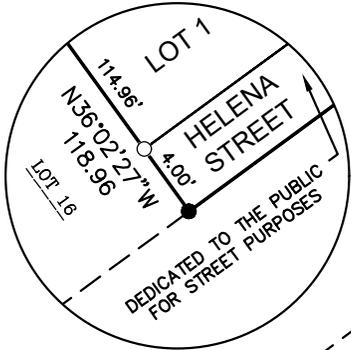


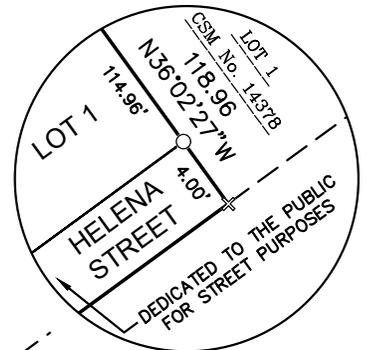
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

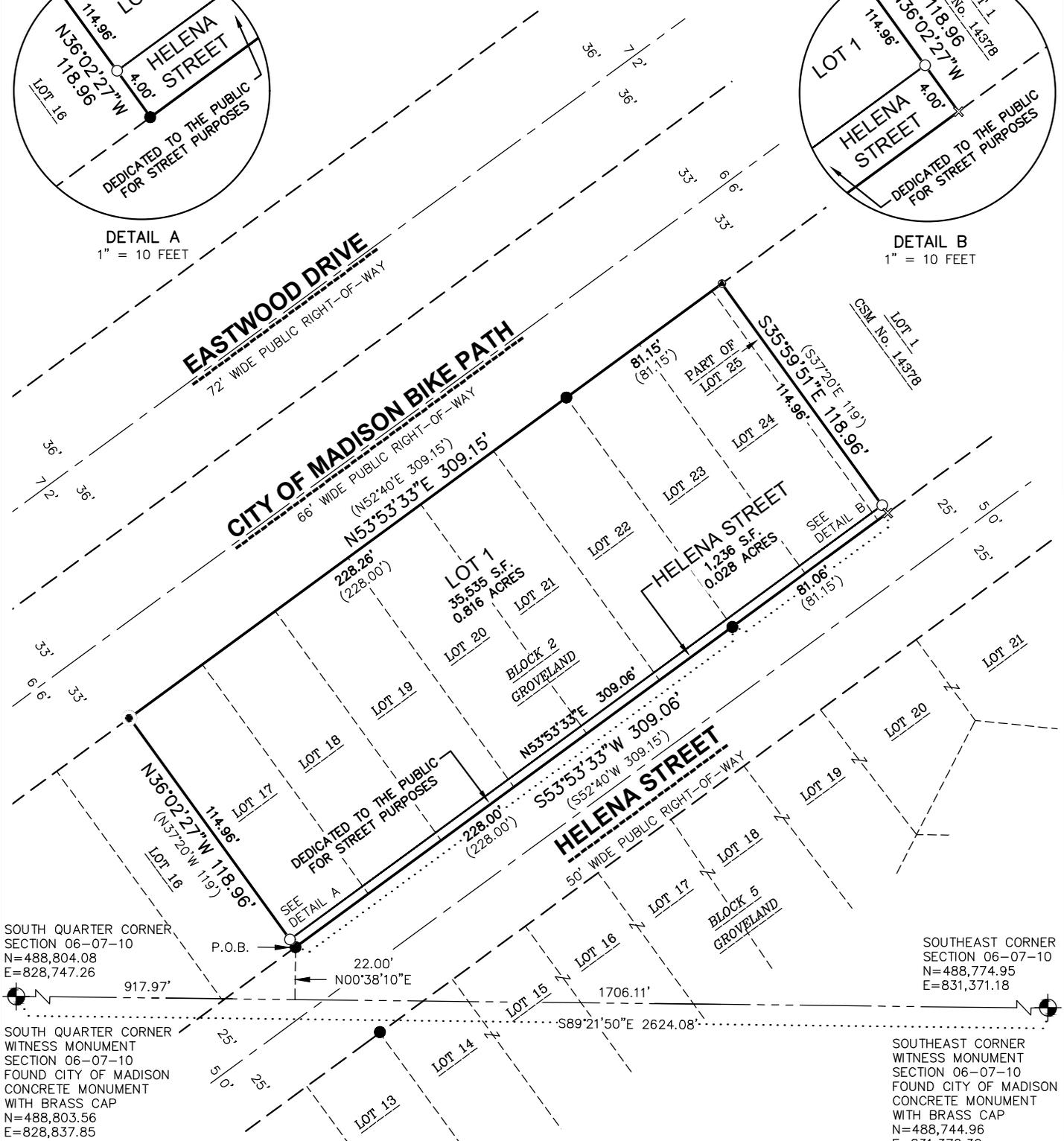
ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



