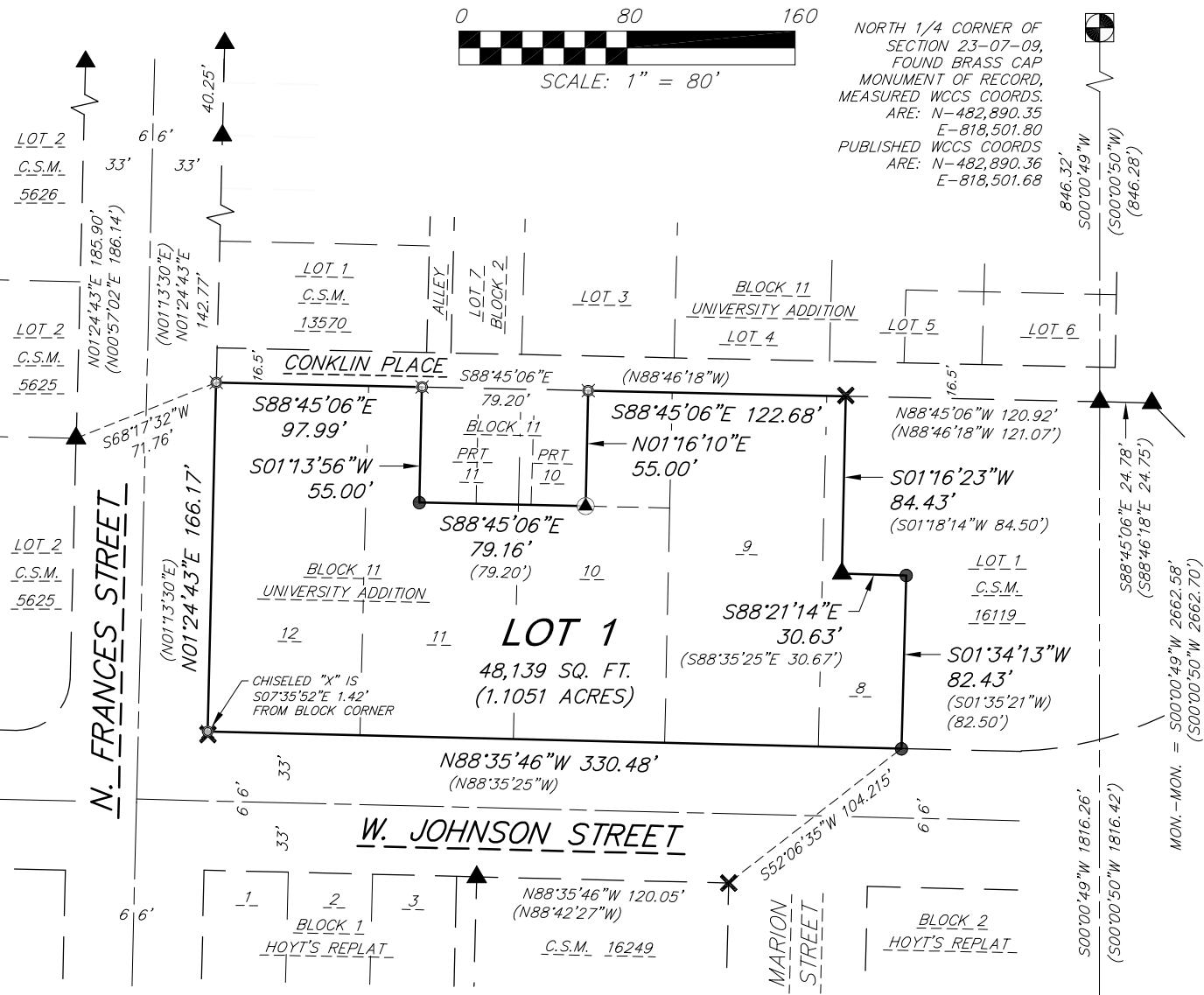


# CERTIFIED SURVEY MAP No.

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

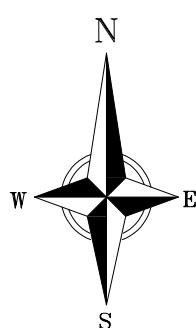


CENTER OF SECTION 23-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE: N-480,227.76 E-818,501.16 PUBLISHED WCCS COORDS ARE: N-480,227.77 E-818,501.13

## SURVEY LEGEND

- ▲ FOUND NAIL
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- ✖ FOUND CHISELED "X"
- ✖ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

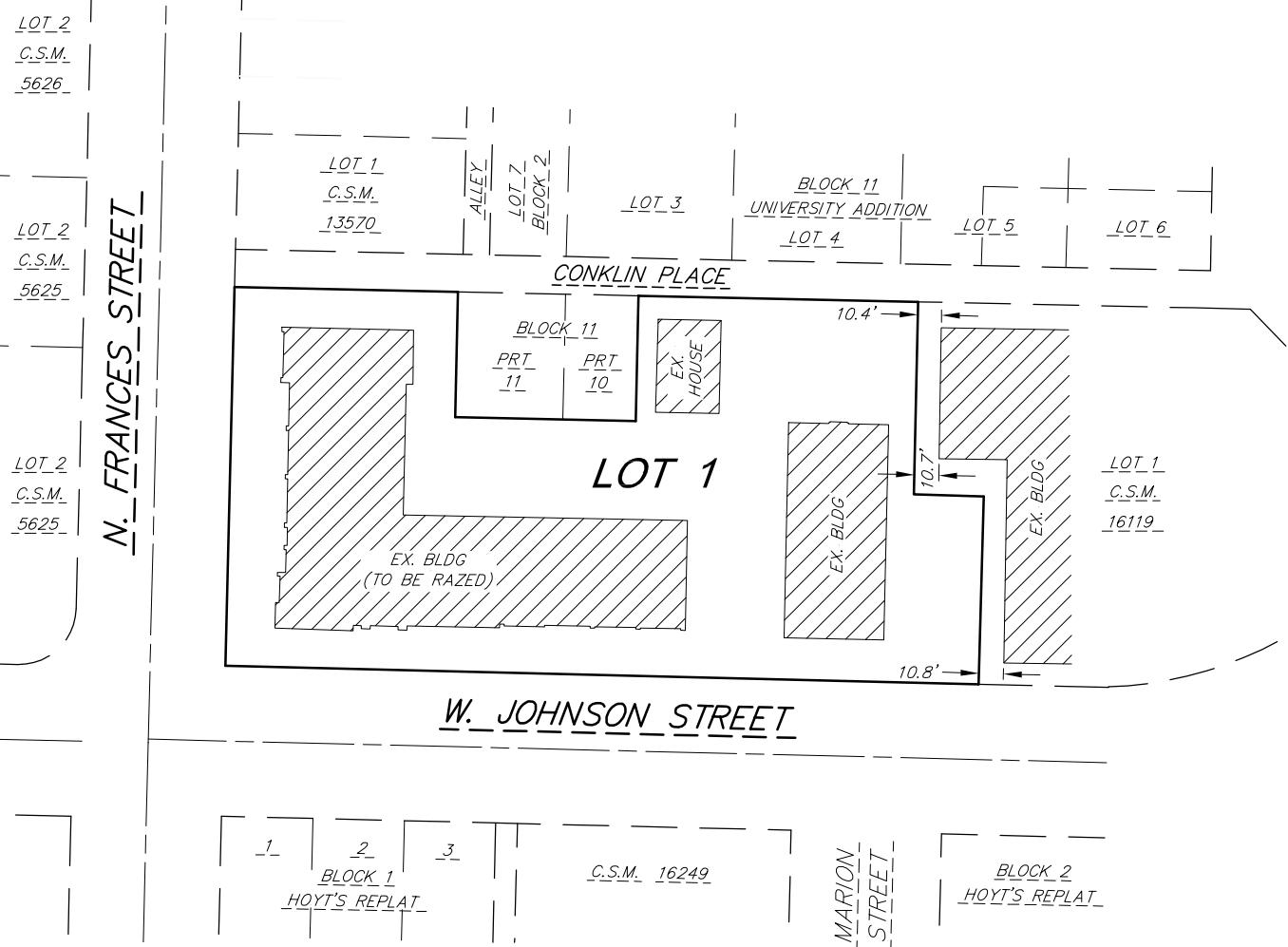
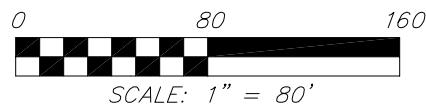
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



GRID NORTH  
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE CO., WI. NAD83 (2011), THE EAST LINE OF THE NW 1/4 OF SECTION 23 MEASURED AS BEARING S0000049'W

# CERTIFIED SURVEY MAP No.

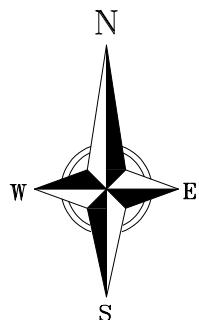
PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



\*\*NOTE: ALL BUILDINGS  
WITHIN THIS C.S.M. ARE  
TO BE RAZED PRIOR TO  
SITE REDEVELOPMENT

NOTE:

THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M.  
HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING  
WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH  
JEREMY SANDSNES TIE SHEET DATED MARCH 05, 2019 FOR THE  
CENTER OF SECTION 23-07-09 AND GREGORY JONES TIE SHEET  
DATED DECEMBER 16, 2008 FOR THE NORTH 1/4 CORNER OF  
SECTION 23-07-09. THE DATE OF FIELD RECOVERY FOR EACH  
CORNER WAS JUNE 20, 2025.



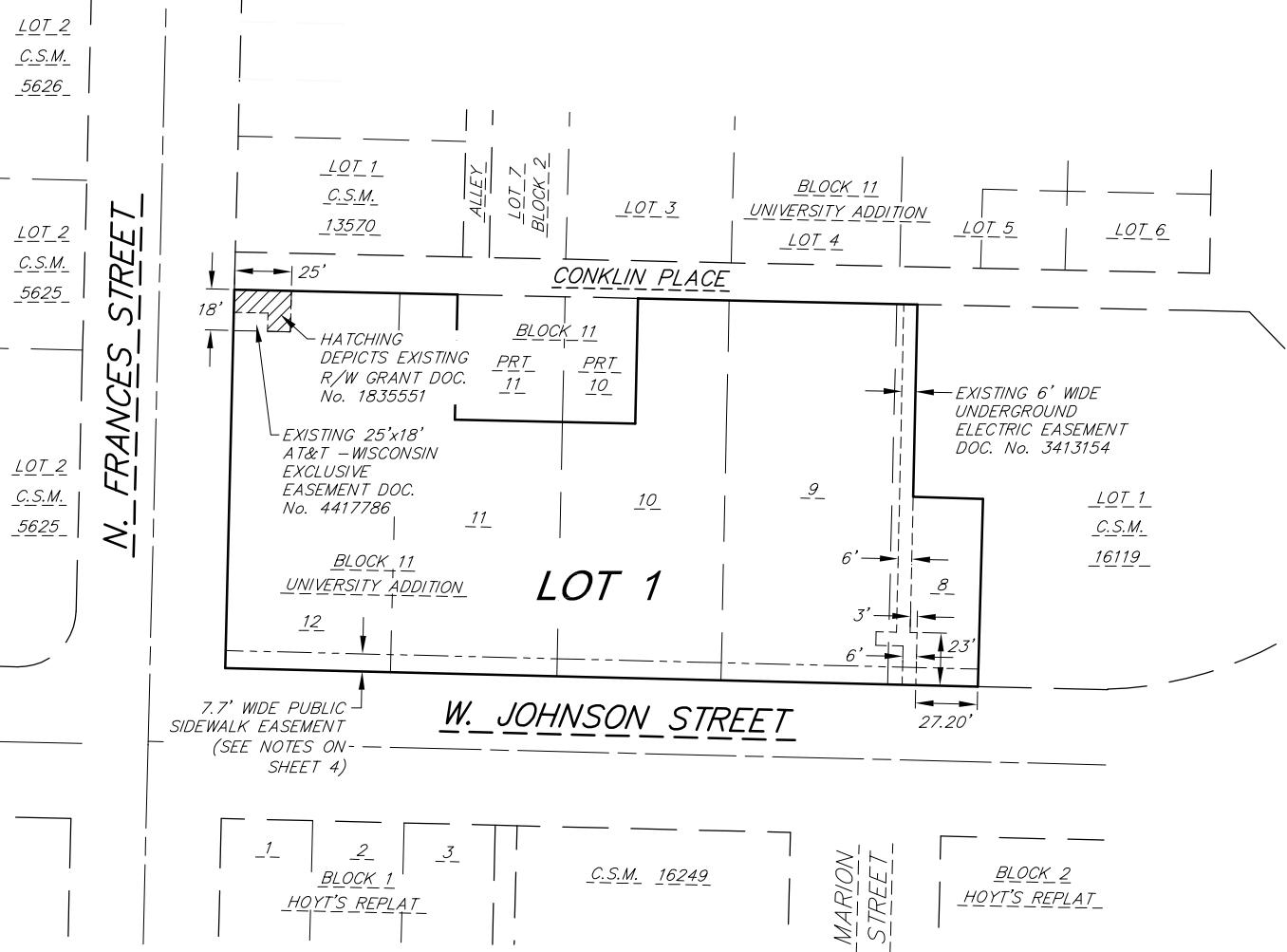
## EXISTING SITE DETAILS

 vierbicher planners   engineers   advisors		FN: 240406 DATE: 08/04/2025 REV: Drafted By: MZIE Checked By: JLIL	SURVEYED FOR: Core Spaces, LLC 1643 N. Milwaukee Ave. 5th Floor Chicago, IL 60647	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 7

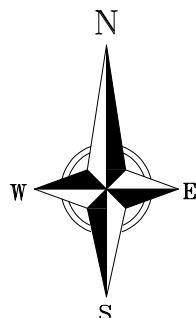
# CERTIFIED SURVEY MAP No.

