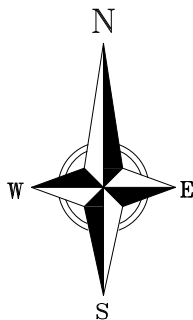
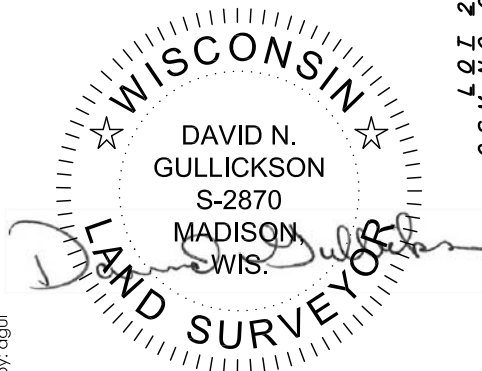


PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #----- DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE NORTH
LINE OF THE SW $\frac{1}{4}$ OF SECTION 23-07-09,
MEASURED AS BEARING N88°46'38"W

0 50 100 200



APRIL 8, 2024

CSM LQI 26Z24
VOL. 33, PAGE 158-160.

LOI 2 — LOI 1

CSM NQ 2049
VOL. 8, PAGE 227-228.

TRIANGLE PLAT
BLOCK 3
V.34 Plats, P.21-23, Doc. #1220391

L O I 2

BRAXTON PL
PUBLICLY DEDICATED STREET, 70' R/W
N89°44'14"E 263.35'

PART OF VACATED BRAXTON PL.
DOCUMENT NO. _____.

NW CNR
LOT 1,
CSM 159
(POB)

$$\begin{aligned} L &= 23.56', R = 15.00' \\ \Delta &= 90^\circ 00' 00'' \\ d &= S45^\circ 15' 46'' E \quad 21.21' \end{aligned}$$

L O I 1 $S00^{\circ}15'46"E$
 $179.61'$

LOT 1
3.68 Acres
160,468 Sq. Ft.

$$L=136.67', R=180.00'$$

$$\Delta=43^{\circ}30'08''$$

$$d=S22^{\circ}00'50''E \ 133.41'$$

$S43^{\circ}45'54"E$
 $15.25'$
 $L=39.25', R=25.00'$
 $\Delta=89^{\circ}57'24"$
 $Cd=S01^{\circ}12'48"W \ 35.34'$

C S M N O.
1 5 9 6
VOL. 6, PAGE
343-344.

L O I 2

VOL. 6, PAGE
343-344.

LOT 2

---NO ACCESS TO W. WASHINGTON AVE ---

S46°11'29"W 465.67'
(S46°24'38"W 465.67')

WEST WASHINGTON AVENUE

PUBLICLY DEDICATED STREET, 132' R/W

LANDS

**PARTIAL
ASSOCIATION
CONVEYANCE**
V.3-1146
P.1-2, L

PARKVIEW
ASSOCIATES
CONDO PLAT
V.3-114B Condo Plats,
P.1-2, Doc. #3259566

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 ☉ SET 3/4" X 18" SOLID IRON RE-ROD
 MIN. WT. 1.5 LBS./FT.

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

() RECORDED AS INFORMATION

NOTES:

1. SEE SHEET 2 FOR EASEMENTS DETAIL.
2. SEE SHEET 3 FOR IMPROVEMENTS AND BUILDING DETAIL.
3. SEE SHEET 4 FOR SECTION TIE DETAIL.
4. SEE SHEET 5 FOR SURVEYOR'S NOTES.
5. NO DIRECT VEHICULAR ACCESS TO W. WASHINGTON AVENUE FROM LOT 1.

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 220019
DATE: 04/08/2024
REV:
Drafted By: DGUL
Checked By: BROZ

SURVEYED FOR:
City of Madison Com.
Development Authority
215 Martin Luther King
Jr. Blvd. P.O. Box 2983
Madison, WI 53701

C.S.M. No.

Doc. No.

Vol.	Page
------	------

SHEET
1 OF 7

CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENTS AND DEDICATIONS DETAIL

BRAXTON PL
PUBLICLY DEDICATED STREET, 70' R/W

LAMARIPOSA LN.
PUBLICLY DEDICATED STREET, R/W VARIES

33' PUBLIC EASEMENT
FOR STORM & SANITARY
SEWER, WALK & PRIVATE
UTILITIES

PRIVATE WATERMAIN
EASEMENT. SEE DETAIL A

EXISTING 33'
PUBLIC ACCESS
EASEMENT PER
DOC. NO. 1417473

EXISTING TEMPORARY
LIMITED EASEMENT
PER DOC. NO.
5735685 AMENDED
BY DOC. NO. 5931966

LOT 1
3.68 Acres
160,468 Sq. Ft.

