

©Vierbicher Associates, Inc.

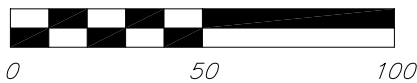
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 1, 2, 4-6 AND PART OF LOT 3, CONKLIN REPLAT RECORDED IN VOL 2 OF PLATS ON PAGE 17 AS DOCUMENT NUMBER 234157, LOCATED IN THE NW1/4 OF THE NW/14 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°15'54"E

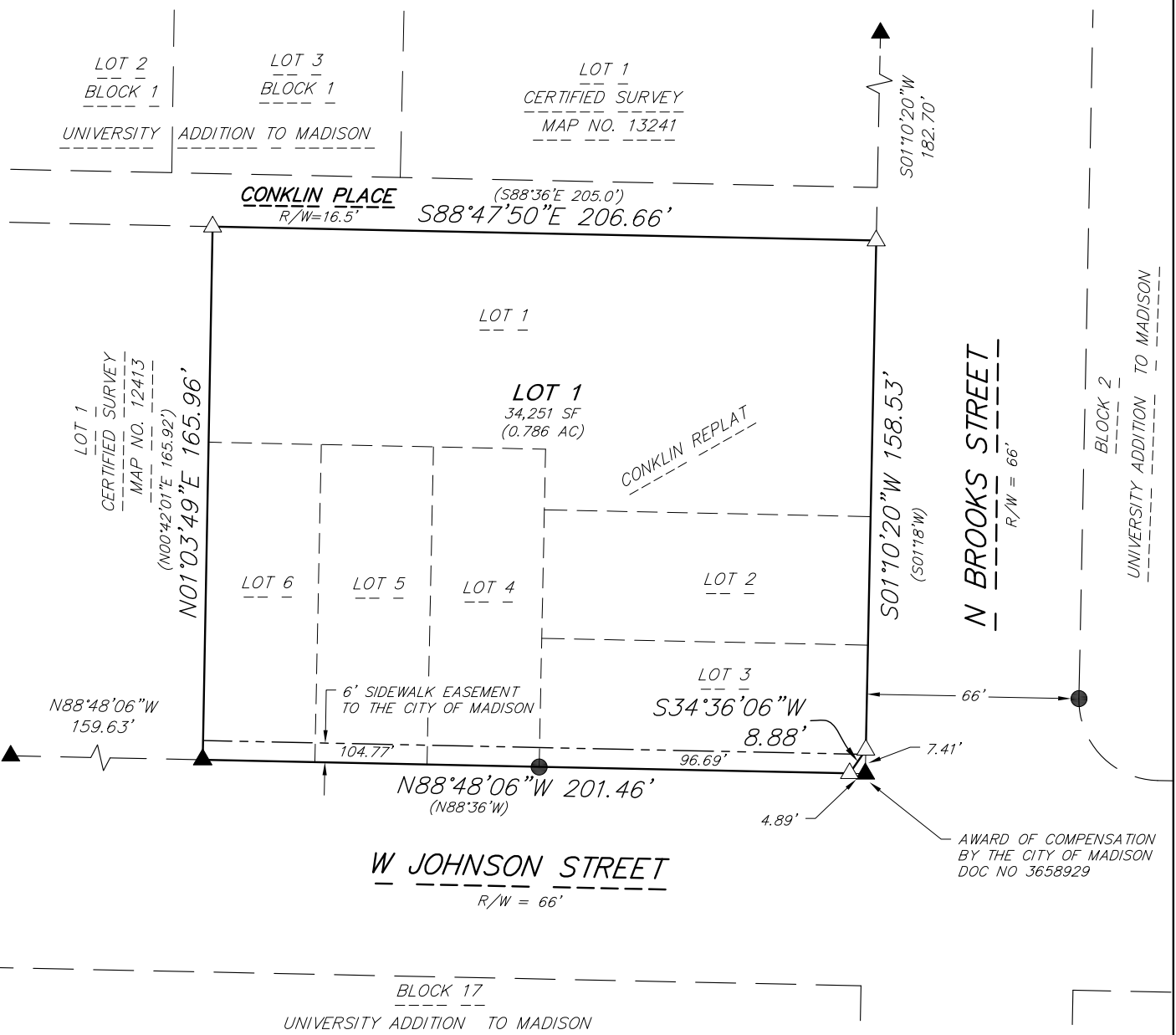
GRAPHIC SCALE: 1" = 50'



### SURVEY LEGEND

- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- △ SET PK NAIL
- ( ) INDICATES RECORDED AS

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL



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Job #: 240107  
 Date: 05/13/2024  
 Rev:  
 Drafted By: KPAP  
 Checked By: MZIE

SURVEYED FOR:  
 LZ Ventures  
 8301 Machine Drive  
 Suite 102  
 Madison, WI 53717

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

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

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TRUE NW CORNER OF SECTION 23-07-09  
RECORD COORDS:  
N: 482,947.86  
E: 815,839.24

N88°45'50"W 74.54'

MEANDER CORNER FOR THE NW CORNER OF SECTION 23-07-09  
FOUND BRASS CAP MON  
MEASURED COORDS:  
N: 482,946.25  
E: 815,913.76

