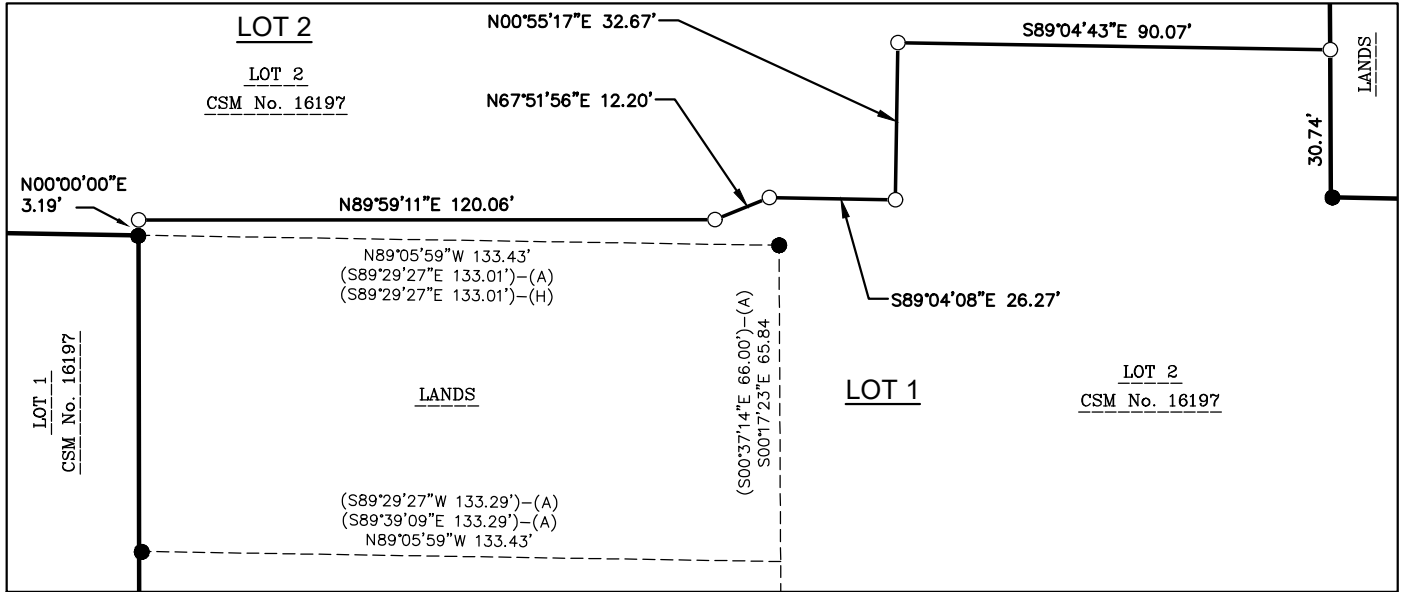




# PRELIMINARY

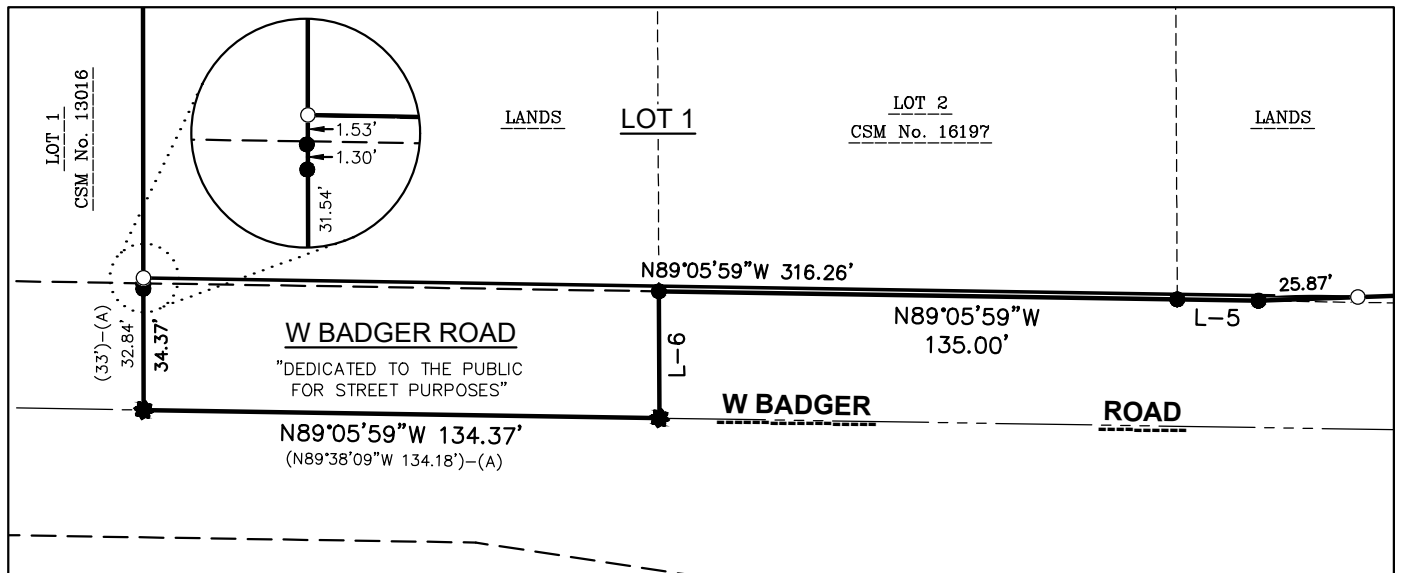
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**DETAIL A**

