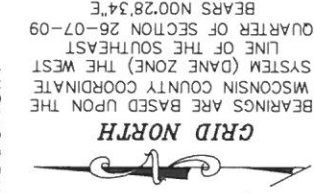


CERTIFIED SURVEY MAP No.

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FIFTY FEET

TRUE CENTER OF SECTION 26-07-08

N=474929.12'
E=818549.29'

S89°31'03"E

2.53'

N72°24'27"E

192.91'

(N72°34'05"E 193.06')

(N72°29'E 193.60')

LOT 1

37,284 SQ. FT.

0.8559 AC.

FOUND BRASS CAP AT THE MEANDER CORNER FOR THE CENTER OF SECTION 26-07-09 N=474930.34' E=818549.30' CORNER IS N00°28'11"E 1.22' FROM TRUE CENTER

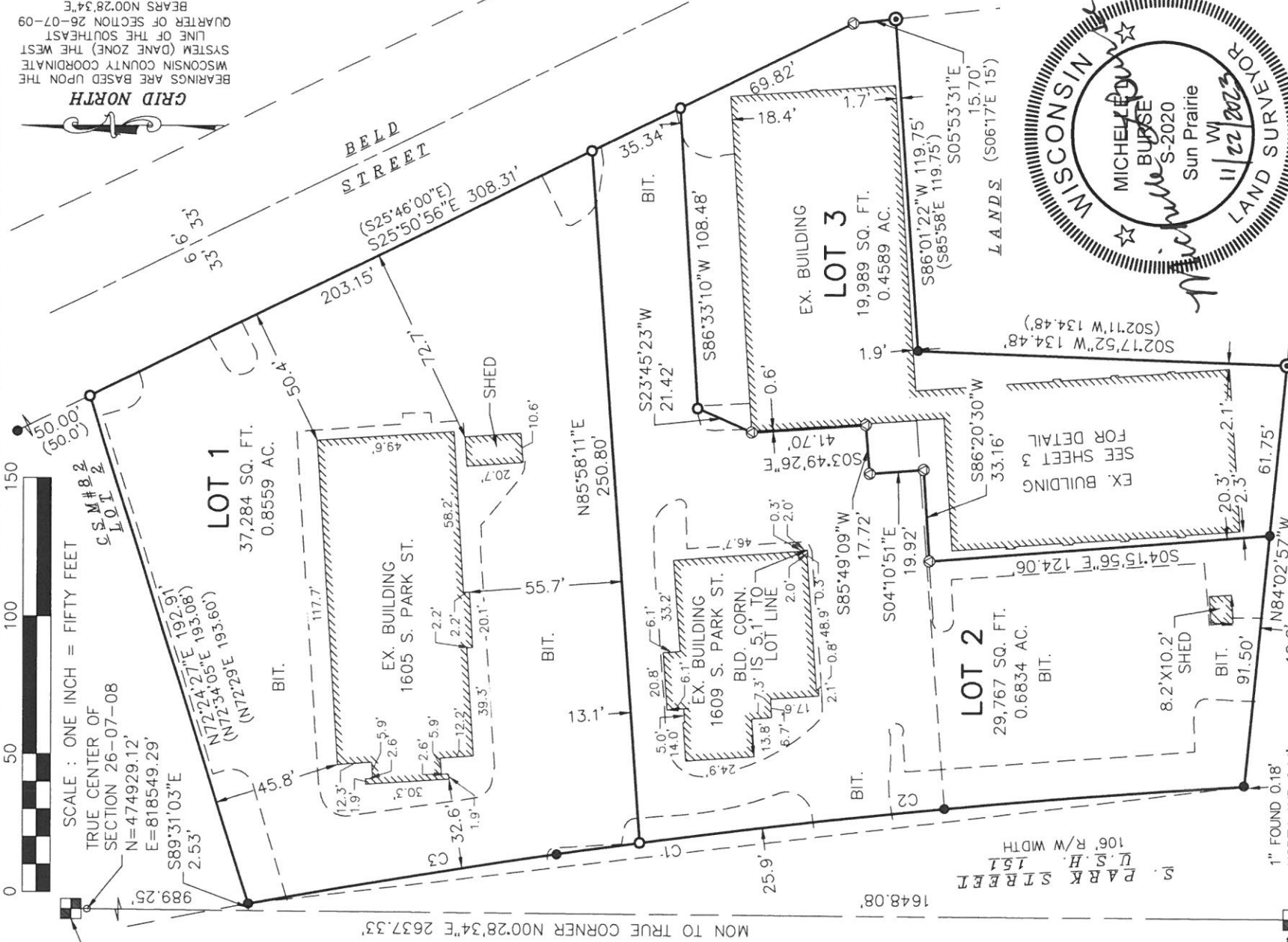
MON TO TRUE CORNER N00°28'34"E 2637.33'

