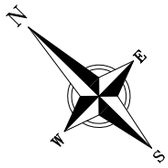
CERTIFIED SURVEY MAP No. _____

THE NORTHEAST ONE-HALF (NE ½) 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 SW¼-NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



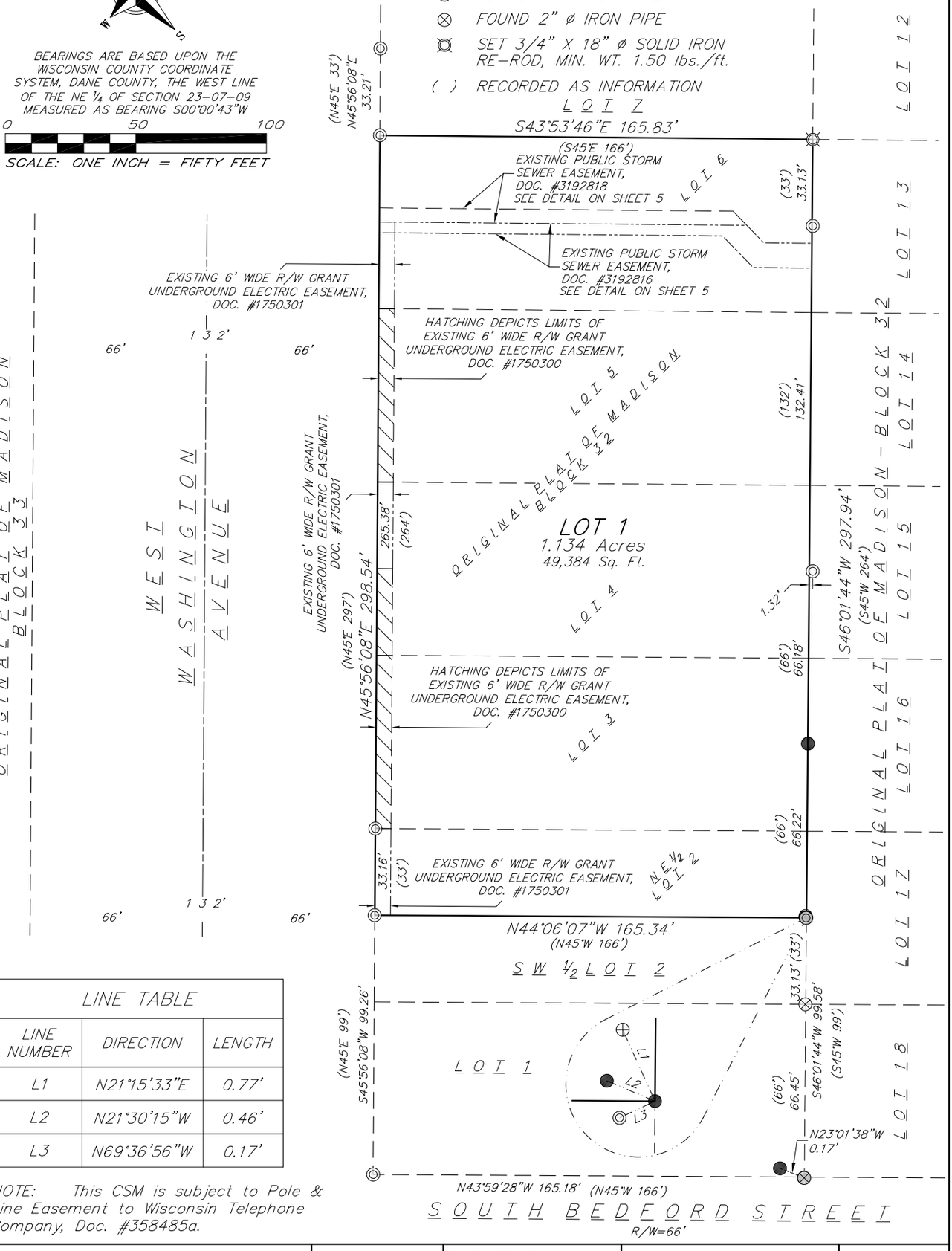
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE ¼ OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

0 50 100

SCALE: ONE INCH = FIFTY FEET

SURVEY LEGEND

- FOUND 3/4" ø IRON ROD
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- SET 3/4" X 18" ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) RECORDED AS INFORMATION



LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	N21°15'33"E	0.77'
L2	N21°30'15"W	0.46'
L3	N69°36'56"W	0.17'

NOTE: This CSM is subject to Pole & Line Easement to Wisconsin Telephone Company, Doc. #358485a.