1" = 40'



**DETAIL B**

1" = 50"

**LEGEND**

- GOVERNMENT CORNER
- 3/4"x24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

**RECORD SURVEY KEY**

- (A) - SPECIAL WARRANT DEED - DOC No. 5888440
- (B) - CSM 16197 - DOC. No. 5882326 (2023)
- (C) - WARRANTY DEED - DOC. No. 5800862 (2021)
- (D) - CSM 13016 - DOC. No. 4714890 (2010)
- (E) - DECLARATION OF CHANGE IN USE TO PUBLIC RIGHT OF WAY - DOC No. 4682872 (2010)
- (F) - WARRANTY DEED - DOC No. 4144038 (2005)
- (G) - QUIT CLAIM DEED - DOC No. 3151893 (1999)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°05'59"W	64.31'
L-2	S00°14'13"W	41.51'
L-3	S12°24'15"W (N12°24'13"E)-(E)	108.13'
L-4	S00°12'09"W (N00°12'07"E)-(E)	95.29'
L-5	N89°05'27"W	21.15'
L-6	S00°17'23"E (N00°52'09"W)-(A)	33.01' (33')-(A)



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<p><b>SURVEYED BY:</b></p> <p><b>MADISON REGIONAL OFFICE</b> 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.848.5060</p>	<p><b>SURVEYED FOR:</b> POTTER LAWSON, INC.</p> <p>749 UNIVERSITY ROW, STE. 300 MADISON, WI 53705</p>	<p><b>PROJECT NO:</b> 24-14033</p> <p><b>FIELDBOOK/PG:</b> -</p> <p><b>SHEET NO:</b> 2 OF 10</p>	<p><b>SURVEYED BY:</b> -</p> <p><b>DRAWN BY:</b> JK</p>
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VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

