

CERTIFIED SURVEY MAP

Located in:
Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin

LEGEND

- IRON PIPE FOUND (1.25" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

Notes:

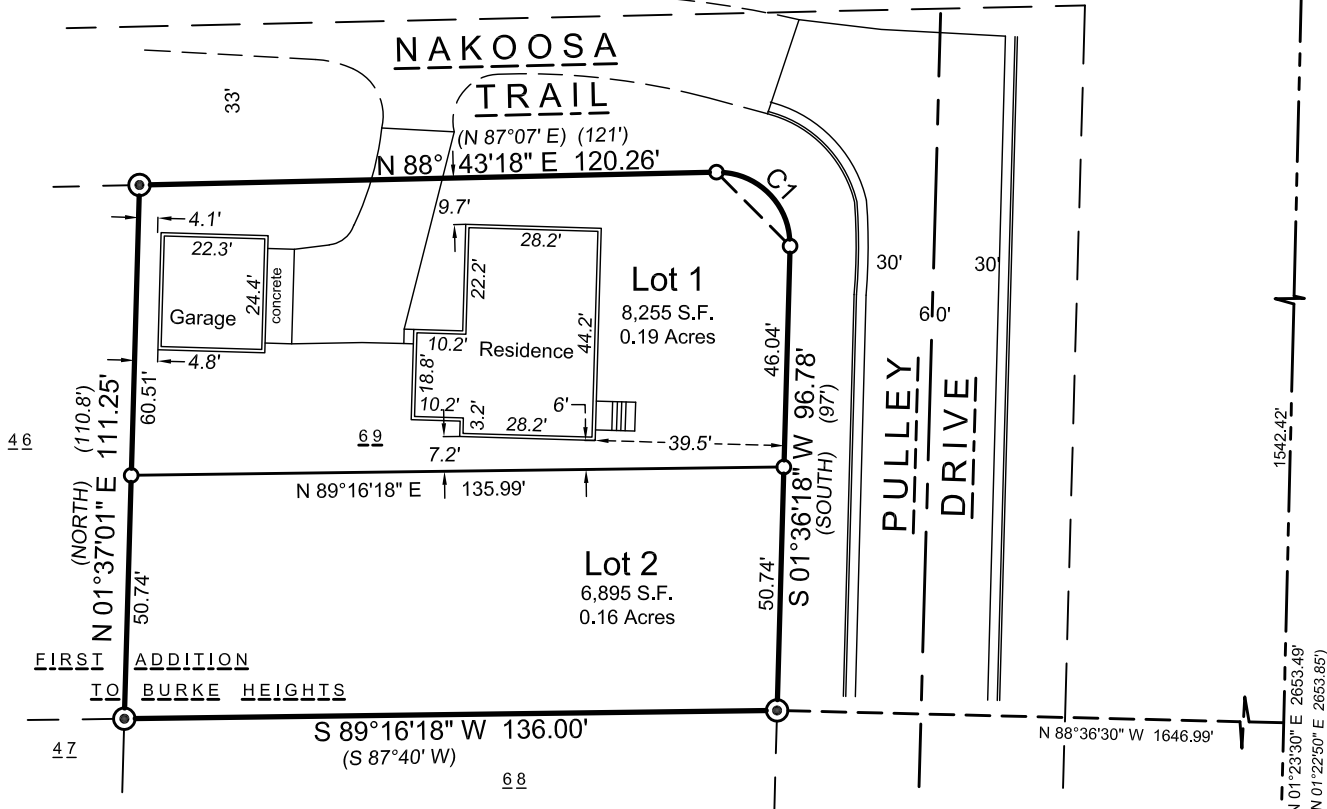
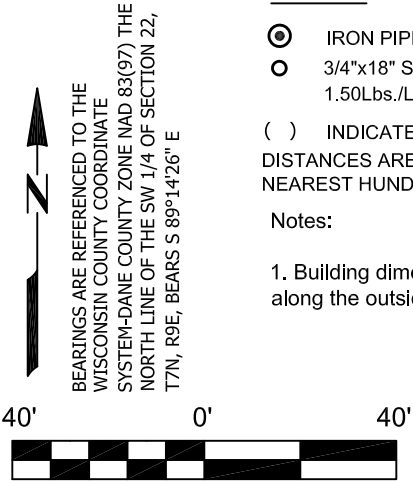
1. Building dimensions and associated offset distances were measured along the outside of the stone siding.

Center of Section 34,
T8N, R10E
Found Brass capped
Monument
N:497146.814' (497146.900')
E:844698.167' (844697.990')

NOTE: all PLSS witness
monuments were found
and verified. A-E
7.08(1)(c)

This C.S.M. Contains
15,150 S.F.
0.35 Acres

Curve 1
Arc Length=24.32'
Radius=15.00'
Delta Angle=92°53'00"
Chord=S 44°50'12" E 21.74'



All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision

South $\frac{1}{4}$ Corner of Section 34,
T8N, R10E
Found 1.25" Solid Iron Rod
N:494494.100' (494493.82')
E:844633.725' (844634.05')

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
THE WERTH COMPANY LLC
1210 TROY DRIVE
MADISON, WI 53704

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

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Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Greg Werth, Authorized member of the Werth Company, LLC, owner of said land, I have surveyed, divided, and mapped the following parcel of land:

Legal description:

Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ of said Section 34, thence N 01°23'30" E, along the North-South $\frac{1}{4}$ Section line, 1111.07 feet; thence N 88°36'30" W, along a random line, 1646.99 feet to the Southeast platted boundary corner of said Lot 69, First Addition to Burke Heights, said point also the point of beginning of this description; thence S 89°16'18" W, along the southerly platted boundary line of said Lot 69, 136.00 feet; thence N 01°37'01" E, along the westerly platted boundary line of said Lot 69, 111.25 feet; thence N 88°43'18" E, along the northerly platted boundary line of said Lot 69, said line also being the southerly right-of-way line of Nakoosa Trail, 120.26 feet to a point of curvature; thence 25.32 feet along said boundary line and right-of-way line along an arc as it transitions to Pulley Drive, of a 15 foot radius curve to the right, with a chord of S 44°50'12" E, 21.74 feet, and a delta angle of 92°53'00"; thence S 01°36'18" W, along the easterly platted boundary line of said Lot 69 and westerly right-of-way line of Pulley Drive, 96.78 feet to the point of beginning.

This description contains an area of 15,150 Square Feet or 0,35 Acres

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 , 2026.

Paul A. Spetz, S 2525

CORPORATE OWNERS CERTIFICATE:

GREG WERTH, OF THE WERTH COMPANY LLC , A LLC DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID LLC 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 GREG WERTH, OF THE WERTH COMPANY LLC, HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS REPRESENTATIVES THIS DAY OF 2026.

By: _____
Greg Werth, of The Werth Company LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2026, the above named Greg Werth, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

Notary Public, State of Wisconsin

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VOLUME	PAGE
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CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 2026, and that said resolution 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, Clerk of the City of Madison
Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Matthew Wachter, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2026, at _____ o'clock _____ m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____