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CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE1/4 OF SECTION 32 MEASURED AS BEARING S88°47'10"E.

GRAPHIC SCALE: 1" = 60'



0 30 60 120

SURVEY LEGEND

- FOUND 1 1/4" \varnothing IRON ROD
- FOUND 3/4" \varnothing IRON ROD
- FOUND 1" \varnothing IRON PIPE
- ⊗ SET 3/4" X 18" SOLID IRON RE-ROD MIN. WT. 1.50 LBS./FT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;
SHEET 4 FOR EASEMENTS

PART OF OUTLOT 56
BURKE ASSESSOR'S
PLAT NO. 1

LOT 1
BLOCK 6 - BRIGHAM'S
FAIR OAKS ADDITION

POWERS
AVENUE
R/W = 60'

LOT 17
WEST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

LOT 16
EAST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

BURKE AVENUE

R/W = 66'

(EAST)
S89°17'27"E 294.01'
77.85' (77.9') 216.16' (216')

PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

LOT 1
73,316 SF.
1.683 AC.

PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

PART OF OUTLOT 56
BURKE ASSESSOR'S
PLAT NO. 1

N07°06'44"W 268.64'
(N07°30"W)

S89°44'49"W 39.87'
(WEST 40')

N07°07'26"W 131.62'
(132') 130.84' (132')

S00°59'13"W 266.24'
(SOUTH 266.4')

S00°56'45"W 266.77'
(SOUTH 266.4')

(216') 216.35'
N89°08'56"W 256.35'
(WEST)

COMMERCIAL AVENUE / STH 30

160'
TO REF
LINE

160'
TO REF
LINE

09 Jul 2025 - 9:50a M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - CSM.dwg by: kpap

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Job #: 250346
Date: 07/09/2025
Rev:
Drafted By: KPAP
Checked By: SCHU

SURVEYED FOR:
DUPLICITY, LLC
3300 COMMERCIAL AVE
MADISON, WI 53714

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 7

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PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE1/4 OF SECTION 32 MEASURED AS BEARING S88°47'10"E.

SECTION TIE DETAIL
(NOT TO SCALE)

BURKE AVENUE

(EAST) R/W = 66'

S89°17'27"E 294.01'

LOT 1

N07°06'44"W 268.64'
(N07°30"W)

S00°56'45"W 266.77'
(SOUTH 266.4')

N89°08'56"W 256.35'
(WEST)

COMMERCIAL AVENUE / STH 30

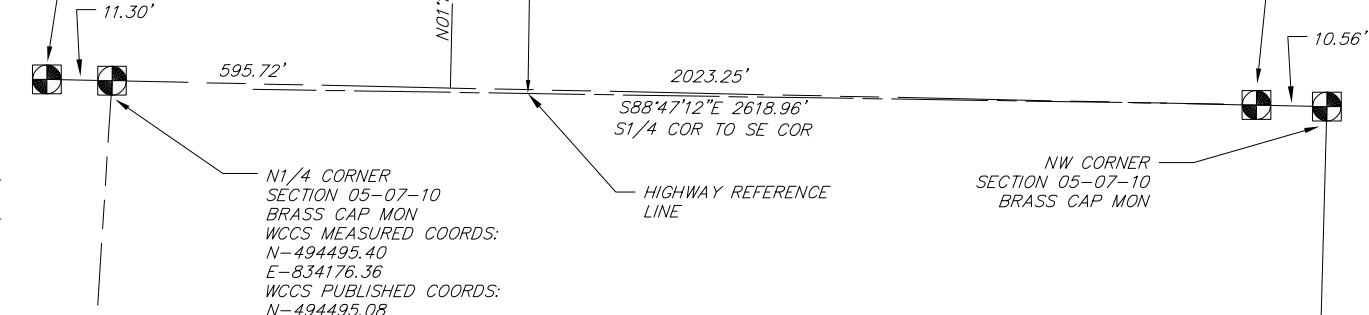
SE CORNER
SECTION 32-08-10
BRASS CAP MON
WCCS MEASURED COORDS:
N-494439.90
E-836783.59
WCCS PUBLISHED COORDS:
N-494439.92
E-836783.41

S1/4 CORNER
SECTION 32-08-10
BRASS CAP MON
WCCS MEASURED COORDS:
N-494495.36
E-834165.21
WCCS PUBLISHED COORDS:
N-494495.40
E-834165.13

N1/4 CORNER
SECTION 05-07-10
BRASS CAP MON
WCCS MEASURED COORDS:
N-494495.40
E-834176.36
WCCS PUBLISHED COORDS:
N-494495.08
E-834176.37

NW CORNER
SECTION 05-07-10
BRASS CAP MON

HIGHWAY REFERENCE LINE



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MADISON, WI 53714

C.S.M. No. _____
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Vol. _____ Page _____

SHEET
2 OF 7

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CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

