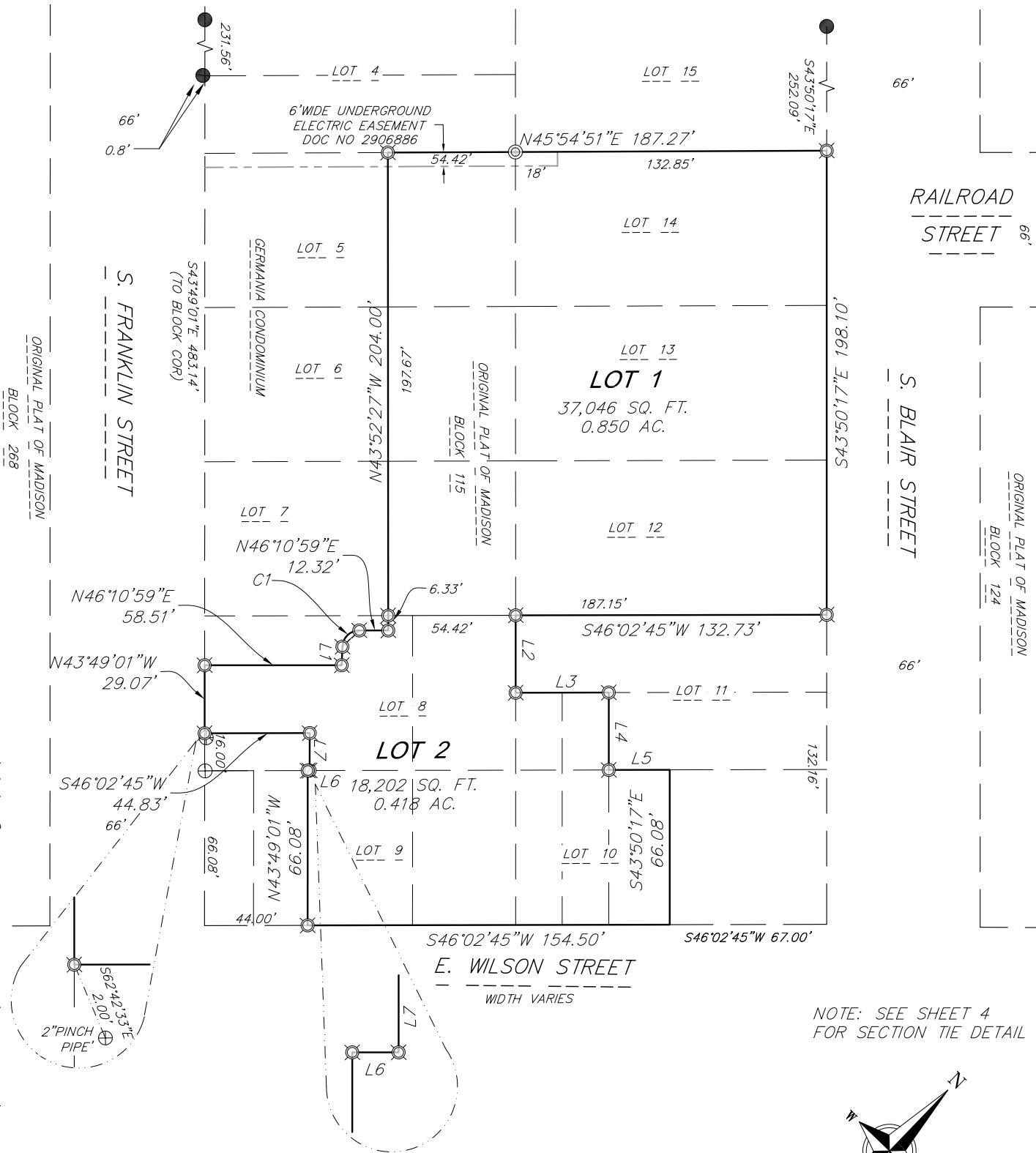


CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 5-14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

©Vierbicher Associates, Inc.

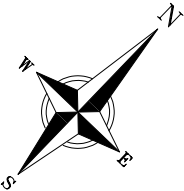
01 Dec 2023 - 2:38p M:\Kahler Slater\230198\_Ruby Marie Redevelopment\CADD\230198\_CSM.dwg by: kpap



SURVEY LEGEND

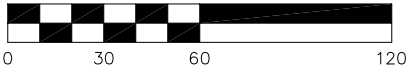
- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊗ SET 3/4" X 18" Ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

NOTE: SEE SHEET 4  
FOR SECTION TIE DETAIL



BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, WISCONSIN,  
THE EAST LINE OF THE SW 1/4 OF  
SECTION 13 ASSUMED AS BEARING  
N00°37'03"W

