CERTIFIED SURVEY MAP No. THE NORTHEAST ONE—HALF (NE $^{1\!/_{2}}$) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW14-NE14 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. SURVEY LEGEND FOUND 3/4" Ø IRON ROD FOUND 1" Ø IRON PIPE 0 FOUND 2" Ø IRON PIPE \otimes \mathcal{O} SET 3/4" X 18" Ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft. ~| BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00'00'43"W (N45'E 33') N45'56'08"E 33.21' \vdash RECORDED AS INFORMATION 0 <u>L O T Z</u> S43°53'46"E 165.83 (S45'E 166') EXISTING PUBLIC STORM SEWER EASEMENT, DOC. #3192818 SEE DETAIL ON SHEET 5 SCALE: ONE INCH = FIFTY FEET (33') 33.13' \sim ~ EXISTING PUBLIC STORM SEWER EASEMENT, DOC. #3192816 SEE DETAIL ON SHEET 5 0 EXISTING 6' WIDE R/W GRANT UNDERGROUND ELECTRIC EASEMENT, DOC. #1750301 J $\sqrt{}$ HATCHING DEPICTS LIMITS OF EXISTING 6' MDE R/W GRANT UNDERGROUND ELECTRIC EASEMENT, DOC. #1750300 ω 1 3 2' 66 66' $\not \sim |4|$ \geq \bigcirc 0 (132') 132.41' O $\langle \mathcal{O} |$ \vdash $\sqrt{}$ W GRANT EASEMENT, OI ω \bigcirc **J** 1 \geq VΙ \geq \nearrow WIDE R/W C ELECTRIC E, #1750301 01 OBIGINAL & ŌĪ 410 W $\langle \rangle |$ 010 LOT 1 1.134 Acres 49,384 Sq. Ft. 297. O \supset 264") (A D T 1 EXISTING 6' V UNDERGROUND E \bowtie $|\mathcal{O}|$ \geq \geq <u>*</u> 4 0 L/I .01'44" (S45'W 2 E M 1 101 LOI $|\mathcal{I}|$ 297') \geq $Q | \mathcal{A}$ $|\mathcal{O}|$ ω νl 0 ,20,99, (66') 66.178' V ∇ HATCHING DEPICTS LIMITS OF EXISTING 6' WIDE R/W GRANT UNDERGROUND ELECTRIC EASEMENT, DOC. #1750300 15, 12 \geq Iγ \mathcal{O} $\sqrt{}$ \mathcal{O} ~ LOI QI œ۱ \vdash 7 0 0 TΙ \geq M:\Madison Property Mgmt\210359 519-547 W Washington (66') 66|22' \mathcal{O} EXISTING 6' WIDE R/W GRANT UNDERGROUND ELECTRIC EASEMENT, DOC. #1750301 œ 401 O66° 66' \vdash N44°06'07"W 165.34 (N45°W 166') 0 J <u>S W 42 L O I</u> LINE TABLE ,66 S45°56'08"W S46°01'44"W DIRECTION I FNGTH 00 NUMBER <u>L O T 1</u> **~**| N21°15'33"E 0.77' L1 \vdash 0 L2 N21°30'15"W 0.46' N23°01′38″W √I 11:16a L3 N69°36'56"W 0.17' 0 2022 N43*59'28"W 165.18' (N45*W 166') This CSM is subject to Pole & Line Easement to Wisconsin Telephone SOUIH BEDFORD SIREEICompany, Doc. #358485a. FN: 210.359 C.S.M. No. vierbicher DATE: 03/14/2022 SHEET 1 OF 6