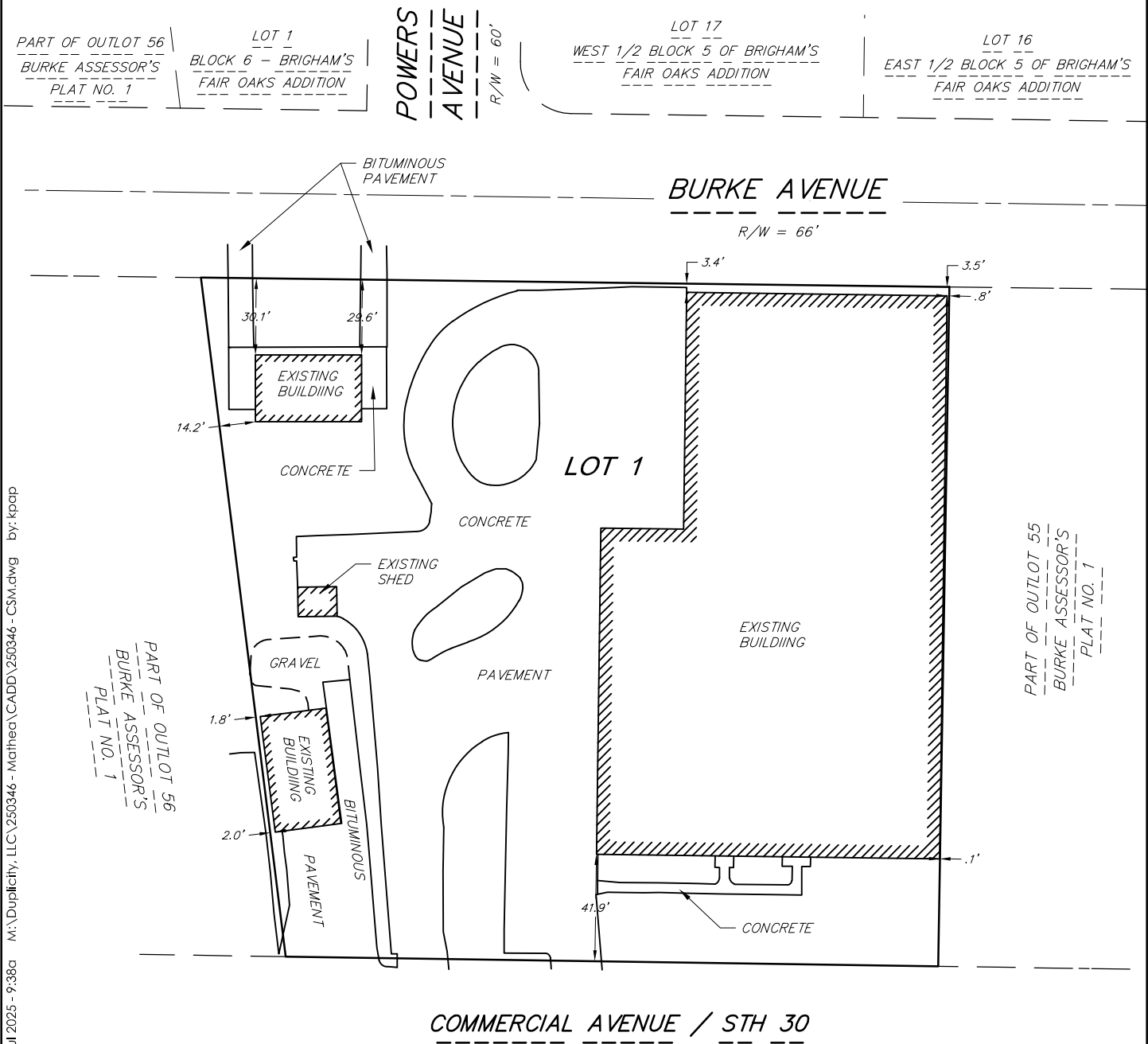


GRAPHIC SCALE: 1" = 60'



0 30 60 120

EXISTING SITE DETAIL

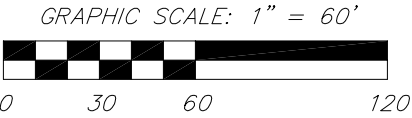


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CERTIFIED SURVEY MAP No. _____