FOUND BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 26-07-09 N=472291.88' E=818527.37'

PARK STREET
U.S.H. 151
106' R/W WIDTH

1" FOUND 0.18' NORTH AND 0.14' EAST OF LOT CORNER

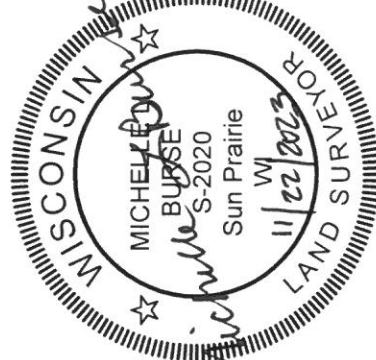
W. WINGRA DRIVE
R/W WIDTH VARIES



EX. BUILDING
SEE SHEET 3 FOR DETAIL

LOT 3
19,989 SQ. FT.
0.4589 AC.

LANDS (S06°17'E 15')



SURVEYED BY:
Burse
SURVEYED FOR:
Wingra Park LLC

surveying & engineering
280 I International Lane, Suite 101
Madison, WI 53704 GOB.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

NOTES:
1) SEE SHEET 2 FOR EASEMENT DETAILS.
2) SEE SHEET 4 FOR LEGEND AND CURVE TABLE.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: November 22, 2023
Plot View: CSM
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CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



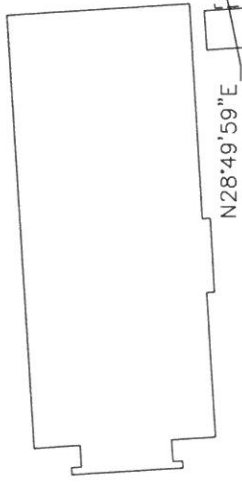
SCALE : ONE INCH = FIFTY FEET

C.S.M.# B 2
L.O.T. 2



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26-07-09 BEARS N00°28'34"E

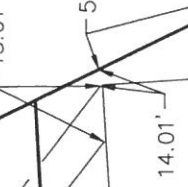
LOT 1
EX. 8' WIDE RIGHT TO CUT
FILL SLOPES DOC. NO.
749480 & 758695



EX. UNDERGROUND ELECTRIC
EASEMENT DOC. NO. 1994736

EX. 10' UNDERGROUND
ELECTRIC EASEMENT
DOC. NO. 4629778

LOT 2



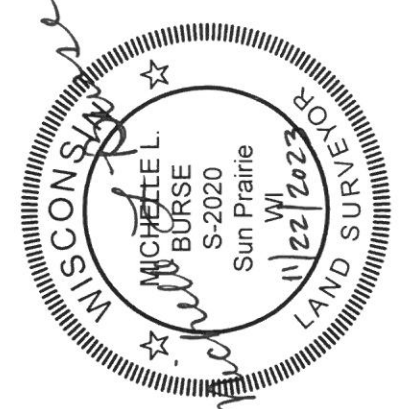
EASEMENT
DETAILS

2. PARK STREET
U.S.H. 151
106' R/W WIDTH

EX. 10'
UNDERGROUND
ELECTRIC EASEMENT
DOC. NO. 1881723

N04°15'56"W 10.0'
39.10'

7.83'



W. WINGRA DRIVE
R/W WIDTH VARIES

SURVEYED BY :
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PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊗ SET MAG NAIL

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	TB IN	TB OUT
C1	364.31'	2894.30'	7°12'43"	N06°43'30"W	364.07'	N3°07'09"W	N10°19'52"W
C2	220.41'	2894.30'	4°21'48"	N05°18'03"W	220.36'	N3°07'09"W	N7°28'57"W
C3	143.90'	2894.30'	2°50'55"	N08°54'24"W	143.88'	N7°28'57"W	N10°19'52"W

NOTES - continued

- 3) Project is subject to Agreement Doc. No. 3681788.
- 4) The lots created by this Certified Survey Map are responsible for compliance with MGO Chapter 37 at the time of development.

