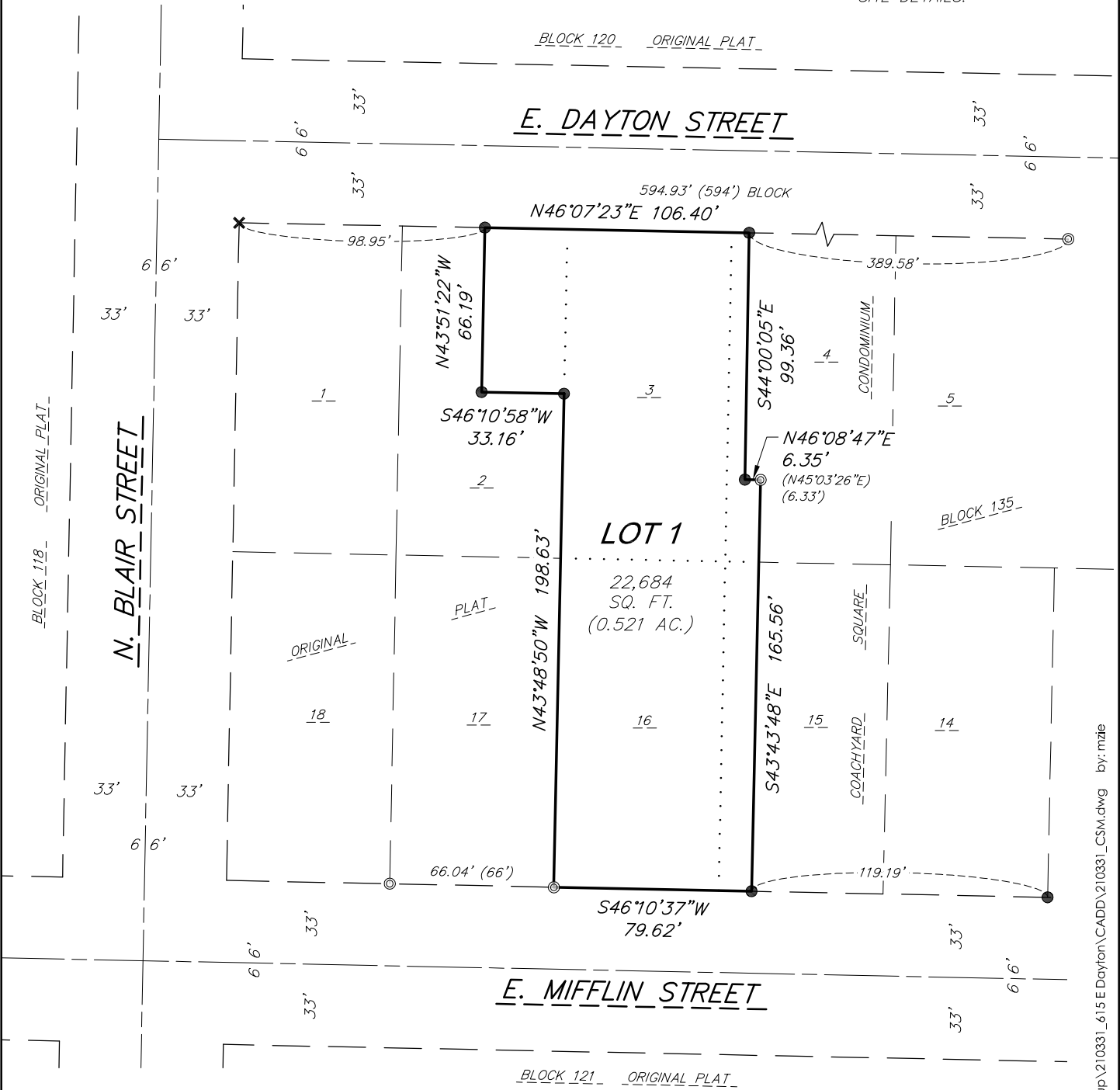


CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL AND SHEET 3 FOR EXISTING SITE DETAILS.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DAYTON STREET MEASURED AS BEARING N46°07'23\"/>

SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
- FOUND 3/4" Ø IRON ROD
- ✕ FOUND CHISELED "X"
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210331  
DATE: 03/28/2022  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
McGrath Property  
Group, LLC  
730 Williamson Street  
Suite 150  
Madison, WI 53703

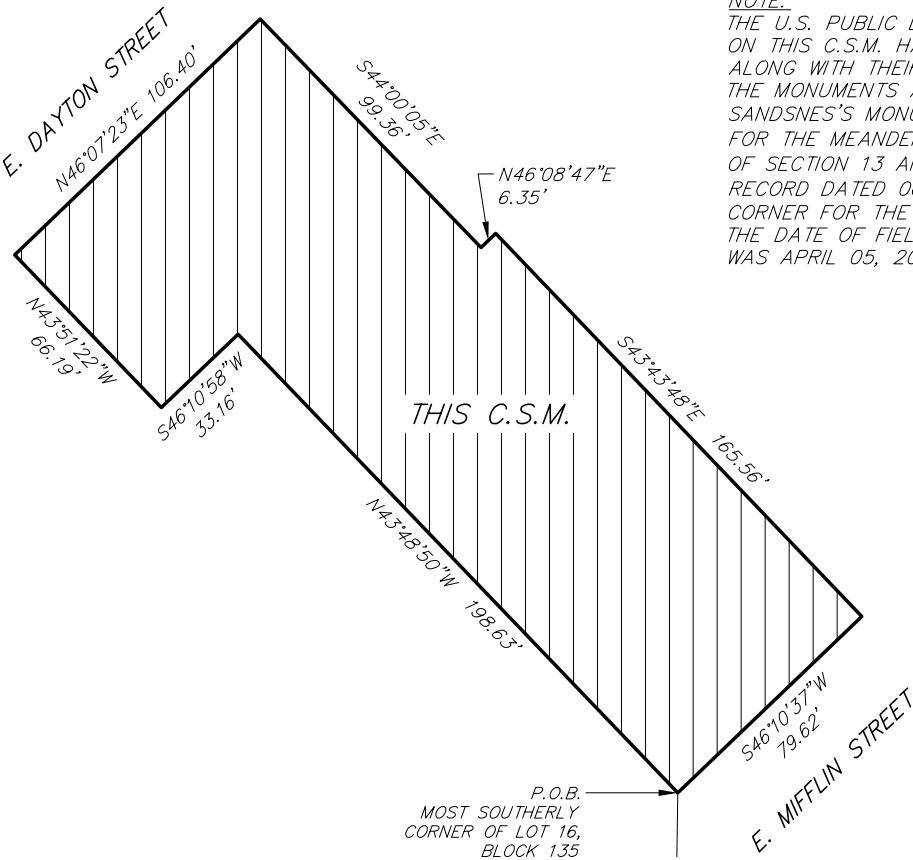
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 5**

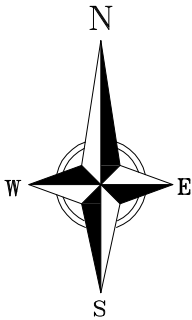
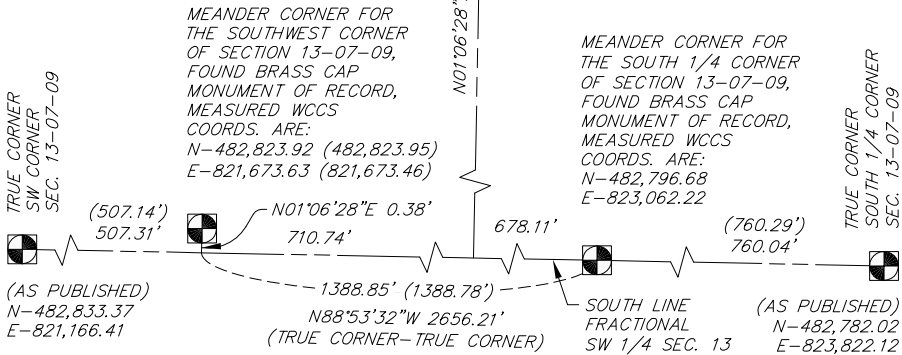
26 Sep 2022 - 9:42a M:\McGrath Property Group\210331\_615 E Dayton\CADD\210331\_CSM.dwg by: mzie

