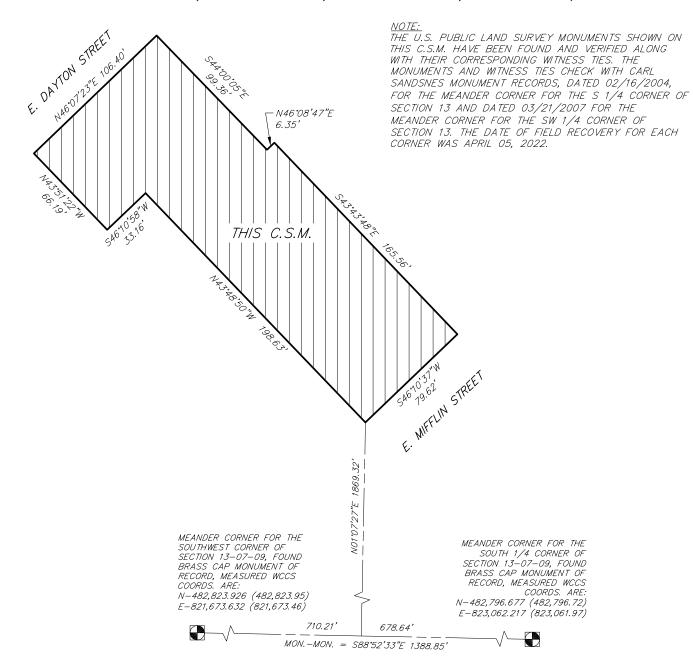
CERTIFIED SURVEY MAP No. PART OF LOTS 2, 4 AND 15, BLOCK 135 AND ALL OF LOTS 3 AND 16, BLOCK 135, ORIGINAL PLAT AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL AND SHEET 3 FOR EXISTING ONE INCH = SIXTY FEET SITE DETAILS. BLOCK 120 ORIGINAL PLAT 33, 33, <u>E. DAYTON STREET</u> 33, 594.93' (594') BLOCK 33, N46°07'23"E 106.40' - *98.95* ' 6 6' ,22 19' 33' N43°51′. 66.13 33 *S44*00'05" 99.36'* _3_ _5_ ORIGINAL PLAT. S46°10'58"W 33.16 N46°08'47"E 6.35 (N45°03'26"E) _2_ (6.33')BLOCK 135-LOT 1 198.63' 118 22,684 SQ. FT. PLAT-7, (0.521 AC.) 165. ORIGINAL -20 V43.48" S43.43,48"E 18 17 <u>16</u> COACHYARD 14 by: 33' M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg 6 6 66.04' (66') S46°10'37"W 33, 79.62 33, E. MIFFLIN STREET 33, 33' BLOCK 121 ORIGINAL PLAT SURVEY LEGEND FOUND 1" Ø IRON PIPF (I.P.) (UNLESS OTHERWISE NOTED) FOUND 3/4" Ø IRON ROD 8:09a FOUND CHISELED "X" BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DAYTON STREET MEASURED AS 2022 -INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT Apr BEARING N46°07'23"E SURVEYED FOR: McGrath Property FN: 210331 C.S.M. No. vierbicher DATE: 03/28/2022 SHEET Group, LLC 730 Williamson Street Suite 150 Doc. No. planners | engineers | advisors REV: 1 OF 5 Drafted By: MZIE Madison, WI 53703 Phone: (800) 261-3898 Page.

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 O7 NORTH, RANGE O9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL

(NOT TO SCALE)



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

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.

vierbicher planners | engineers | advisors

Phone: (800) 261-3898

FN: 210331 DATE: 03/28/2022

REV: Drafted By: MZIE Checked By: MMAF SURVEYED FOR: McGrath Property Group, LLC 730 Williamson Street Suite 150 Madison, WI 53703

C.S.M. No. Doc. No. Page.

SHEET 2 OF 5

by: M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg -8:10a 2022 -Apr

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 ONE INCH = SIXTY FEET <u>E. DAYTON STREET</u> _3_ EXISTING BUILDING TO BE REMOVED BLOCK 135-SHED LOT 1 PLAT-ORIGINAL -THIS SHED TO BE REMOVED SHED <u>18</u> <u>17</u> 16 <u>14</u> by: M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_CSM.dwg 15.1' E._MIFFLIN_STREET Apr 2022 - 8:10a EXISTING SITE DETAILS SURVEYED FOR: McGrath Property FN: 210331 C.S.M. No. vierbicher DATE: 03/28/2022 Group, LLC 730 Williamson Street Suite 150 Madison, WI 53703 SHEET Doc. No. REV: planners | engineers | advisors 3 OF 5 Drafted By: MZIE Phone: (800) 261-3898 Page_