EXISTING 33' PUBLIC EASEMENT
FOR STORM & SANITARY
SEWER, WALK & PRIVATE
UTILITIES PER DOC. NO. 1417473

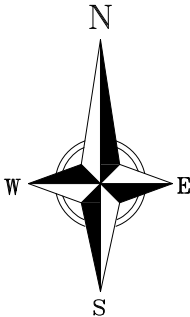
PUBLIC EASEMENT
FOR STORM & SANITARY
SEWER, WALK & PRIVATE
UTILITIES PER
DOC. NO. 1417473

EXISTING 10' UTILITY
EASEMENT PER
DOC. NO. 1417473

EXISTING 0.3' EASEMENT
PER DOC. NO. 1466676

PUBLIC EASEMENT
FOR STORM & SANITARY
SEWER, WALK & PRIVATE
UTILITIES PER DOC.
NO. 1417473 TO BE
RELEASED.

WEST WASHINGTON AVENUE
PUBLICLY DEDICATED STREET, 132' R/W

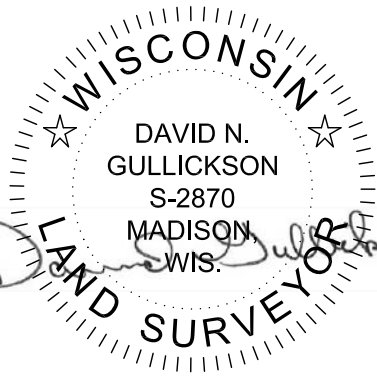


BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE NORTH
LINE OF THE SW 1/4 OF SECTION 23-07-09,
MEASURED AS BEARING N88°46'38"W

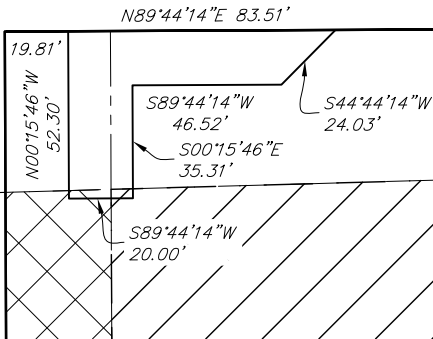
GRAPHIC SCALE, FEET



0 40 80 160



APRIL 8, 2024



DETAIL A
PRIVATE WATERMAIN EASEMENT

NOTE:

- Existing Easement, Document No. 1466676 will be released by a separate instrument.
- The easterly part of existing Easement, Document No. 1417473 will be released by a separate instrument

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 220019
DATE: 04/08/2024
REV:
Drafted By: DGUL
Checked By: BROZ

SURVEYED FOR:
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215 Martin Luther King
Jr. Blvd. P.O. Box 2983
Madison, WI 53701

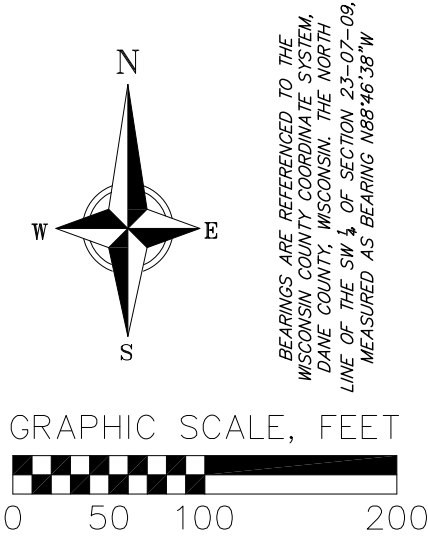
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 7

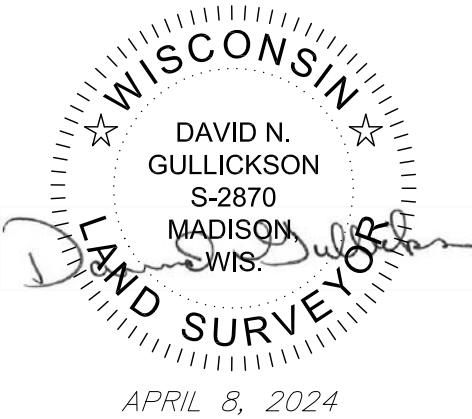
CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS & BUILDING DETAIL