DETAIL A
1" = 10 FEET



DETAIL B
1" = 10 FEET



SOUTH QUARTER CORNER SECTION 06-07-10
N=488,804.08
E=828,747.26

SOUTHEAST CORNER SECTION 06-07-10
N=488,774.95
E=831,371.18

SOUTH QUARTER CORNER WITNESS MONUMENT SECTION 06-07-10 FOUND CITY OF MADISON CONCRETE MONUMENT WITH BRASS CAP
N=488,803.56
E=828,837.85

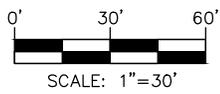
SOUTHEAST CORNER WITNESS MONUMENT SECTION 06-07-10 FOUND CITY OF MADISON CONCRETE MONUMENT WITH BRASS CAP
N=488,744.96
E=831,370.30

LEGEND

- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- CHISELED 'X' SET
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PROPERTY LINE

NOTES

1. FIELD WORK PERFORMED ON APRIL 10, JULY 10, 11 & 31, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE (NAV83 1997) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, RECORDED AS S89°21'50"E.
3. SEE SHEET 2 FOR EXISTING BUILDINGS, SHEET 3 FOR NEW AND EXISTING EASEMENTS.



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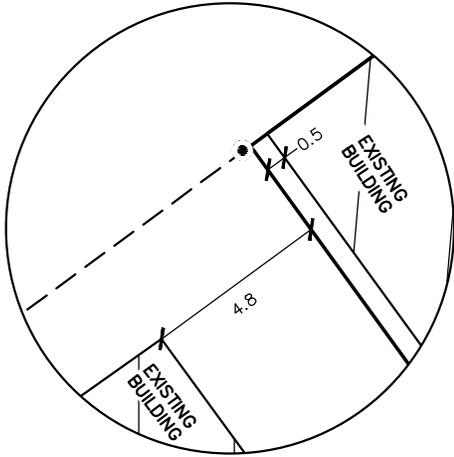
<p>SURVEYED BY:</p> <p>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p>SURVEYED FOR:</p> <p>HOVDE PROPERTIES 122 WEST WASH. AVE. MADISON, WI 53703</p>	<p>PROJECT NO: 24-14394</p> <p>FIELDBOOK/PG: -</p> <p>SHEET NO: 1 OF 7</p>	<p>SURVEYED BY: ZHG</p> <p>DRAWN BY: CMD</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>
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PRELIMINARY

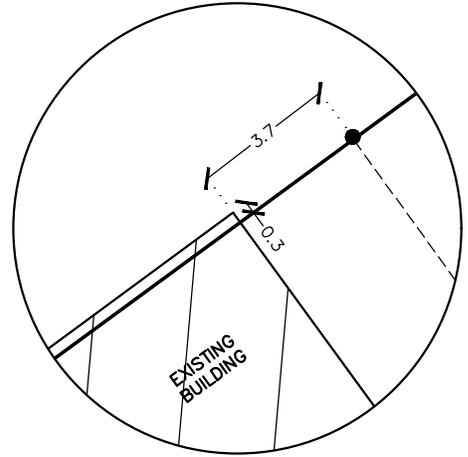
CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