		EST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
OWNER'S CERTIFICATE		
land described on this Certifithe map hereon. We further	fied Survey Map certify that th. '. Witness the h	d liability company, as owner(s), we hereby certify that we caused the to be surveyed, divided, mapped and dedicated as represented on is Certified Survey map is required by S236.34 to be submitted to the hand and seal of said owner this day of
Mifflin Dayton, LLC		
Ву:		
State of Wisconsin)		
)ss. County of Dane)		
Personally came before me	this, to mε	day of, 2022, the above named e known to be the persons who executed the foregoing instrument
and acknowledged the same.		
Notary Public, State of Wi	isconsin	My Commission expires:
N WITNESS WHEREOF, the so	aid One Commu it: day of	unity Bank, has caused these presents to be signed by signed by at, at, 2022.
One Community Bank		
·		
8y:		
State of Wisconsin)		
)ss. County of Dane)		
Personally came before	me this	day of, 2022, above named banking association, to me known to be the
r creatiany carrie before	oregoing instrur	ment, and to me known to be such banking association, and acknowledged that they executed
persons who executed the fo	01 3010 2	s the deed of said banking association, by its authority.
persons who executed the fo		
persons who executed the foregoing instrument as	such officer as	_
persons who executed the foregoing instrument as	such officer as	
persons who executed the foregoing instrument as	such officer as	
persons who executed the foregoing instrument as	such officer as	
persons who executed the forthe foregoing instrument as Notary Public, State of Wisco	such officer as	
persons who executed the fo	such officer as	
persons who executed the forthe foregoing instrument as Notary Public, State of Wisco	such officer as	





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._ Page_

SHEET 4 OF 5

CERTIFIED PART OF LOTS 2, 4 AND			AND 16. BLOCK 1.35.	 ORIGINAI
PLAT AND LOCATED IN THE TOWNSHIP O7 NORTH,	NORTHWEST QUART	ER OF THE SOUTH	HWEST QUARTER OF S	SECTION 13,
CITY OF MADISON COMM	ON COUNCIL RESO	<u>LUTION</u>		
Resolved that the certified surv Enactment Number day of	ey map located in the (, File ID Nun 20	City of Madison was he nberand that said enactm	ereby approved by, adopted on the ent further provided for	
the acceptance of those lands City of Madison for public use.	dedicated and rights cor	nveyed by said certifie	d survey map to the	
Dated this day of _	, 20	<u></u>		
Maribeth Witzel-Behl, City Clerk	. City of Madison			
CITY OF MADISON PLAN	COMMISSION CERT	<u>IFICATE</u>		
Approved for recording per the	Secretary of the City of	f Madison Plan Commi	ssion.	
Ву:				
Matthew Wachter, Secretary Plan Commission	7			
LEGAL DESCRIPTION				
Part of Lots 2, 4 and 15, Block Northwest Quarter of the Southwe Dane County, Wisconsin, more full	est Quarter of Section 13,			n,
Commencing at the most westerly along the northwesterly line of so description; thence continuing Nor 106.40 feet; thence South 44°00'0 43°43'48" East, 165.56 feet to the southeasterly line of Block 135, a South 46°10'58" West, 33.16 feet; line of said Block 135 and the position of the	id Block 135, a distance of th 46°07'23" East, along of 05" East, 99.36 feet; then e southeasterly line of sai distance of 79.62 feet; t thence North 43°51'22" V	of 98.95 feet to the po said northwesterly line of ce North 46°08'47" Eas id Block 135; thence So thence North 43°48'50"	int of beginning of this of Block 135, a distance of it, 6.35 feet; thence South outh 46°10'37" West, along s West, 198.63 feet; thence	
Said description contains 22,684	square feet or 0.521 acre.	S.		ei <u>r</u> r
SURVEYOR'S CERTIFICAT	<u> </u>			izar ved
I, Michael J. Ziehr, Profest certify to the best of my known divided and mapped the lands one (1) is a correct representa surveyed and the division of the provided. I further certify that compliance with Section 236.34 A-E7 of the Wisconsin Administ of the City of Madison in surve	ledge and belief, that I in described herein and tha tion of the exterior bour at land in accordance w this Certified Survey Map of the Wisconsin State trative Code and the Sui	have surveyed, t the map on sheet daries of the land ith the information is in full Statutes, Chapter bdivision Ordinance		41.5 F Doving CADDV310331 CSM dwg
Vierbicher Associates, Inc. By: Michael J. Ziehr				
Date:				C) Circle
Signed:	S-2401			o vhedor
REGISTER OF DEEDS CE	RTIFICATE			M-V McGrath Property Groun (2) 0331
Received for recording this o'clock,m.	day of	of Cer	20, tified	₹. Σ
Survey Maps on pages		01 Cer oc. No	<u>.</u>	6. 0.11.8.1
Kristi Chlebowski, Dane County Register of Deeds				08 APT 2022 - 8:11
vierbicher planners engineers advisors	FN: 210331 DATE: 03/28/2022 REV:	Group, LLC 730 Williamson Street	C. S.M. No	SHEET 5 OF 5
Phone: (800) 261-3898	Drafted By: MZIE Checked By: MMAR	Suite 150 Madison, WI 53703	Vol Page	_ <i>3 UF 3</i>