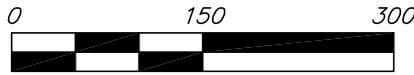
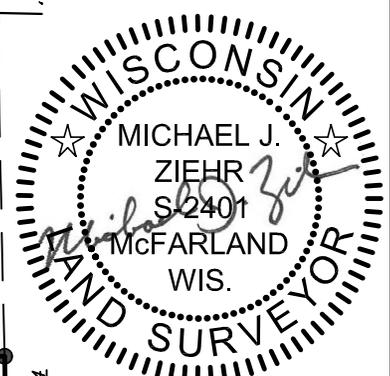
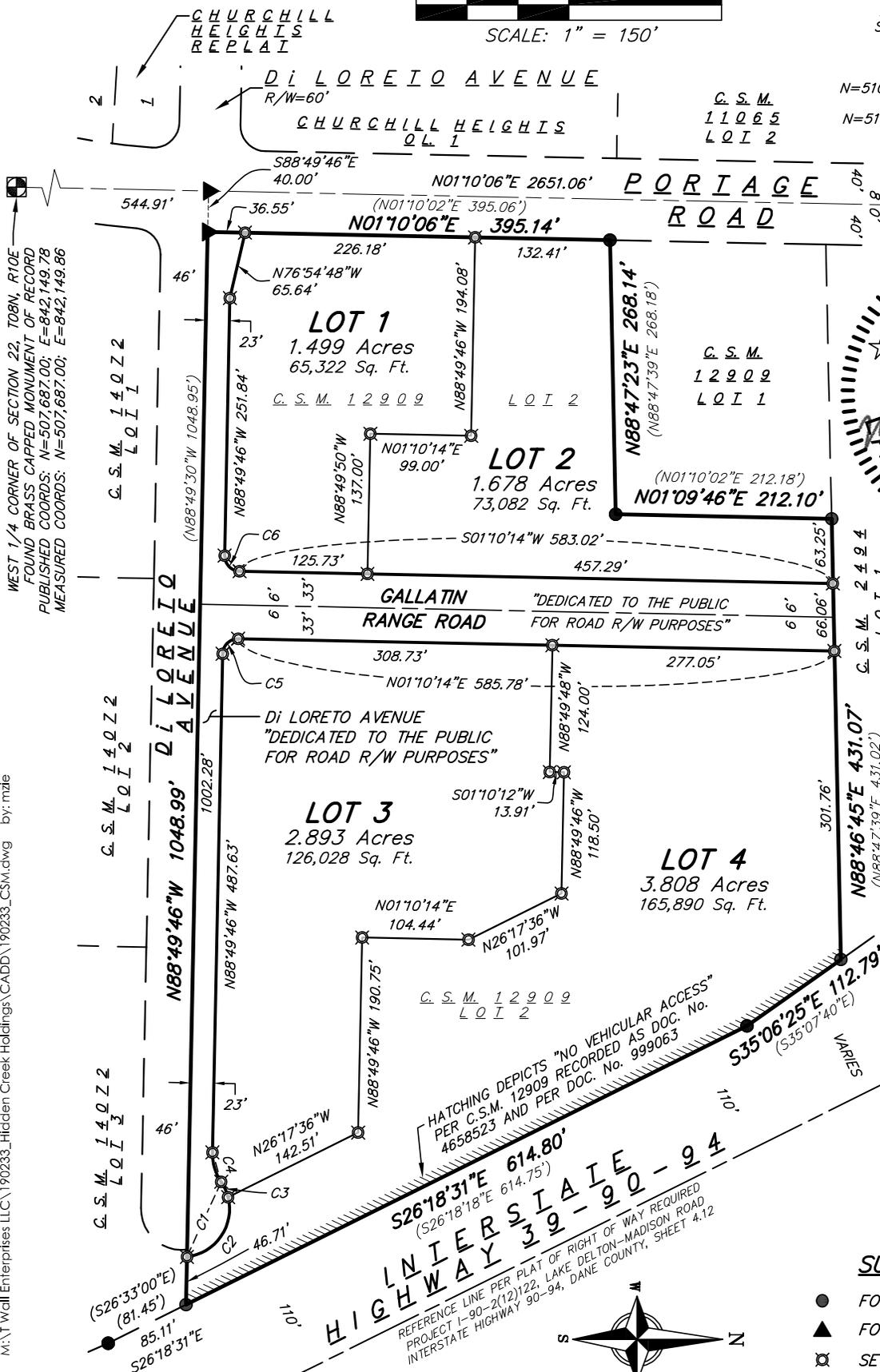


# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTHWEST CORNER OF SECTION 22, T08N, R10E  
 FOUND BRASS CAPPED MONUMENT OF RECORD  
 MONUMENT OF RECORD  
 PUBLISHED COORDS:  
 N=510,337.65; E=842,203.77  
 MEASURED COORDS:  
 N=510,337.51; E=842,203.92



02/03/2026

WEST 1/4 CORNER OF SECTION 22, T08N, R10E  
 FOUND BRASS CAPPED MONUMENT OF RECORD  
 PUBLISHED COORDS: N=507,687.00; E=842,149.78  
 MEASURED COORDS: N=507,687.00; E=842,149.86

03 Feb 2026 - 8:30a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mde

**NOTES:**

1. See Sheet 2 for Easement Details.
2. See Sheets 3 and 5 for Lot 1 & Lot 2 New Easement Details.
3. See Sheets 4 and 6 for Lot 3 & Lot 4 New Easement Details.
4. See Sheets 7-10 for Easement Line and Curve Tables.
5. See Sheet 11 for Notes.

