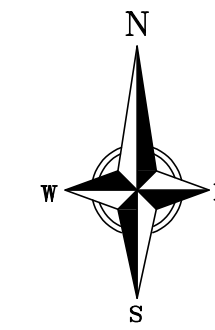
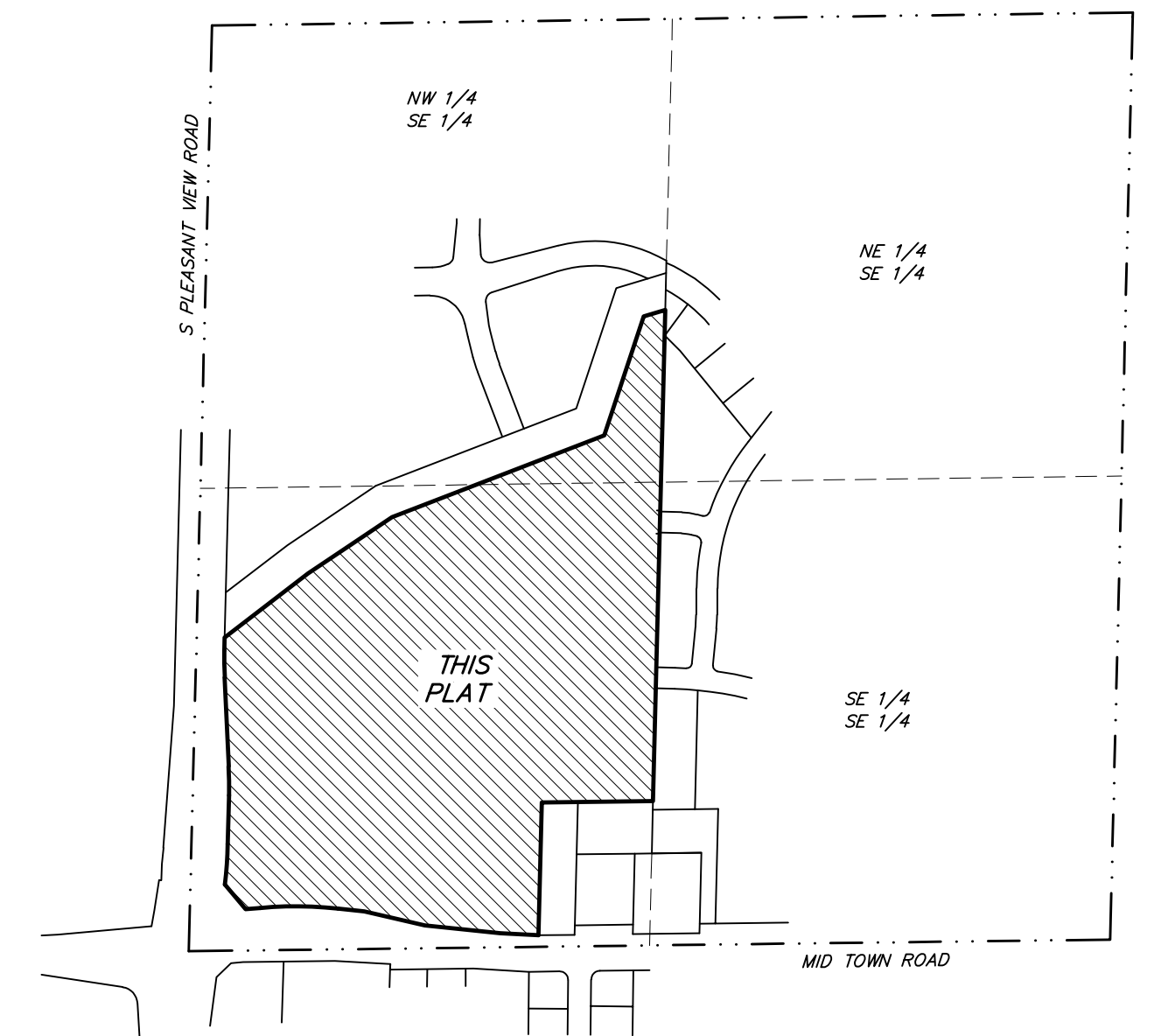
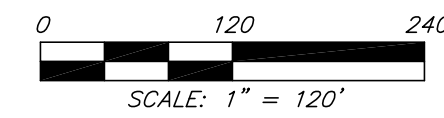


LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, THE SOUTH LINE OF THE
SE 1/4 OF SECTION 34-07-08 MEASURED
AS BEARING N89°16'26"E



LOCATION MAP
SE 1/4 OF SEC. 34-07-08
NOT TO SCALE

TOTAL PLAT AREA = 1,366,009 SQ. FT. (31.3592 AC.)