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Phone: (800) 261-3898



Checked Bv: MZIE

SURVEYED FOR: MADISON PROPERTY MANAGEMENT, INC. ATTN: JIM STOPPLE 1202 REGENT STREET MADISON, WI 53715

Doc. No._ Page,

CERTIFIED SURVEY MAP No. THE NORTHEAST ONE—HALF (NE $^{1}\!\!/_{2}$) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW14-NE14 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. EXISTING IMPRO VEMENTS ~ DETAIL \vdash 0 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00'00'43"W <u>LOIZ</u> 519 W. Washington Ave. -Story Wood Frame House to be Demolished SCALE: ONE INCH = FORTY FEET Gravel Parking Lot $|\mathcal{C}|$ ~ $1 \hspace{-0.1cm} \mathbb{I}$ 0 521/523 W. W. Washington Wood Frame H be Demolished **√**I Story Wood I to be Dem \mathbb{I} 525 W. Washington Ave. 2—Story Stone & Wood Frame House \mathbb{N} be Demolished 41 Gravel Parking Lot \sim / \times \vdash 527/529 W. Washington 3-Story Wood Frame Ho C^{1} OAv O \sim I ω \geq W. Washington Ave. 2-Story Wood Frame House o be Demolished OILOT 1]1.134 Acres 49,384 Sq. Ft. $\langle \mathcal{O} |$ Gravel Parking Lot 5 1 0 $| \mathcal{A} |$ 535 W. Washington Ave. 2-Story Wood Frame House to be Demolished \geq O $\sqrt{}$ $|\downarrow|$ 0 Δl 537 W. Washington A 2-Story Wood Frame House to be Demolished $\sqrt{}$ $|\mathcal{D}|$ 10 Δl \vdash \geq O1 W. Washington 2-Story Wood Frame House to be Demolishe $|\mathcal{O}|$ \neg Gravel Parking Lot \mathbb{C} 0 Щ 545 W. Washington 2-Story Wood Frame House to be Demolished \mathbb{N} ~| \vdash 0 <u>SW 42L0I2</u> SURVEYED FOR: MADISON PROPERTY MANAGEMENT, INC. ATTN: JIM STOPPLE 1202 REGENT STREET MADISON, WI 53715 FN: 210359 C.S.M. No._ vierbicher DATE: 03/14/2022

REV:

Drafted By: MMAR

Checked By: MZIE

SHEET

2 OF 6

Doc. No._

Page.

4 Mar 2022

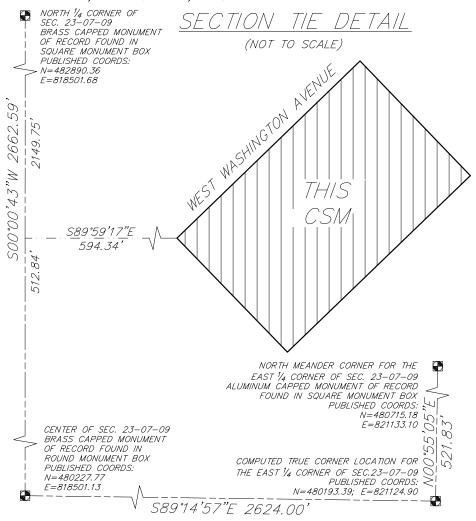
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CERTIFIED SURVEY MAP No.

THE NORTHEAST ONE—HALF (NE $^{1}\!\!/_{2}$) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW $^{1}\!\!/_{4}$ —NE $^{1}\!\!/_{4}$ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





NOTES:

by:

M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg

4 Mar 2022 - 11:18a

- 1. I found a brass capped monument in a square monument box, and ties representing the North ¼ Corner of Section 23, T07N, R09E as established on tie sheet by Gregory C. Jones, dated December 16, 2008, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
- 2. I found a brass capped monument in a round monument box, and ties representing the Center of Section 23, TO7N, R09E, as established on tie sheet by Jeremy R. Sandsness, dated March 05, 2019, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
- 3. I found a brass capped monument in a square monument box, and ties representing the North Meander Corner for the East 1/4 Corner of Section 23, T07N, R09E, as established on tie sheet by Daniel C. Rodman, dated April 02, 2013, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 27, 2022.
- 4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 5. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 6. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
- 7. The Joint Driveway Easements recorded as Document No.'s 219722a, 1733259, 1733264, 1734075, 1733251, 1733269, 414736, 237187a, 316525a, 327187a, & 2733027, and the Parking Easement recorded as Document No. 1808718 no longer exist by virtue of merger of title into one unified parcel as a part of this Certified Survey Map and therefore have not been shown.

