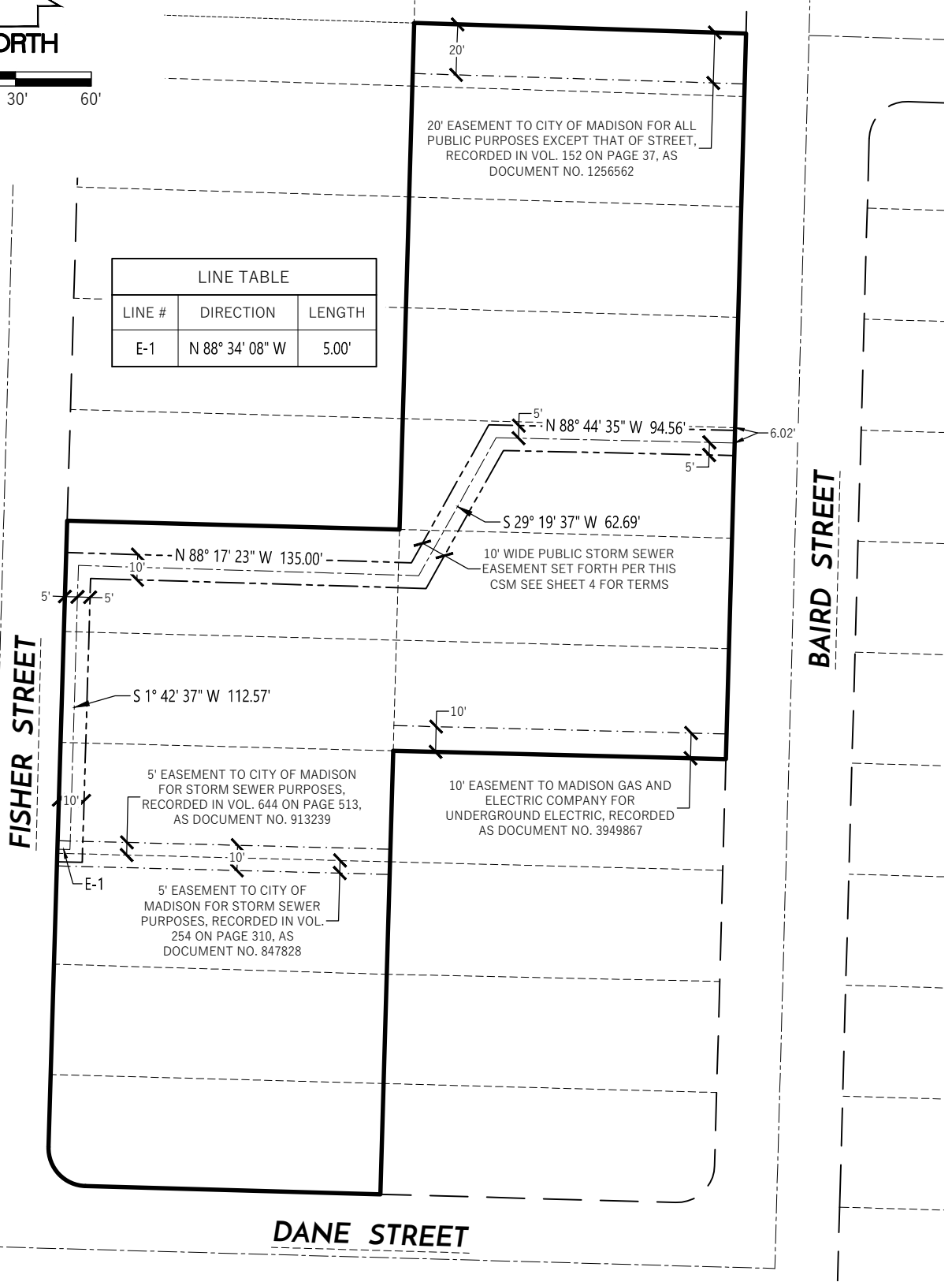
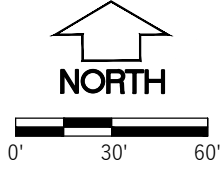


CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	N 88° 34' 08" W	5.00'

NOTES:

- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T7N, R9E, BEARS S 0° 10' 01" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGEND

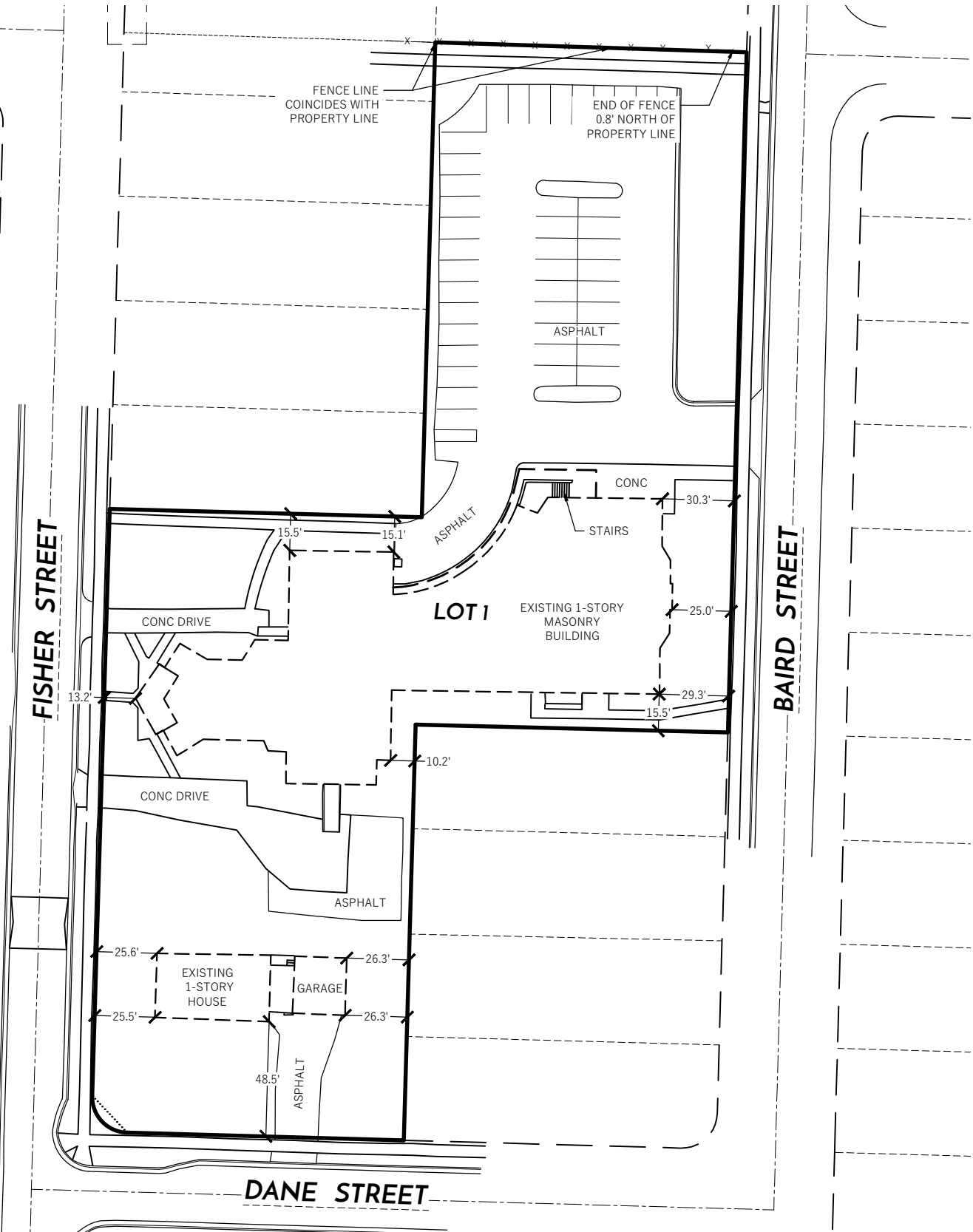
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT
- EASEMENT CREATED PER THIS CSM

File: W:\2026\261570_Strang - Mt. Zion Church - 2019 Fisher St. Madison\dwg\261570_CSM.dwg Layout: CSM 2 User: shearn Plotted: Apr 17, 2026 - 2:34pm

	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: DWIGHT E McDONALD MTZ BUILDING COMMITTEE 2019 FISHER STREET MOUNT HOREB, WI 53713	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 261570 SHEET NO: 2 of 7	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- BUILDING FOOTPRINT
- FENCE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

File: W:\2026\261570_Strang - Mt. Zion Church - 2019 Fisher St. Madison\dwg\261570_CSM.dwg Layout: CSM 3 User: shearn Plotted: Apr 17, 2026 -- 2:15pm

WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: DWIGHT E McDONALD MTZ BUILDING COMMITTEE 2019 FISHER STREET MOUNT HOREB, WI 53713	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 261570 SHEET NO: 3 of 7	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

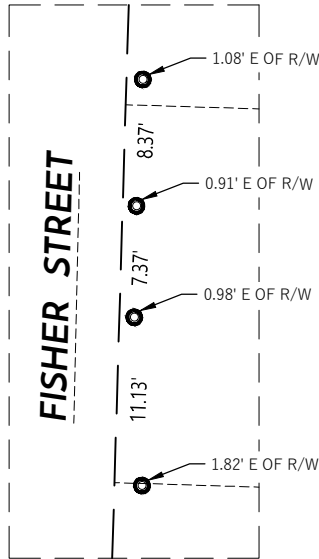
ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON FEBRUARY 18TH-20TH & 24TH, 2026.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T7N, R9E, BEARS S 0° 10' 01" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGEND

- 1-1/4" IRON PIPE FOUND
- RIGHT-OF-WAY LINE
- PLATTED LINE



DETAIL:
NOT TO SCALE

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	23.59'	15.00'	90° 05' 52"	N 43° 20' 19" W	21.23'	N 88° 23' 15" W	N 1° 42' 37" E

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 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 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: 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 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.

