

# CERTIFIED SURVEY MAP

ALL OF LOTS 7, 8, 10, 11, AND 12, AND PART OF LOT 9, CONKLIN REPLAT, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 234157, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. See sheet 2 for existing conditions.
2. See sheet 3 for easements.
3. See sheet 4 for additional notes, legend, and description.



SCALE : ONE INCH = FORTY FEET

Meander Corner for  
the NW Corner of  
Sec. 23-07-09  
Brass Capped  
Monument Found



**NORTH**  
 BEARINGS ARE BASED UPON  
 THE WEST LINE OF THE NW 1/4  
 OF SEC. 23-07-09, MEASURED  
 AS BEARING N 00°41'22" W

True NW  
Corner of  
Sec. 23-07-09  
N 89°09'24" W 75.99'

**BROOKS PLAT**  
**BLOCK 4**

**N MILLS STREET**

N 00°27'48" W 159.52' (NORTH)

**UNIVERSITY**

**BLOCK 1**

**ADDITION**

**TO MADISON**

**CONKLIN PLACE**

S 89°09'55" E 170.18' (S 88°36' E 171.05')

**CONKLIN**

**CONKLIN**

1 2

1 1

**LOT 1**  
27933 sf  
0.6413 Acres

1 0

8

7

6

5

9

**REPLAT**

**REPLAT**

N 89°09'55" W 159.67' (N 88°36' W)

W.D. (R/W)  
Doc. No.  
3609844

**JOHNSON STREET**

**UNIVERSITY ADDITION  
TO MADISON  
BLOCK 12  
LINE TABLE**

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

NUMBER	DIRECTION	DISTANCE
L1	N 89°18'38" E	36.53'
L2	N 47°39'21" W (N 47°43'21" W)	9.73' (9.74')

W 1/4 Corner  
Sec. 23-07-09  
Brass Capped  
Monument Found

**SURVEYED FOR:**

TEN TWENTY-TWO, LLC  
ONE SOUTH PINCKNEY ST.  
MADISON, WI 53703

**SURVEYED BY:**

CALKINS ENGINEERING, LLC  
5010 VOGES ROAD  
MADISON, WI 53718  
(608) 838-0444

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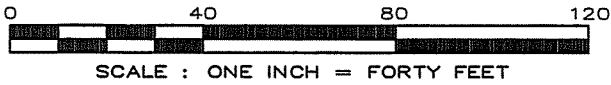
SHEET 1 OF 5

Date: 09-18-2007

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ALL OF LOTS 7, 8, 10, 11, AND 12, AND PART OF LOT 9, CONKLIN REPLAT, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 234157, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

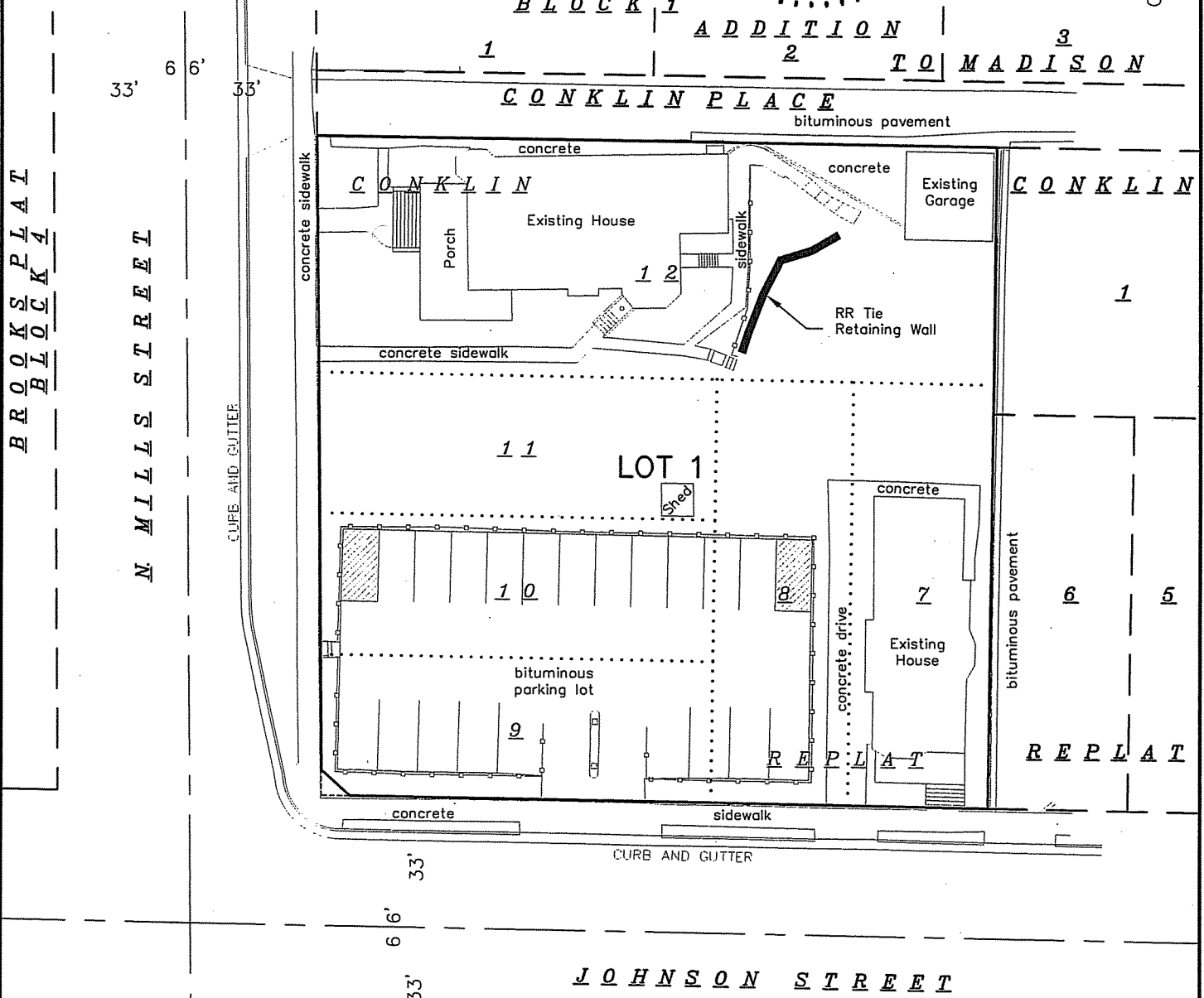


**NORTH**  
 BEARINGS ARE BASED UPON  
 THE WEST LINE OF THE NW ¼  
 OF SEC. 23-07-09, MEASURED  
 AS BEARING N 00°41'22" W

## EXISTING CONDITIONS

- NOTES:**
- Existing structures and improvements to be removed upon site development.

UNIVERSITY  
 BLOCK 1  
 ADDITION  
 TO MADISON  
 CONKLIN PLACE  
 bituminous pavement



UNIVERSITY ADDITION  
 TO MADISON  
 BLOCK 17

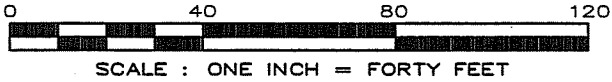
MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYED FOR:**  
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 ONE SOUTH PINCKNEY ST.  
 MADISON, WI 53703

**SURVEYED BY:**  
 CALKINS ENGINEERING, LLC  
 5010 VOGES ROAD  
 MADISON, WI 53718  
 (608) 838-0444

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## EASEMENTS



**NORTH**  
 BEARINGS ARE BASED UPON THE WEST LINE OF THE NW ¼ OF SEC. 23-07-09, MEASURED AS BEARING N 00°41'22" W

UNIVERSITY

BLOCK 1

ADDITION

1      2      3  
TO MADISON

CONKLIN PLACE

BROOKS PLAT  
BLOCK 4

N MILLS STREET

33'      6' 6"      33'

CONKLIN

12

Existing Water Main Easement Over Lots 11 & 12 benefitting residence on Lot 7 & E. 6" of Lot 8, Doc. #1615361 (General in Nature and Cannot be Depicted.) (Easement to be Released by Separate Instrument)

11      **LOT 1**

Existing 4' R/W Easement, Doc. #405088  
10 (To be Released by Separate Instrument.)

Existing 4' R/W Easement, Doc. #405087  
9 (To be Released by Separate Instrument.)