vierbicher planners engineers advisors

FN: 210359
DATE: 03/14/2022
REV:
Drafted By: MMAR

Checked Bv: MZIE

SURVEYED FOR: MADISON PROPERTY MANAGEMENT, INC. ATTN: JIM STOPPLE 1202 REGENT STREET MADISON, WI 53715

C.S.M. No._____ Doc. No.____ Vol._____ Page_____

SHEET 3 OF 6

Phone: (800) 261-3898

THE NORTHEAST ONE—HALF (NE 1/2) OF LOT 2 AND LOT PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLAT COUNTY REGISTRY, LOCATED IN THE SW/4—NE/4 OF SECCITY OF MADISON, DANE COUNTY SERTIFICATE Virtue, LLC, as owner, does hereby certify that we caused the land	TS 3 THROUGH TS, ON PAGE 3, TION 23, TOWN COUNTY, WISCO	AS DOCUMENT NUMBER ISHIP 07 NORTH, RANGE (NSIN.	102, DANE 09 EAST,
divided, mapped, and dedicated as represented hereon. Virtue, LLC or required by S.236.34 of the State Statutes to be submitted to the the hand and seal of said owner this day of, 2 By: Virtue, LLC	does further certif Common Council,	fy that this Certified Survey Ma	ap is
By: James Stopple, Managing Member			
STATE OF WISCONSIN))ss DANE COUNTY)			
Personally came before me this day of Member, to me known to be the person who executed the foregoing	g instrument, and	, 2022, James Stopple, Ma acknowledged the same.	naging
Notary Public, State of Wisconsin			
My Commission Expires/Is Permanent:			
OWNER'S CERTIFICATE			
John Aufderhaar and Christine Aufderharr, as owners, do hereby cer Survey Map to be surveyed, divided, mapped, and dedicated as repr do further certify that this Certified Survey Map is required by S.23 Common Council, City of Madison for approval. Witness the hand a 2022.	resented hereon. Jo 36.34 of the State	ohn Aufderhaar and Christine A Statutes to be submitted to	Aufderharr the
By: By: Christine Aut	fderhaar	-	
John Aufderhaar Christine Aut STATE OF WISCONSIN)	fderhaar		
DANE COUNTY)			
Personally came before me this day of		, 2022, John Aufderhaar ai	nd
Christine Aufderhaar, to me known to be the persons who executed	the foregoing ins	trument, and acknowledged the	? same.
Notary Public, State of Wisconsin			
My Commission Expires/Is Permanent:			
G CONSENT OF MORTGAGEE			
Notary Public, State of Wisconsin My Commission Expires/Is Permanent: CONSENT OF MORTGAGEE a banking association duly organized and expired wisconsin, mortgagee of the above described land, does hereby consent land described on this Certified Survey Map and does hereby consent to the said, has caused these	to the surveying, d.	ividing, mapping, and dedicating	
Now TNESS WHEREOF, the said, has caused these, wisconsin, on this	e presents to be si	igned by	_, its
at Wissonsin on thi	s day of	, <i>20</i>	
9			
By:			
E V State of Wisconsin)			
County of Dane)			
Personally came before me this day of	. 20 .		_, of the
By:	executed the forego	oing instrument, and to me	
8 8			
Notary Public, State of Wisconsin			
My Commission expires:			
<u>▼ FN: 210359 SURVE</u>	EYED FOR:	C.S.M. No	
vierbicher DATE: 03/14/2022 MADII.	SON PROPERTY AGEMENT, INC.		SHEET
Drafted By: MMAR 1202	I: JIM STOPPLE PREGENT STREET	Doc. No	4 OF 6
Phone: (800) 261-3898	SON, WI 53715	Vol Page	1

REV: Drafted By: MMAR Checked By: MZIE

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CERTIFIED SURVEY MAP No.

THE NORTHEAST ONE—HALF (NE 1/2) OF LOT 2 AND LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 32, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW/4—NE/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

