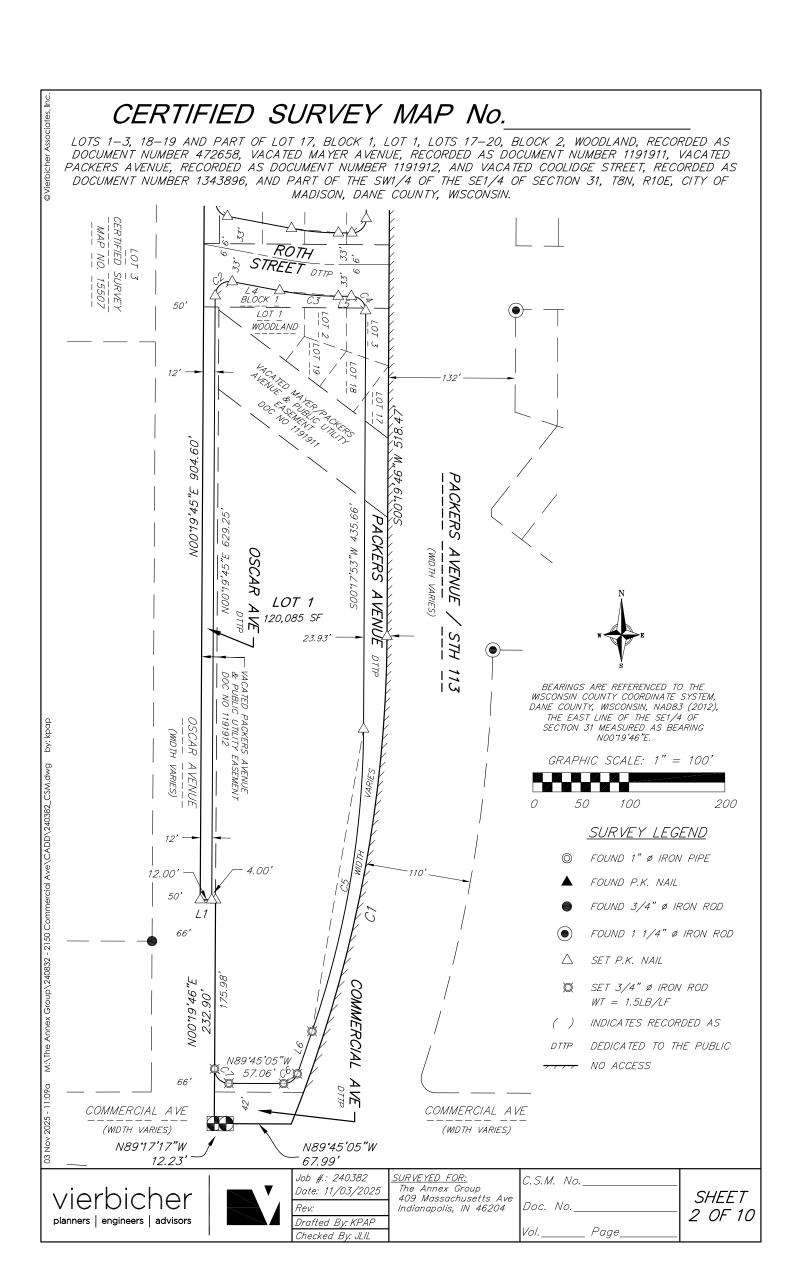
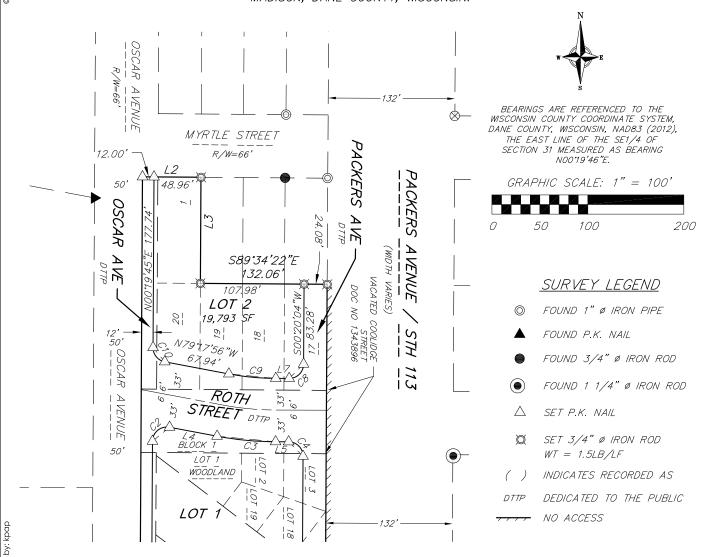
CERTIFIED SURVEY MAP No. LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. BLOCK 3 CERTIFIED S WOODLAND WOODLAND BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2012), THE EAST LINE OF THE SE1/4 OF SECTION 31 MEASURED AS BEARING T 2 SURVEY . 15507 MYRTLE STREE MYRTLE STREET R/W=66 ____ R/W=66' NOO°19'46"E. BLOCK 2 WOODLAND GRAPHIC SCALE: 1" = 150' CERTIFIED & BLOCK 2 MI 0 150 .300 132.06 T 3 SURVEY LOT 2 19,793 SF 15507 WOODLAND DTTP **OSCAR** ROTH SURVEY LEGEND COOLIDGE STREET STREET DITTE 7 R/W=66' FOUND 1" Ø IRON PIPE 型 FOUND P.K. NAIL BLOCK 1 PACKERS AVENUE FOUND 3/4" Ø IRON ROD OSCAR WOODLAND PACKERS AVENUE S0079'46"W 518.47 FOUND 1 1/4" Ø IRON ROD 904.60 7 K SET P.K. NAIL (WIDTH VARIES) SET 3/4" Ø IRON ROD NO019'45"E WT = 1.5LB/LFINDICATES RECORDED AS CERTIFIED S DEDICATED TO THE PUBLIC STH DTTP by: kpap NO ACCESS OSCAR LOT 1 (MIDTH VARIES) SURVEY 2. 15507 120,085 SF M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg A VENUE CERTIFIED S. COMMERCIAL AVE SURVEY 0. 6197 L1CERTIFIED MAP NOO°19'46". 232.90' . , | NO. 107 7 3 SURVEY 2. 15507 COMMERCIAL A VE COMMERCIAL AVE (WDTH VARIES) N89°17'17"W (WIDTH VARIES) N89°45'05"W 67 99 思想 VACATED Nov 2025 BLOCK 347 MADISON SQUARE SEE SHEET 4 FOR SECTION TIE DETAIL: RILEY PLAT SHEETS 5-6 FOR EASEMENTS. 03 Job #.: 240382 SURVEYED FOR: C.S.M. No. The Annex Group 409 Massachusetts Av Indianapolis, IN 46204 Date: 11/03/2025 SHEET vierbicher Doc. No. 1 OF 10 planners | engineers | advisors Drafted By: KPAP Page Checked By: JLIL



LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE

| NUMBER | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | N89°40′14″W | 16.00' |
| L2 | S89°34'22"E | 60.96' |
| | (EAST) | |
| L3 | S00°19'46"W | 110.50' |
| | (S00°03"W) | |
| L4 | S79°17'56"E | 50.37' |
| L5 | S89°50'54"E | 13.63' |
| L6 | S19°02'31"W | 46.81 |
| L7 | N89°50′54″W | 13.96 |

CURVE DATA

| NUMBER | RADIUS | CHORD BEARING | CHORD | ARC | CENTRAL ANGLE | TANGENT BEARING |
|-----------|---------|---------------|---------|---------|---------------|-----------------|
| C1 | 1382.39 | S11°06'48"W | 517.32' | 520.39 | 21°34'078" | OUT-S21*53'53"W |
| C2 | 15.00' | N50°30′55″E | 23.04' | 26.28' | 100°22'19" | |
| C3 | 333.00' | S84°34'25"E | 61.23' | 61.31 | 10°32'58" | |
| C4 | 15.00' | S44°46′30″E | 21.24' | 23.60' | 90°08'47" | |
| C5 | 981.00' | S09°40′12″W | 319.50' | 320.92' | 18°44'38" | |
| C6 | 15.00' | S54°38'43"W | 17.46 | 18.64' | 71°12'24" | |
| <i>C7</i> | 15.00' | N44°42′40″W | 21.23' | 23.58' | 90°04'51" | |
| C8 | 15.00' | S45°14'35"W | 21.18' | 23.51' | 89°49'02" | |
| C9 | 267.00' | S84°34'25"E | 49.09' | 49.16° | 10°32'58" | |
| C10 | 15.00' | N39°29′06"W | 19.21' | 20.85 | 79°37′41″ | |

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| LOTS 1—3, 18—19 AI DOCUMENT NUMBER PACKERS AVENUE, RE | ? 472658, VACATED MAYER AVENUE PECORDED AS DOCUMENT NUMBER 1 P. 1343896, AND PART OF THE SW1, | VIAP IVO T 1, LOTS 17-20, BLOCK 2, WOODLAND, RECC T, RECORDED AS DOCUMENT NUMBER 1191911, 191912, AND VACATED COOLIDGE STREET, REC /4 OF THE SE1/4 OF SECTION 31, T8N, R10E, OUNTY, WISCONSIN. | VACATED ORDED AS |
|---|--|--|---------------------|
| * . | PACKERS AVENUE DTIP COMMERCIAL AVE LOT 2 LOT 19 ROTH ROTH S COMMERCIAL AVE DTIP ACATED PACKERS AVENUE PUBLIC UTILITY DOC NO 2107956 OSCAR AVENUE OSCAR AVENUE OSCAR AVENUE OSCAR AVENUE OSCAR AVENUE | GRAPHIC SCALE: 1" = O 50 100 PACKERS A VENUE / STH 113 COMMERCIAL A VE (WDTH VARIES) | = 100' |
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CERTIFIED SURVEY MAP No. LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. BLOCK 3 OSCAR AVENUE **EASEMENTS** CERTIFIED : R/W=66' WOODLAND T 2 SURVEY 15507 MYRTLE STREET PACKERS AVE R/W=66' PACKERS AVENUE GRAPHIC SCALE: 1" = 100' BLOCK 2 **OSCAR** EASEMENT DOC NO 21 50 100 200 DTTP MI CERTIFIED SURVEY MAP NO. 15507 (WIDTH VARIES) 2107956 AVE DTTP VACATED COOLIDGE STREET DOC NO 1343896 20' MDE PUBLIC : UTILITY EASEMENT DOC NO 1343896 LOT OSCAR 13 18 17 113 A VENUE ROTH STREET DITTE - 16' MDE PUBLIC - MIDTH OF VACATED COOLIDGE STREET DOC NO 1343896 BLOCK 1 LOT 1 107 101 WOODLAND 107 19 101 03 Nov 2025 - 9:30a M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

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OVierbicher Associates, Inc. CERTIFIED SURVEY MAP No. LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. CERTIFIED SURVEY MAP NO. 15507 BLOCK 3 EXISTING CONDITIONS WOODLAND WOODLAND MYRTLE STREET MYRTLE STREET R/W=66' FENCE ____ R/W=66' BLOCK 2 CERTIFIED SURVEY MAP NO. 155 CONCRETE WOODLAND BLOCK 2 BITUMINOUS LOT 2 WOODLAND GRAPHIC SCALE: 1" = 150' DTTP OSCAR ROTH 150 300 STREET DITTE COOLIDGE STREET 7 GUARD RAIL R/W=66' \mathbb{Z} BLOCK 1 PACKERS AVENUE OSCAR AVE WOODLAND PACKERS AVENUE GUARD RAIL (WIDTH VARIES) BITUMINOUS CERTIFIED SURVEY MAP NO. 15507 LOT 1 STH M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap t)SCAR (WIDTH VARIES) 113 AVENUE GUARD RAIL PAVEMENT CERTIFIED SURVEY MAP NO. 6197 COMMERCIAL AVE CERTIFIED : MAP NO. 107 T 3 SURVEY 0. 15507 GUARD RAIL COMMERCIAL COMMERCIAL 03 Nov 2025 - 10:05a (WIDTH VARIES) (WIDTH VARIES) 18 B. C. C. 思表 VACATED BLOCK 347 - 12 N MADISON SQUARE SAIZ RILEY PLAT SURVEYED FOR: The Annex Group 409 Massachusetts Av Indianapolis, IN 46204 Job #.: 240382 C.S.M. No. Date: 11/03/2025

Drafted By: KPAF

Checked By: JLIL

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CERTIFIED SURVEY MAP No.

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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: NOVEMBER 3, 2025

DRAFT

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

DESCRIPTION:

Lots 1-3, 18-19 and part of Lot 17, Block 1, and Lots 17-20, Block 2, Woodland recorded in Volume 6 of Plats on Page 12, as Document Number 472658, vacated Mayer Avenue, recorded as Document Number 1191911, vacated Packers Avenue, recorded as Document Number 1191911, and vacated Coolidge Street, recorded as Document Number 1343896, and part of the SW1/4 of the SE1/4 of Section 31, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the south quarter corner of said Section 31; thence N00°19'45"E, 232.90 feet along the east right of way line of Oscar Avenue; thence N89°40'14"W, 16.00 feet; thence N00°19'45"E, 904.60 feet along said east right of way line to the northwest corner of said Lot 1, Block 2; thence S89°34'22"E, 60.96 feet along the south right of way line of Myrtle Street to the northwest corner of said Lot 2, Block 2; thence S00°19'46"W, 110.50 feet along the west line of said Lot 2, Block 2; thence S89°34'22"E, 132.06 feet along the south line of said Lots 1-3, Block 2 to a point on the westerly right of way line of Packers Avenue; thence S00°19'46"W, 518.47 feet along said westerly right of way line to a point of curve; thence southwesterly along said westerly right of way line on a curve to the right which has a radius of 1382.39 feet and a chord which bears \$11.06'48"W, 517.32 feet; thence N89°45'05"W, 67.99 feet to the north quarter corner of Section 6, T7N, R10E; thence N89'17'17"W, 12.23 feet to the south quarter corner of said Section 31 and point of beginning.

Contains 185,047 square feet (4.248 acres).

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CERTIFIED SURVEY MAP No. LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. MADISON PLAN COMMISSION CERTIFICATE: Approved for recording per the Secretary of the City of Madison Plan Commission. By: ______ Matthew Wachter, Secretary City of Madison Plan Commission Date: ___ 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 _____, 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 _____, 202___. Lydia A. McComas, City Clerk, City of Madison REGISTER OF DEEDS CERTIFICATE , 202___, at Received for recording this __ day of ___ o'clock _____.m. and recorded in Volume ____ pages _____, as Doc. No. _ of Certified Survey Maps on Kristi Chlebowski, Dane County Register of Deeds

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