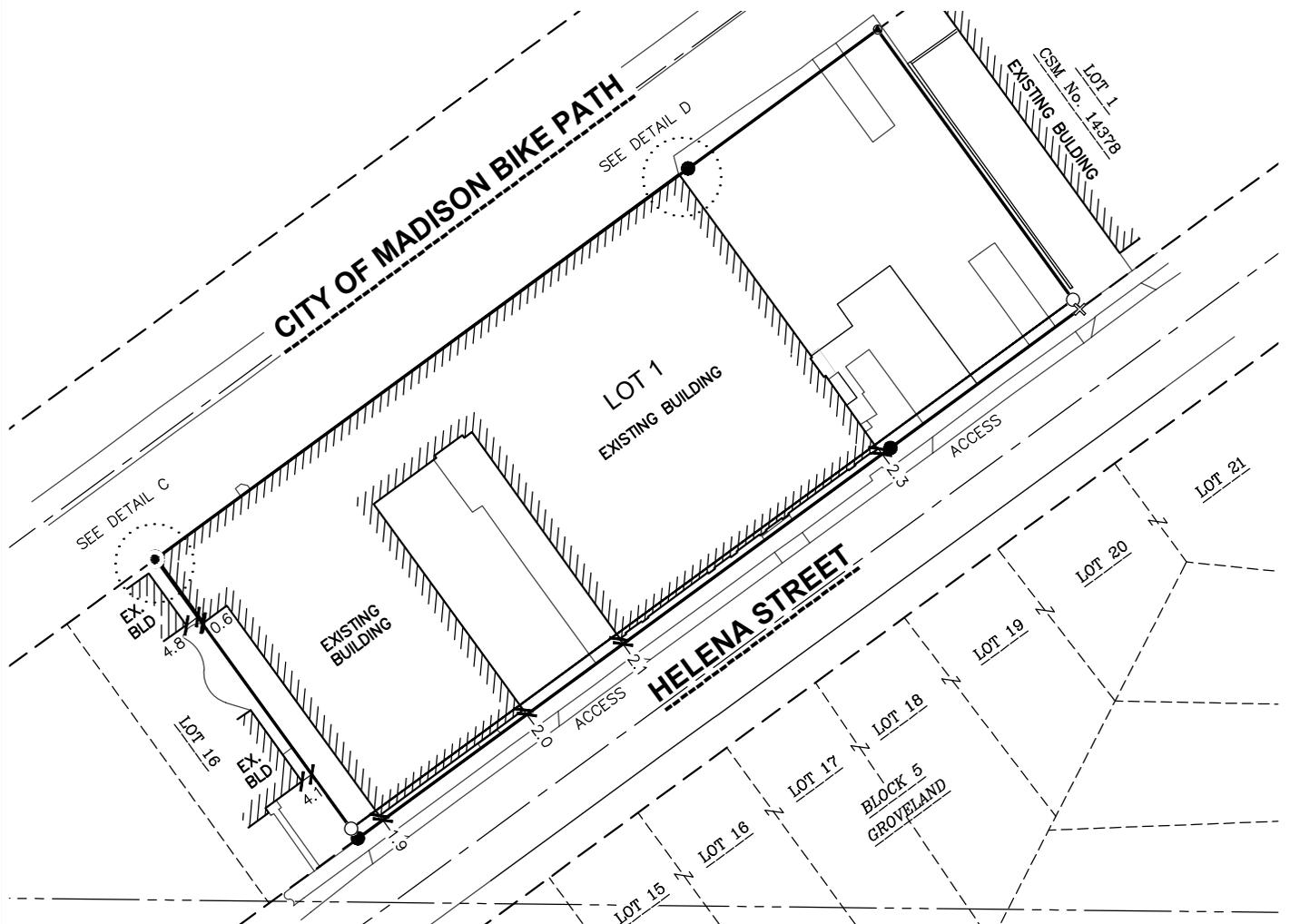
EXISTING IMPROVEMENTS



DETAIL C
1" = 10 FEET



DETAIL D
1" = 10 FEET

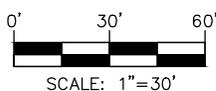


LEGEND

- PK/MAG NAIL FOUND
- CHISELED 'X' SET
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING

NOTES (CONTINUED)

4. BUILDINGS TO BE RAZED.



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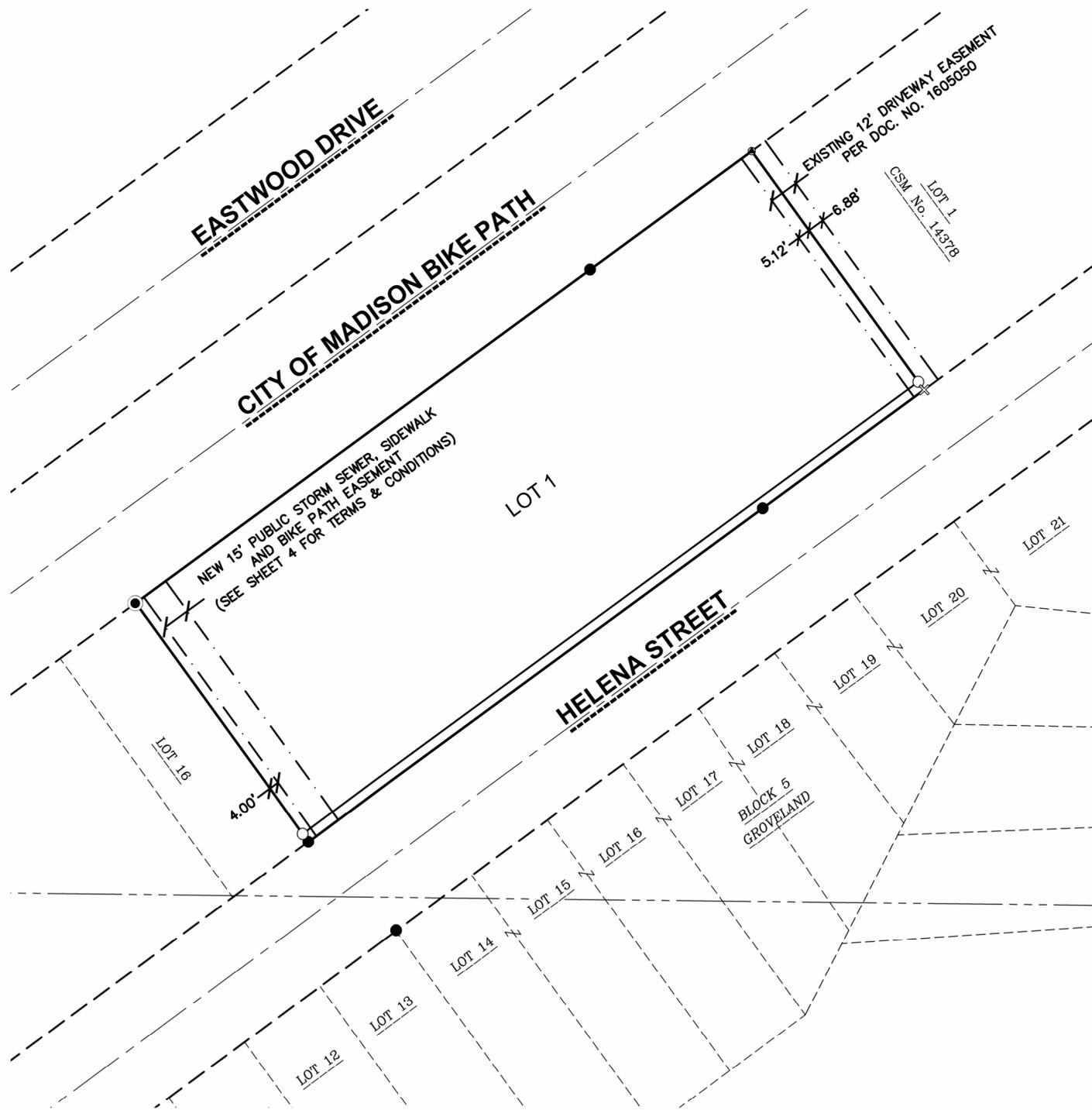
VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

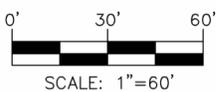
ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING & NEW EASEMENTS



LEGEND

- PK/MAG NAIL FOUND
- CHISELED 'X' SET
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE



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<p>SURVEYED BY:</p> <p>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p>SURVEYED FOR:</p> <p>HOVDE PROPERTIES 122 WEST WASH. AVE. MADISON, WI 53703</p>	<p>PROJECT NO: 24-14394</p> <p>FIELDBOOK/PG: -</p> <p>SHEET NO: 3 OF 7</p>	<p>SURVEYED BY: ZHG</p> <p>DRAWN BY: CMD</p>
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VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PUBLIC STORM SEWER EASEMENTS:

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 CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORMWATER MANAGEMENT AND PUBLIC UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT FACILITIES AND STORM SEWER FACILITIES 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: THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS, RETAINING WALL OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED 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, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER DRAINAGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

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 STORM SEWER FACILITIES 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.

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS

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 AND BIKE PATH 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 USE 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.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: HOVDE PROPERTIES 122 WEST WASH. AVE. MADISON, WI 53703	PROJECT NO: 24-14394	SURVEYED BY: ZHG
		FIELDBOOK/PG: -	DRAWN BY: CMD
		SHEET NO: 4 OF 7	

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

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 06, AFORESAID; THENCE S89°21'50"E, ALONG THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION, 888.87 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HELENA STREET;

THENCE N53°53'33"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 36.80 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 2, GROVELAND AND THE POINT OF BEGINNING;

THENCE N36°02'27"W ALONG THE WESTERLY LINE OF SAID LOT 16, 118.96 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF FORMER RAILROAD AND CURRENT CITY OF MADISON BIKE PATH;

THENCE N53°53'33"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 309.15 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 14378;

THENCE S35°59'51"E ALONG THE WEST LINE OF SAID LOT 1, 118.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HELENA STREET, AFORESAID.

THENCE S53°53'33"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 309.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 36,771 SQUARE FEET OR 0.844 ACRES INCLUDING RIGHT-OF-WAY AND 35,535 SQUARE FEET OR 0.816 ACRES EXCLUDING RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF HOVDE PROPERTIES, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



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		FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>CMD</u>	
SHEET NO: <u>5 OF 7</u>				C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO.

ALL OF LOTS 17-24 AND PART OF LOT 25, BLOCK 2, GROVELAND, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 41 AND 41A, AS DOCUMENT No. 352009, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

HELENA STREET, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WYOMING, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID HELENA STREET, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 2 DAY OF February, 2026.

HELENA STREET, LLC


Ethan Schwenker ~~Permanent~~ Authorized Representative

STATE OF Wisconsin SS
Dane COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 2nd DAY OF February, 2026, THE ABOVE NAMED Ethan Schwenker REPRESENTATIVES OF THE ABOVE NAMED Helena Street, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, DANE COUNTY, WISCONSIN

Permanent
MY COMMISSION EXPIRES

MICKEY N. CONRAD
Notary Public
State of Wisconsin



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.648.8669	SURVEYED FOR: HOVDE PROPERTIES 122 WEST WASH. AVE. MADISON, WI 53703	PROJECT NO: <u>24-14394</u>	SURVEYED BY: <u>ZHG</u>	VOL. _____ PAGE _____
		FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>CMD</u>	
SHEET NO: <u>6 OF 7</u>			C.S.M. NO. _____	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2026.

MATTEW WATCHER, SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT 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 McCOMAS, CITY CLERK
CITY OF MADISON

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 MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED BY:	SURVEYED FOR:	PROJECT NO:	SURVEYED BY:
		HOVDE	24-14394	ZHG
		PROPERTIES	FB/PG: -	DRAWN BY: CMD
		122 WEST WASH. AVE. MADISON, WI 53703	SHEET NO: 7 OF 7	

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK __M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____
REGISTER OF DEEDS