BEARINGS ARE BASED UPON THE WI. CO. COORD. SYSTEM, DANE COUNTY, NAD83 (2011), THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W

**SURVEY LEGEND**

- FOUND 3/4" Ø IRON ROD
  - ▲ FOUND MAGNAIL
  - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



FN: 190233  
 DATE: 09/26/2022  
 REV: 02/03/2026  
 Drafted By: MZIE  
 Checked By: JLL

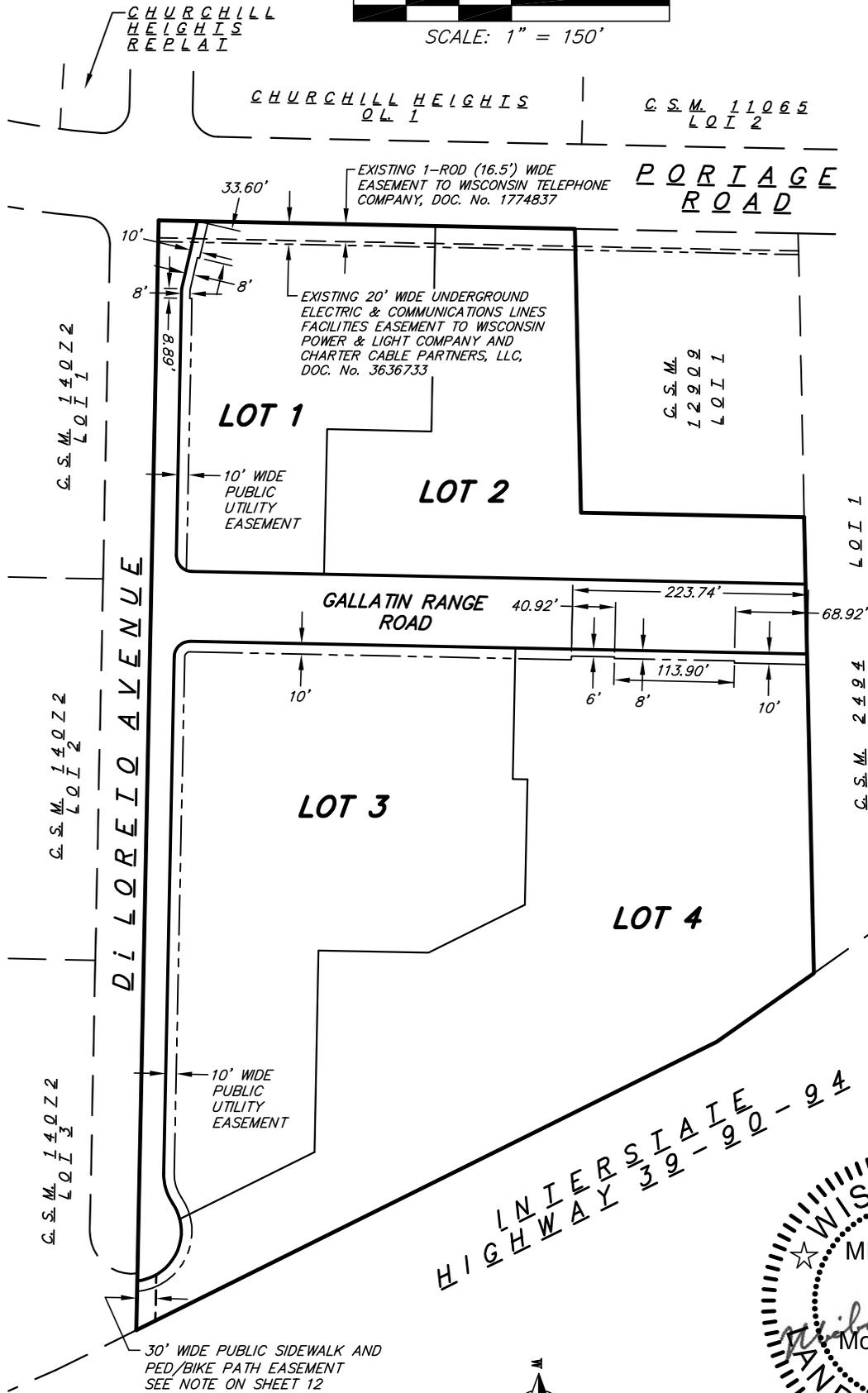
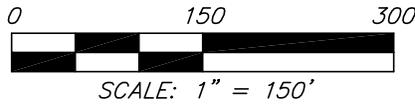
SURVEYED FOR:  
 Bozeman Land Holdings, LLC  
 P.O. Box 620037  
 Middleton, WI 53562