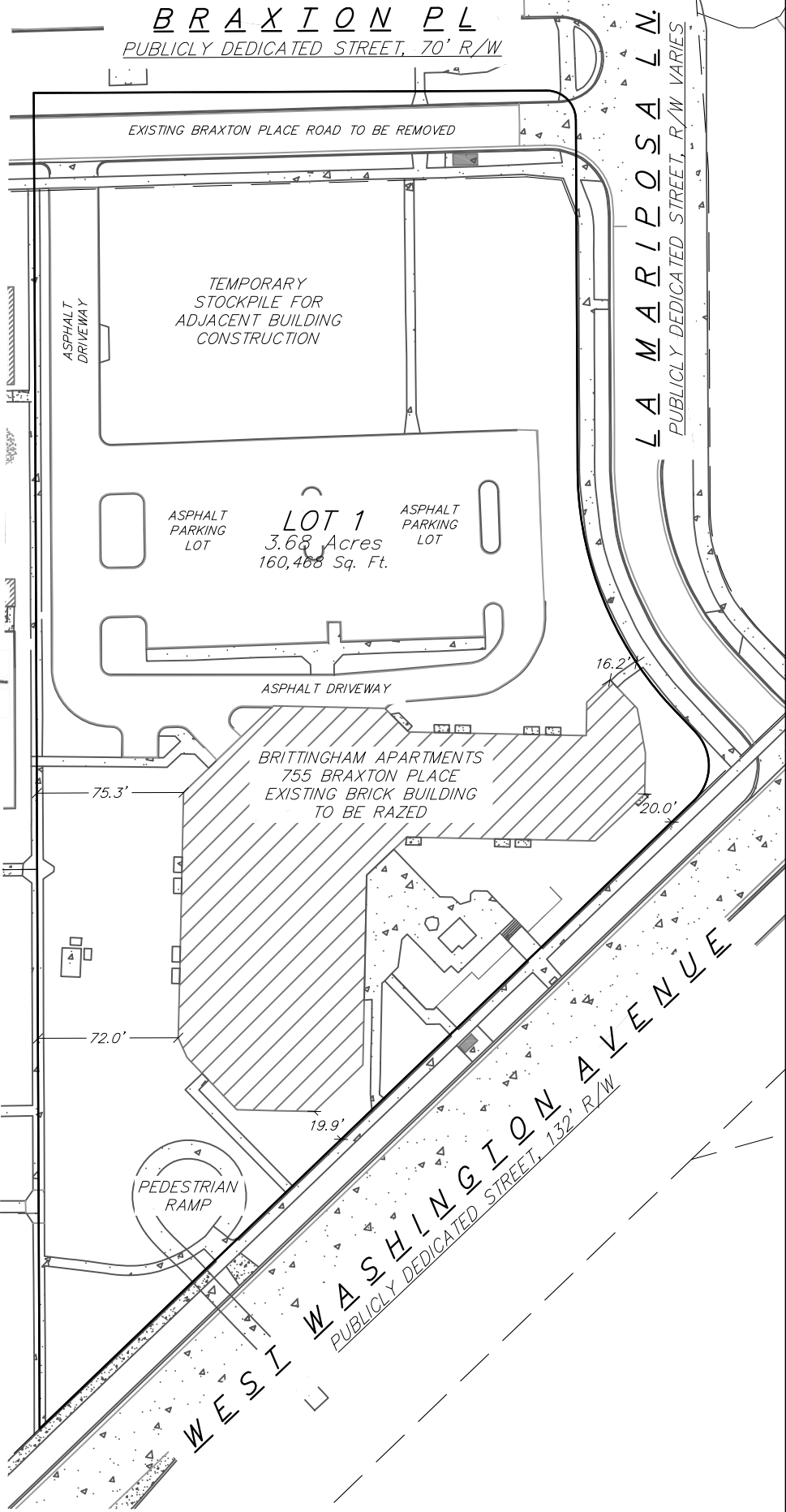
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF THE SW 1/4 OF SECTION 23-07-09, MEASURED AS BEARING N88°46'38"W



HATCHING LEGEND

- CONC. PAVEMENT
- BUILDING LIMITS

NOTE:
1. Pedestrian Ramp shall be removed prior to the redevelopment and improvement of Lot 1.