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 80 160  
  
 SCALE: 1" = 80'



NOTE: THIS C.S.M. IS SUBJECT TO  
 GRANT OF EASEMENT SAXONY  
 APARTMENTS PER DOC. NO. 5775852



## EXISTING SITE DETAILS

		FN: 240406 DATE: 08/04/2025 REV: Drafted By: MZIE Checked By: JLIL	SURVEYED FOR: Core Spaces, LLC 1643 N. Milwaukee Ave. 5th Floor Chicago, IL 60647	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 3 OF 7</b>

# CERTIFIED SURVEY MAP No.

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

Part of Lots 8, 10 and 11 and all of Lots 9 and 12, Block 11, University Addition to Madison as recorded in Volume A of Plats, on Page 9, as Document Number 109, Dane County Registry and located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the north quarter corner of said Section 23; thence S00°00'49"W, along the east line of the northwest quarter of said Section 23, a distance of 846.32 feet to the intersection with the southerly right-of-way line of Conklin Place; thence N88°45'06"W, along said southerly right-of-way line, 120.92 feet to the northwest corner of Lot 1, Certified Survey Map (C.S.M.) Number 16119, recorded as Document Number 5865268 and the point of beginning of this description; thence S01°16'23"W, along the west line of said C.S.M. 16119, a distance of 84.43 feet; thence S88°21'14"E, along said west line, 30.63 feet; thence S01°34'13"W, along said west line, 82.43 feet to the southwest corner of said Lot 1, C.S.M. 16119, also being on the northerly right-of-way line of W. Johnson Street; thence N88°35'46"W, along said northerly right-of-way line, 330.48 feet to the intersection with the easterly right-of-way line of N. Frances Street; thence N01°24'43"E, along said easterly right-of-way line, 166.17 feet to the aforementioned southerly right-of-way line of Conklin Place; thence S88°45'06"E, along said southerly right-of-way line, 97.99 feet; thence S01°13'56"W, 55.00 feet; thence S88°45'06"E, 79.16 feet; N01°16'10"E, 55.00 feet to said southerly right-of-way line of Conklin Place; thence S88°45'06"E, along said southerly right-of-way line, 122.68 feet to the point of beginning.

Said description contains 48,139 square feet or 1.1051 acres, more or less.

## NOTES:

### Public Sidewalk Easement:

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 and bike path 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 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.



*CERTIFIED SURVEY MAP No.*

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Zeier Building Company, LLP, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

*Zeier Building Company, LLP*

By: \_\_\_\_\_  
Authorized Signatory

State of Wisconsin )  
County of \_\_\_\_\_ )  
ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

---

*Notary Public, State of Wisconsin*

---

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



FN: 240406
DATE: 08/04/2025
REV:
<i>Drafted By: MZIE</i>
<i>Checked By: JLIL</i>

SURVEYED FOR:  
Core Spaces, LLC  
1643 N. Milwaukee Ave.  
5th Floor  
Chicago, IL 60647

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

SHEET  
5 OF 7

# CERTIFIED SURVEY MAP No.

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## CONSENT OF MORTGAGEE

Symetra Life Insurance Company, a Washington corporation, a banking association duly organized and existing under and by virtue of the laws of the State of Washington, 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 Symetra Life Insurance Company, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Washington, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Symetra Life Insurance Company

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

State of Washington )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
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 Washington

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



# **CERTIFIED SURVEY MAP No.**

PART OF LOTS 8, 10 AND 11 AND ALL OF LOTS 9 AND 12, BLOCK 11, UNIVERSITY ADDITION TO MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 109, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, 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 \_\_\_\_\_, 20\_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Michael Haas, Acting City Clerk, City of Madison

## **CITY OF MADISON PLAN COMMISSION CERTIFICATE**

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter,  
Secretary of the Plan Commission

## **SURVEYOR'S CERTIFICATE**

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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 J. Ziehr

Date: AUGUST 04, 2025

Signed:  
Michael J. Ziehr, P.L.S. S-2401

## **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 Chlebowski,  
Dane County Register of Deeds

<b>vierbicher</b> planners   engineers   advisors		FN: 240406 DATE: 08/04/2025 REV: Drafted By: MZIE Checked By: JLIL	SURVEYED FOR: Core Spaces, LLC 1643 N. Milwaukee Ave. 5th Floor Chicago, IL 60647	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 7 OF 7</b>
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