#### 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. SURVEY LEGEND FOUND 1 1/4" Ø IRON ROD FOUND 3/4" Ø IRON ROD FOUND 1" Ø IRON PIPE 0 BEARINGS ARE REFERENCED TO THE WSCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SET/4 OF SECTION 32 MEASURED AS BEARING S88'47'10"E. SET 3/4" X 18" SOLID IRON RE-ROD Ø MIN. WT. 1.50 LBS./FT. INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT GRAPHIC SCALE: 1" = 60' 30 60 120 NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL; SHEET 4 FOR EASEMENTS LOT 17 LOT 1 BLOCK 6 — BRIGHAM'S PART OF OUTLOT 56 LOT 16 WEST 1/2 BLOCK 5 OF BRIGHAM'S EAST 1/2 BLOCK 5 OF BRIGHAM'S FAIR OAKS ADDITION BURKE ASSESSOR'S FAIR OAKS ADDITION FAIR OAKS ADDITION PLAT NO. 1 BURKE AVENUE R/W = 66'<sup>(EAST)</sup> S89°17'27"E 294.01' 77.85' (77.9') 216.16 (216') (137.35<sup>°</sup>) 137.80<sup>°</sup> PART OF OUTLOT 55 BURKE ASSESSOR'S N07°06°44″W • PLAT NO. 1 by: kpap PART OF OUTLOT 55 BURKE ASSESSOR'S PLAT NO. 1 S00°56'45"W 266.77 S00'59'13"W 266.24' (SOUTH 266.4') M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - CSM.dwg LOT 1 (SOUTH 266.4") 73,316 SF. 1.683 AC. y 268.64° 39.87' (WEST 40') NO7'07'26"W 131.62' (132') 130.84 |150.24 40.00' 09 Jul 2025 - 9:50a N89°08'56"W 256.35" 160' 70 REF LINE 160' TO REF LINE COMMERCIAL AVENUE / STH 30 SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL Job #.: 250346 C.S.M. No. Date: 07/09/2025 SHEET vierbicher A VE Doc. No. MADISON, WI 53714 1 OF 7 planners | engineers | advisors Drafted By: KPAP Page

# 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 MISCONSIN 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 $\frac{-}{R/W} = 66'$ (EAST) S89°17'27"E 294.01' N07.06,44, SOO"56"45"W 266.. (SOUTH 266.4") LOT 1 Ĭ, 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 by: kpap M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - CSM.dwg N89°08'56"W 256.35' 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 (WEST) 157.68 COMMERCIAL AVENUE / STH 30 160 NO1.12'48"E 11.30 10.56 595.72° 2023.25 S88\*47'12"E 2618.96' S1/4 COR TO SE COR NW CORNER SECTION 05-07-10 BRASS CAP MON N1/4 CORNER SECTION 05-07-10 BRASS CAP MON WCCS MEASURED COORDS: N-494495.08 E-834176.36 WCCS PUBLISHED COORDS: N-494495.08 E-834176.37

vierbicher planners | engineers | advisors

09 Jul 2025 - 7:43a



Job #.: 250346 Date: 07/09/2025

Drafted By: KPAP

Checked By: SCHU

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

- HIGHWAY REFERENCE

C.S.M. No. Doc. No.

Page,

SHEET 2 OF 7

## 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' 30 60 120 EXISTING SITE DETAIL LOT 1 BLOCK 6 — BRIGHAM'S LOT 16 PART OF OUTLOT 56 WEST 1/2 BLOCK 5 OF BRIGHAM'S EAST 1/2 BLOCK 5 OF BRIGHAM'S FAIR OAKS ADDITION BURKE ASSESSOR'S FAIR OAKS ADDITION FAIR OAKS ADDITION PLAT NO. 1 BURKE AVENUE R/W = 66'OT 1 EXISTING BUILDIING \_\_ *3.4* ′ - 3.5' EXISTING BUILDIING 14.2 LOT 1 CONCRETE M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - CSM.dwg by: kpap PART OF OUTLOT 55 BURKE ASSESSOR'S PLAT NO. 1 CONCRETE **EXISTING** SHED PART OF OUTLOT 56 BURKE ASSESSOR'S PLAT NO. 1 GRA VEL PAVEMENT EXISTING BUILDIING CONCRETE 09 Jul 2025 - 9:38a COMMERCIAL AVENUE / STH 30 <u>SURVEYED FOR:</u> DUPLICITY, LLC 3300 COMMERCIAL / MADISON, WI 53714 Job #.: 250346 C.S.M. No. Date: 07/09/2025

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Drafted By: KPAP

Doc. No.