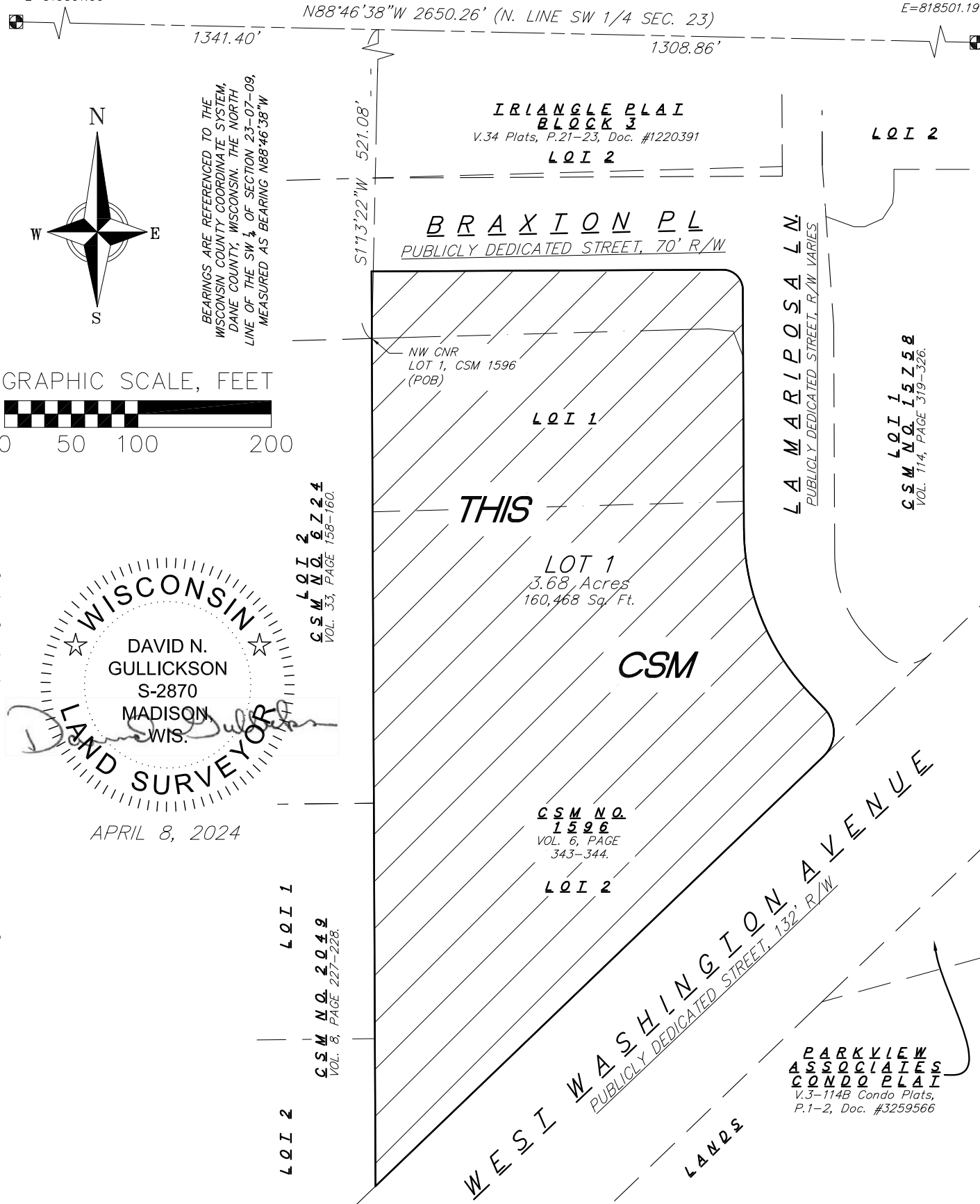
CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BRASS CAPPED MONUMENT OF
RECORD FOUND AT THE
WEST 1/4 CORNER SEC. 23-07-09
PUBLISHED COORDS:
N=480284.34
E=815851.38
MEASURED COORDS:
N=480284.23
E=815851.53

BRASS CAPPED MONUMENT OF
RECORD FOUND AT THE
CENTER SEC. 23-07-09
PUBLISHED COORDS:
N=480227.77
E=818501.13
MEASURED COORDS:
N=480227.79
E=818501.19

