

CERTIFIED SURVEY MAP No.

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING N01°15'40"W

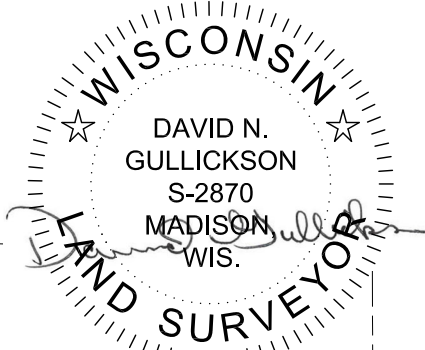
GRAPHIC SCALE FEET



SCALE: 1"=40'

W. DAYTON STREET

RW = 66'



NOTE:
SEE SHEETS 3 & 4, FOR
NOTES, AND LEGEND.

S88°40'53"E
52.66'

N88°40'53"W 52.65'
(S83°W 52.9')

6' UTILITY
EASEMENT
PER DOC.
#2829013

N88°40'53"W 106.14'
(S83°W 105.8')

BROOKS
ADDITION
TO MADISON
BLOCK 12

N07°11'46"W 149.22'
(N07°W 149')

LOT 2

0.27 Acres
11807 Sq. Ft.

S88°56'53"E 105.92'

LOT 1

0.41 Acres
17905 Sq. Ft.

(S83°W 62.45')
S88°41'11"E
26.62'

(NORTH 66')
N0°03'12"W 66.29'
51.76' (52')

(S62°16'09"W 48.35')
S62°38'34"W 46.84'

8

15' BUILDING
LINE PER DOC. #322444

8' ACCESS EASEMENT PER
DOC. #633282 & #357980

S46°13'43"W 14.00'
(S39°37'40"W 14.14')

N88°47'14"W 107.85'
(EAST 108')

POB
SW COR
LOT 7

N0°08'05"E 53.31'
(NORTH 53')

S0°08'05"W 69.16'
(NORTH 69.34')

S88°46'17"E 108.25'
(EAST 108')

N88°46'17"W 38.09'

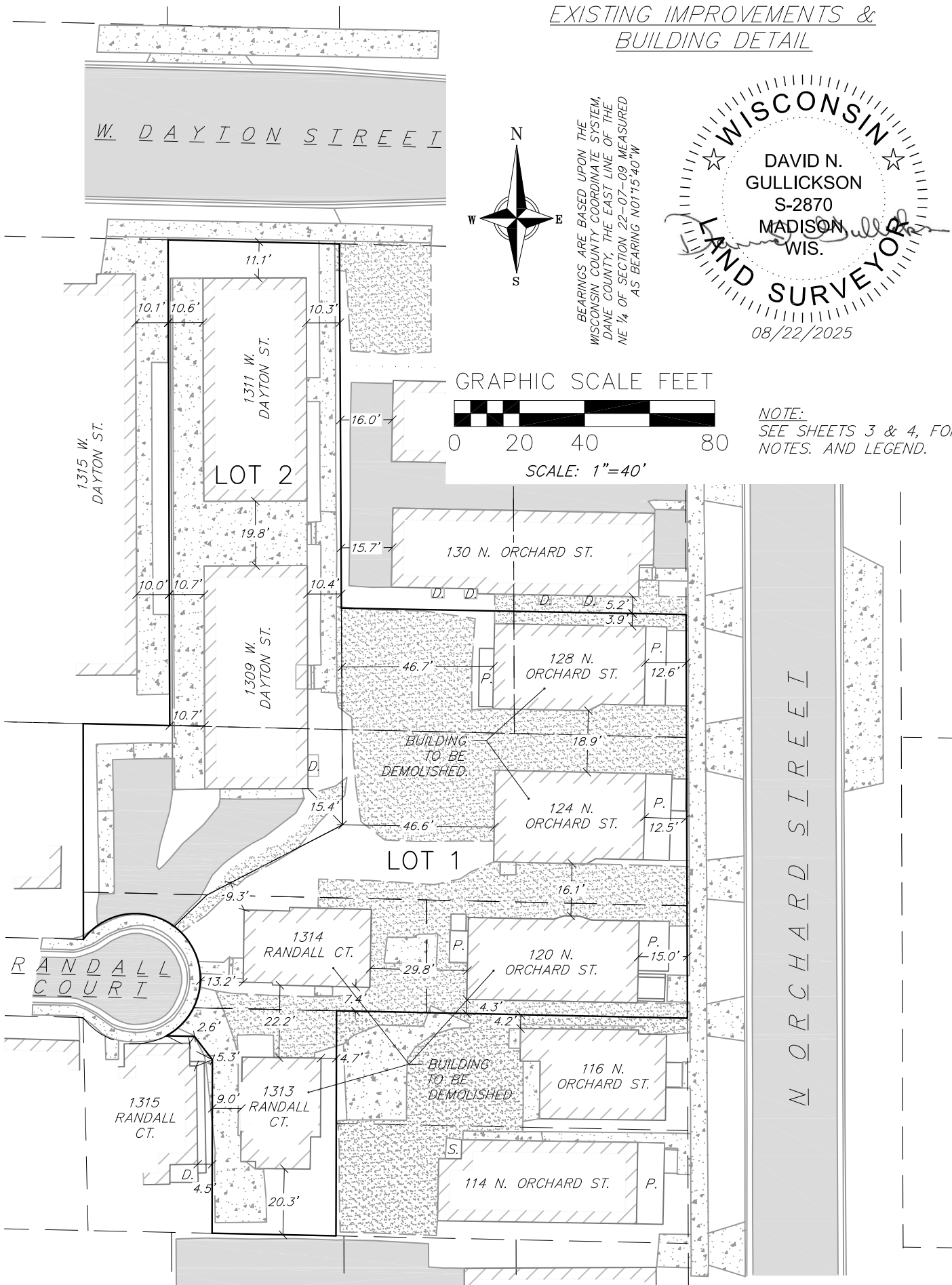
M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul



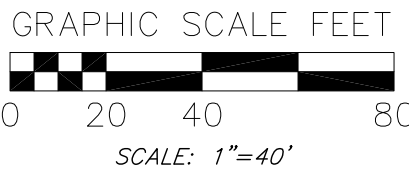
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EXISTING IMPROVEMENTS & BUILDING DETAIL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING N01°15'40"W



NOTE: SEE SHEETS 3 & 4, FOR NOTES. AND LEGEND.