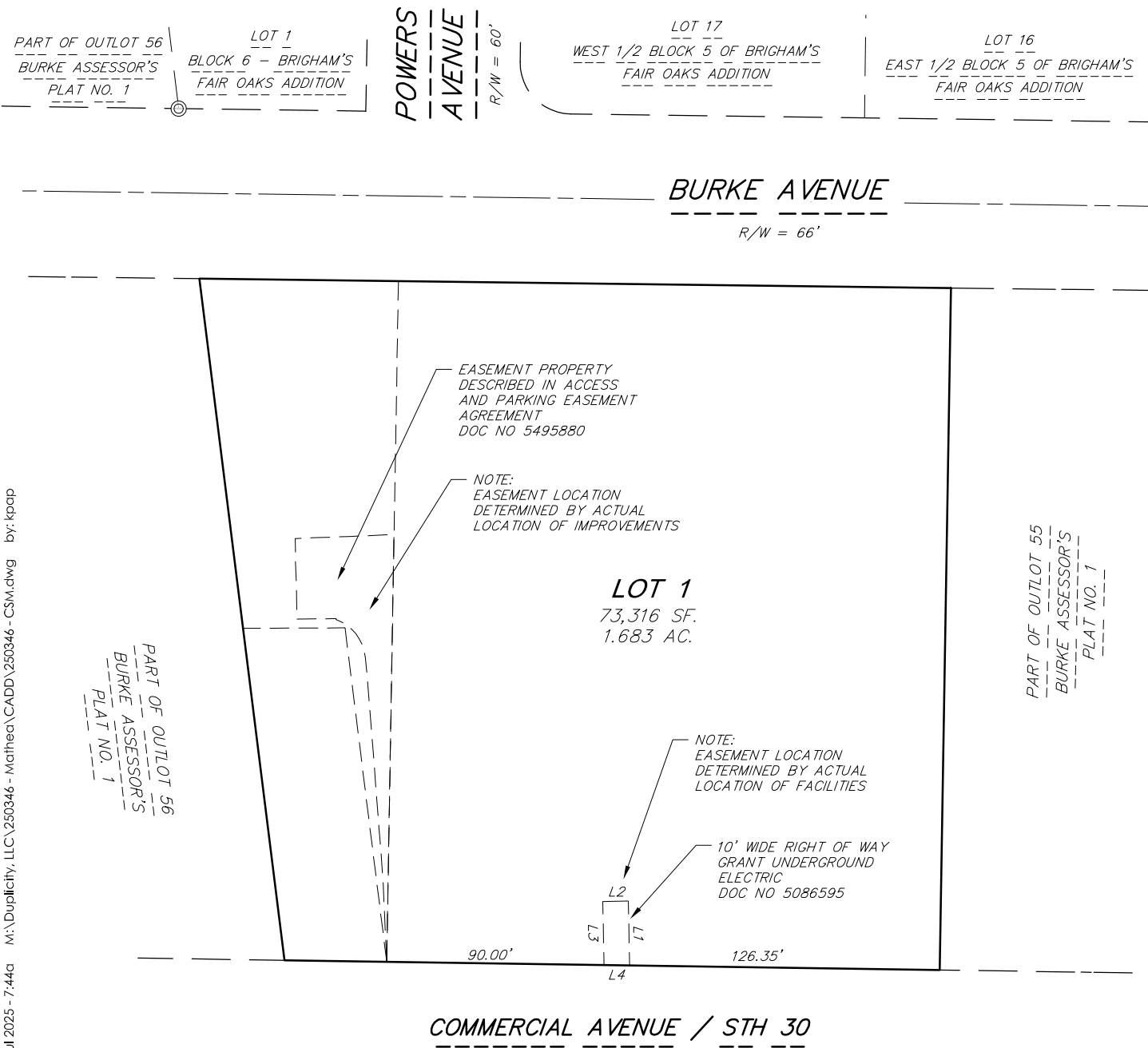
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°59'39"W	25.16'
L2	S89°00'21"W	10.00'
L3	S00°59'39"E	24.83'
L4	S89°08'56"E	10.00'

EASEMENTS



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CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 55, BURKE ASSESSOR’S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: JULY 9, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Part of Outlot 55, Burke Assessor’s Plat No. 1, recorded in Volume 9 of Plats on Pages 15–21 as Document No. 593673, Dane County Registry, located in the SW1/4 of the SE1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows; Commencing at the south quarter corner of said Section 32; thence S88°47’12”E, 595.72 feet along the south line of said SE1/4; thence N01°12’48”E, 157.68 feet to a point on the north right–of–way line of Commercial Avenue and point of beginning; thence N07°06’44”W, 268.64 feet to a point on the south right–of–way line of Burke Avenue; thence S89°17’27”E, 294.01 feet along said south right–of–way line; thence S00°56’45”W, 266.77 feet to a point on said north right–of–way line of Commercial Avenue; thence N89°08’56”W, 256.35 feet along said north right–of–way line to the point of beginning.

Contains 73,316 square feet (1.683 acres).

MADISON PLAN COMMISSION CERTIFICATE:

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

By: Matthew Wachter, Secretary
City of Madison Plan Commission

Date:

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES–_____, File ID 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____.

Michael Haasl, Acting City Clerk, City of Madison

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DUPLICITY, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

DUPLICITY, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202__, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires:

MATHEA, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

MATHEA, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202__, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires:



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PART OF OUTLOT 55, BURKE ASSESSOR’S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

ADARION, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

ADARION, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds