

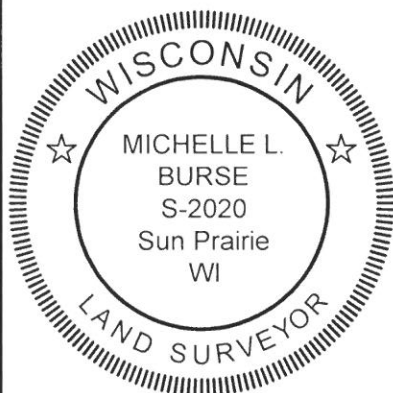
SHEET 1 OF 7

CERTIFIED SURVEY MAP No. _____

LOTS 1-18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT DETAILS



SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

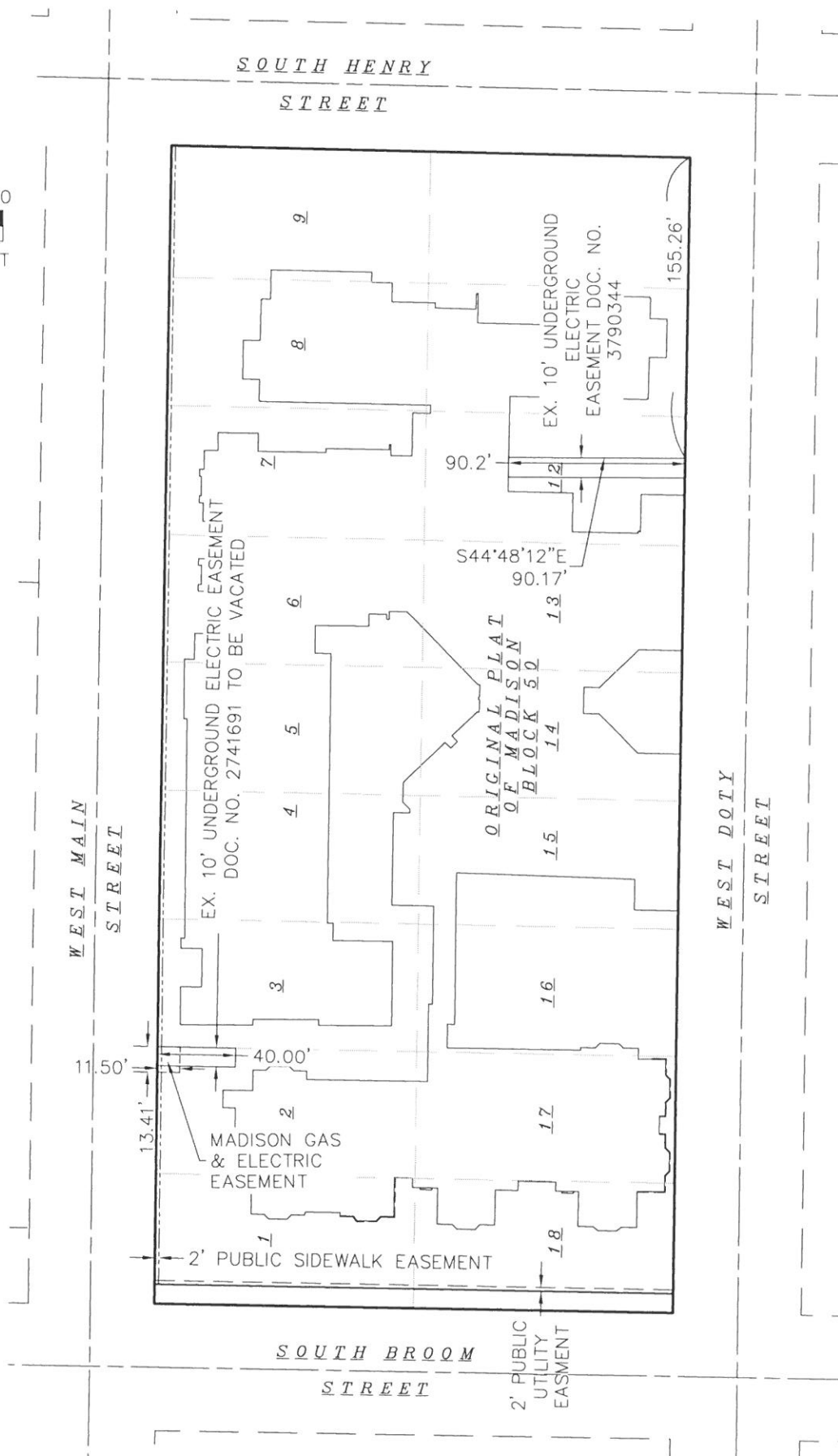
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 25, 2025