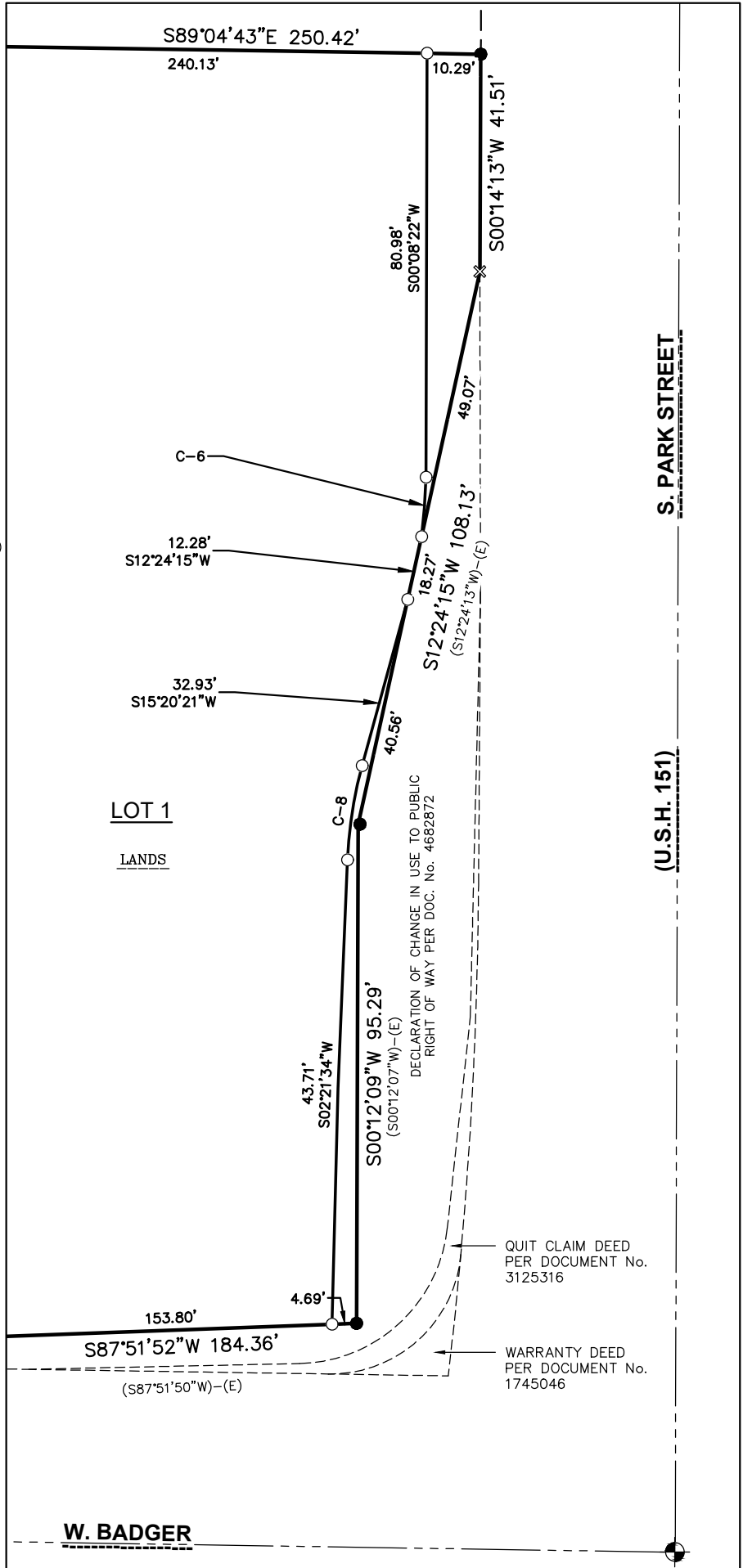
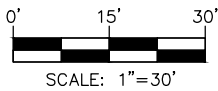
LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**LEGEND**

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

**RECORD SURVEY KEY**

- (A) - SPECIAL WARRANT DEED - DOC No. 5888440
- (B) - CSM 16197 - DOC. No. 5882326 (2023)
- (C) - WARRANTY DEED - DOC. No. 5800862 (2021)
- (D) - CSM 13016 - DOC. No. 4714890 (2010)
- (E) - DECLARATION OF CHANGE IN USE TO PUBLIC RIGHT OF WAY - DOC No. 4682872 (2010)
- (F) - WARRANTY DEED - DOC No. 4144038 (2005)
- (G) - QUIT CLAIM DEED - DOC No. 3151893 (1999)