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on the ___ day of _____, 202__, 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 _____, 202__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

SURVEYED BY :

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surveying & engineering

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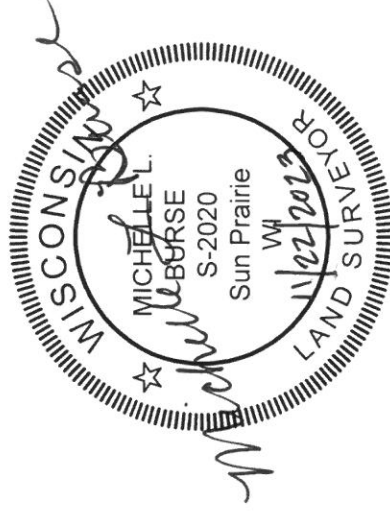
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PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Wingra Park LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby 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.

Wingra Park LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its managing member, on this _____ day of _____, 202__.

Wingra Park LLC

By: _____
managing member

STATE OF WISCONSIN)
County of Dane)ss)

Personally came before me this _____ day of _____, 202__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____ My commission expires: _____

SURVEYOR'S CERTIFICATE:


I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped part of the Northwest and Southwest Quarters of the Southeast Quarter of Section 26, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of said Section 26; thence North 00 degrees 28 minutes 34 seconds East along the west line of said Southeast Quarter, 1648.08 feet; thence South 89 degrees 31 minutes 03 seconds East, 2.53 feet to the Point of Beginning, also being to the Easterly right of way of S. Park Street and USH 151; thence North 72 degrees 24 minutes 27 seconds East, 192.91 feet to the west right of way of Beld Street; thence South 25 degrees 50 minutes 56 seconds East along said west right of way, 308.31 feet; thence South 05 degrees 53 minutes 31 seconds East along said west right of way, 15.70 feet; thence South 86 degrees 01 minute 22 seconds West, 119.75 feet; thence South 02 degrees 17 minutes 52 seconds West, 134.48 feet to the north right of way of W. Wingra Drive; thence North 84 degrees 02 minutes 57 seconds West along said north right of way, 153.26 feet to the aforementioned east right of way, also to a point of non-tangential curvature; thence 364.31 feet along the arc of a curve to the left, a radius of 2894.30 feet, through a central angle of 07 degrees 12 minutes 43 seconds and a chord bearing North 06 degrees 43 minutes 30 seconds West, 364.07 feet to the Point of Beginning, this description contains 87,040 square feet or 1.9982 acres, under the direction of Wingra Park LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 22 day of NOVEMBER, 2023.

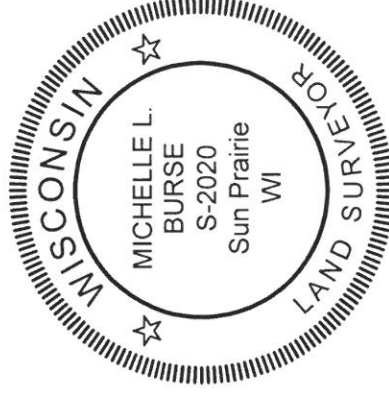
Signed: *Michelle L. Burse*
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering 

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Madison, WI 53704 608.250.9263
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CORPORATE MORTGAGEE CERTIFICATE:

The Park Bank, a banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this C.S.M., and does hereby consent to the above certificate of Wingra Park LLC, owner.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by _____, its _____, at _____, this ____ day of _____, 202__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 202__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

Surveying & engineering

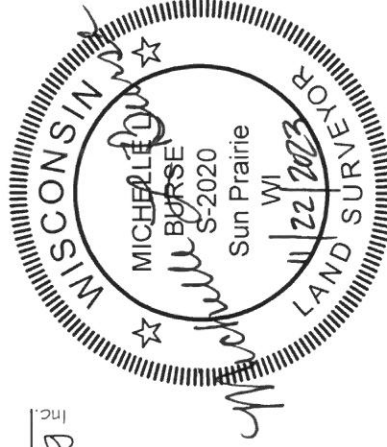
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Office of the Register of Deeds

____ County, Wisconsin

Received for Record

_____, 20__ at

____ o'clock __M as

Document No. _____

in _____

Register of Deeds