GRAPHIC SCALE, FEET



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planners | engineers | advisors



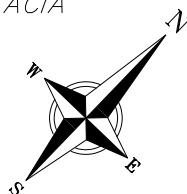
Job #: 230198  
Date: 12/01/2023  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

SURVEYED FOR:  
JCAP Real Estate  
212 S. Barstow Street  
Eau Claire, WI 54701

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

**SHEET**  
**1 OF 7**

PART OF LOTS 5-14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, WISCONSIN,  
THE EAST LINE OF THE SW 1/4 OF  
SECTION 13 ASSUMED AS BEARING  
N00°37'03"W



Job #: 230198
Date: 12/01/2023
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:  
JCAP Real Estate  
212 S. Barstow Street  
Eau Claire, WI 54701

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

SHEET  
2 OF 7

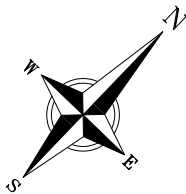
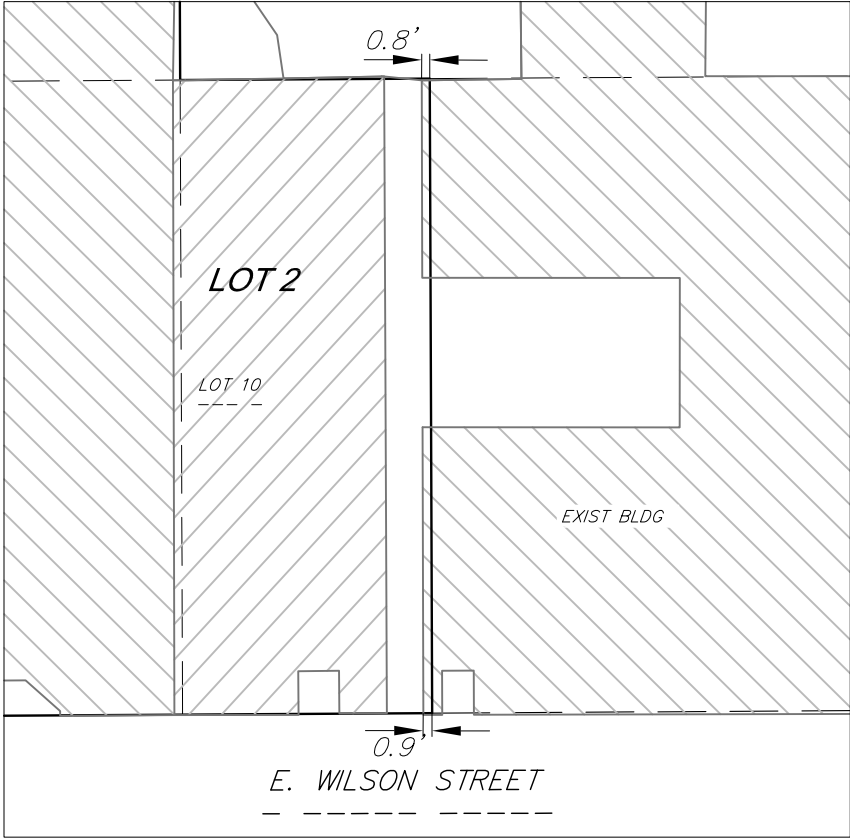
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01 Dec 2023 - 2:42p M:\Kahler Slater\230198\_Ruby Marie Redevelopment\CADD\230198\_CSM.dwg by: kpap

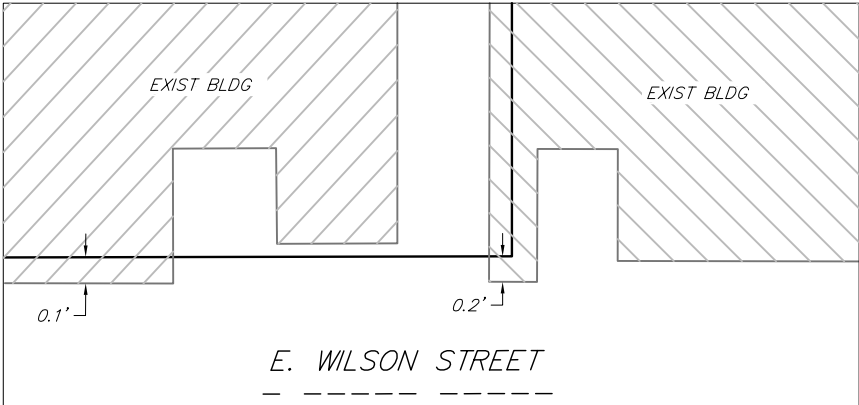
CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 5–14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