SURVEYED BY:  
 Vierbicher Associates, Inc.  
 525 Junction Road,  
 Suite 7000  
 Madison, WI 53717  
 (608) 826-0532

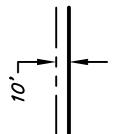
**SHEET 1 OF 12**

# CERTIFIED SURVEY MAP No.

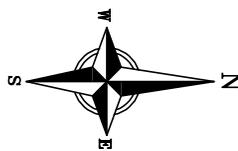
LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



## EASEMENT DETAILS



02/03/2026

03 Feb 2026 - 8:32ca M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mde



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

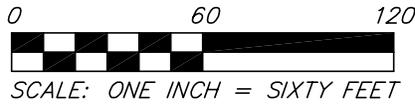
SURVEYED FOR:  
Bozeman Land Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
2 OF 12**

# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



C. S. M. 2494 L Q I 1

C. S. M.  
12909

HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITED EASEMENT BENEFITTING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF SYNC DRIVE NORTH OF THIS CSM ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA

L Q I 1

P O R T I A G E R O A D

G A L L A T I N R A N G E R O A D

PRIVATE SANITARY SEWER,  
PRIVATE STORM SEWER AND  
PRIVATE WATER MAIN  
EASEMENT, SEE NOTE 4 ON  
SHEET 11

PRIVATE ACCESS EASEMENT,  
PRIVATE PARKING EASEMENT  
AND EMERGENCY ACCESS  
EASEMENT, SEE NOTE 5 ON  
SHEET 11

LOT 2

LOT 1

**LOT 1 & LOT 2  
NEW EASEMENT DETAILS**



02/03/2026

03 Feb 2026 - 8:32ca M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

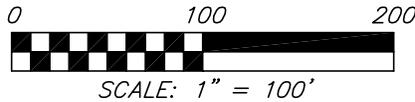
SURVEYED FOR:  
Bozeman Land  
Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
3 OF 12**

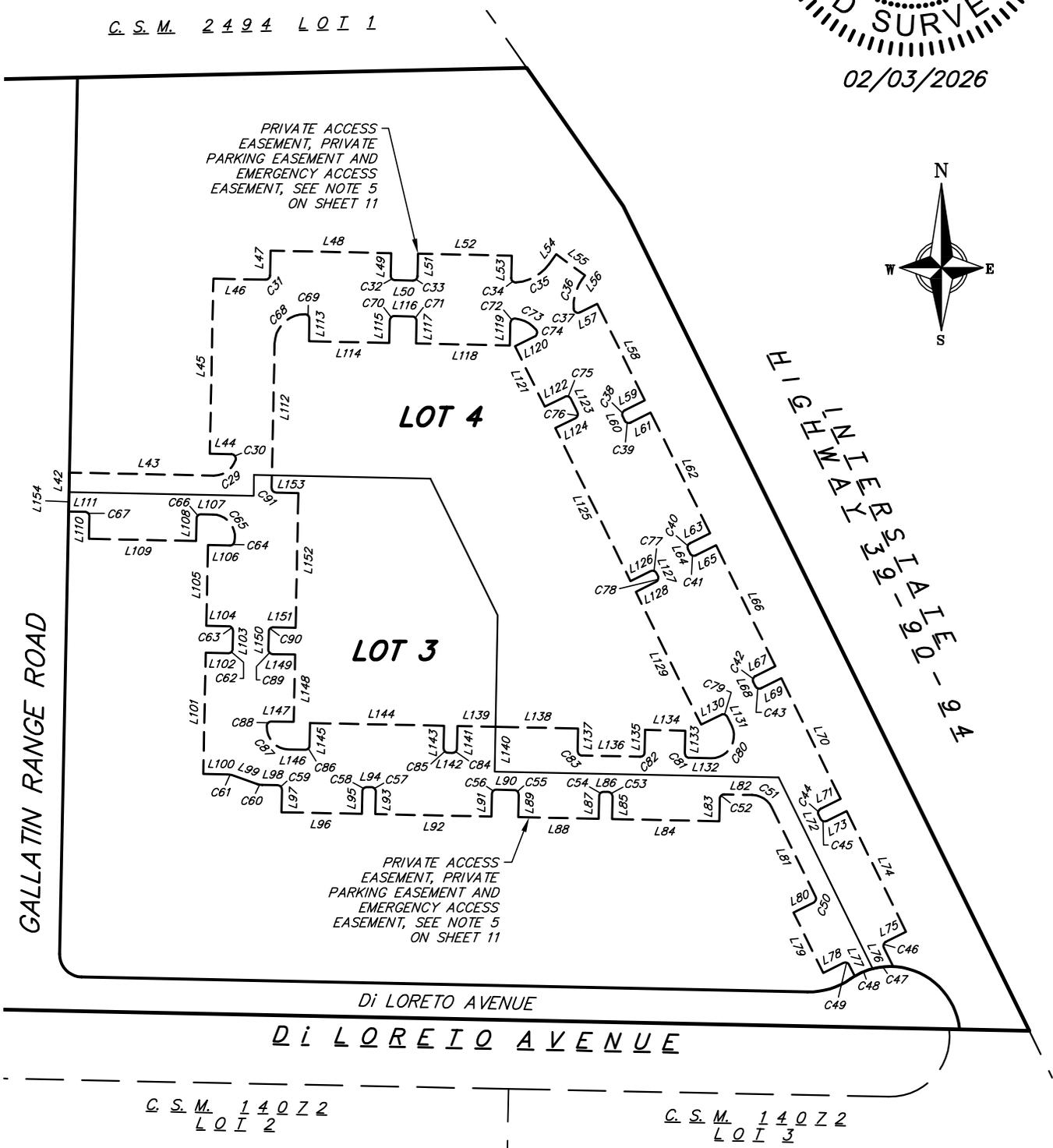
# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026

C. S. M. 2494 L O I 1



C. S. M. 14072  
L O I 2

C. S. M. 14072  
L O I 3

## LOT 3 & LOT 4 NEW EASEMENT DETAILS

03 Feb 2026 - 8:33a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mde



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

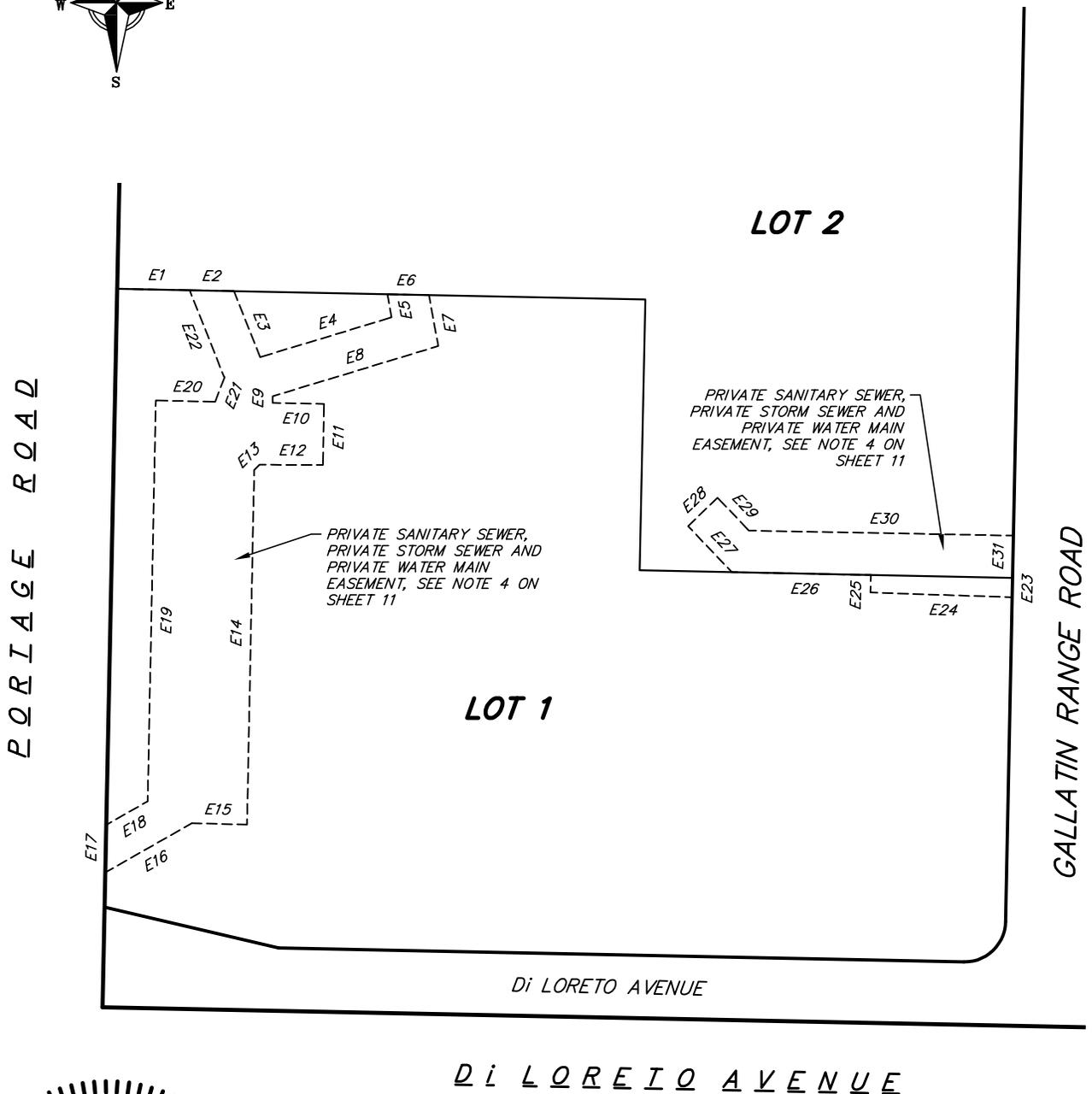
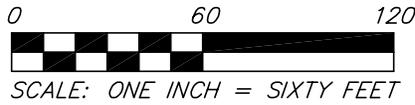
SURVEYED FOR:  
Bozeman Land  
Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
4 OF 12**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026

