

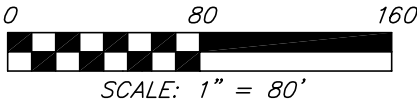
CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

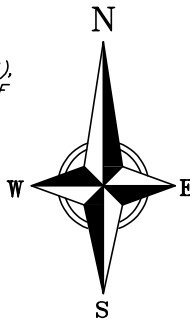
SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø 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

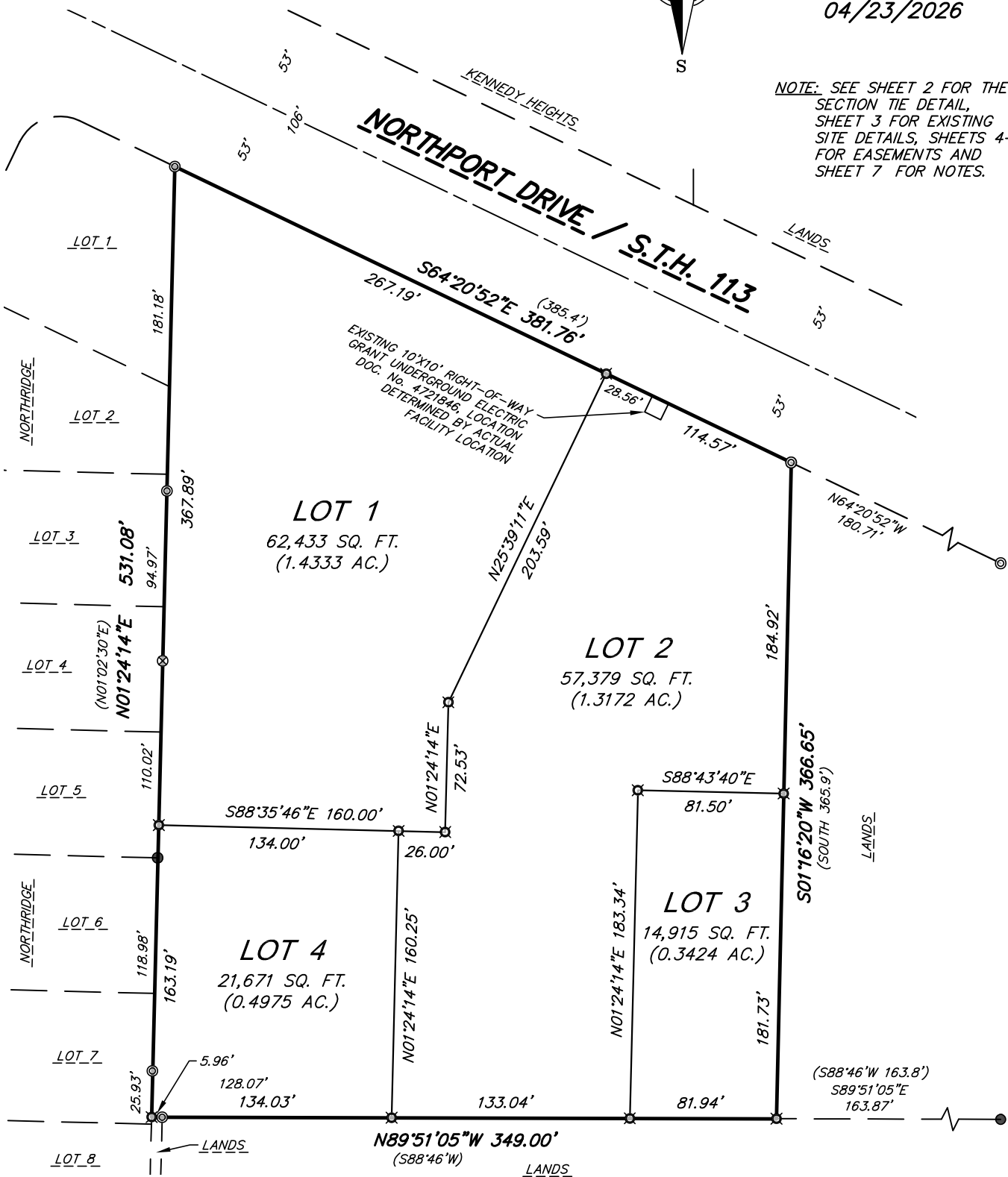


GRID NORTH
BEARINGS ARE REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
COUNTY, WISCONSIN, NAD83 (2011),
THE EAST LINE OF THE SE 1/4 OF
SECTION 26 MEASURED AS
BEARING S01°25'59"W



04/23/2026

NOTE: SEE SHEET 2 FOR THE
SECTION TIE DETAIL,
SHEET 3 FOR EXISTING
SITE DETAILS, SHEETS 4-6
FOR EASEMENTS AND
SHEET 7 FOR NOTES.