14 Mar 2022 - 11:16a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

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

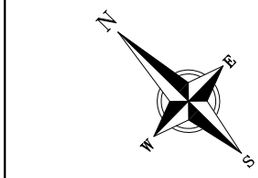
SURVEYED FOR:
MADISON PROPERTY MANAGEMENT, INC.
ATTN: JIM STOPPLE
1202 REGENT STREET
MADISON, WI 53715

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET 1 OF 6

CERTIFIED SURVEY MAP No._____

THE NORTHEAST ONE-HALF (NE ½) 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 SW¼-NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

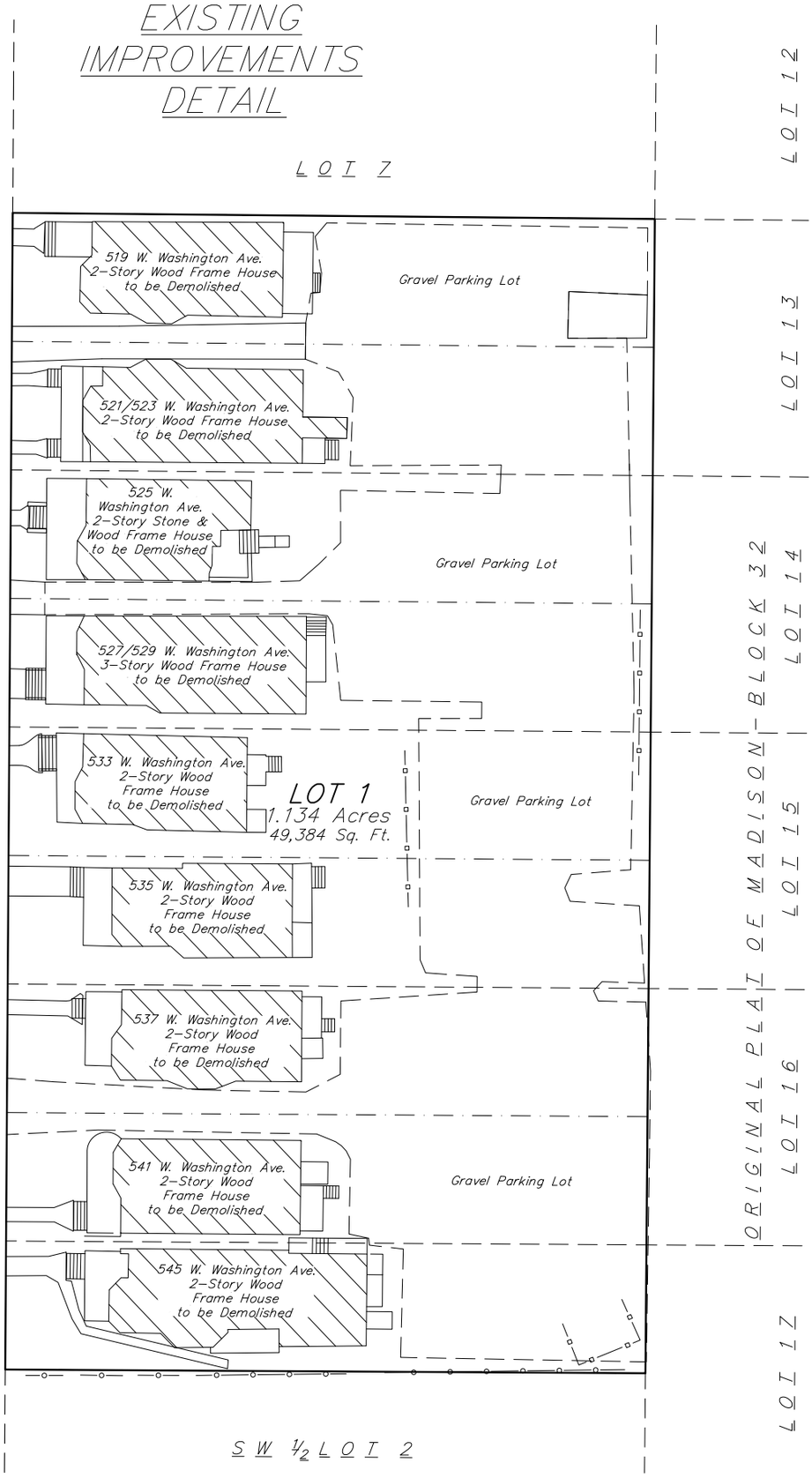


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE ¼ OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