## LOT 1 & LOT 2 NEW EASEMENT DETAILS

03 Feb 2026 - 8:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

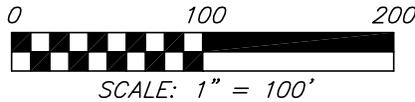
SURVEYED FOR:  
Bozeman Land  
Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
5 OF 12**

# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026

C. S. M. 2494 L O I 1

PRIVATE SANITARY SEWER,  
PRIVATE STORM SEWER AND  
PRIVATE WATER MAIN  
EASEMENT, SEE NOTE 4 ON  
SHEET 11



HIGHWAY 9 - 94

LOT 4

LOT 3

PRIVATE SANITARY SEWER,  
PRIVATE STORM SEWER AND  
PRIVATE WATER MAIN  
EASEMENT, SEE NOTE 4 ON  
SHEET 11

R=15.00'  
LC=N43°49'46"W  
21.21'

R=47.00'  
LC=S74°32'12"W  
15.27'

GALLATIN RANGE ROAD

Di LORETO AVENUE

Di LORETO AVENUE

C. S. M. 14072  
L O I 2

C. S. M. 14072  
L O I 3

## LOT 3 & LOT 4 NEW EASEMENT DETAILS

03 Feb 2026 - 8:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

SURVEYED FOR:  
Bozeman Land  
Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

SHEET  
6 OF 12

# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	S01°10'06"W	13.00'
L2	S88°49'46"E	57.08'
L3	N01°10'14"E	15.00'
L4	S88°49'46"E	63.00'
L5	S01°10'14"W	15.00'
L6	S88°49'46"E	3.00'
L7	N01°10'14"E	15.00'
L8	S88°49'46"E	69.00'
L9	S01°10'14"W	18.00'
L10	S43°49'46"E	2.78'
L11	S88°49'46"E	18.00'
L12	S01°10'14"W	72.00'
L13	N88°49'46"W	15.00'
L14	S01°10'14"W	4.03'
L15	N01°10'14"E	14.96'
L16	S88°49'46"E	99.00'
L17	S01°10'14"W	15.00'
L18	S88°49'46"E	3.00'
L19	S01°10'14"W	13.00'
L20	S01°10'14"W	13.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L21	N88°49'46"W	13.00'
L22	S01°10'14"W	15.00'
L23	N88°49'46"W	54.00'
L24	N01°10'14"E	15.00'
L25	S01°10'14"W	15.00'
L26	N88°49'46"W	69.00'
L27	N01°10'14"E	16.75'
L28	N43°48'21"W	4.59'
L29	N88°49'46"W	16.76'
L30	N01°10'14"E	72.00'
L31	S88°49'46"E	15.00'
L32	N01°10'14"E	4.00'
L33	S01°10'14"W	14.99'
L34	N88°49'46"W	45.00'
L35	N01°10'14"E	15.00'
L36	N88°49'46"W	45.50'
L37	S01°10'14"W	15.00'
L38	N88°49'46"W	45.00'
L39	N01°10'14"E	15.00'
L40	N88°49'46"W	18.08'
L41	S01°10'06"W	13.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L42	N01°10'14"E	13.00'
L43	N88°49'48"W	97.00'
L44	S88°49'46"E	14.49'
L45	S01°10'14"W	117.00'
L46	N88°49'46"W	35.00'
L47	S01°10'14"W	16.46'
L48	N88°49'46"W	81.00'
L49	N01°10'14"E	15.00'
L50	N88°49'46"W	12.00'
L51	S01°10'14"W	15.00'
L52	N88°49'46"W	63.00'
L53	N01°10'14"E	14.89'
L54	S36°13'50"W	8.31'
L55	N53°46'10"W	24.00'
L56	N36°13'50"E	3.33'
L57	S63°42'24"W	12.87'
L58	N26°17'36"W	72.00'
L59	N63°42'24"E	15.00'
L60	N26°17'36"W	3.00'
L61	S63°42'24"W	15.00'

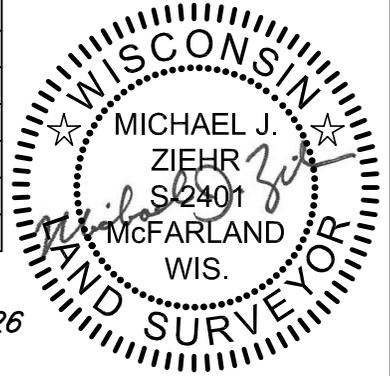
EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L62	N26°17'36"W	90.00'
L63	N63°42'24"E	15.00'
L64	N26°17'36"W	3.00'
L65	S63°42'24"W	15.00'
L66	N26°17'36"W	90.00'
L67	N63°42'24"E	15.00'
L68	N26°17'36"W	3.00'
L69	S63°42'24"W	15.00'
L70	N26°17'36"W	90.00'
L71	N63°42'24"E	15.00'
L72	N26°17'36"W	3.00'
L73	S63°42'24"W	15.00'
L74	N26°17'36"W	90.00'
L75	N63°42'24"E	15.00'
L76	N26°17'36"W	14.07'
L77	N26°17'36"W	8.33'
L78	S63°42'24"W	15.00'
L79	N26°17'36"W	45.00'
L80	N63°42'24"E	15.00'
L81	N26°17'36"W	66.40'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L82	N88°49'46"W	18.75'
L83	S01°10'14"W	15.00'
L84	N88°49'46"W	72.00'
L85	N01°10'14"E	15.00'
L86	N88°49'46"W	3.00'
L87	S01°10'14"W	15.00'
L88	N88°49'46"W	54.00'
L89	N01°10'14"E	15.00'
L90	N88°49'46"W	12.00'
L91	S01°10'14"W	15.00'
L92	N88°49'46"W	78.00'
L93	N01°10'14"E	15.00'
L94	N88°49'46"W	3.00'
L95	S01°10'14"W	15.00'
L96	N88°49'46"W	54.00'
L97	N01°10'14"E	15.00'
L98	N88°49'46"W	10.42'
L99	N70°49'31"W	17.86'
L100	N88°49'46"W	16.42'
L101	N01°10'14"E	81.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L102	S88°49'46"E	15.00'
L103	N01°10'14"E	12.00'
L104	N88°49'46"W	15.00'
L105	N01°10'14"E	54.00'
L106	S88°49'46"E	14.74'
L107	N88°49'48"W	8.00'
L108	S01°10'14"W	15.00'
L109	N88°49'46"W	72.00'
L110	N01°10'14"E	15.00'
L111	N88°49'48"W	11.00'
L112	S01°10'14"W	96.50'
L113	N01°10'14"E	15.00'
L114	N88°49'46"W	54.00'
L115	S01°10'14"W	15.00'
L116	N88°49'46"W	12.00'
L117	N01°10'14"E	15.00'
L118	N88°49'46"W	63.00'
L119	S01°10'14"W	14.97'
L120	N63°42'24"E	14.61'
L121	N26°17'36"W	45.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L122	S63°42'24"W	15.00'
L123	N26°17'36"W	10.00'
L124	N63°42'24"E	15.00'
L125	N26°17'36"W	114.00'
L126	S63°42'24"W	15.00'
L127	N26°17'36"W	2.00'
L128	N63°42'24"E	15.00'
L129	N26°17'36"W	99.00'
L130	S63°42'24"W	15.00'
L131	N26°17'36"W	6.74'
L132	S88°49'46"E	14.69'
L133	S01°10'14"W	15.00'
L134	S88°49'46"E	27.00'
L135	N01°10'14"E	15.00'
L136	S88°49'46"E	39.00'
L137	S01°10'14"W	15.00'
L138	S88°49'46"E	55.47'
L139	S88°49'46"E	25.53'
L140	N01°10'14"E	30.00'
L141	N01°10'14"E	15.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L142	S88°49'46"E	3.00'
L143	S01°10'14"W	15.00'
L144	S88°49'46"E	90.00'
L145	N01°10'14"E	15.00'
L146	S88°49'46"E	11.00'
L147	N88°49'46"W	15.00'
L148	S01°10'14"W	45.00'
L149	S88°49'46"E	15.00'
L150	S01°10'14"W	12.00'
L151	N88°49'46"W	15.00'
L152	S01°10'14"W	90.00'
L153	S88°49'46"E	15.00'
L154	N01°10'14"E	13.00'



02/03/2026

03 Feb 2026 - 8:35a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze

<p><b>vierbicher</b> advisors / engineers / surveyors</p>	FN: 190233 DATE: 09/26/2022 REV: 02/03/2026 Drafted By: MZIE Checked By: JLL	SURVEYED FOR: Bozeman Land Holdings, LLC P.O. Box 620037 Middleton, WI 53562	SURVEYED BY: Vierbicher Associates, Inc. 525 Junction Road, Suite 7000 Madison, WI 53717 (608) 826-0532	<p style="font-size: large; font-weight: bold;">SHEET 7 OF 12</p>
---	--	---	--	---

# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C29	19.17'	15.00'	73°13'16"	N54°33'34"E	17.89'
C30	5.59'	3.00'	106°46'41"	N35°26'25"W	4.82'
C31	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C32	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C33	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C34	4.99'	3.00'	95°16'26"	S46°27'59"E	4.43'
C35	26.01'	30.00'	49°39'58"	N61°03'49"E	25.20'
C36	20.74'	30.00'	39°36'11"	S16°25'45"W	20.33'
C37	5.91'	3.00'	112°55'16"	S59°49'59"E	5.00'
C38	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C39	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C40	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C41	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C42	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C43	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C44	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C45	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C46	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C47	13.92'	47.00'	16°58'18"	S84°07'13"W	13.87'
C48	13.07'	47.00'	15°56'13"	S67°39'57"W	13.03'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C49	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C50	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C51	16.37'	15.00'	62°32'09"	N57°33'41"W	15.57'
C52	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C53	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C54	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C55	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C56	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C57	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C58	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C59	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C60	3.14'	10.00'	18°00'15"	S79°49'38"E	3.13'
C61	3.14'	10.00'	18°00'15"	N79°49'38"W	3.13'
C62	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C63	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C64	4.08'	3.00'	77°57'39"	N52°11'25"E	3.77'
C65	26.71'	15.00'	102°02'24"	N37°48'36"W	23.32'
C66	4.71'	3.00'	89°59'57"	S46°10'13"W	4.24'
C67	4.71'	3.00'	90°00'03"	N43°49'47"W	4.24'
C68	31.42'	20.00'	90°00'00"	S46°10'14"W	28.28'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C69	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C70	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C71	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C72	4.89'	3.00'	93°24'26"	S47°52'28"W	4.37'
C73	16.34'	20.00'	46°48'16"	N62°01'11"W	15.89'
C74	5.36'	3.00'	102°19'26"	N12°32'40"E	4.67'
C75	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C76	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C77	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C78	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C79	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C80	30.75'	15.00'	117°27'51"	N32°26'19"E	25.64'
C81	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C82	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C83	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C84	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C85	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C86	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C87	23.56'	15.00'	90°00'00"	S43°49'46"E	21.21'
C88	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C89	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C90	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C91	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'



02/03/2026

03 Feb 2026 - 8:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

SURVEYED FOR:  
Bozeman Land Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

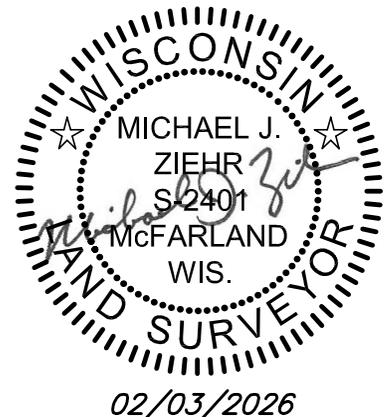
**SHEET  
8 OF 12**

# CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E1	S88°49'46"E	26.57'
E2	N88°49'46"W	16.29'
E3	N21°48'28"W	26.02'
E4	S73°14'04"W	50.42'
E5	S10°23'01"E	8.60'
E6	N88°49'46"W	15.31'
E7	N10°23'01"W	18.95'
E8	N73°14'04"E	63.54'
E9	N01°10'14"E	2.44'
E10	N88°49'46"W	18.95'
E11	N01°10'14"E	22.33'
E12	S89°43'00"E	23.23'
E13	N45°43'37"E	2.81'
E14	N01°10'14"E	129.69'
E15	S88°26'21"E	20.25'
E16	N60°27'09"E	36.54'
E17	S01°10'06"W	17.45'
E18	S60°27'09"W	17.45'
E19	S01°10'06"W	146.55'
E20	N88°49'46"W	21.79'
E21	S21°11'07"W	9.44'
E22	S21°48'28"E	34.44'
E23	S01°10'14"W	7.07'
E24	N88°05'26"W	52.10'
E25	N01°54'34"E	6.40'
E26	N88°49'50"W	51.09'
E27	N43°49'46"W	23.34'
E28	N46°10'14"E	15.00'
E29	S43°49'46"E	16.65'
E30	S88°54'46"E	97.22'
E31	S01°10'14"W	15.47'
E32	S01°10'14"W	7.48'
E33	S88°49'47"E	115.22'
E34	N50°27'25"E	4.34'
E35	N01°09'14"E	6.19'
E36	N88°49'46"W	18.48'
E37	N01°10'14"E	15.00'
E38	N88°49'46"W	18.48'
E39	S01°09'57"W	88.60'
E40	S46°10'14"W	30.26'
E41	N88°49'46"W	160.63'
E42	N57°33'41"W	33.26'
E43	N26°17'36"W	58.80'
E44	N71°17'36"W	29.14'
E45	N18°42'24"E	15.00'
E46	N71°17'36"W	29.25'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E47	N26°17'36"W	60.81'
E48	N57°33'41"W	24.86'
E49	N88°49'46"W	150.22'
E50	S46°10'14"W	17.83'
E51	S01°09'57"W	99.98'
E52	S88°49'46"E	10.49'
E53	N01°10'14"E	57.42'
E54	N88°49'46"W	43.00'
E55	N01°10'14"E	134.30'
E56	N77°57'55"W	43.47'
E57	N89°06'27"W	102.29'
E58	S01°10'14"W	27.50'
E59	S88°49'46"E	15.00'
E60	S01°10'14"W	15.50'
E61	S88°49'46"E	200.98'
E62	S68°19'46"E	20.83'
E63	S26°17'36"E	141.23'
E64	S26°17'36"E	123.95'
E65	N88°49'46"W	234.83'
E66	N89°06'27"W	99.35'
E67	N39°24'22"E	63.26'
E68	S09°31'23"E	18.81'
E69	N32°11'36"W	30.86'
E70	S01°10'14"W	28.79'
E71	N88°49'46"W	112.97'
E72	N01°10'14"E	238.19'
E73	N88°49'46"W	62.05'
E74	S77°34'46"E	8.97'
E75	S55°04'46"E	8.97'
E76	S32°34'46"E	8.97'
E77	S10°04'46"E	8.97'
E78	N01°10'14"E	50.48'
E79	N85°28'54"W	85.15'
E80	S01°10'14"W	38.05'
E81	S57°33'13"E	30.71'
E82	N88°38'46"W	102.76'
E83	N01°10'14"E	12.23'
E84	N88°49'46"W	35.28'
E85	N85°28'54"W	68.77'
E86	N08°59'07"E	8.62'
E87	N01°09'46"E	2.58'
E88	N82°23'38"W	63.57'
E89	S01°10'14"W	15.10'
E90	N82°23'38"W	79.21'
E91	S07°36'22"W	10.23'
E92	N88°47'23"E	14.40'