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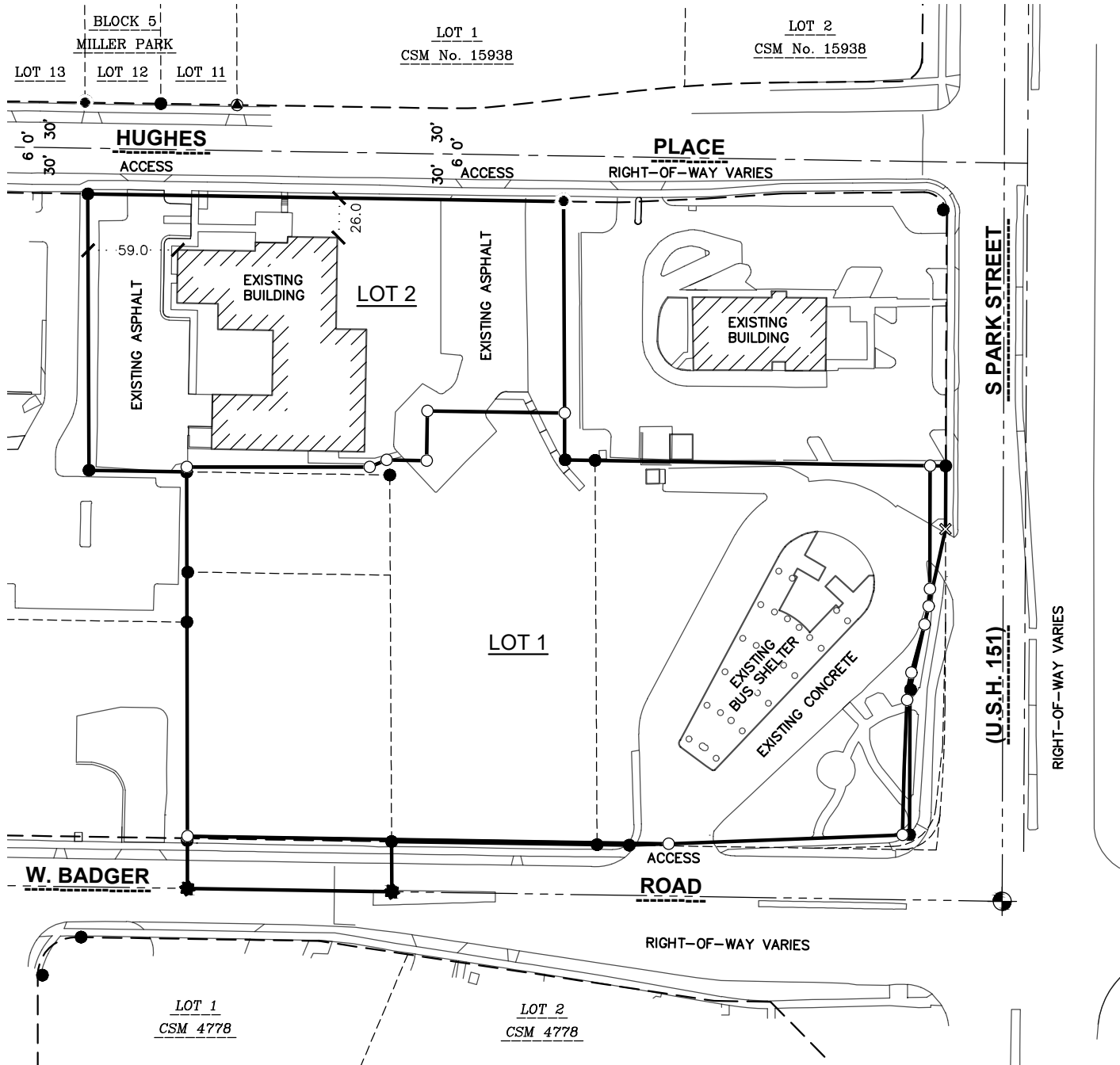
<p><b>SURVEYED BY:</b></p> <p><b>MADISON REGIONAL OFFICE</b> 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.848.5060</p>	<p><b>SURVEYED FOR:</b> POTTER LAWSON, INC.  749 UNIVERSITY ROW, STE. 300 MADISON, WI 53705</p>	<p><b>PROJECT NO:</b> 24-14033 <b>FIELDBOOK/PG:</b> - <b>SHEET NO:</b> 3 OF 10</p>	<p><b>SURVEYED BY:</b> - <b>DRAWN BY:</b> JK</p> <p><b>VOL.</b> _____ <b>PAGE</b> _____ <b>DOC. NO.</b> _____ <b>C.S.M. NO.</b> _____</p>
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# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### EXISTING IMPROVEMENTS

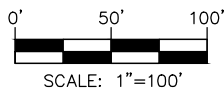


#### LEGEND

- GOVERNMENT CORNER
- 3/4"x24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EDGE OF PAVEMENT
- BUILDING

#### NOTES

1. ALL BUILDINGS AND IMPROVEMENTS TO BE REMOVED.



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SURVEYED BY:



MADISON REGIONAL OFFICE  
507 W. VERONA ROAD, SUITE 500  
MADISON, WI 53593  
P. 608.848.5060

SURVEYED FOR:

POTTER LAWSON, INC.