SECTION TIE DETAIL



08 Apr 2024 - 1:52a M:\Puffer Lawton\220019_Triangle Site, Madison\CADD\220019_Certified Survey Map.dwg by: dgul

CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1. I found a Brass Capped monument in a City of Madison Monument box, and ties, representing the Center of Section 23, Township 07 North, Range 09 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Jeremy Sandsness dated March 5, 2019 and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was _____, __, 2024.
- 2. I found a Brass Capped monument in a City of Madison Monument box, and ties, representing the West ¼ Corner of Section 23, Township 07 North, Range 09 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Jamey L. Reid dated November 3, 2011 and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was _____, __, 2024.
- 3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 4. 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.
- 5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
- 6. Reference Document Number _____ for Braxton Place Roadway Vacation.
- 7. Easements shall be released in the future by separately recorded instruments.
- 8. Public Sidewalk Easements:
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- 9. Public Easement for Sloping and Grading:
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sloping and grading purposes. The City of Madison and its employees, agents and contractors shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
- Property Restoration: City of Madison shall repair any damage caused to any pavement or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the required final grade and surface condition including the repair or replacement of pavement and turf.
- Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No above-ground improvements (other than driveway access crossing) shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
- Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
- Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

NOTES FROM CSM NO. 1596:

- 1. Easement for Public Access to Lot 2 runs across the Westerly 33' of Lot 1, from the north lot line of Lot 2 to the south right-of-way line of Braxton Place.
- 5. No direct vehicular access to W. Washington Avenue from Lot 1.



APRIL 8, 2024



CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

City of Madison Community Development Authority, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, as represented hereon. City of Madison Community Development Authority, 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 _____, 2024.

City of Madison Community Development Authority, Owner

By: Matt Wachter, Executive Director

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 2024, _____,
_____, to me known to be the person who executed the foregoing instrument, and
acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, 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.

Signed this _____ day of _____, 2024.

Maribeth Witzel-Behl, City Clerk, Madison

MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ Date: _____
Matt Wachter, Secretary
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2024, at
o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages
_____, as Doc. No. _____.

Kristi Chlebowsky,
Dane County Register of Deeds



APRIL 8, 2024



CERTIFIED SURVEY MAP No.


PART OF LOT 1 AND 2, CSM NO. 1596, REC. IN VOL. 6 OF CSM'S, P. 343-344, AS DOC. #1417473, PART OF VACATED BRAXTON PLACE, DOC. #_____ DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, 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 City of Madison Community Development Authority, 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: David N. Gullickson

Date: April 8, 2024.

Signed: 
David N. Gullickson, P.L.S. No. S-2870



LEGAL DESCRIPTION:

Part of Lot 1 and Lot 2, Certified Survey Map Number 1596, Recorded in Volume 6 OF CSM'S, Pages 343-344, as Document Number 1417473, and part of Vacated Braxton Place, Document Number _____, Dane County Registry, in the City of Madison, Dane County, Wisconsin, located in the Northeast Quarter of the Southwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of said Section 23; thence N88°46'38"W along the North line of the Southwest Quarter of said Section 23, 1308.86 feet; thence S01°13'22"W 521.08 feet to a point on the former southerly right-of-way line of said Braxton Place and the northwest corner of said Certified Survey Map Number 1596, said point being the Point of Beginning (POB). thence N00°14'59"W, 50.27 feet along the westerly line of said Vacated Braxton Place; thence N89°44'14"E along the northerly line of said Vacated Braxton Place, 263.35 feet to a point of curvature; thence continuing along said northerly line 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing S45°15'46"E, 21.21 feet to the westerly line of La Mariposa Lane; thence S00°15'46"E along said westerly line, 179.61 feet to a point of curvature and a point on the westerly line of the Right-of-Way Dedication, Document Number 5913998; thence continuing along said westerly line, 136.67 feet along the arc of a curve to the left, having a radius of 180.00 feet, a central angle of 43°30'08", and a chord bearing S22°00'50" E, 133.41 feet; thence continuing along said westerly line, S43°45'54"E, 15.25 feet to a point of curvature; thence continuing along said westerly line, 39.25 feet along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 89°57'24", and a chord bearing S01°12'48"W, 35.34 feet to the northwesterly right-of-way line of W. Washington Avenue; thence S46°11'29"W along northwesterly right-of-way line, 465.67 feet to the southwest corner of said Certified Survey Map Number 1596; thence N00°14'59"W along the west line of said Certified Survey Map Number 1596, 635.44 feet to the Point of Beginning (POB).

Said parcel containing 160,468 square feet or 3.684 acres, more or less.

08 Apr 2024 - 10:17a M:\Potter Lawson\220019_Triangle Site, Madison\CADD\220019_Certified Survey Map.dwg by: dgul