The Northeast One-half (NE $\frac{1}{2}$) of Lot 2 and Lots 3 through 6 inclusive, Block Thirty-two (32) Original Plat of Madison, as recorded in Volume A of Plats, on Pages 3, as Document Number 102, Dane County Registry, located in the SW $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the North Quarter (N $\frac{1}{4}$) corner of said Section 23; thence S00°00'43"W along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 23, 2149.75 feet; thence S89°59'17"E, 594.34 feet to the westerly most corner of the Northeast One-half (NE $\frac{1}{2}$) of said Lot 2, and the point of beginning, said point also lying on the southeasterly right-of-way line of West Washington Avenue; thence N45°56'08"E along said southeasterly right-of-way line and along the northwesterly line of Lots 2 through 6 inclusive, 298.54 feet to the northerly most corner of said Lot 6; thence S43°53'46"E along the northeasterly line of said Lot 6, 165.83 feet to the easterly most corner of said Lot 6; thence S46°01'44"W along the southeasterly line of Lots 2 through 6 inclusive, 297.94 feet to the southerly most corner of the Northeast One-half (NE $\frac{1}{2}$) of said Lot 2; thence N44°06'07"W along the southwesterly line of the Northeast One-half (NE $\frac{1}{2}$) of said Lot 2, 165.34 feet to the point of beginning.

Containing 49,384 square feet or 1.134 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, 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.

Vierbicher Associates, Inc. By: Michael S. Marty

Date: March 11th, 2022.

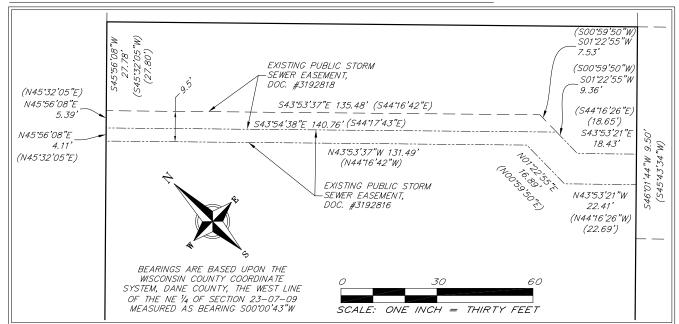
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11:18a

4 Mar 2022

Signed: Michael S. Marty, P.L.S. No. S-2452

PUBLIC STORM SEWER EASEMENT DETAIL



vierbicher planners | engineers | advisors

Phone: (800) 261-3898



FN: 210359 SURV DATE: 03/14/2022 MAE MAN ATT. Drafted By: MMAR

Checked By: MZIE

SURVEYED FOR: MADISON PROPERTY MANAGEMENT, INC. ATTN: JIM STOPPLE 1202 REGENT STREET MADISON, WI 53715

C.S.M. No._____

Doc. No.____

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SHEET 5 OF 6

CERTIFIED S	URVEY	MAP No.		
THE NORTHEAST ONE—HALF (NE $rac{1}{2}$ PLAT OF MADISON, AS RECORDED IN THE COUNTY REGISTRY, LOCATED IN THE CITY	I VOLUME A OF HE SW1/4—NE1/4 OF	PLATS, ON PAGE 3	B, AS DOCUMENT NUMBER NSHIP 07 NORTH, RANGE	102, DANE
MADISON PLAN COMMISS	ION CERTIF	<u> </u>		
Approved for recording per th	e Secretary c	of the City of Mc	adison Plan Commissio	on.
By: Matthew Wachter, Secreto	ary	Date:		
City of Madison Plan Con	nmission			
CITY OF MADISON COMM	ON COUNCI	L RESOLUTION	<u>√</u> :	
Resolved that the Certified Suapproved by Enactment Numbadopted on the day further provided for the acceptaid certified survey map to the acceptance.	er of stance of thos	, Filo 202_, se lands dedicato	e ID Number and that said enactr ed and rights conveye	ment
Dated this day of _		, 202		
Maribeth Witzel-Behl, City Clerk,	City of Madis	on		
REGISTER OF DEEDS CERTIFICA Received for recording this at o'clockm. and re Survey Maps on pages	day of corded in Volume	e of Certi	ified	
Kristi Chlebowski, Dane County Register of Deeds				
vierbicher N	FN: 210359 DATE: 03/14/2022	<u>SURVEYED FOR:</u> MADISON PROPERTY	C.S.M. No	- 0,,,,,,,,
olanners engineers advisors	REV: Drafted By: MMAR	MANAGEMENT, INC. ATTN: JIM STOPPLE 1202 REGENT STREET	Doc. No.	SHEET 6 OF 6
Phone: (800) 261-3898	Checked By: MZIE	MADISON, WI 53715	Vol Page	_

Checked By: MZIE