NOTE: SEE SHEET 4 FOR THE CURVE DATA

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



vierbicher
advisors / engineers / surveyors

Drafted by: MZIE
Checked by: ZDRE
FN: 240226
Date: 06/29/2026
Rev:
Rev:
Rev:

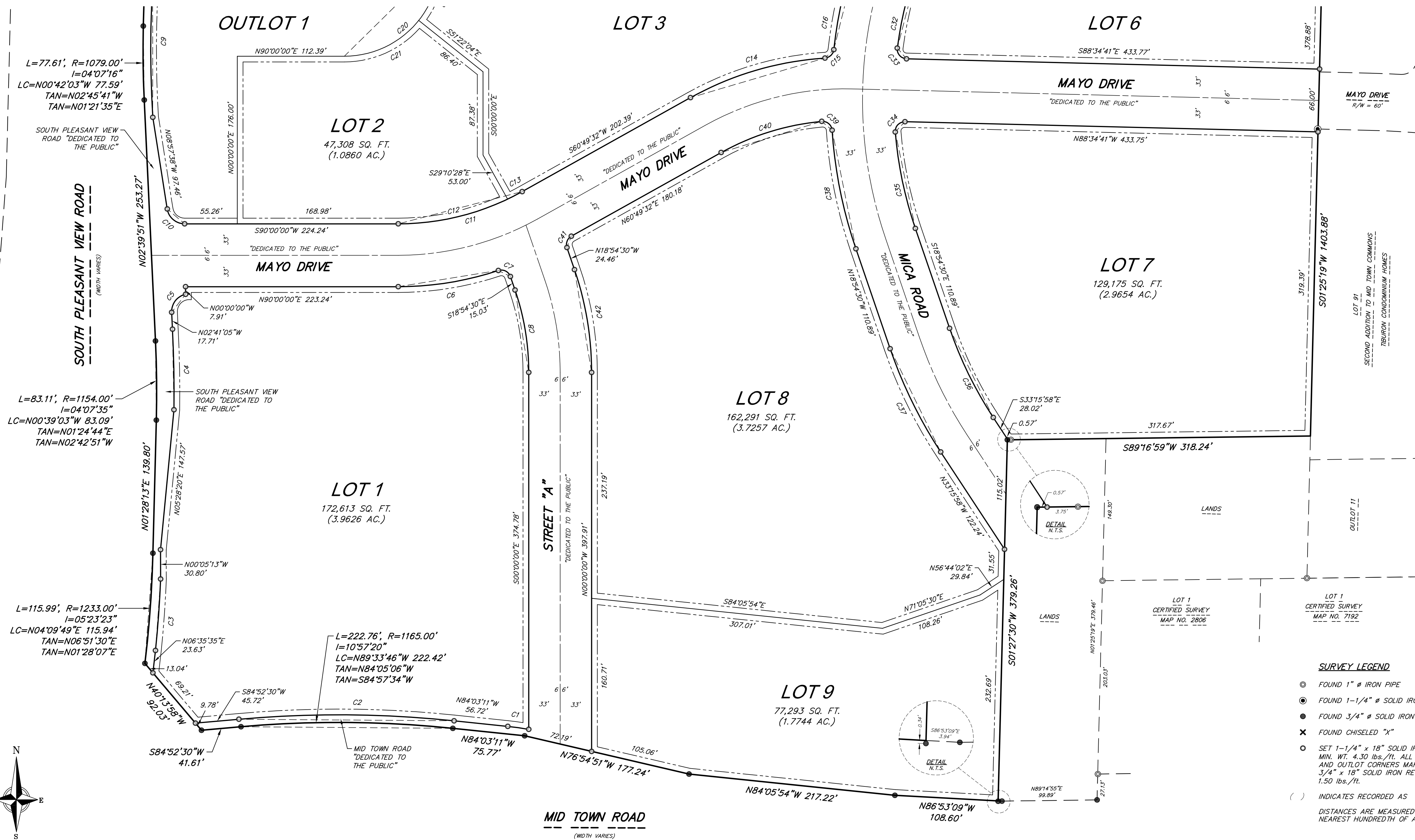
SURVEYED BY:
Verbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 821-3962
mzieh@verbicher.com

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SHEET
OF 4

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- FOUND 1" # IRON PIPE
 - FOUND 1-1/4" # SOLID IRON RE-ROD
 - FOUND 3/4" # SOLID IRON RE-ROD
 - ✕ FOUND CHISELED "X"
 - SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 5/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



Drafted by: MZIE
Checked by: ZDRE
FN: 240226
Date: 06/29/2026
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

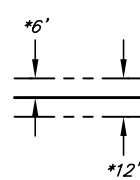
SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SHEET
2 OF 4

NOTE: SEE SHEET 4 FOR THE CURVE DATA

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. 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.