Existing 15' Storm Sewer Easement, Doc. #2855426

12' Drainage Easement See Note 3 on sheet 4

8      7

REPLAT

CONKLIN

1

6      5

REPLAT

33'      6' 6"      33'

JOHNSON STREET

UNIVERSITY ADDITION  
TO MADISON  
BLOCK 17

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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SHEET 3 OF 5

Date: 09-18-2007

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# CERTIFIED SURVEY MAP

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**LEGEND**

- 1" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- DRAINAGE ARROW
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**SURVEYOR'S CERTIFICATE:**

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principle structure and maintained by the owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
2. All lots created by this certified survey map are required to comply with Chapter 37 of the Madison General Ordinances at the time they develop.
3. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structure may be constructed within said easement and o other obstructions to drainage, including landscaping are permitted without prior written approval of the City Engineer. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Registered Land Surveyor No. 2452, hereby certify: that under the direction of Stevens Construction Corp., owner of said land, I have surveyed, divided, and mapped all of Lots 7, 8, 10, 11, and 12, and part of Lot 9, CONKLIN REPLAT, as recorded in Volume 2 of Plats, on Page 17, as Document Number 234157, Dane County Registry, located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter (¼) corner of said Section 23; thence North 00 degrees 41 minutes 22 seconds West along the West line of the Northwest Quarter (¼) of said Section 23, 1814.96 feet; thence North 89 degrees 18 minutes 38 seconds East, 36.53 feet to the Northwest corner of aforementioned Lot 12 and the point of beginning; thence South 89 degrees 09 minutes 55 seconds East along the North line of said Lot 12, 170.18 feet to the Northeast corner of said Lot 12; thence South 00 degrees 42 minutes 01 seconds West along the East line of said Lot 12 and its southerly extension thereof, 165.92 feet to the northerly right-of-way line of Johnson Street; thence North 89 degrees 09 minutes 55 seconds West along said northerly right-of-way line, 159.67 feet; thence North 47 degrees 39 minutes 21 seconds West, 9.73 feet to the easterly right-of-way line of North Mills Street; thence North 00 degrees 27 minutes 48 seconds West along said easterly right-of-way line of North Mills Street, 159.52 feet to the aforementioned Northwest corner of Lot 12 and the point of beginning. Said description contains 27,933 square feet or 0.6413 acres.

I further certify that the map on sheet one is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Signed: \_\_\_\_\_  
Michael S. Marty, R.L.S. No. 2452



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_ PAGE \_\_\_\_\_

Date: 09-18-2007

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**SURVEYED FOR:**

TEN TWENTY-TWO, LLC  
ONE SOUTH PINCKNEY ST.  
MADISON, WI 53703

**SURVEYED BY:**

CALKINS ENGINEERING, LLC  
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MADISON, WI 53718 LEJ01  
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**OWNER'S CERTIFICATE:**

Stevens Construction Corp., as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, said Stevens Construction Corp. has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, this \_\_\_ day of \_\_\_\_\_, 200\_\_.

State of Wisconsin )  
 )ss  
 County of Dane )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_ 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, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, this \_\_\_ day of \_\_\_\_\_, 200\_\_.

State of Wisconsin )  
 )ss  
 County of Dane )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: \_\_\_\_\_ My Commission expires/is permanent: \_\_\_\_\_

**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 \_\_\_\_\_, 200\_\_, 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.

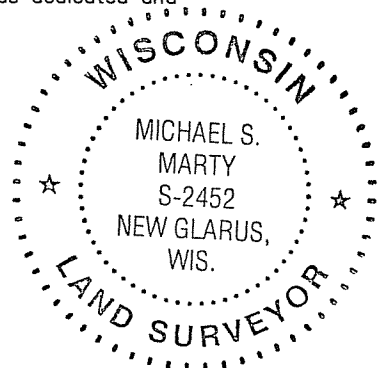
Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Signed: \_\_\_\_\_  
 Maribeth Witzel-Behl, City Clerk, City of Madison  
 Dane County, Wisconsin

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

By: \_\_\_\_\_  
 Mark A. Olinger, Secretary, Madison  
 Plan Commission



**REGISTER OF DEEDS CERTIFICATE:**

Received for recording on this \_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_ o'clock \_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

MAP NO. \_\_\_\_\_

Dane County Register of Deeds

DOCUMENT NO. \_\_\_\_\_

**SURVEYED FOR:**

**SURVEYED BY:**

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

TEN TWENTY-TWO, LLC  
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SHEET 5 OF 5