749 UNIVERSITY ROW, STE. 300  
MADISON, WI 53705

PROJECT NO: 24-14033

FIELDBOOK/PG: -

SHEET NO: 4 OF 10

SURVEYED BY: -

DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

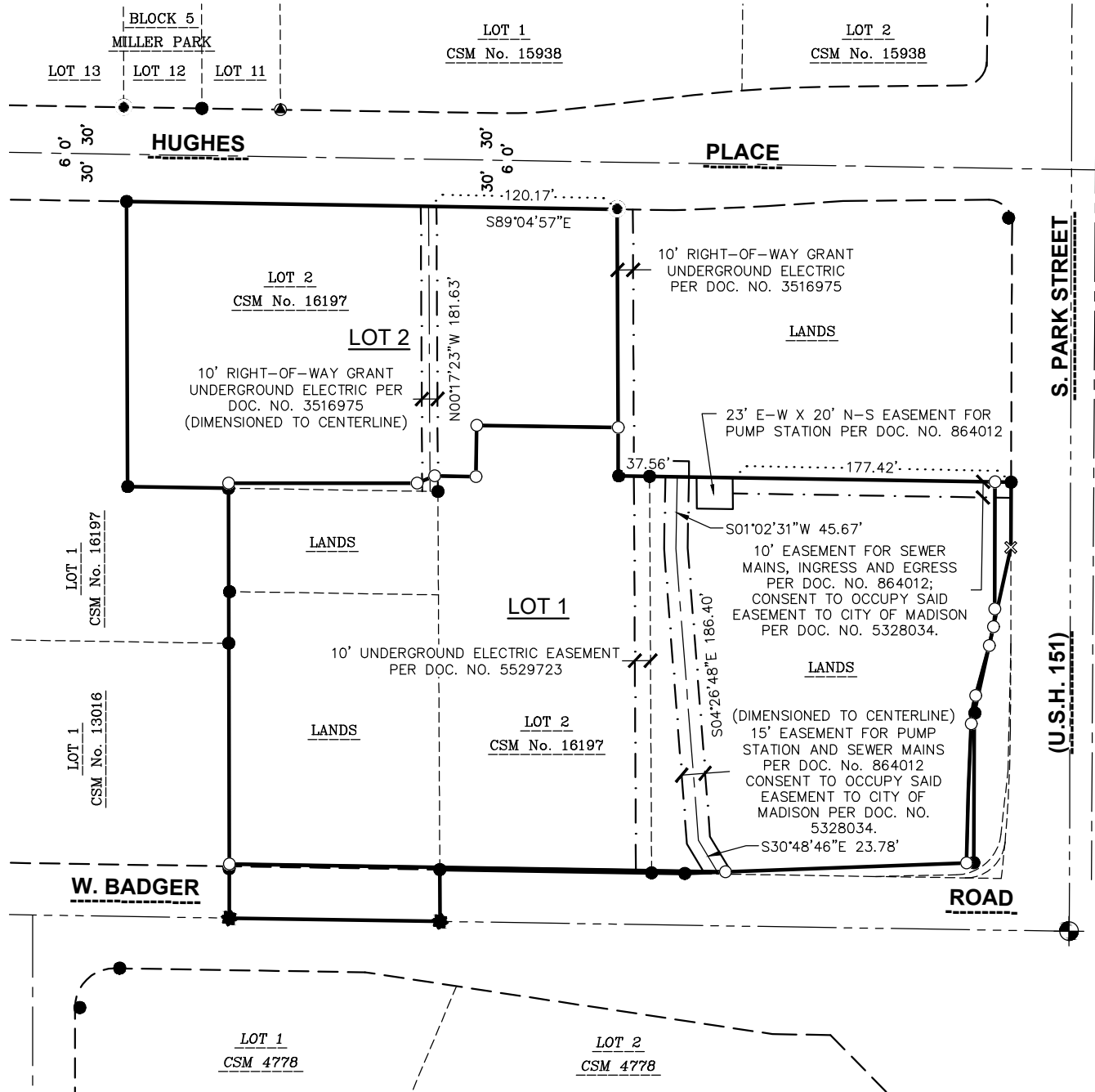
DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

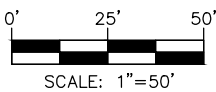
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**LEGEND**