*UNLESS OTHERWISE NOTED ON THE PLAT.

NOTE: THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, THEIR AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

SURVEY LEGEND

- FOUND 1" # IRON PIPE
- FOUND 1-1/4" # SOLID IRON RE-ROD
- FOUND 3/4" # SOLID IRON RE-ROD
- ✕ FOUND CHISELED "X"
- SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING N89°16'26"E

0 60 120
SCALE: ONE INCH = SIXTY FEET

NOTE: SEE SHEET 4 FOR THE CURVE DATA

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SOUTH PLEASANT VIEW ROAD

N01°26'54"E
37.11'

SOUTH PLEASANT VIEW ROAD, "DEDICATED TO THE PUBLIC"

OUTLOT 1

N90°00'00"E 112.39'

OUTLOT 1 IS "DEDICATED TO THE PUBLIC" FOR STORM WATER MANAGEMENT PURPOSES"

N56°09'28"E 289.01'

OUTLOT 1
143,167 SQ. FT.
(3.2866 AC.)

LOT 3
119,115 SQ. FT.
(2.7345 AC.)

LOT 4
45,560 SQ. FT.
(1.0459 AC.)

LOT 5
118,782 SQ. FT.
(2.7268 AC.)

LOT 6
131,799 SQ. FT.
(3.0257 AC.)

MICA ROAD
R/W = 66'

LOT 3
SPRINGS AT PLEASANT VIEW

LANDS

N18°25'47"E 308.34'

McDOWELL DRIVE
R/W = 60'

MANSION HILL AVENUE
R/W = 70'

LOT 57
FIRST ADDITION TO MID TOWN COMMONS
THE WUE CONDOMINIUM

LOT 56
FIRST ADDITION TO MID TOWN COMMONS
ROCKERY POINT CONDOMINIUMS



vierbicher
advisors / engineers / surveyors

Drafted by: MZIE
Checked by: ZDRE
FN: 240226
Date: 06/29/2026
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 206
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

**SHEET
3 OF 4**

29 Jun 2026 - 10:33a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Final Plot.dwg by: mzie

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHOP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

surveyor's certificate

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison and under the direction of the owner(s) of said land, I have surveyed, divided, and mapped HAWKS NEST; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 34; thence along the South line of said Southeast 1/4, North 88° 52' 55" East, 150.00 feet to the point of beginning; thence North 45° 02' 01" West, 138.67 feet to a point on the East line of County Trunk Highway "M"; thence along said East line North 01° 03' 03" East, 1231.14 feet; thence North 88° 56' 57" West, 5.00 feet; thence North 01° 03' 03" East, 360.00 feet; thence South 88° 56' 57" East, 25.00 feet; thence North 01° 03' 03" East, 955.6 feet to the end of said East line; thence North 88° 47' 10" East, 1245.74 feet; thence South 01° 01' 41" West, 2235.50 feet; thence South 88° 52' 55" West, 318.26 feet; thence South 01° 01' 41" West, 412.50 feet to the South line of said Southeast 1/4; thence along said South line South 88° 52' 55" West, 848.50 feet to the point of beginning; EXCEPT Highway described in Conveyance of Lands for Highway Purposes recorded in Vol. 311 of Misc., page 577, as Doc. No. 946180, EXCEPT as conveyed to City of Madison in Warranty Deed recorded as Doc. No. 3127793; EXCEPT land described in Award of Damages recorded as Doc. No. 5335457; EXCEPT plat of Springs at Pleasant View recorded in Vol. 61-038B of Plats, page 218, as Doc. No. 5658440.

Said description contains 1,366,009 square feet or 31.3592 acres, more or less.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 29th day of JUNE, 2026.

Signed: Michael J. Ziehr, P.L.S. No. S-2401

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of HAWKS NEST, located in part of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, file I.D. 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 plat of HAWKS NEST to the City of Madison for public use.

Dated this _____ day of _____, 2026.

Lydia A. McComas, City Clerk,
City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

JDM Properties, LLC, as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____.

JDM Properties, LLC

By: _____

State of Wisconsin)

)ss.

County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

The Greenwood's State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Greenwood's State Bank, has caused these presents to be signed by _____ its _____, at Lake Mills, Wisconsin, on this _____ day of _____, 20____.