0 40 80

SCALE: ONE INCH = FORTY FEET

EXISTING IMPROVEMENTS DETAIL



14 Mar 2022 - 11:17a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

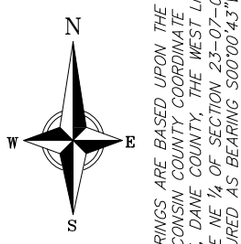
FN: 210359	
DATE: 03/14/2022	
REV:	
Drafted By: MMAR	
Checked By: MZIE	

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

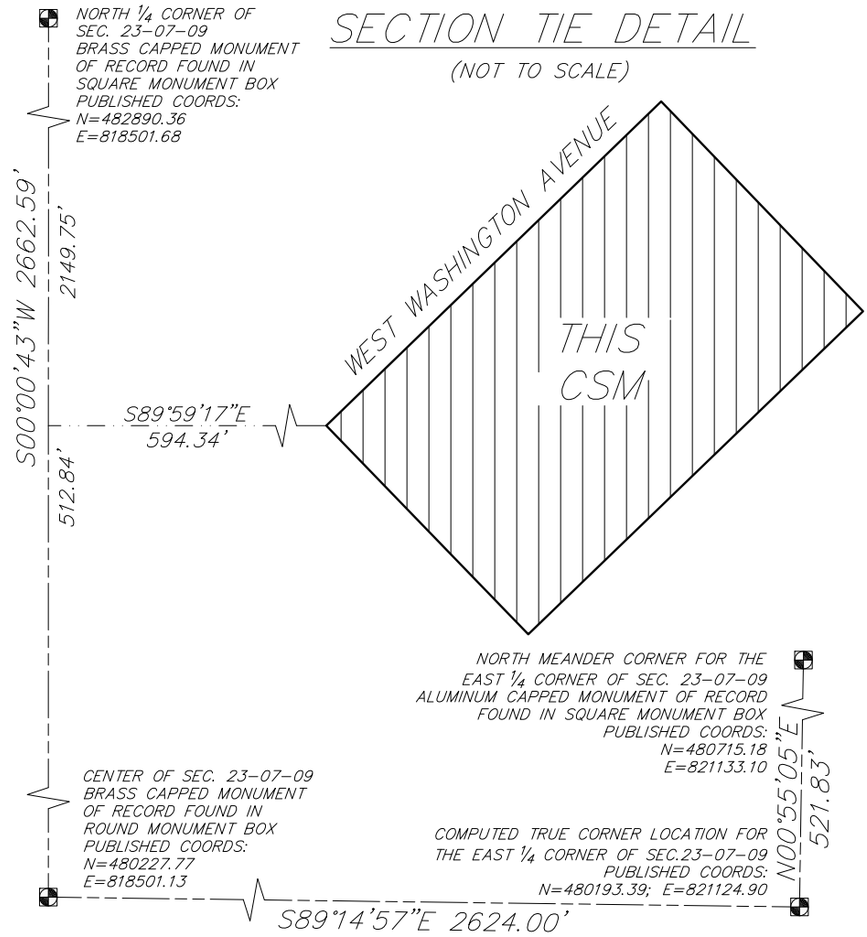
C.S.M. No._____
Doc. No._____
Vol._____ Page_____

CERTIFIED SURVEY MAP No._____

THE NORTHEAST ONE-HALF (NE ½) 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 SW¼-NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE ¼ OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W



NOTES:

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, T07N, 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 ¼ 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.

14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 210359 DATE: 03/14/2022 REV: 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._____ Vol._____ Page_____	SHEET 3 OF 6

CERTIFIED SURVEY MAP No._____

THE NORTHEAST ONE-HALF (NE ½) 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 SW¼-NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Virtue, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Virtue, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ___ day of _____, 2022.

By: _____
Virtue, LLC
By: James Stopple, Managing Member

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this_____ day of_____, 2022, James Stopple, Managing Member, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public, State of Wisconsin

My Commission Expires/Is Permanent: _____

OWNER'S CERTIFICATE

John Aufderhaar and Christine Aufderharr, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. John Aufderhaar and Christine Aufderharr do further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ___ day of _____, 2022.

By: _____ By: _____
John Aufderhaar Christine Aufderhaar

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this_____ day of_____, 2022, John Aufderhaar and Christine Aufderhaar, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public, State of Wisconsin

My Commission Expires/Is Permanent: _____

CONSENT OF MORTGAGEE

_____, 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 _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, on this _____ day of _____, 20_____.

_____

By: _____

State of Wisconsin)
)ss.
County of Dane)

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:_____

14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 210359
DATE: 03/14/2022
REV:
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._____
Vol._____ Page_____

CERTIFIED SURVEY MAP No._____

THE NORTHEAST ONE–HALF (NE ½) 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 SW¼–NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

The Northeast One–half (NE ½) 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 ¼ – NE ¼ 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 ¼) corner of said Section 23; thence S00°00'43"W along the West line of the Northeast Quarter (NE ¼) 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 ½) 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 ½) of said Lot 2; thence N44°06'07"W along the southwesterly line of the Northeast One–half (NE ½) 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:

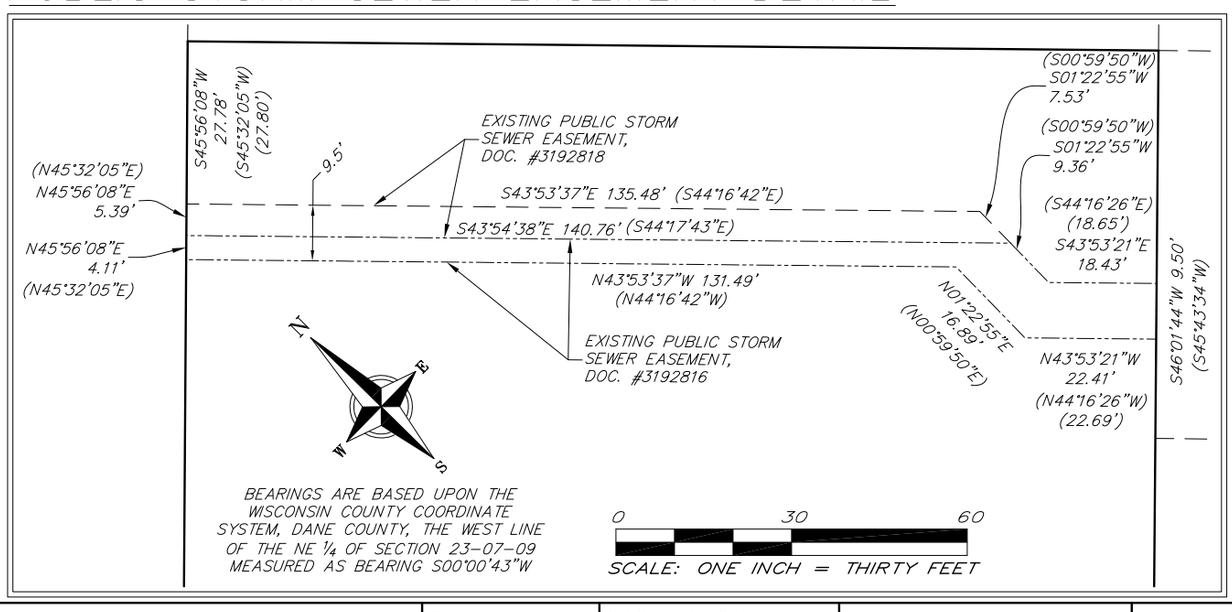
I, Michael S. Marty, Professional Land Surveyor, No. S–2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, and that the map on sheet one (1) is a correct 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.

Signed: _____
Michael S. Marty, P.L.S. No. S–2452

PUBLIC STORM SEWER EASEMENT DETAIL



14 Mar 2022 - 11:18a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 210359	
DATE: 03/14/2022	
REV:	
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._____
Vol._____ Page_____

CERTIFIED SURVEY MAP No._____

THE NORTHEAST ONE-HALF (NE ½) 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 SW¼-NE¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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 _____, File ID 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

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

14 Mar 2022 - 11:19a M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 210359
DATE: 03/14/2022
REV:
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._____
Vol._____ Page_____