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE



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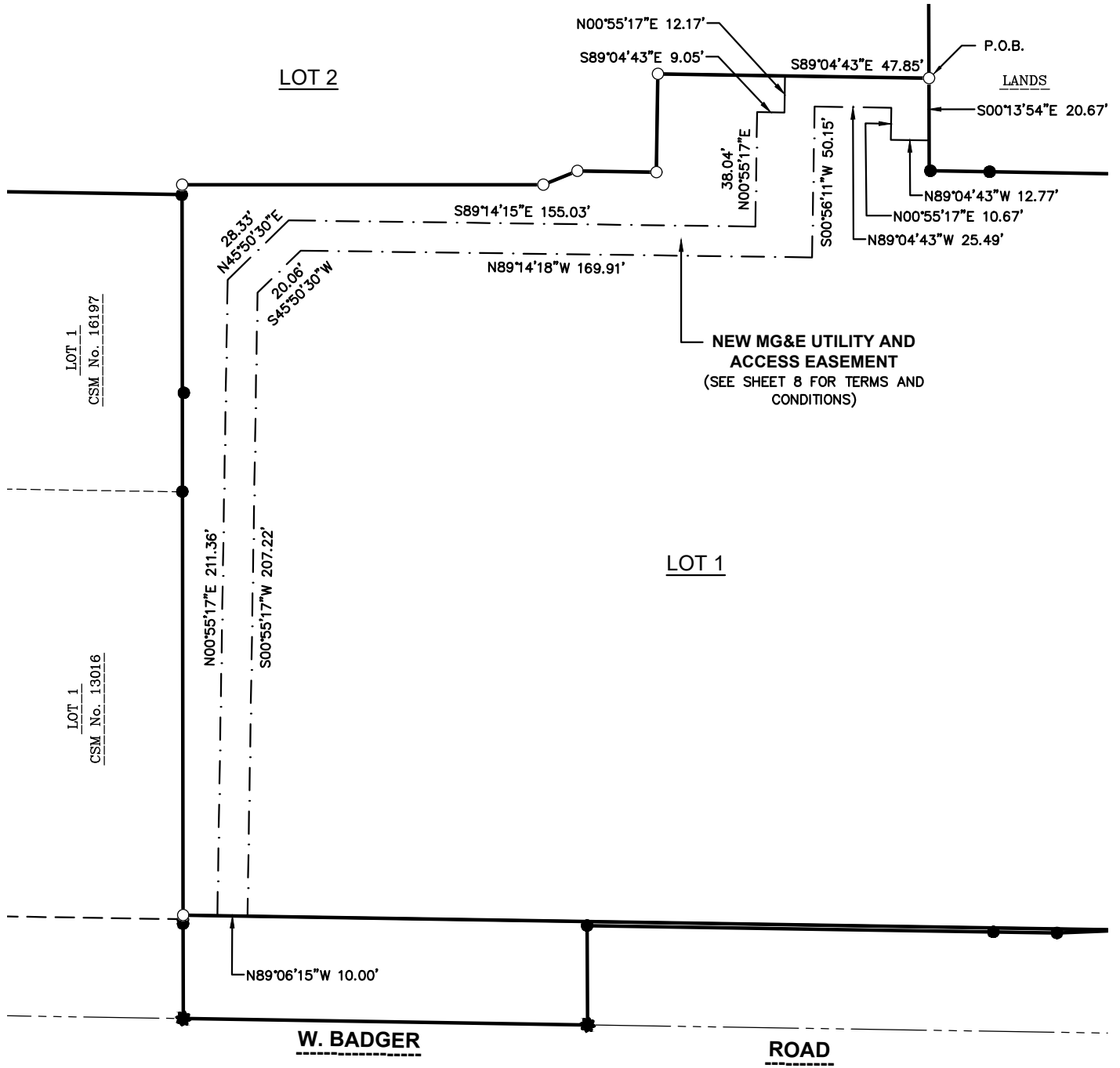
SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.848.5060	SURVEYED FOR: POTTER LAWSON, INC.	PROJECT NO: <u>24-14033</u>	SURVEYED BY: <u>—</u>	
	749 UNIVERSITY ROW, STE. 300 MADISON, WI 53705	FIELDBOOK/PG: <u>—</u>	DRAWN BY: <u>JK</u>	VOL. _____ PAGE _____
	SHEET NO: <u>5 OF 10</u>	DOC. NO. _____		C.S.M. NO. _____

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NEW EASEMENT



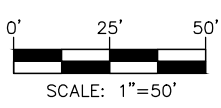
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**LEGEND**

- GOVERNMENT CORNER
- 3/4" x24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