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SHEET

3 OF 7

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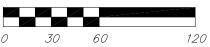
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### CERTIFIED SURVEY MAP No.

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'



#### LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	NO0°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**

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

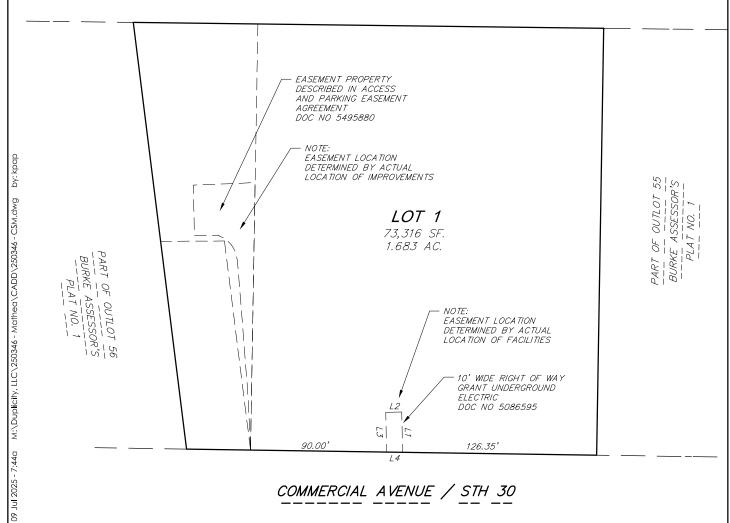
LOT 1 BLOCK 6 — BRIGHAM'S FAIR OAKS ADDITION

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



### COMMERCIAL AVENUE / STH 30

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Job #.: 250346 Date: 07/09/2025