The Greenwood's State Bank

By: _____

State of Wisconsin)

)ss.

County of Jefferson)

Personally came before me this _____ day of _____, 20____, and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____

Notary Public, State of Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026 on any of the lands included in the plat of HAWKS NEST.

Craig Franklin, Treasury and Revenue Manager
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 20____.

Matthew Wachter, Secretary of Plan Commission

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of HAWKS NEST, as of this _____ day of _____, 20____.

Adam Gallagher, Dane County Treasurer

CURVE DATA					
NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	22.19'	306.00'	4°09'20"	22.19'	N81° 58' 31"W
C2	226.29'	1171.00'	11°04'19"	225.93'	N89° 35' 20"W
C3	75.20'	1113.56'	3°52'09"	75.19'	N04° 03' 39"E
C4	84.68'	1327.39'	3°39'18"	84.66'	N01° 02' 34"W
C5	26.02'	18.50'	80°34'42"	23.93'	S37° 36' 16"W
C6	106.96'	333.00'	18°24'12"	106.50'	N80° 47' 54"E
C7	15.62'	10.00'	89°29'42"	14.08'	N63° 39' 21"W
C8	88.11'	267.00'	18°54'30"	87.71'	N09° 27' 15"W
C9	139.71'	1174.00'	6°49'06"	139.62'	S00° 04' 13"E
C10	26.17'	18.50'	81°02'22"	24.04'	S49° 28' 49"E
C11	135.95'	267.00'	29°10'28"	134.49'	N75° 24' 46"E
C12	118.74'	267.00'	25°28'47"	117.76'	N77° 15' 36"E
C13	17.22'	267.00'	3°41'41"	17.21'	N62° 40' 22"E
C14	148.36'	333.00'	25°31'39"	147.14'	S73° 35' 22"W
C15	13.98'	10.00'	80°05'39"	12.87'	N46° 18' 22"E
C16	130.61'	483.00'	15°29'36"	130.21'	S14° 00' 20"W
C17	198.05'	267.00'	42°29'57"	193.54'	N00° 30' 10"E
C18	148.18'	267.00'	31°47'50"	146.28'	N05° 51' 13"E
C19	49.87'	267.00'	10°42'07"	49.80'	N15° 23' 45"W
C20	155.38'	100.00'	89°01'39"	140.22'	N45° 29' 11"E
C21	89.65'	100.00'	51°22'04"	86.68'	N64° 18' 58"E
C22	65.73'	100.00'	37°39'35"	64.55'	N19° 48' 09"E
C23	104.46'	100.00'	59°51'11"	99.78'	S30° 53' 57"W
C24	158.40'	333.00'	27°15'12"	156.91'	N07° 07' 13"W
C25	14.45'	10.00'	82°47'54"	13.23'	S34° 53' 33"E
C26	89.19'	117.00'	43°40'31"	87.04'	N81° 52' 14"E
C27	100.26'	183.00'	31°23'21"	99.01'	S75° 43' 39"W
C28	64.10'	117.00'	31°23'21"	63.30'	S75° 43' 39"W
C29	139.50'	183.00'	43°40'31"	136.14'	N81° 52' 14"E
C30	14.45'	10.00'	82°47'54"	13.23'	S62° 18' 33"W
C31	4.89'	333.00'	0°50'32"	4.89'	N21° 19' 52"E
C32	103.92'	417.00'	14°16'41"	103.65'	S14° 36' 48"W
C33	16.76'	10.00'	96°03'08"	14.87'	S40° 33' 07"E
C34	16.77'	10.00'	96°04'38"	14.87'	S43° 23' 00"W
C35	103.73'	417.00'	14°15'11"	103.47'	S11° 46' 54"E
C36	104.50'	417.00'	14°21'28"	104.22'	S26° 05' 14"E
C37	121.04'	483.00'	14°21'28"	120.72'	S26° 05' 14"E
C38	127.38'	483.00'	15°06'39"	127.02'	S11° 21' 10"E
C39	15.97'	10.00'	91°29'17"	14.32'	N49° 32' 29"W
C40	111.32'	267.00'	23°53'21"	110.52'	S72° 46' 13"W
C41	13.92'	10.00'	79°44'02"	12.82'	S20° 57' 31"W
C42	109.89'	333.00'	18°54'30"	109.40'	N09° 27' 15"W

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at o'clock ____M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

Kristi Chlebowski
Dane County Register of Deeds

Certified _____, 20____



Department of Administration



Drafted by: MZIE
Checked by: ZDRE
FN: 240226
Date: 06/29/2026
Rev: _____
Rev: _____
Rev: _____

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SHEET
4 OF 4