## SECTION TIE DETAIL

(NOT TO SCALE)

CONKLIN PLACE  
R/W=16.5'

S88°47'50"E 206.66'

THIS CSM

N BROOKS STREET  
R/W = 66'

S01°10'20"W 158.53'

S34°36'06"W  
8.88'

N88°48'06"W 201.46'

W JOHNSON STREET  
R/W = 66'

S88°48'06"E  
201.82'

N00°15'54"W 2663.54'

1013.86'

1649.68'

N01°03'49"E 165.96'

W1/4 CORNER OF SECTION 23-07-09  
FOUND BRASS CAP MON  
MEASURED COORDS:  
N: 480,284.35  
E: 815,851.56

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2 OF 7

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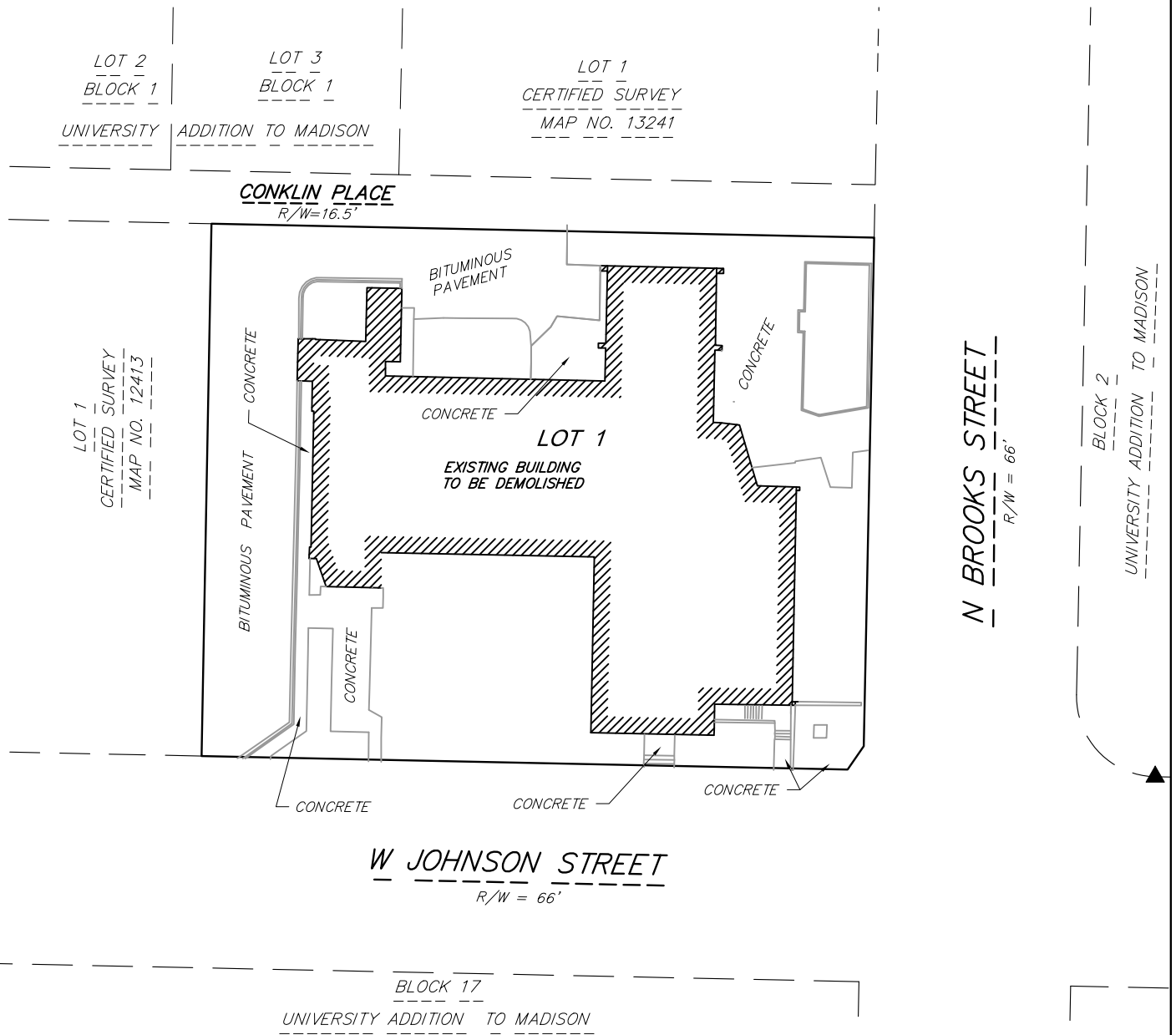


GRAPHIC SCALE: 1" = 50'