**NOTES**

1. ALL BUILDINGS AND IMPROVEMENTS TO BE REMOVED.



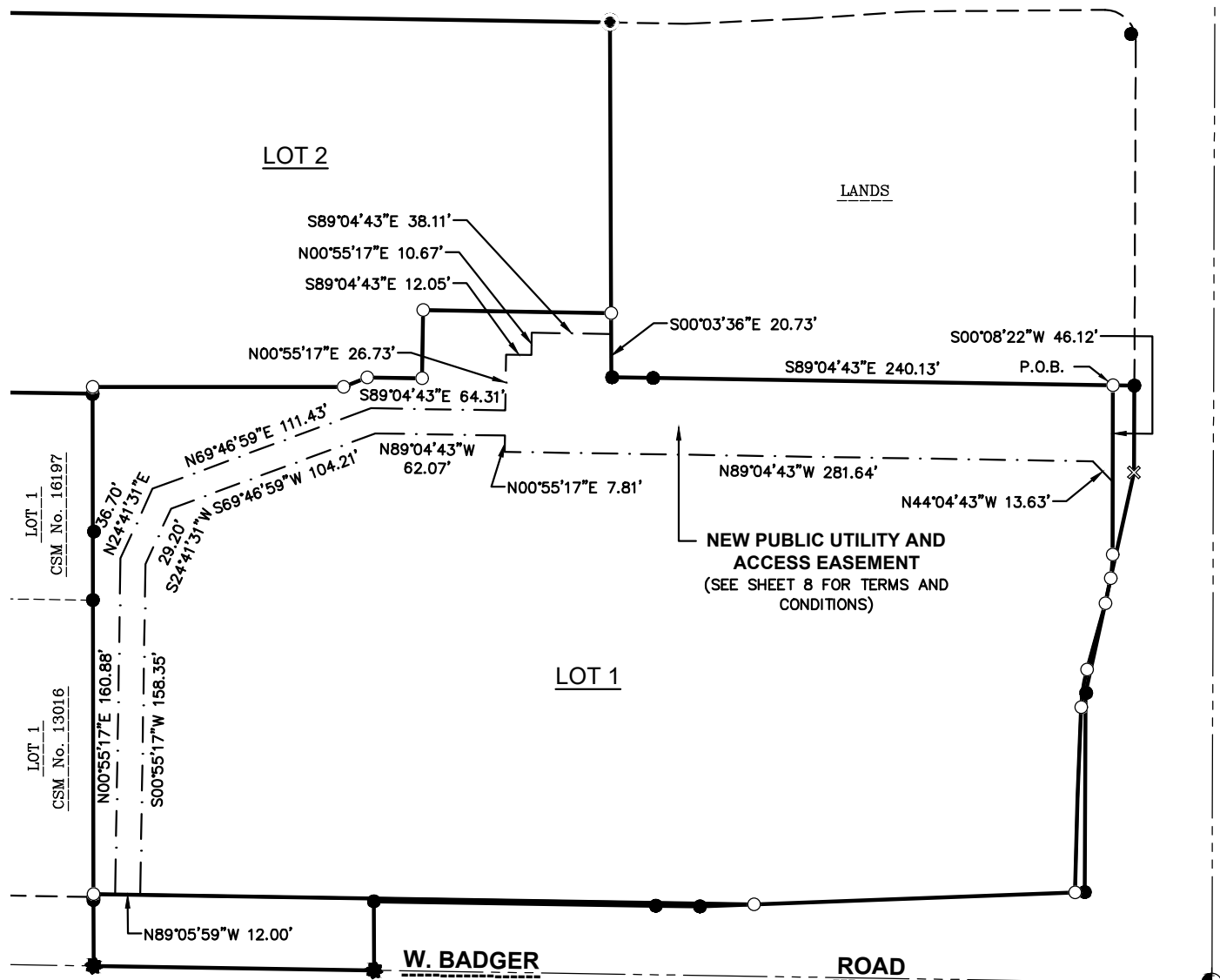
<p><b>SURVEYED BY:</b></p> <p><b>MADISON REGIONAL OFFICE</b> 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.848.5060</p>	<p><b>SURVEYED FOR:</b> POTTER LAWSON, INC.  749 UNIVERSITY ROW, STE. 300 MADISON, WI 53705</p>	<p><b>PROJECT NO:</b> 24-14033 <b>FIELDBOOK/PG:</b> - <b>SHEET NO:</b> 6 OF 10</p>	<p><b>SURVEYED BY:</b> - <b>DRAWN BY:</b> JK</p> <p><b>VOL.</b> _____ <b>PAGE</b> _____ <b>DOC. NO.</b> _____ <b>C.S.M. NO.</b> _____</p>
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# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NEW EASEMENT



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LOT 1  
CSM No. 16197

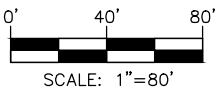
LOT 1  
CSM No. 13016

LOT 1  
CSM 4778

LOT 2  
CSM 4778

**LEGEND**

- GOVERNMENT CORNER
- 3/4"x24" REBAR SET (1.5 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE



**SURVEYED BY:**



**SURVEYED FOR:**

POTTER LAWSON, INC.  
749 UNIVERSITY ROW, STE. 300  
MADISON, WI 53705

**PROJECT NO:** 24-14033

**FIELDBOOK/PG:** -

**SHEET NO:** 7 OF 10

**SURVEYED BY:** -

**DRAWN BY:** JK

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_

**DOC. NO.** \_\_\_\_\_

**C.S.M. NO.** \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### PUBLIC UTILITY AND ACCESS 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 UTILITY AND ACCESS PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITIES 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 SS 236.293.

### UTILITY EASEMENTS TO MADISON GAS AND ELECTRIC:

**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 MADISON GAS AND ELECTRIC (MGE) FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY MGE FOR GAS AND ELECTRIC UTILITY PURPOSES. MGE AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT GAS AND ELECTRIC FACILITIES WITHIN THE EASEMENT AREA. MGE 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:** THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS, RETAINING WALLS OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE MGE AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, MGE SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH SOIL AND RESEED THE WORK AREA, AS WELL AS PROPER DRAINAGE CONTROL METHODS UNTIL SUCH TIME THE OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF MGE AS PROVIDED HEREIN.

**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 MGE HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES SHALL BE CONSTRUCTED IN THE EASEMENT AREA AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF MGE'S ENGINEERING DEPARTMENT.

**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 MGE AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

SURVEYED BY:



MADISON REGIONAL OFFICE  
507 W. VERONA ROAD, SUITE 500  
MADISON, WI 53593  
P. 608.848.5060

SURVEYED FOR:

POTTER LAWSON, INC.

749 UNIVERSITY ROW, STE. 300  
MADISON, WI 53705

PROJECT NO: 24-14033

FIELDBOOK/PAGE: -

SHEET NO: 8 OF 10

SURVEYED BY: -

DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 35, AFORESAID; THENCE S89°05'59"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, AFORESAID, 2,106.59 FEET TO THE POINT OF BEGINNING; THENCE N00°05'29"W, 273.87 FEET TO A SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP No. 16197, AFORESAID; THENCE N89°05'59"W ALONG SAID LINE, 64.31 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N00°13'09"W ALONG SAID LINE, 181.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HUGHES PLACE; THENCE S89°04'57"E ALONG SAID LINE, 312.69 FEET TO A EAST LINE OF LOT 2, AFORESAID; THENCE S00°13'53"E ALONG SAID LINE, 169.81 FEET; THENCE S89°04'43"E, 250.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S. PARK STREET; THENCE S00°14'13"W ALONG SAID LINE, 41.51 FEET; THENCE S12°24'15"W ALONG SAID LINE, 108.13 FEET; THENCE S00°12'09"W ALONG SAID LINE, 95.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. BADGER ROAD; THENCE S87°51'52"W ALONG SAID LINE, 184.36 FEET; THENCE N89°05'27"W ALONG SAID LINE, 21.15 FEET; THENCE N89°05'59"W ALONG SAID LINE, 135.00 FEET; THENCE S00°17'23"E, 33.01 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER, AFORESAID; THENCE N89°05'59"W ALONG SAID LINE, 134.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 179,602 SQUARE FEET OR 4.123 ACRES.

### SURVEYOR'S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF THE CITY OF MADISON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE



File: C:\Users\colton.darwin\appdata\local\temp\AcPublish\_21456\2414033 P-CSM.dwg Layout: 9 User: colton.darwin Plotted: Mar 16, 2026 - 11:04am

<b>SURVEYED BY:</b>  <small>MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.848.5060</small>	<b>SURVEYED FOR:</b> POTTER LAWSON, INC.  749 UNIVERSITY ROW, STE. 300 MADISON, WI 53705	<b>PROJECT NO:</b> 24-14033	<b>SURVEYED BY:</b> -	<b>VOL.</b> _____ <b>PAGE</b> _____
		<b>FIELDBOOK/PG:</b> -	<b>DRAWN BY:</b> JK	
		<b>SHEET NO:</b> 9 OF 10	<b>C.S.M. NO.</b> _____	

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP No. 16197 AS RECORDED IN VOLUME 119 OF CERTIFIED SURVEY MAPS, ON PAGES 349-354 AS DOCUMENT No. 5882326, DANE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS ALL BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE

CITY OF MADISON, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY OF MADISON

\_\_\_\_\_ (SIGN)

\_\_\_\_\_ (PRINT) \_\_\_\_\_ (TITLE)

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED CITY OF MADISON TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

## CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MATTHEW WACHTER, SECRETARY DATE \_\_\_\_\_  
CITY OF MADISON PLAN COMMISSION

## CITY OF MADISON COMMON COUNCIL APPROVAL 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 \_\_\_\_\_, 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 McCOMAS, CITY CLERK  
CITY OF MADISON



### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_M

AS DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED

SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

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	749 UNIVERSITY ROW, STE 300 MADISON, WI 53705		