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PREPARED FOR:
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MTZ BUILDING COMMITTEE
2019 FISHER STREET
MOUNT HOREB, WI 53713

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 261570
SHEET NO: 4 of 7

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION - AS SURVEYED

A CONSOLIDATION OF LOTS 1-6, 12-16, AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, ALSO BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 35, THENCE, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00 DEGREES 10 MINUTES 01 SECOND WEST, 701.56 FEET; THENCE, SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, 617.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF FISHER STREET, ALSO BEING THE NORTHWEST CORNER OF AFORESAID LOT 16, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTH LINE OF SAID LOT 16, SOUTH 88 DEGREES 29 MINUTES 22 SECONDS EAST, 131.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, THE NORTHWEST CORNER OF AFORESAID LOT 5, AND THE SOUTH WEST CORNER OF AFORESAID LOT 4; THENCE, ALONG THE WEST LINE OF AFORESAID LOTS 1-4, NORTH 01 DEGREE 38 MINUTES 52 SECONDS EAST, 200.76 FEET TO A POINT ON THE CENTERLINE OF VACATED CENTER STREET; THENCE, ALONG SAID CENTERLINE, SOUTH 88 DEGREES 12 MINUTES 07 SECONDS EAST, 131.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BAIRD STREET; THENCE, ALONG SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF AFORESAID LOTS 1-6, SOUTH 01 DEGREE 35 MINUTES 16 SECONDS WEST, 287.70 FEET TO THE SOUTHEAST LINE OF SAID LOT 6; THENCE, ALONG THE SOUTH LINE OF SAID LOT 6, NORTH 88 DEGREES 33 MINUTES 20 SECONDS WEST, 131.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, THE SOUTHEAST CORNER OF AFORESAID LOT 15, AND THE NORTHEAST CORNER OF AFORESAID LOT 14; THENCE, ALONG THE EAST LINE OF AFORESAID LOTS 11-14, SOUTH 01 DEGREE 38 MINUTES 52 SECONDS WEST, 175.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF DANE STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11; THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 11, NORTH 88 DEGREES 23 MINUTES 15 SECONDS WEST, 117.11 FEET TO THE START OF A TANGENT CURVE; THENCE, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY, 23.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 43 DEGREES 20 MINUTES 19 SECONDS WEST, 21.23 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF FISHER STREET; THENCE, ALONG THE SAID EAST RIGHT-OF-WAY, ALSO BEING THE WEST LINE OF AFORESAID LOTS 11-16, NORTH 01 DEGREE 42 MINUTES 37 SECONDS EAST, 248.28 FEET BACK TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 72,690 SQUARE FEET OR 1.67 ACRES.

LEGAL DESCRIPTION - AS FURNISHED

PARCEL A:
LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15 AND 16 BLOCK 6, BRAM'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT PART OF THE SOUTH 1/2 OF VACATED CENTER STREET LYING BETWEEN THE EXTENSION NORTH OF THE EASTERLY AND WESTERLY LINES OF SAID LOT 1.

PARCEL B:
LOTS 11 AND 12, BLOCK 6, BRAM'S ADDITION IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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MTZ BUILDING COMMITTEE
2019 FISHER STREET
MOUNT HOREB, WI 53713

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 261570
SHEET NO: 5 of 7

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

MT. ZION BAPTIST CHURCH A/K/A MOUNT ZION BAPTIST CHURCH, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED

MANAGING MEMBER FOR MT. ZION BAPTIST CHURCH A/K/A MOUNT ZION BAPTIST CHURCH,
_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF DWIGHT McDONALD, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223 DATE _____
WISCONSIN PROFESSIONAL LAND SURVEYOR

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SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: MSM
APPROVED BY: ZMR

PROJECT NO: 261570
SHEET NO: 6 of 7

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-6, 12-16 AND PART OF LOT 11, BLOCK 6, AND PART OF VACATED CENTER STREET, BRAM'S ADDITION, RECORDED IN VOLUME 4 OF PLATS ON PAGE 28 AS DOCUMENT NO. 289665, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2026.
DATED THIS _____ DAY OF _____, 2026.

LYDIA McCOMAS, CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

NATALIE ERDMAN, SECRETARY OF THE PLAN COMMISSION

DATE:

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) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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APPROVED BY: ZMR

PROJECT NO: 261570
SHEET NO: 7 of 7