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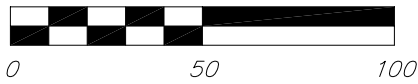
CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 4-6 AND PART OF LOT 3, CONKLIN REPLAT RECORDED IN VOL 2 OF PLATS ON PAGE 17 AS DOCUMENT NUMBER 234157, LOCATED IN THE NW1/4 OF THE NW/14 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°15'54"E

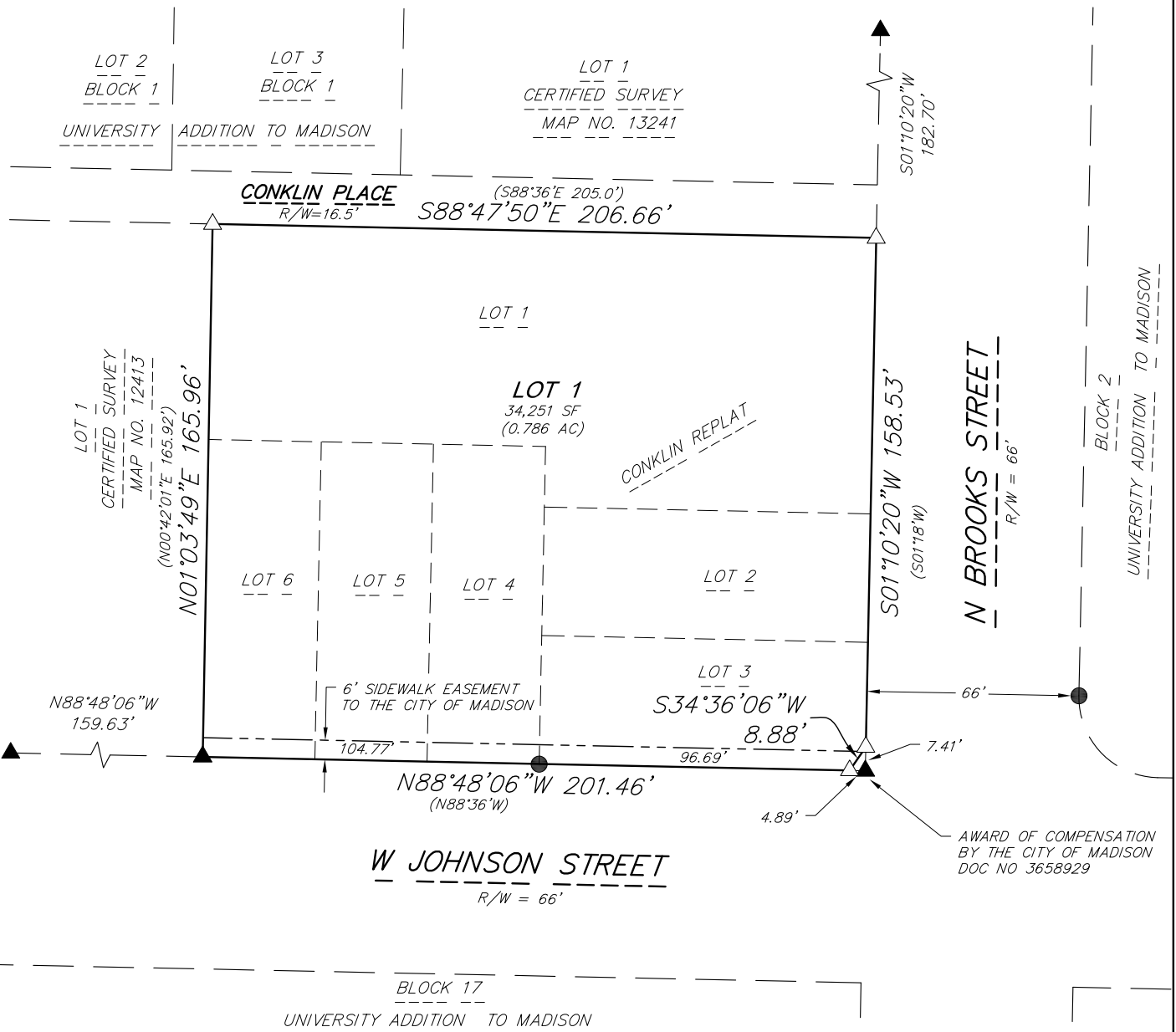
GRAPHIC SCALE: 1" = 50'