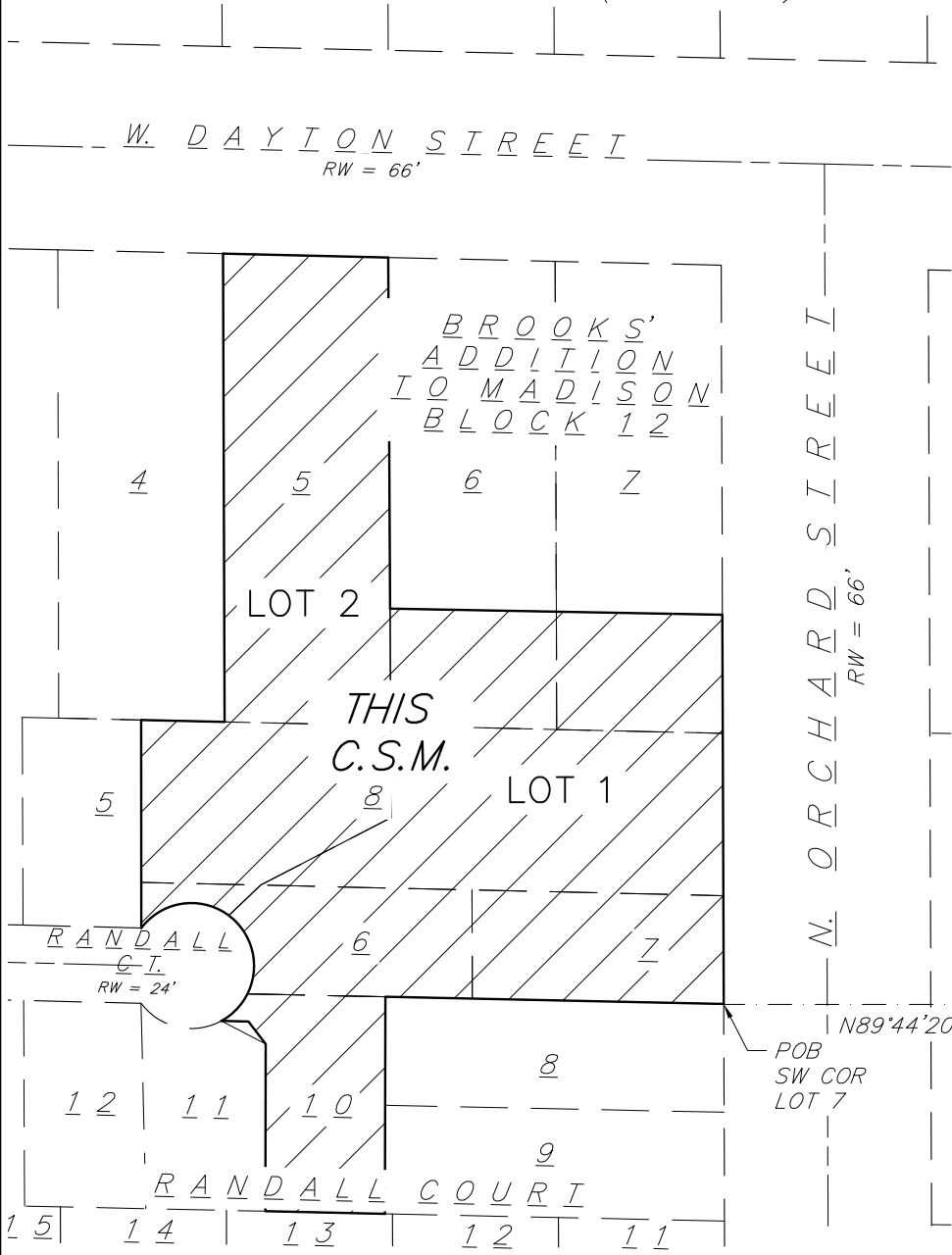
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SECTION TIE
DETAIL

(NOT TO SCALE)



BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, THE EAST LINE OF THE
NE 1/4 OF SECTION 22-07-09 MEASURED
AS BEARING N01°15'40"W

MEANDER CORNER FOR THE
NE COR. SEC. 22-07-09
BRASS CAPPED MONUMENT
FOUND, CITY OF MADISON
PUBLISHED COORDINATES:
N=482946.25; E=815913.77

S88°45'45"W 74.54'
NE COR. SEC. 22-07-09
TRUE CORNER NO MONUMENT
FOUND, CITY OF MADISON
PUBLISHED COORDINATES:
N=482947.86; E=815839.24

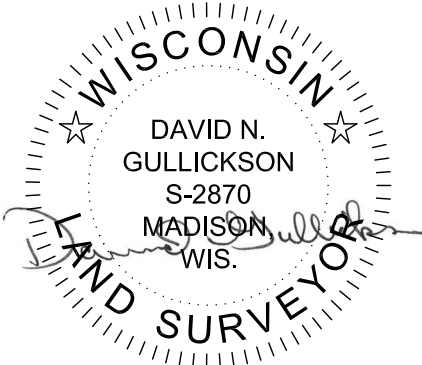
E 1/4 COR. SEC. 22-07-09
BRASS CAPPED
MONUMENT FOUND, CITY
OF MADISON PUBLISHED
COORDINATES:
N=480284.34;
E=815851.38