0 50 100

## EXISTING CONDITIONS



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

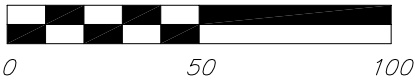
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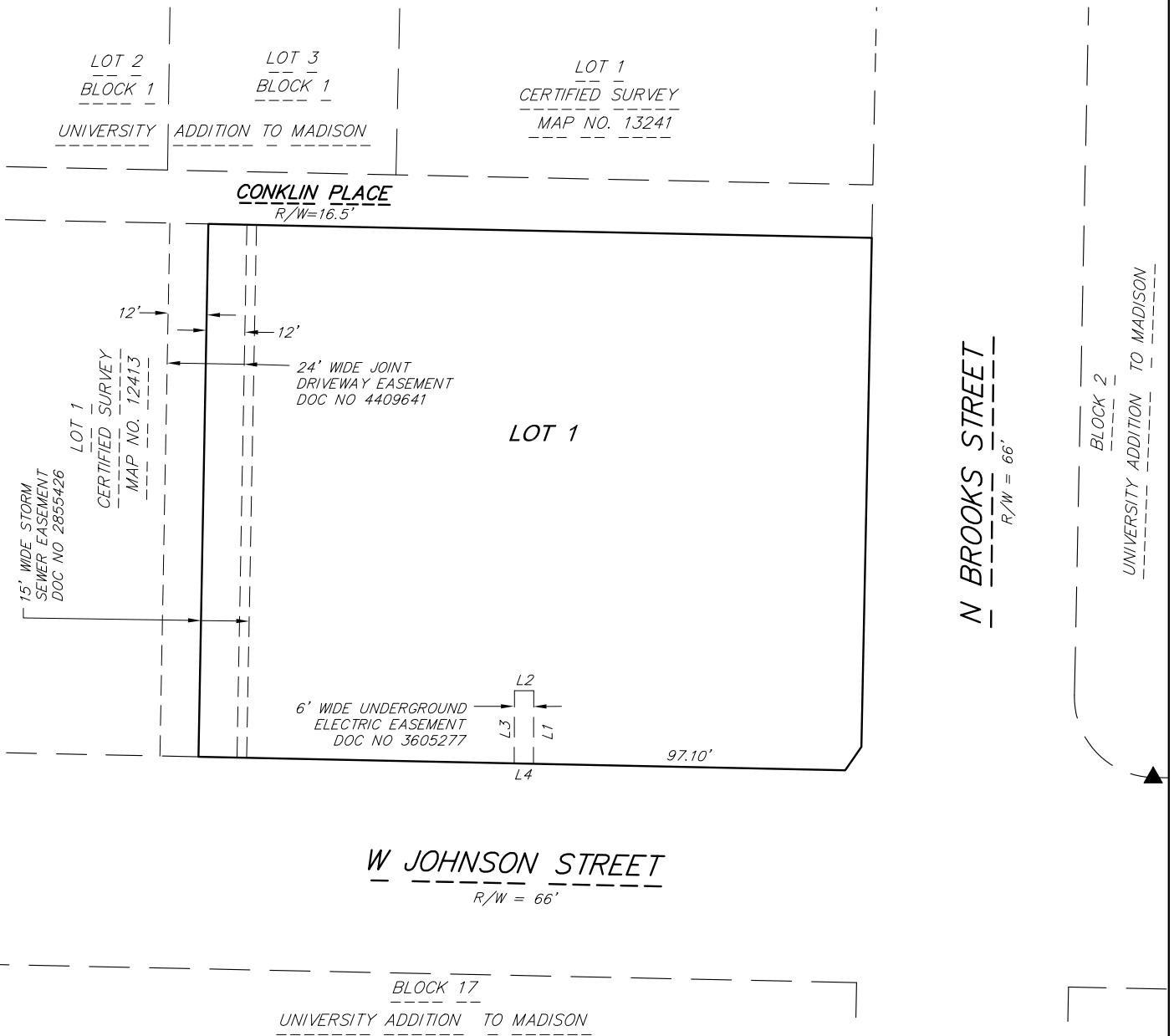
GRAPHIC SCALE: 1" = 50'



### LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°14'48"E	22.75'
L2	N89°45'12"W	6.00'
L3	S00°14'48"W	22.65'
L4	S88°48'06"E	6.00'

### EXISTING EASEMENTS



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## SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: May 13, 2024

Signed: **DRAFT**  
Kevin J. Pape, Professional Land Surveyor S-2568

## DESCRIPTION:

Lots 1, 2, 4 thru 6, and part of Lot 3, Conklin Replat, recorded in Volume 2 of Plats on Page 17, as Document Number 234157, located in the NW1/4 of the NW1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 23; thence N00°15'54"E, 1649.68 feet along the west line of said NW1/4; thence S88°48'06"E, 201.82 feet to the southeast corner of Lot 1, Certified Survey Map Number 12413 and point of beginning; thence N01°03'49"E, 165.96 feet along the east line of said Lot 1 to a point on the south right-of-way line of Conklin Place; thence S88°47'50"E, 206.66 feet along said south right-of-way line to a point on the west right-of-way line of North Brooks Street; thence S01°10'20"W, 158.53 feet along said east right-of-way line; thence S34°36'06"W, 8.88 feet to a point on the north right-of-way line of West Johnson Street; thence N88°48'06"W, 201.46 feet along said north right-of-way line to the point of beginning. Contains 34,251 square feet (0.786 acres).





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## 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 RES-\_\_\_\_\_, 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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

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