SURVEY LEGEND

- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- △ SET PK NAIL
- () INDICATES RECORDED AS

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL



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Job #: 240107
 Date: 05/13/2024
 Rev:
 Drafted By: KPAP
 Checked By: MZIE

SURVEYED FOR:
 LZ Ventures
 8301 Machine Drive
 Suite 102
 Madison, WI 53717

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 7

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°15'54"E

TRUE NW CORNER OF SECTION 23-07-09
RECORD COORDS:
N: 482,947.86
E: 815,839.24

N88°45'50"W 74.54'

MEANDER CORNER FOR THE NW CORNER OF SECTION 23-07-09
FOUND BRASS CAP MON
MEASURED COORDS:
N: 482,946.25
E: 815,913.76

SECTION TIE DETAIL

(NOT TO SCALE)

CONKLIN PLACE
R/W=16.5'

S88°47'50"E 206.66'

THIS CSM

N BROOKS STREET
R/W = 66'

S01°10'20"W 158.53'

S34°36'06"W
8.88'

N88°48'06"W 201.46'

W JOHNSON STREET
R/W = 66'

S88°48'06"E
201.82'

N01°03'49"E 165.96'

N00°15'54"W 2663.54'

1013.86'

1649.68'

W1/4 CORNER OF SECTION 23-07-09
FOUND BRASS CAP MON
MEASURED COORDS:
N: 480,284.35
E: 815,851.56

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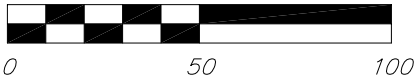
SHEET
2 OF 7

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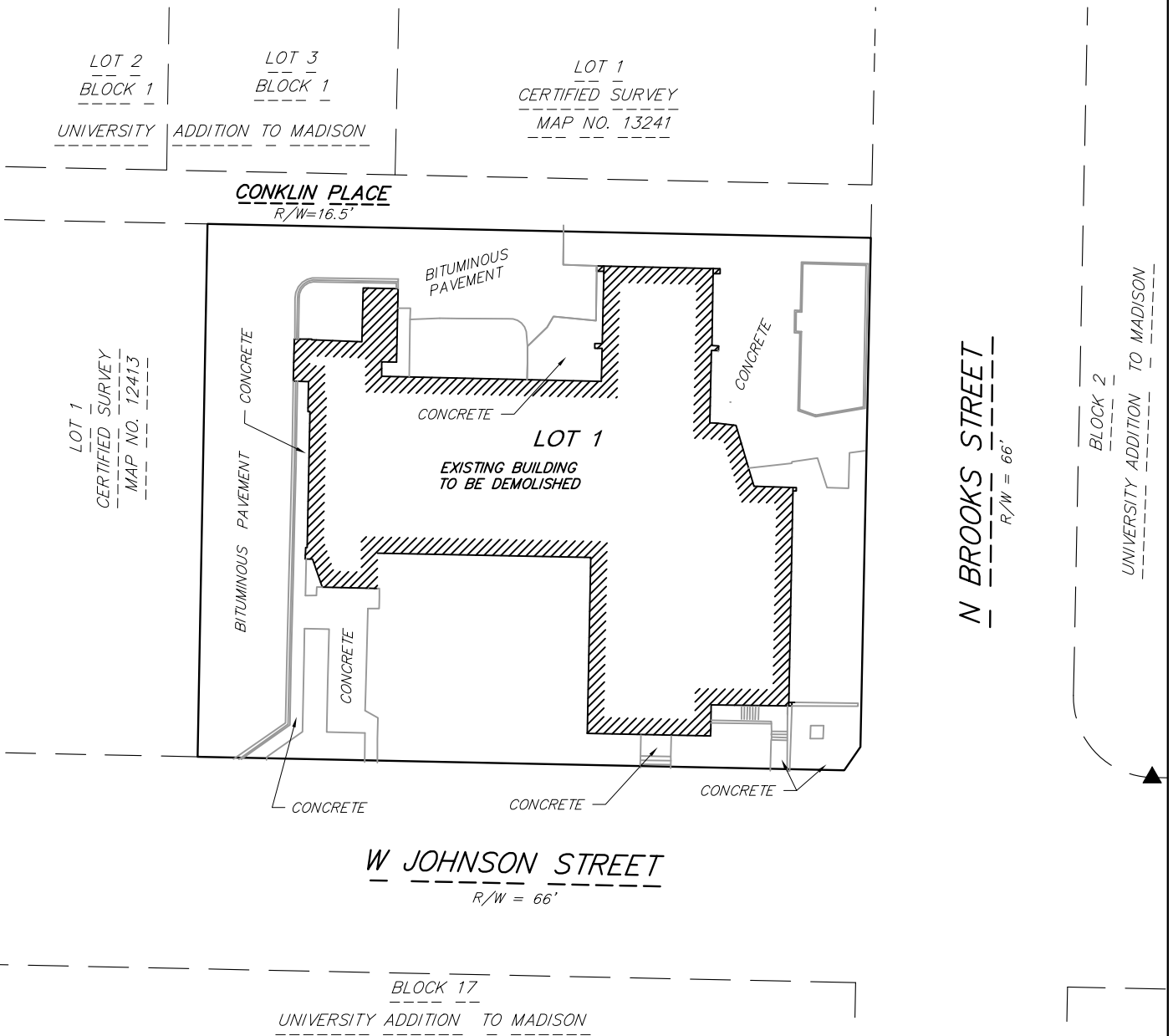
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GRAPHIC SCALE: 1" = 50'