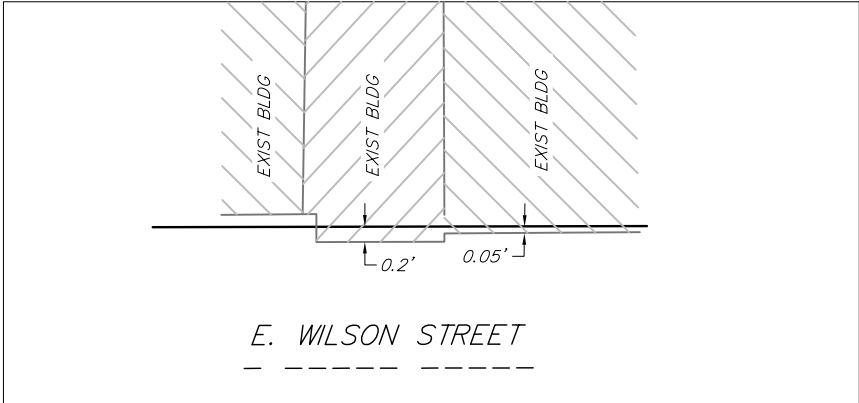
DETAIL 1  
(1" = 20')



DETAIL 2  
(NTS)



DETAIL 3  
(NTS)



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planners | engineers | advisors



Job #: 230198  
Date: 12/01/23  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

SURVEYED FOR:  
JCAP Real Estate  
212 S. Barstow Street  
Eau Claire, WI 54701

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

**SHEET**  
**3 OF 7**

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

PART OF LOTS 5-14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

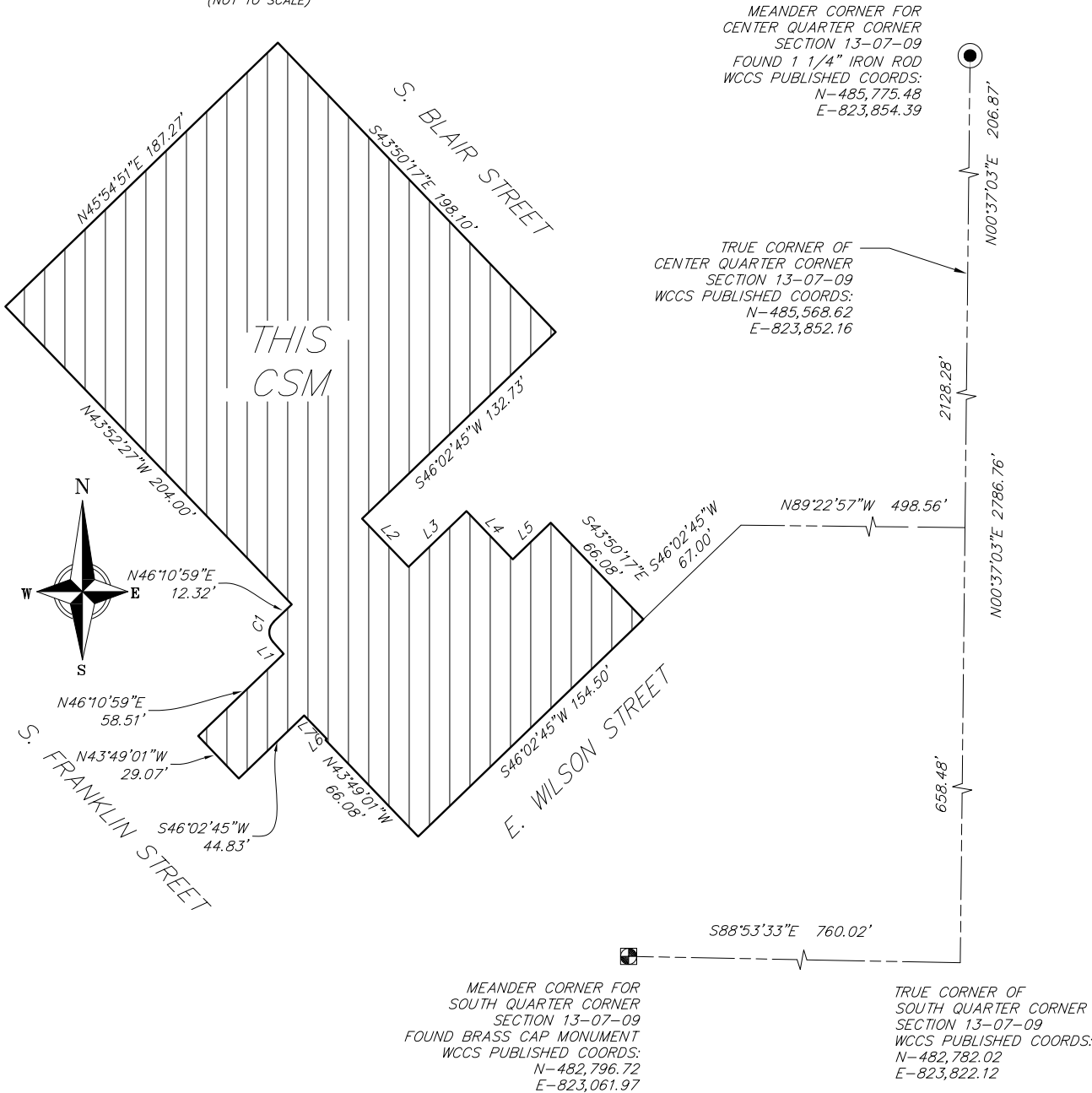
CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	87°52'49"	7.20'	11.04	N02°14'34"E	9.99'