Drafted By: KPAP

<u>SURVEYED FOR:</u> DUPLICITY, LLC 3300 COMMERCIAL / MADISON, WI 53714 A VE

C.S.M. No.\_ Doc. No. Page,

SHEET 4 OF 7

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SWI/4 OF THE SEI/4 OF SECTION 32, TBN, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.  SURVEYOR'S CERTIFICATE:  1, 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 INTERPRETATE.  10, 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 exterior boundaries and division of the land surveyed.  11, Vivided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division at the land surveyed.  12, Vivided and mapped the land Surveyor S—2568  13, Vivided and mapped the Assessor's Plat No. 1, recorded in Valume 9 of Plats on Pages 15—21 as Decument No. 593673, Dane County, Registry, located in the SWI/4 of the SEI/4 of Section 32, TBN, RTDE, City of Madison, Dane County, Wisconsin, described as follows; Commercing at the south purpers corner of said Section 32; thence S8847177E, 595.77 teet along the south line of Commercial Varence and point of beginning; thence NOT0844W, 286.87 feet to a point on the south right—of—way line of Commercial Varence and point of beginning; thence NOT0844W, 286.87 feet to a point on the south right—of—way line to the point of beginning. Contains 73,316 square feet (1.683 acres).  14, VIVI 11, VIVI 12, V	CERTIFIED CURVEY MAD No
SECTION 32, TBN, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.  SURE FOR'S CERTIFICATE.  I, Now'n L. F.pape, Professional Lond Surveyor 5–2568, do hardy certify that this survey is in full compilance 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 between, I have representation of the exterior boundaries and division of the land surveyed.  Cates: ABLY 9, 2025  Signed:  DRAFT  Kevin J. Pape, Professional Land Surveyor 5–2568  DESCRIPTION.  Part of Outlot 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15–21 as Document No. 193573, Dane County Wisconsin, described as follows: Commercing of the south Paper of County Wisconsin, described as follows: Commercing of the south guarter corner of soid Section 32, thence 50947/12°E, 595.72 feet olong the south line of soid SET/4; Innered Not1248°E, 157.68 feet to a point on the morth high-of-way line of Commercial Evenue and point of beginning; thence NO70644°W, 268.64 feet to a point on the south right of way line of Burke Hences 5005645°W, 266.77 feet to a point on soid north right—of-way line of Commercial Evenue, thence 5007645°W, 266.77 feet to a point on soid north right—of-way line of Commercial Evenue, thence 5007645°W, 266.77 feet to a point on soid north right—of-way line of Commercial Evenue, thence 5007645°W, 266.77 feet to a point of beginning.  Cantolins 73,316 square feet (1.683 acros).  MADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Madison Was hereby approved by Enactment Number RES—  File 10 humber — , Adopted on theday of, 262, 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.	CERTIFIED SURVEY MAP No
SURVEYOR'S CERTIFICATE.  I, Kevin J. Papa, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconski Statutes and the Subdivision Regulations of the payroyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the waterior boundaries and division of the land surveyed.  Gote: JULY 9, 2025  Signed:   DRAFT  Kewin J. Papa, Professional Land Surveyor S-2568  DESCRIPTION:  Part of Outlet 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15-21 as a correctly dimensional to the waterior boundaries and division of the kind surveyed.  DESCRIPTION:  Part of Outlet 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15-21 as a cocument No. 393673, Dane County Registry, to colded in the SWIY of the SET/4 of Section 32, TBN, WITC. City of Medison, Dane County, Misconsin, described as follows; Commencing at the south spot of control of the County of the SET/4 of Section 32, TBN, WITC. City of Medison, Dane Section 32, TBN, WITC. City of Medison for Outlet No. 393673, Tank the point of the point of cold county of county of the City of Medison for the south reprinciple venue, there is 80756487, 286.77 feet to a point as the nath right-of-way line of Commercial venue, there is 80756487, 286.77 feet to a point as said morth right-of-way line to the point of county of Medison Plan Commission.  September RES— In the Secretary of the City of Medison Plan Commission.  Date:  Matthew Wachter, Secretary City of Madison Plan Commission  City of Medison Plan Commission  City of Medi	PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF
I, Kusin J, Fapa, Professional Land Surveyor 5–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Opera State 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, Papa, Professional Land Surveyor S-2568  DESCRIPTION:  Part of Outof 55, Burke Assessor's Plat No. 1, recorded in Valume 9 of Plats on Pages 15–21 as Discussed to State 1, 2007, and Surveyor S-2568  DESCRIPTION:  Part of Outof 55, Burke Assessor's Plat No. 1, recorded in Valume 9 of Plats on Pages 15–21 as Discussed to State 1, 2007, and County Registry, located in the SWI/4 of the SEI/4 of Section 32, 18N, PROS. City of Medison, Dave County, Wisconsin, described as follows; Commercing at the south interpretation of the SWI/4 plane of Commercial and SWI/4 plane of SWI-4 plane County, Wisconsin, described as follows; Commercing at the SwI plane corner of said Section 32, 18N, PROS. City of Medison, Dave County, Wisconsin, described as follows; Commercing at the SwI plane corner of said Section 32, 18N, PROS. City of Medison Plan Commission.  Description of Switz Section 32, 18N, PROS. Commercial Avenue, Theore S075°65N, 266.37 feet to a point on said north right—of—way line to the point of Segining.  Contains 73,316 square feet (1,683 acres).  Date:	SECTION 32, TON, KIDE, CITT OF WADISON, DANE COUNTY, WISCONSIN.