EXISTING CONDITIONS



01 May 2024 - 3:14p M:\LZ Ventures\240107_306 N Brooks St\CADD\240107_CSM.dwg by: kpap

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3 OF 7

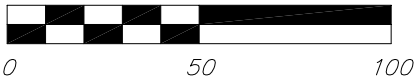
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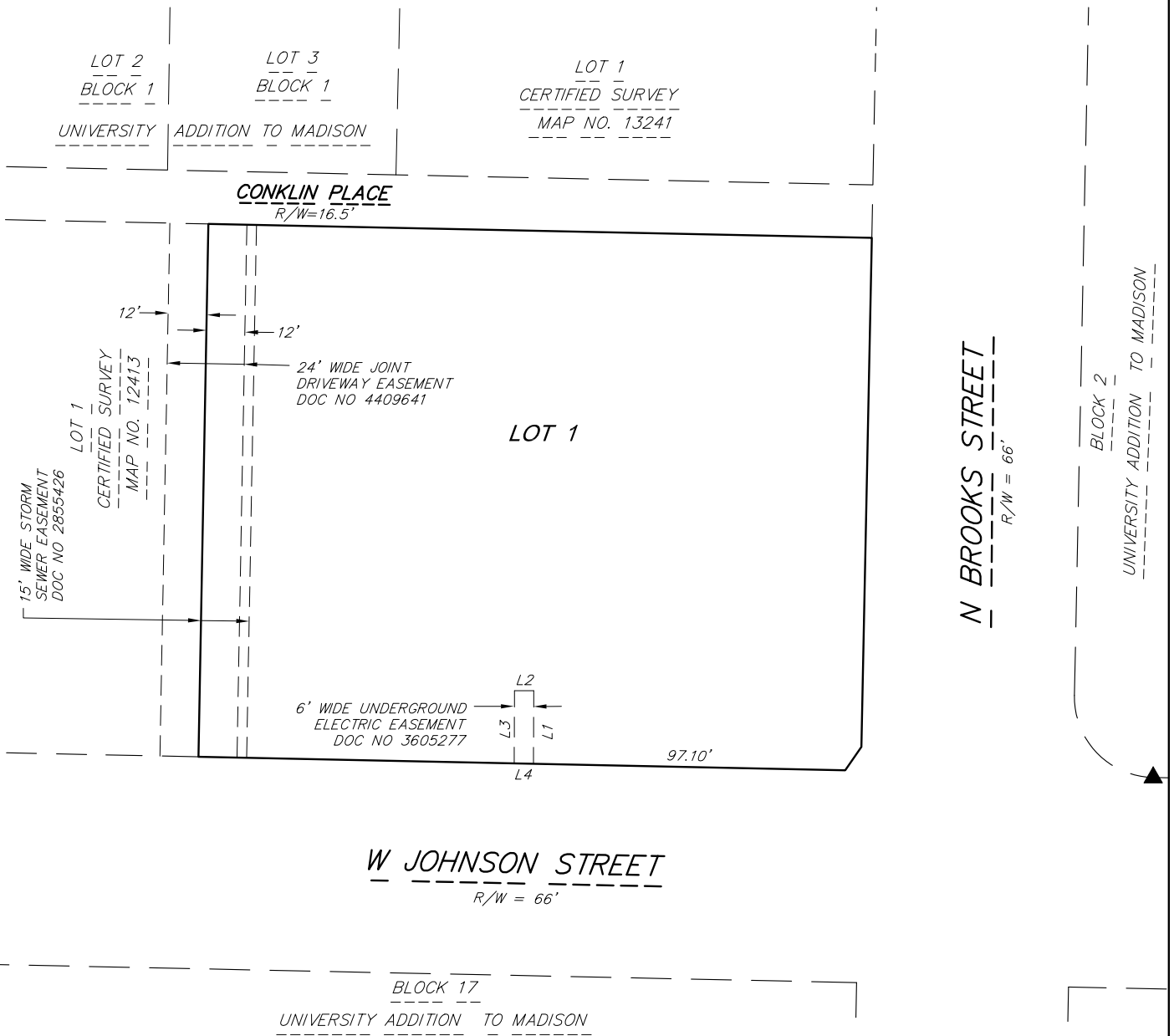
GRAPHIC SCALE: 1" = 50'



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°14'48"E	22.75'
L2	N89°45'12"W	6.00'
L3	S00°14'48"W	22.65'
L4	S88°48'06"E	6.00'

EXISTING EASEMENTS



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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: May 13, 2024

Signed: **DRAFT**
Kevin J. Pape, Professional Land Surveyor S-2568

DESCRIPTION:

Lots 1, 2, 4 thru 6, and part of Lot 3, Conklin Replat, recorded in Volume 2 of Plats on Page 17, as Document Number 234157, located in the NW1/4 of the NW1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 23; thence N00°15'54"E, 1649.68 feet along the west line of said NW1/4; thence S88°48'06"E, 201.82 feet to the southeast corner of Lot 1, Certified Survey Map Number 12413 and point of beginning; thence N01°03'49"E, 165.96 feet along the east line of said Lot 1 to a point on the south right-of-way line of Conklin Place; thence S88°47'50"E, 206.66 feet along said south right-of-way line to a point on the west right-of-way line of North Brooks Street; thence S01°10'20"W, 158.53 feet along said east right-of-way line; thence S34°36'06"W, 8.88 feet to a point on the north right-of-way line of West Johnson Street; thence N88°48'06"W, 201.46 feet along said north right-of-way line to the point of beginning. Contains 34,251 square feet (0.786 acres).



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ON PAGE 17 AS DOCUMENT NUMBER 234157, LOCATED IN THE NW1/4 OF THE NW/14
OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

LZ Ventures, 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.

LZ VENTURES, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

First Business 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 First Business Bank, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

FIRST BUSINESS BANK

By: _____

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20____, _____, 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: _____

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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 _____, 2024, 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 _____, 2024.

Maribeth Witzel-Behl, City Clerk, City of Madison

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

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