SURVEY LEGEND

- FOUND 1" ϕ IRON PIPE
- FOUND 2" ϕ IRON PIPE
- FOUND 3/4" ϕ IRON ROD
- SET 3/4" x 18" SOLID IRON
RE-ROD, MIN. WT. 1.50 lbs./ft.
- () "RECORDED AS" INFORMATION

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE
SIDEWALK
- ASPHALT
PAVEMENT
- GRAVEL



08/22/2025

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220167
DATE: 08-22-2025
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
ABBY JONES
4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
MADISON, WI 53715

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

SHEET
3 OF 8

CERTIFIED SURVEY MAP No.

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NOTES:

1. All buildings and improvements within Lot 1 shall be razed and removed prior to the redevelopment and improvement of Lot 1. Building within Lot 2 are to remain.
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
4. The "Building Lines" shown and noted on this Certified Survey Map are the "Building Lines" as shown and denoted on the Randall Court Plat. The "Building Lines" were not noted as a restriction on that plat as required by a public body and also the plat does not name a public body as a grantee, promisee or beneficiary. Therefore the "Building Lines" are not specifically enforceable by the City of Madison.
5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
6. The portion of Lot 1 within current Lot 7, Randall Court, is subject to covenants, conditions and restrictions per Doc No. 357980.
7. The portion of Lot 2 lying south of the south line of Lot 8, Block 12 or Brooks Addition is subject to covenants, conditions and restrictions per Doc No. 353776.
8. Document No. 633282 shall be amended/replaced by a separately recorded document to be recorded subsequent to the recording of this Certified Survey Map. Document No. 633282 has been amended by Document No. _____.
11. This Certified Survey Map is subject to Easements and Agreements for Access, Stormwater Management by a separately recorded document to be recorded subsequent to the recording of this Certified Survey Map.
12. The properties are located within Wellhead Protection District—Zone (WP—27). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Public Water 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 water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main 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.

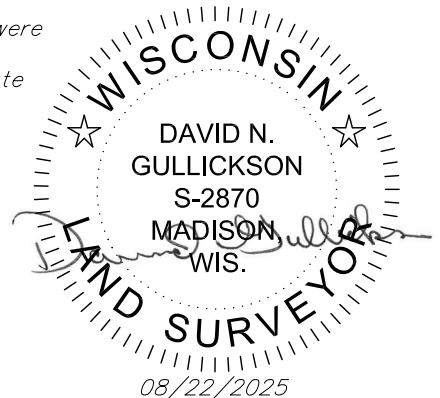
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

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.

LINE TABLE			
LINE NUMBER	DIRECTION	LENGTH	
L1	N37°37'56"W	9.03'	(9.00')
L2	N88°43'23"W	8.64'	(8.54')

Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent In	Tangent Out
C1	31.30'	20.00'	89°39'48"	28.20'	N81° 52' 58"E		
C2	40.06'	20.00'	114°46'22"	33.69'	S04° 06' 03"W		
C3	71.36'	20.00'	204°26'10"	39.09'	N40° 43' 51"W	N61° 29' 14"E	N37° 03' 04"E



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SURVEYOR’S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of 4 Lakes Properties, LLC, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: August 22, 2025.

Signed: 
David N. Gullickson, P.L.S. No. S-2870



LEGAL DESCRIPTION:

Lot 5 and 8, Part of Lot 6 and 7, Block 12, Brooks Addition to Madison, Recorded in Volume A, Page 7 of Plats, as Document Number 166985, Lot 6, 7, 10 and part of Lot 10, Randall Court, Recorded in Volume 4, Page 17A of Plats, as Document Number 322444, Dane County Registry, located in the SE 1/4 of the NE 1/4 of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