Plot View: CSM 2

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CERTIFIED SURVEY MAP No. _____

LOTS 1-18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS,
ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST
QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09
EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

● MAG NAIL FOUND

⊙ NAIL IN DRILL HOLE FOUND

○ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

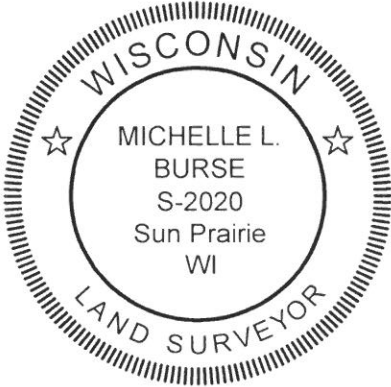
I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped All of Lots 1-18, Block 50, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Southeast and Northeast Quarters of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 00 minutes 55 seconds West along the west line of said Northeast Quarter, 1582.65 feet; thence South 89 degrees 59 minutes 05 seconds East, 461.58 feet to the Point of Beginning, also to the northeast right of way of South Broom Street, also to the southeast right of way of West Main Street; thence North 45 degrees 57 minutes 50 seconds East along said southeast right of way, 596.22 feet to the southwest right of way of South Henry Street; thence South 43 degrees 48 minutes 39 seconds East along said southwest right of way, 265.22 feet to the northwest right of way of West Doty Street; thence South 45 degrees 56 minutes 40 seconds West along said northwest right of way, 596.21 feet to the aforementioned northeast right of way; thence North 43 degrees 48 minutes 44 seconds West along said northeast right of way, 265.42 feet to the Point of Beginning, under the direction of Capitol Lakes, Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 202__.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020

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MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES ____

Date: August 24, 2025
Plot View: CSM 3

\\BSE2578\\2024\\dwg\\Survey\\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1-18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS,
ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST
QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09
EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Capitol Lakes, Inc., a 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 caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Capitol Lakes, Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Capitol Lakes, Inc. has caused these presents to be signed
by _____, its President on this _____ day of _____, 202__.

Capitol Lakes, Inc.

By: _____
President

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, _____, President of the above named Company to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____
My commission expires _____

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MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 4
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CERTIFIED SURVEY MAP No. _____

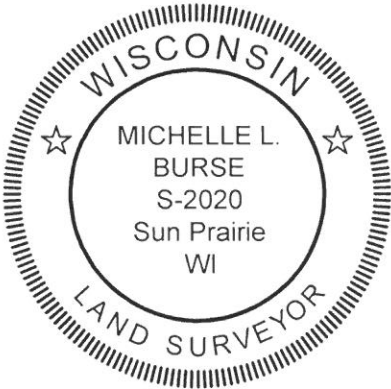
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EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 202__.

Steven R. Cover, Secretary Plan Commission.



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EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Santander Bank, N.A., a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said Santander Bank, N.A., has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20__.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

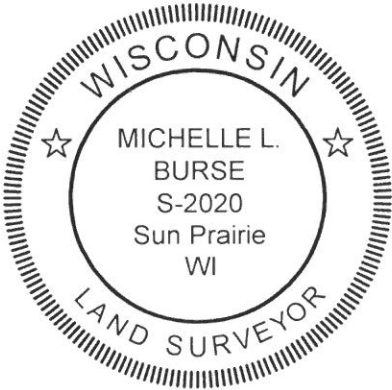
Personally came before me this ____ day of _____, 20__, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

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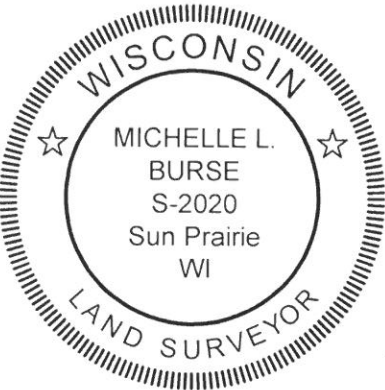
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EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved
by Enactment Number _____, File I.D. Number _____, adopted on the
_____ day of _____, 202__, 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 _____, 202__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin



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Professional Engineering, LLC

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 7

\\BSE2578\\2024\\dwg\\Survey\\BSE2578CSMv20.dwg

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds