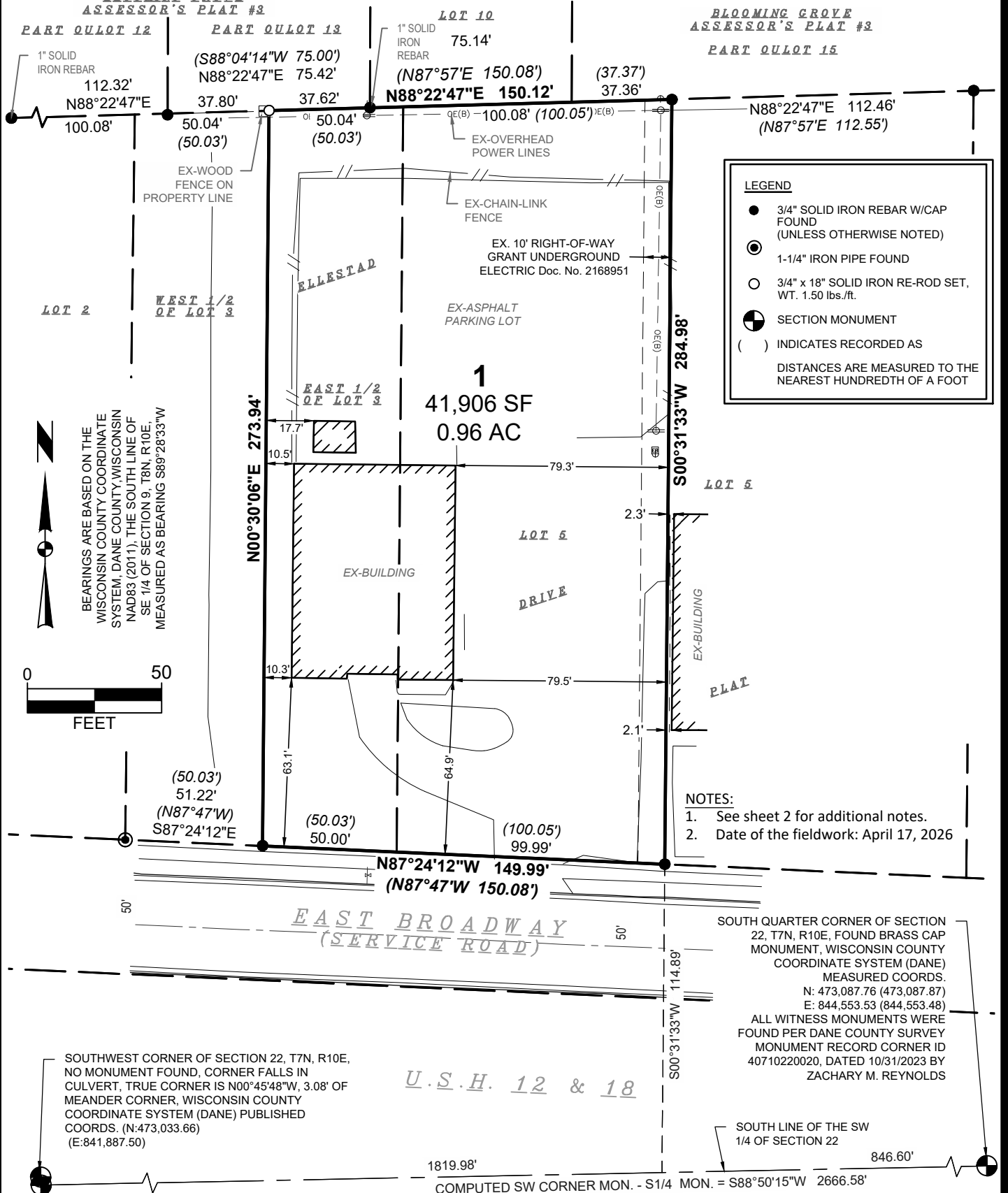


CERTIFIED SURVEY MAP No. _____

LOT 4 AND PART OF LOT 3, ELLESTAD DRIVE PLAT, AS RECORDED IN VOLUME 35 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 1231220, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**BLOOMING GROVE
ASSESSOR'S PLAT #3**

**BLOOMING GROVE
ASSESSOR'S PLAT #3**



LEGEND

- 3/4" SOLID IRON REBAR W/CAP FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" IRON PIPE FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊕ SECTION MONUMENT
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- NOTES:**
1. See sheet 2 for additional notes.
 2. Date of the fieldwork: April 17, 2026

SOUTH QUARTER CORNER OF SECTION 22, T7N, R10E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS.
 N: 473,087.76 (473,087.87)
 E: 844,553.53 (844,553.48)
 ALL WITNESS MONUMENTS WERE FOUND PER DANE COUNTY SURVEY MONUMENT RECORD CORNER ID 40710220020, DATED 10/31/2023 BY ZACHARY M. REYNOLDS

SOUTHWEST CORNER OF SECTION 22, T7N, R10E, NO MONUMENT FOUND, CORNER FALLS IN CULVERT, TRUE CORNER IS N00°45'48"W, 3.08' OF MEANDER CORNER, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. (N:473,033.66) (E:841,887.50)

MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 22, T7N, R10E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS.
 N: 473,030.58 (473,030.66)
 E: 841,887.54 (841,887.55)
 ALL WITNESS MONUMENTS WERE FOUND PER DANE COUNTY SURVEY MONUMENT RECORD CORNER ID 40710210000, DATED 04/30/2014 BY JAMES R. CAPPEART

TOTAL PLATTED AREA = 41,906 SQ. FT.
(0.9620 ACRES)

C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____



SURVEYED FOR:
 Badger Real Estate Development
 2702 Agriculture Drive
 Suite 102
 Madison, WI 53718

SURVEYED BY:
 Snyder & Associates, Inc.
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444
 www.snyder-associates.com

FN: 126.0516.30
DATE: 04-30-26
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

LOT 4 AND PART OF LOT 3, ELLESTAD DRIVE PLAT, AS RECORDED IN VOLUME 35 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 1231220, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, 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 4726 E. Broadway LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 4 and the east half of Lot 3, Ellestad Drive Plat, as recorded in Volume 35 of Plats, on page 1, as document number 1231220, Dane County Registry, and located in the Southeast Quarter of the Southwest Quarter of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 41,906 square feet or 0.9620 acres.

Dated this _____ day of _____, 2026

Signed: _____
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF MADISON COMMON COUNCIL RESOLUTION

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_____.

By: _____
Lydia A. McComas, City Clerk

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
(Name), Secretary 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

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____



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