Commencing at the East Quarter (E ¼) corner of Said Section 22; thence N01°15'40"W along the East line of the NE ¼ of said Section 22, 957.48 feet; thence N89°44'20"W 908.73 feet to the Southeast corner of said Lot 7, Randall Court and the point of beginning (POB); thence N88°47'14"W, along the South line of said Lot 7, 107.85 feet to the Northeast corner of said Lot 10; thence S00°08'05"W, along the East line of said Lot 10, 69.16 feet to the Southeast corner of said Lot 10; thence N88°46'17"W, along the South line of said Lot 10, 38.09 feet to the Southwest corner of said Lot 10; thence N00°08'05"E, along the West line of said Lot 10, 53.31 feet; thence N37°37'56"W, 9.03 feet; thence N88°43'23"W, 8.64 feet to a non-tangential curve, said point also lying on the southerly right-of-way line of Randall Court; thence continuing along southerly right-of-way line of Randall Court, 71.36 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 204°26'10", and a chord bearing N40°43'51"W, 39.09 feet to a non-tangential line, said point also lying on the Westerly line of said Lot 6, Randall Court; thence N00°03'12"W, along West line of said Lot 6, Randall Court, 66.29 feet to the Northwest corner of said Lot 8, Brooks Addition to Madison; thence S88°41'11"E, along North line of said Lot 8, 26.62 feet to the Southwest corner of said Lot 5; thence N00°11'46"W, along the West line of said Lot 5, 149.22 feet to the to the Northwest corner of said Lot 5 and a point on the northerly line of said Block 12, Brooks' Addition, said point also lying on the southerly right-of-way line of West Dayton Street; thence S88°40'53"E, along the northerly line of said Block 12 and the southerly right-of-way line of West Dayton Street, 52.66 feet to the Northeast corner of said Lot 5; thence S00°18'08"E, along the East line of said Lot 5, 111.92 feet; thence S88°56'53"E, 105.92 feet to a point on the easterly line of said Block 12, Brooks' Addition, said point also lying on the westerly right-of-way line of N. Orchard Street; thence S00°11'45"E, along the easterly line of said Block 12, Brooks' Addition and the westerly right-of-way line of N. Orchard Street 124.04 feet to the point of beginning.

Said description contains 29,712 square feet or 0.68 acres more or less.

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

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OWNER'S CERTIFICATE:

4 Lakes Properties, 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 we caused land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. We further certify 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 4 Lakes Properties, LLC, has caused these presents to be signed by 4 Lakes Properties, LLC, by Joe Soderholm, its Managing Member, at Madison, Wisconsin, on this _____ day of _____, 2025.

In the Presence of:

By: 4 Lakes Properties, LLC,
Managing Member

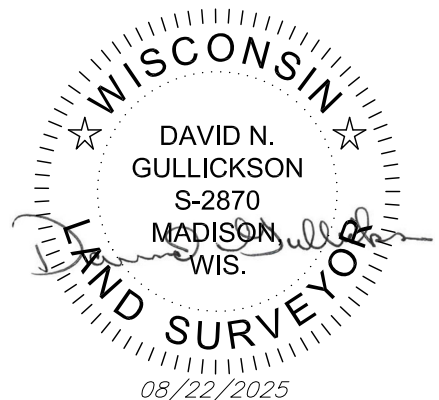
By: Joe Soderholm, Managing Member

State of Wisconsin)
) ss
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named, Joe Soderholm, Managing Member of the above named 4 Lakes Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____



FN: 220167
DATE: 08-22-2025
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
ABBY JONES
4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
MADISON, WI 53715

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

SHEET
6 OF 8

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MORTGAGEE CERTIFICATE:

Lake Ridge Bank, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank, has caused these presents to be signed by _____, its Chief Lending Officer, on this _____ day of _____, 2025.

In the Presence of:

LAKE RIDGE BANK

By: _____
Chief Lending Officer

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2025, _____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____



M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 2025.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL 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 _____, 2025; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2025.

Signed: _____
Maribeth Witzel–Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 2025, at _____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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