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N41°41'40"W	7.93'
L2	S43°49'39"E	33.04'
L3	N46°02'45"E	39.73'
L4	S43°50'17"E	33.04'
L5	N46°02'45"E	26.00'
L6	N46°02'45"E	0.83'
L7	N43°49'01"W	16.00'

SECTION TIE DETAIL  
(NOT TO SCALE)



01 Dec 2023 - 2:54p M:\Kahler Slater\230198\_Ruby Marie Redevelopment\CADD\230198\_CSM.dwg by: kpap

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M:\Kahler Slater\230198\_Ruby Marie Redevelopment\CADD\230198\_CSM.dwg by: kpap 01 Dec 2023 - 2:54p

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

PART OF LOTS 5–14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No., S–2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Madison; and under the direction of the owners listed below,, I have surveyed, divided and mapped the lands described herein and that said map is a correct representation of the exterior boundaries and division of the land surveyed and that this land is described as follows:

Part of Lots 5–14, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:  
Commencing at the meander corner for the south quarter corner of said Section 13; thence S88°53’33”E, 760.02 feet to the true corner location of the south quarter corner of said Section 13; thence N00°37’03”E, 658.48 feet along the east line of said southwest quarter; thence N89°22’57”W, 498.56 feet to the southeasterly corner of said Lot 10, Block 115; thence S46°02’45”W, 67.00 feet along the northwesterly right of way line of East Wilson Street to the point of beginning; thence continuing S46°02’45”W, 154.50 feet along said northwesterly right of way line; thence N43°49’01”W, 66.08 feet to a point on the northwesterly line of said Lot 9; thence N46°02’45”E, 0.83 feet along said northwesterly line of Lot 9; thence N43°49’01”W, 16.00 feet; thence S46°02’45”W, 44.83 feet; thence N43°49’01”W, 29.07 feet along the northeasterly right of way line of South Franklin Street; thence N46°10’59”E, 58.51 feet; thence N41°41’40”W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14’34”E, 9.99 feet; thence N46°10’59”E, 12.32 feet; thence N43°52’27”W, 204.00 feet to a point on the south line of Lot 4, said Block 115; thence N45°54’51”E, 187.27 feet to the northernmost corner of said Lot 14; thence S43°50’17”E, 198.10 feet along the southwesterly right of way line of South Blair Street; thence S46°02’45”W, 132.73 feet along the northwesterly line of said Lot 11; thence S43°49’39”E, 33.04 feet along the southwesterly line of said Lot 11; thence N46°02’45”E, 39.73 feet; thence S43°50’17”E, 33.04 feet; thence N46°02’45”E, 26.00 feet along the southeasterly line of said Lot 11; thence S43°50’17”E, 66.08 feet to the point of beginning. Said parcel contains 55,248 square feet (1.268 acres).

Dated this 9th day of November, 2023.

**DRAFT**

Kevin J. Pape, WI PLS No. S–2568  
Vierbicher Associates, Inc

NOTES:

- 1. This Certified Survey Map is subject to the following recorded instruments:
  - A. Agreement for Privilege of Encroaching into Public Property recorded as Document No. 1818980.
  - B. Deed Notice recorded as Document No. 2994796.
  - C. Groundwater Use Restriction recorded as Document No. 2994797

PART OF LOTS 5-14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH,  
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

*JDJ Imports Company, 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.*

JDJ IMPORTS COMPANY, LLC

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

---

PRINT NAME AND TITLE

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

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

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by: kpap  
M:\Kahler Slater\230198\_Ruby Marie Redevelopment\CADD\230198\_CSM.dwg  
01 Dec 2023 - 2:55p

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

PART OF LOTS 5–14, BLOCK 115, (PRITCHETTE) ORIGINAL PLAT OF MADISON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 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  
\_\_\_\_\_, 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

MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wacheter, Secretary  
City of Madison Plan Commission

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