I, Kusin J, Fapa, Professional Land Surveyor 5–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Opera State 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, Papa, Professional Land Surveyor S-2568  DESCRIPTION:  Part of Outof 55, Burke Assessor's Plat No. 1, recorded in Valume 9 of Plats on Pages 15–21 as Discussed to State 1, 2007, and Surveyor S-2568  DESCRIPTION:  Part of Outof 55, Burke Assessor's Plat No. 1, recorded in Valume 9 of Plats on Pages 15–21 as Discussed to State 1, 2007, and County Registry, located in the SWI/4 of the SEI/4 of Section 32, 18N, PROS. City of Medison, Dave County, Wisconsin, described as follows; Commercing at the south interpretation of the SWI/4 plane of Commercial and SWI/4 plane of SWI-4 plane County, Wisconsin, described as follows; Commercing at the SwI plane corner of said Section 32, 18N, PROS. City of Medison, Dave County, Wisconsin, described as follows; Commercing at the SwI plane corner of said Section 32, 18N, PROS. City of Medison Plan Commission.  Description of Switz Section 32, 18N, PROS. Commercial Avenue, Theore S075°65N, 266.37 feet to a point on said north right—of—way line to the point of Segining.  Contains 73,316 square feet (1,683 acres).  Date:	
compliance with Chapter 256.34 of the Wisconsin Statutes and the Subdivision Regulations of the of they of Modison. 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: WLY 9, 2025  Signed: DRAFT  Kevin J. Pape, Professional Land Surveyor 5–2568  DESCRIPTION:  Part of Outlat 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15–21 as Decument No. 593673, Dane County Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Right Section 33, Thence S884/12/17, 595.77 feet along pint of beginning it these with the control of the SE1/4 of Section 32, TBN, RIDE, RIDE of SWI, RIDE of SWI, RIDE of SWI, 266.77 feet to a point on the north right—of—way line; thence S00/56/15/W, 266.77 feet to a point on soid north right—of—way line; thence N8978/36/W, 256.35 feet along soid north right—of—way line to the point of beginning.  Cantoins 73,316 square feet (1.683 acres).  MADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Modison was hereby approved by Enactment Number RES—  File ID Number adopted on the day of, 202 and that soid enactment further provided for the acceptance of those lands dedicated and rights conveyed by soid certified survey map to the City of Modison for public use.	SURVEYOR'S CERTIFICATE:
compliance with Chapter 256.34 of the Wisconsin Statutes and the Subdivision Regulations of the of they of Modison. 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: WLY 9, 2025  Signed: DRAFT  Kevin J. Pape, Professional Land Surveyor 5–2568  DESCRIPTION:  Part of Outlat 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15–21 as Decument No. 593673, Dane County Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Registry, located in the SWI/4 of the SE1/4 of Section 32, TBN, RIDE, Gity of Modison, Dane County, Right Section 33, Thence S884/12/17, 595.77 feet along pint of beginning it these with the control of the SE1/4 of Section 32, TBN, RIDE, RIDE of SWI, RIDE of SWI, RIDE of SWI, 266.77 feet to a point on the north right—of—way line; thence S00/56/15/W, 266.77 feet to a point on soid north right—of—way line; thence N8978/36/W, 256.35 feet along soid north right—of—way line to the point of beginning.  Cantoins 73,316 square feet (1.683 acres).  MADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Modison was hereby approved by Enactment Number RES—  File ID Number adopted on the day of, 202 and that soid enactment further provided for the acceptance of those lands dedicated and rights conveyed by soid certified survey map to the City of Modison for public use.	I Vavia I Dana Professional Land Surveyor S 2568 do baraby cartify that this survey is in full
Date: JULY 9, 2025  Signed: DRAFT  Kevin J. Papa, Professional Land Surveyor 5-2568  DESCRIPTION:  Part of Outlot 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15-21 as Decument No. 593673, Dane County, Registry, located in the SWI/4 of the SCI/4 of Section 32, 18N, 410C, City of Madison, Dane County, Wisconsin, described as follows; Commencing at the south purerer corner of said Section 32; thenese S8847127F, 595.77 feet along the south line of said SEI/4, thence NOT12487E, 157.68 feet to a point on the north right-of-way line of Commercial Valume and point of beginning; thence NOT076447W, 288.64 feet to a point on the south registry line of Commercial Valume and point of beginning; there are not said sections to the south registry line of Survey way line; thence S056457W, 266.77 feet to a point on said north right-of-way line of Commercial Valume; thence NB908'56*W, 256.35 feet along said north right-of-way line of Commercial Avenue; thence NB908'56*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.  Date: Madison Plan Commission  Date: Madison Plan Commission  OTTY OF MADISON COMMON COUNCIL RESOLUTION:  Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Fractment Number RES—  File ID Number —  Google date and rights conveyed by said certified survey map to the City of Madison for public use.	compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the