03 Feb 2026 - 8:37a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze



FN: 190233  
 DATE: 09/26/2022  
 REV: 02/03/2026  
 Drafted By: MZIE  
 Checked By: JLL

SURVEYED FOR:  
 Bozeman Land Holdings, LLC  
 P.O. Box 620037  
 Middleton, WI 53562

SURVEYED BY:  
 Vierbicher Associates, Inc.  
 525 Junction Road,  
 Suite 7000  
 Madison, WI 53717  
 (608) 826-0532

**SHEET  
9 OF 12**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map Number 12909, as recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Containing 494,348 square feet or 11.349 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Verbicher Associates, Inc.

By: Michael J. Ziehr

Date: FEBRUARY 03, 2026

Signed:   
Michael J. Ziehr, P.L.S. S-2401



C.S.M. CURVE TABLE						TANGENT BEARINGS	
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH		
C1	97.06'	47.00'	118°19'29"	N65°19'34"W	80.71'	N06°09'49"W BACK	S55°30'42"W AHEAD
C2	80.56'	47.00'	98°12'07"	N55°15'53"W	71.05'		
C3	16.51'	47.00'	20°07'22"	S65°34'23"W	16.42'		
C4	30.50'	49.00'	35°39'33"	S73°20'28"W	30.01'	S55°30'42"W BACK	N88°49'46"W AHEAD
C5	23.56'	15.00'	90°00'00"	N43°49'46"W	21.21'	N88°49'46"W BACK	N01°10'14"E AHEAD
C6	23.56'	15.00'	90°00'00"	S46°10'14"W	21.21'	S01°10'14"W BACK	N88°49'46"W AHEAD

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C7	14.03'	17.00'	47°17'32"	N22°28'31"W	13.64'
C8	33.43'	40.50'	47°17'32"	N22°28'31"W	32.49'
C9	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C10	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C11	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C12	2.36'	3.00'	45°00'00"	S21°19'46"E	2.30'
C13	2.36'	3.00'	45°00'00"	S66°19'46"E	2.30'
C14	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C15	24.81'	15.00'	94°46'49"	S46°13'10"E	22.08'
C16	4.46'	3.00'	85°13'11"	N43°46'50"E	4.06'
C17	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C18	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C19	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C20	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C21	2.35'	3.00'	44°58'35"	N21°19'03"W	2.29'
C22	2.36'	3.00'	45°01'25"	N66°19'03"W	2.30'
C23	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C24	24.19'	15.00'	92°23'17"	N45°01'24"W	21.65'
C25	4.59'	3.00'	87°36'43"	S44°58'36"W	4.15'
C26	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C27	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C28	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'

03 Feb 2026 - 8:38a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

SURVEYED FOR:  
Bozeman Land Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Verbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
10 OF 12**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lydia A. McComas, City Clerk, City of Madison

## CITY OF 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 \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds

### Public Sidewalk and Ped/Bike Path Easement:

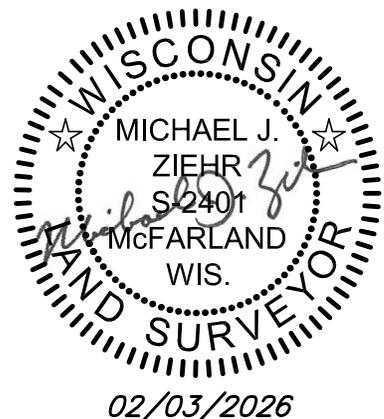
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for 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 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 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.



03 Feb 2026 - 8:39a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie



FN: 190233  
DATE: 09/26/2022  
REV: 02/03/2026  
Drafted By: MZIE  
Checked By: JLL

SURVEYED FOR:  
Bozeman Land  
Holdings, LLC  
P.O. Box 620037  
Middleton, WI 53562

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

SHEET  
12 OF 12