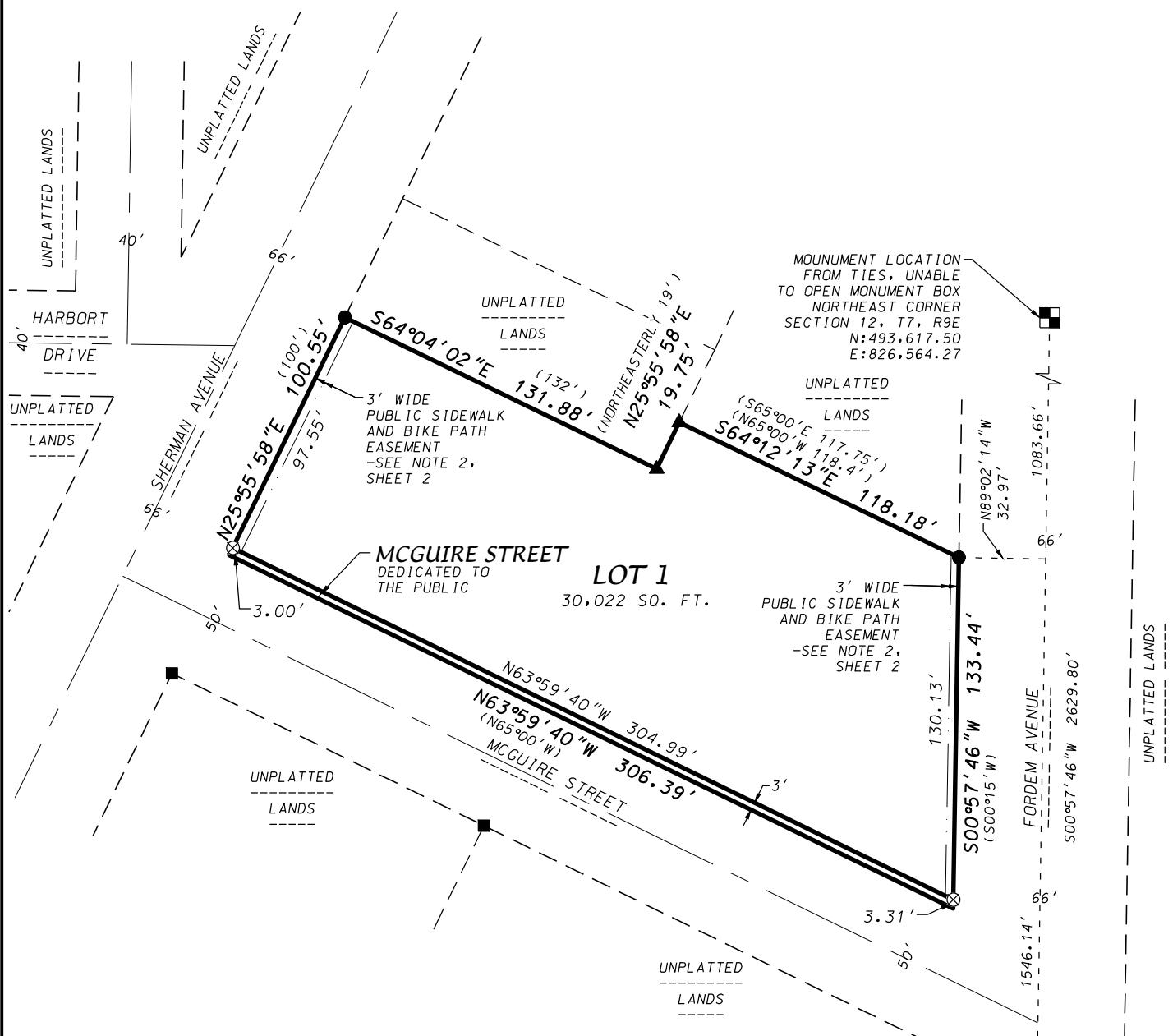


CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" REBAR
- FOUND 1" PIPE
- ⊗ FOUND CUT X IN CONCRETE
- ▲ FOUND MAG NAIL
- () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE COUNTY NAD83(1997)
THE EAST LINE GOVERNMENT
LOT 1 OF SECTION 12, TZN, P9E

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

BEAR 500°57'46"W

Scale 1" = 60'

Scale 1 = 60

SHEET: 1 OF 4

DATE: December 12, 2025

F.N.: 25-03-102

C.S.M. NO.:

8:30 A.M. NO. _____

DOC. NO. _____
LCL SWEET

VOL. _____ SHEET _____

SHEET: 1 OF 4

STREET: 100

Scale 1" = 60'

CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, 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 below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

A parcel of land located in Government Lot 1, being the fractional North 1/2 of the Northeast 1/4 of Section 12, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin to-wit: Commencing at the Northeast corner of said Section 12; thence S00°57'46"W, 1083.66 feet along the East line of said Northeast 1/4; thence N89°02'14"W, 32.97 feet to the West right-of-way line of Fordem Avenue and point of beginning; thence S00°57'46"W, 133.44 feet along said West right-of-way line to the Northeasterly right-of-way line of McGuire Street; thence N63°59'40"W, 306.39 feet along said Northeast right-of-way line to a point on the Southeast right-of-way line of Sherman Avenue; thence N25°55'58"E, 100.55 feet along said Southeast right-of-way line; thence S64°04'02"E, 131.88 feet; thence N25°55'58"E, 19.75 feet; thence S64°12'13"E, 118.18 feet to the point of beginning. Containing 30.939 square feet (0.710 acres)

Dated this 12th day of December, 2025.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Public Sidewalk and Bike Path Easements terms and conditions:

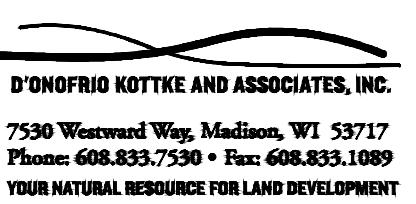
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public 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 and bike path 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.



SHEET: 2 OF 4

DATE: December 12, 2025
F.N.: 25-03-102
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

2211 Fordem Ave, LLC, a Minnesota limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. 2211 Fordem Ave, LLC also certifies that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

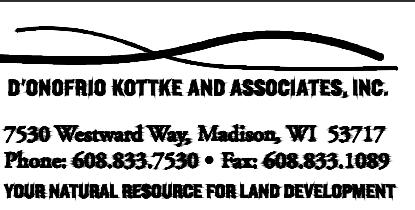
IN WITNESS WHEREOF, the said 2211 Fordem Ave, LLC, has caused these presents to be signed this
day of _____, 2026.

2211 Fordem Ave

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2026, the above named
person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the
same.

My Commission expires _____
Notary Public, Dane County, Wisconsin



DATE: December 12, 2025
F.N.: 25-03-102
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2026 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 _____, 2026.

Lydia A. McComas, Clerk, City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

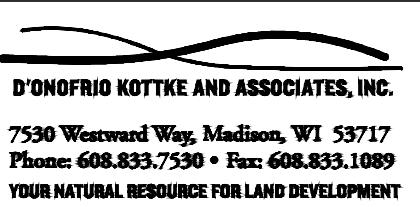
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026 at _____ . M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



SHEET: 4 OF 4

DATE: December 12, 2025
F.N.: 25-03-102
C.S.M. NO.
DOC. NO.
VOL. _____ SHEET _____