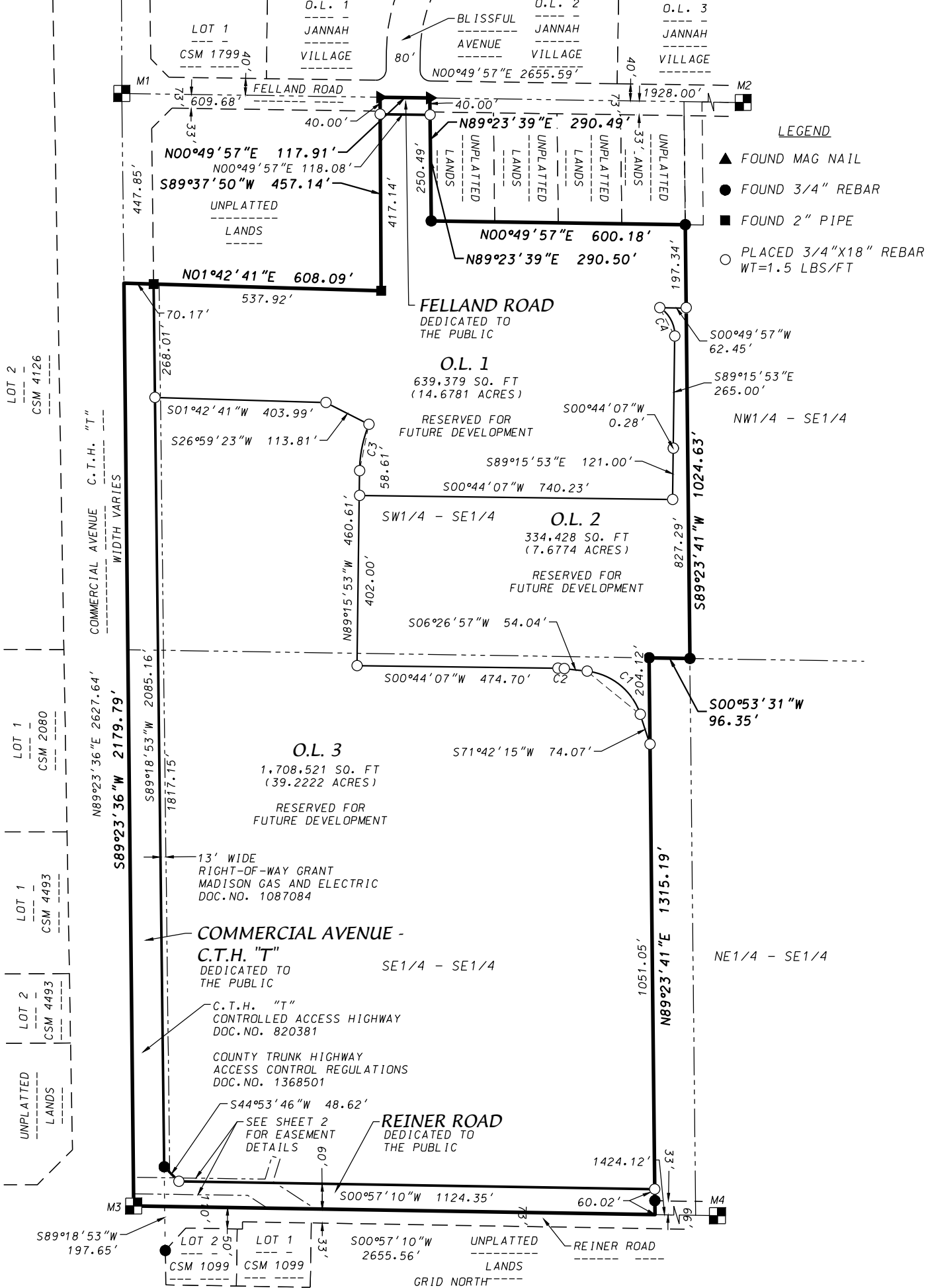


CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



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



Scale 1" = 300'

SHEET 1 OF 5

DATE: December 19, 2025

F.N.: 24-07-118

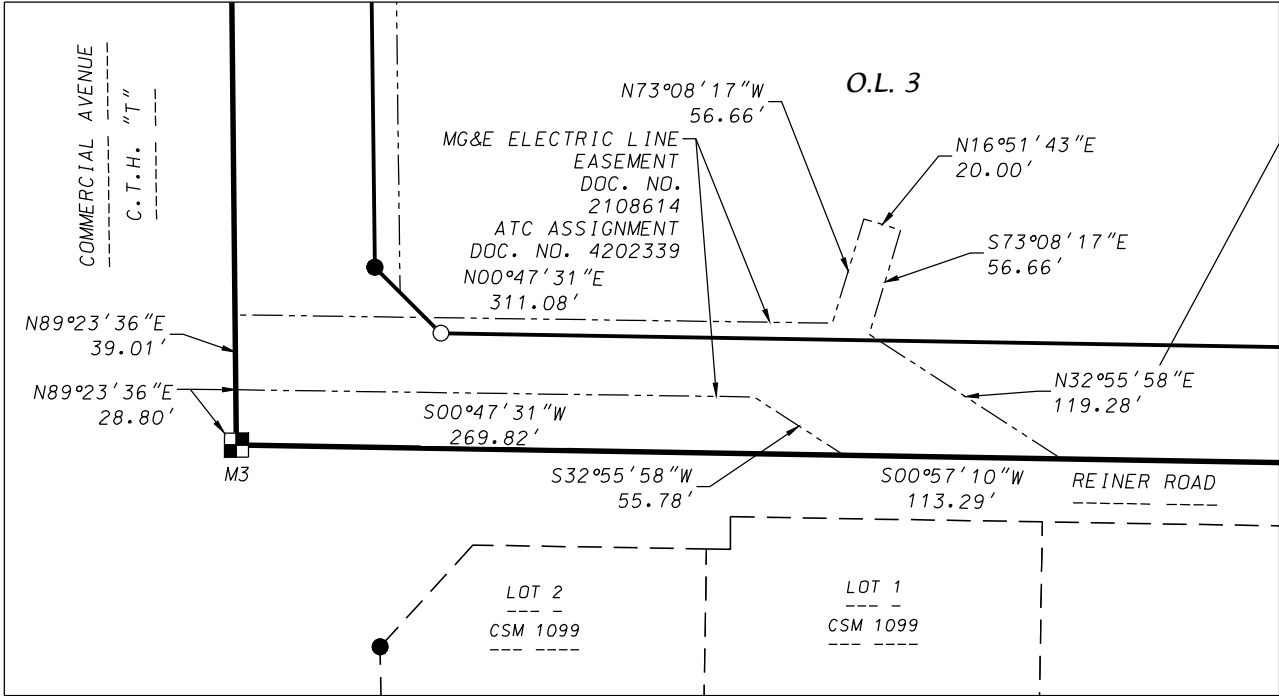
C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

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LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION CORNER INFORMATION

- M1 - FOUND 3/4" REBAR
SOUTH 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494568.22
E:849901.03
- M2 - FOUND BRASS CAP MONUMENT
CENTER 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497223.53
E:849939.62
- M3 - FOUND STEEL NAIL W/WASHER
SOUTHEAST CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494596.04
E:852528.52
- M4 - FOUND ALUMINUM MONUMENT
EAST 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497251.24
E:852572.68

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE NORTH LINE OF THE NW1/4
OF SECTION 33, T7N, R8E
BEARS N89°51'08"E
0 100'

Scale 1" = 100'
SHEET 2 OF 5

DATE: December 19, 2025
F.N.: 24-07-118
C.S.M. NO. _____
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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:
Part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the South 1/4 corner of said Section 35; thence N00°49'57"E, 609.68 feet along the West line of the Southeast 1/4 of said Section 35 to the point of beginning; thence N00°49'57"E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4; thence N89°23'39"E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4; thence N00°49'57"E, 600.18 feet along the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4 to the North line of said Southeast 1/4; thence N89°23'41"E, 1024.63 feet along said North line to the Northeast corner of said Southwest 1/4 of the Southeast 1/4; thence S00°53'31"W, 96.35 feet along the East line of said Southwest 1/4 of the Southeast 1/4 to the South line of the North 43 acres of the East 1/2 of the Southeast 1/4 of said Section 35; thence N89°23'41"E, 1315.19 feet along said South line to the East line of said Southeast 1/4; thence S00°57'10"W, 1231.44 feet along said East line to the Southeast corner of said Section 35; thence S89°23'36"W, 2179.79 feet along the South line of said Southeast 1/4; thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the point of beginning. Containing 2,912,019 square feet (66.8788 acres).

Dated this 19th day of December, 2025.

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

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.



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OWNER’S CERTIFICATE

Hovde Realty, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this Certified Survey Map is required by WI Stat. S.236.34 to be submitted to the City of Madison for approval


IN WITNESS WHEREOF, the said Hovde Realty, Inc., has caused these presents to be signed this _____day of _____, 2026.

Hovde Realty, Inc.,

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 _____



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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



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