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. 593873, Dane County, Registry, located in the SWI/4 of the SEI/4 of Section 32, TBN, RIDE, City of Madison, Dane County, Wisconsin, described as follows; Commencing at the south pupurier corner of said Section 32, thence 58847177, 595.77 teet along the south line of Commercial SEI/4; thence NOID 44%, 157.68 feet to a point on the north right-of-way line of Commercial Avenue and point of beginning; thence NOTO 44%, 258.84 feet to a point on the south right-of-way line of Gommercial Avenue, thence S05645%, 266.77 feet to a point on the south right-of-way line; thence S05645%, 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 Secretory of the City of Madison Plan Commission.  Date:  OTTY OF MADISON COMMON COUNCIL RESOLUTION:  Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES	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
DESCRIPTION:  Part of Outlot 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15—21 as Document No. 993873, Dane County Registry, located in the SW1/4 of the SE1/4 of Section 32, T8N, RTDS. City of Madison. Dane County, Wisconsin, described as follows: Commencing at the south sparter corner of said Section 32: thence S8843*12*12, 598,72 feet along the south line of said Section 32: thence S8843*12*12*1, 598,72 feet along the south line of said Set/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*20*44*W, 208.04 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 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).  WADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Madison Plan Commission.  By —	representation of the exterior boundaries and division of the land surveyed.
DESCRIPTION:  Part of Outlot 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15—21 as Document No. 993873, Dane County Registry, located in the SW1/4 of the SE1/4 of Section 32, T8N, RTDS. City of Madison. Dane County, Wisconsin, described as follows: Commencing at the south sparter corner of said Section 32: thence S8843*12*12, 598,72 feet along the south line of said Section 32: thence S8843*12*12*1, 598,72 feet along the south line of said Set/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*20*44*W, 208.04 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 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).  WADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Madison Plan Commission.  By —	D. I
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 SWI/A of the SE1/A of Section 32, 18N, RIDE, City of Madison, Dane County, Wisconsin, described as follows; Commencing at the south june of Section 32, 18N, RIDE, City of Madison, Dane County, Wisconsin, described as follows; Commencing at the south spanning there of Section 32, 18N, RIDE, City of Madison plan to follows; Commencing at the south section 32, 18N, RIDE, City of Madison in the north right—of—way line of Commercial Avenue, and point of beginning; thence NO7061447W, 286.64 feet to a point on the south right—of—way line of Commercial Avenue, thence S00°56'45'W, 266.75' feet dong said north right—of—way line of Commercial Avenue; thence NB9'08'56'W, 256.35' feet along said north right—of—way line of Commercial Avenue; thence NB9'08'56'W, 256.35' feet along said north right—of—way line to the point of beginning.  Contains 7.3,316 square feet (1.683 acres).  MADISON PLAN COMMISSION CERTIFICATE:  Approved for recording per the Secretary of the City of Madison Plan Commission.  By:  Date:  Date:  Date:  Date:  Date:  City of Madison Plan Commission  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 acopy adopted on the day of   adopted and rights conveyed by said certified survey map to the City of Madison for public use.	Date: JULY 9, 2025
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Document No. 593673, Dane County Registry, located in the SWI/4 of the SET/4 of Section 32, 18N, RIOE, 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 SET/4; thence NO1'12'48'E, 157.68 feet to a point on the north right—of—way line of Commercial Avenue and point of beginning; thence NO7'06'44'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 S05'6'5'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:	<u>DESCRIPTION:</u>
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said certified survey map to the City of Madison for public use.	
Dated this day of, 202	saia certifiea survey map to the City of Madison for public use.
	Dated this day of 202

vierbicher planners | engineers | advisors



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 5 OF 7

Job #.: 250346

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planners | engineers | advisors

Date: 07/09/2025

Drafted By: KPAP

SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL

MADISON, WI 53714

C.S.M. No.\_

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6 OF 7

CERTIFIED SU	<i>IRVEY MAP</i>	No.
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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		
Ву:		
PRINT NAME AND TITLE		
State of Wisconsin ) )ss. County of Dane )		
County of Dane )		
Personally came before me this person(s) to me known to be the person same.	day of, 2 o(s) who executed the foregoing instru	202, the above named ument and acknowledged the
	My Commission evoires	
Notary Public, State of Wisconsin		
REGISTER OF DEEDS CERTIFICATE		
Received for recording this	of Certified Survey Maps	02, at 5 on
	_	
Kristi Chlebowski, Dane County Register of Deeds		

vierbicher planners | engineers | advisors



Job #.: 250346

Date: 07/09/2025 Drafted By: KPAP

Checked By: SCHU

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

C.S.M. No.\_ Doc. No.\_ Page\_

SHEET 7 OF 7