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

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE:  
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CARL SANDSNE'S MONUMENT RECORD DATED 07/20/2007, FOR THE MEANDER CORNER FOR THE S 1/4 CORNER OF SECTION 13 AND BAIBA ROZITE'S MONUMENT RECORD DATED 06/06/2018 FOR THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS APRIL 05, 2022.



NOTE:  
The boundary for the C.S.M. is based upon a Plat of Survey prepared by Vierbicher Associates dated October 15, 2021 and on file with the Dane County Surveyor.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DAYTON STREET MEASURED AS BEARING N46°07'23"E

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210331  
DATE: 09/26/2022  
REV:  
Drafted By: MZIE  
Checked By: MMAR

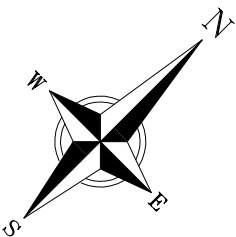
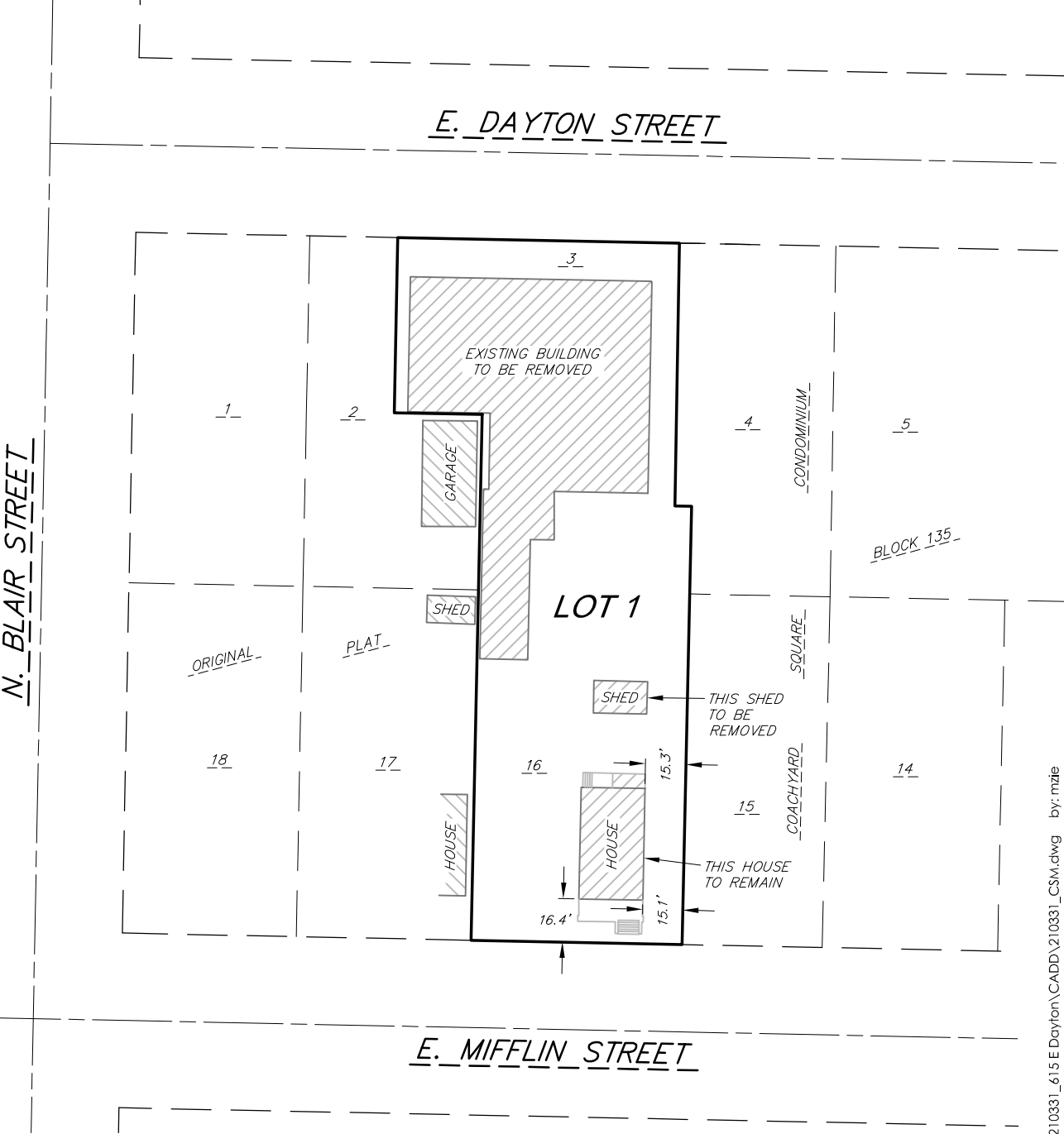
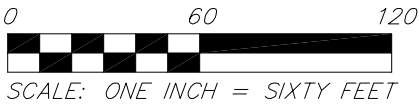
SURVEYED FOR:  
McGrath Property Group, LLC  
730 Williamson Street  
Suite 150  
Madison, WI 53703

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

**SHEET**  
**2 OF 5**

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

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS

26 Sep 2022 - 9:41a M:\McGrath Property Group\210331\_615 E Dayton\CADD\210331\_CSM.dwg by: mzie

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210331  
DATE: 09/26/2022  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
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Madison, WI 53703

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

**SHEET**  
**3 OF 5**

*CERTIFIED SURVEY MAP No.*

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Mifflin Dayton, LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

*Mifflin Dayton, LLC*

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

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

\_\_\_\_\_  
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

*One Community Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.*

IN WITNESS WHEREOF, the said One Community Bank, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

One Community Bank

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
\_\_\_\_\_, of the above named banking association, to me known to be the  
persons who executed the foregoing instrument, and to me known to be such  
\_\_\_\_\_ of said banking association, and acknowledged that they executed  
the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

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



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

PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter,  
Secretary Plan Commission

LEGAL DESCRIPTION

Part of Lots 2, 4 and 15, Block 135 and all of Lots 3 and 16, Block 135, Original Plat and located in the Northwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at true corner for the South quarter corner of said Section 13; thence North 88°53'32" West, along the south line of the fractional SW 1/4 of said Section 13, a distance of 760.04 feet to the meander corner for said South quarter corner of Section 13; thence continuing North 88°53'32" West, along said south line, 678.11 feet; thence North 01°06'28" East, 1869.48 feet to the most southerly corner of said Lot 16, Block 135, Original Plat and the point of beginning of this description; thence North 43°48'50" West, 198.63 feet; thence South 46°10'58" West, 33.16 feet; thence North 43°51'22" West, 66.19 feet to the northwesterly line of Block 135; thence North 46°07'23" East, along said northwesterly line, 106.40 feet; thence South 44°00'05" East, 99.36 feet; thence North 46°08'47" East, 6.35 feet; thence South 43°43'48" East, 165.56 feet to the southeasterly line of said Block 135; thence South 46°10'37" West, along said southeasterly line of Block 135, a distance of 79.62 feet to the point of beginning.

Said description contains 22,684 square feet or 0.521 acres.

SURVEYOR’S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Verbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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