23 Apr 2026 - 9:38a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

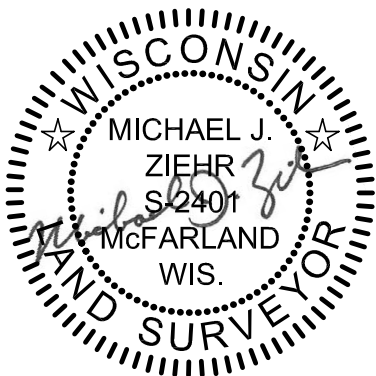
SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
1 OF 9

CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

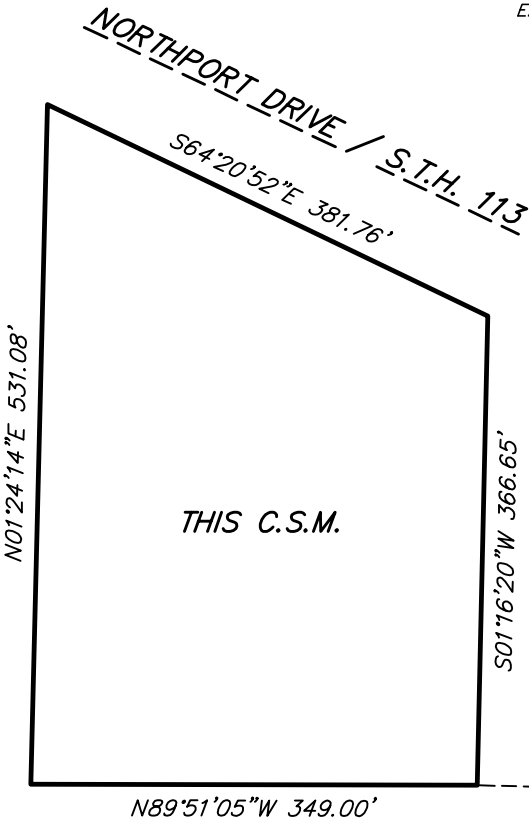


04/23/2026

MEANDER CORNER FOR
THE EAST 1/4 CORNER OF
SECTION 26-08-09, FOUND
BRASS CAP MONUMENT OF
RECORD, MEASURED COUNTY
COORDS ARE:
N-507,020.38
E-821,480.99
PUBLISHED COUNTY COORDS
(1997) ARE:
N-507,020.38
E-821,480.99

S01°25'59"W
4.00'

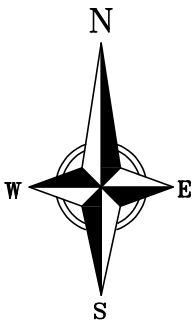
TRUE CORNER FOR THE
EAST 1/4 CORNER OF
SECTION 26-08-09,
NO MONUMENT
PUBLISHED COUNTY
COORDS (1997) ARE:
N-507,016.38
E-821,480.89



1247.18'
MON.-MON. = S01°25'59"W 2658.25'
2654.25'

N88°34'01"W
583.74'

1407.07'



GRID NORTH
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN,
NAD83 (2011), THE EAST LINE OF THE
SE 1/4 OF SECTION 26 MEASURED
AS BEARING S01°25'59"W

SECTION TIE DETAIL
(NOT TO SCALE)

SOUTHEAST CORNER OF
SECTION 26-08-09,
FOUND BRASS CAP
MONUMENT OF RECORD,
MEASURED COUNTY
COORDS ARE:
N-504,362.96
E-821,414.52
PUBLISHED COUNTY
COORDS (1991) ARE:
N-504,363.17
E-821,414.49



vierbicher
advisors / engineers / surveyors

FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

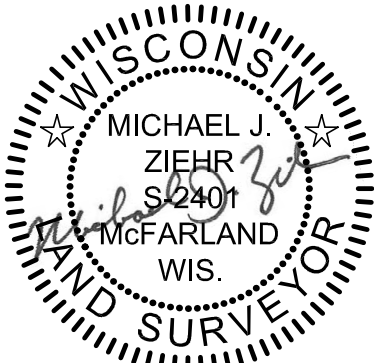
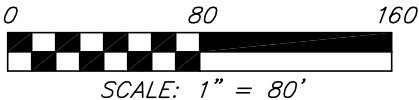
SURVEYED FOR:
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SURVEYED BY:
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525 Junction Road,
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**SHEET
2 OF 9**

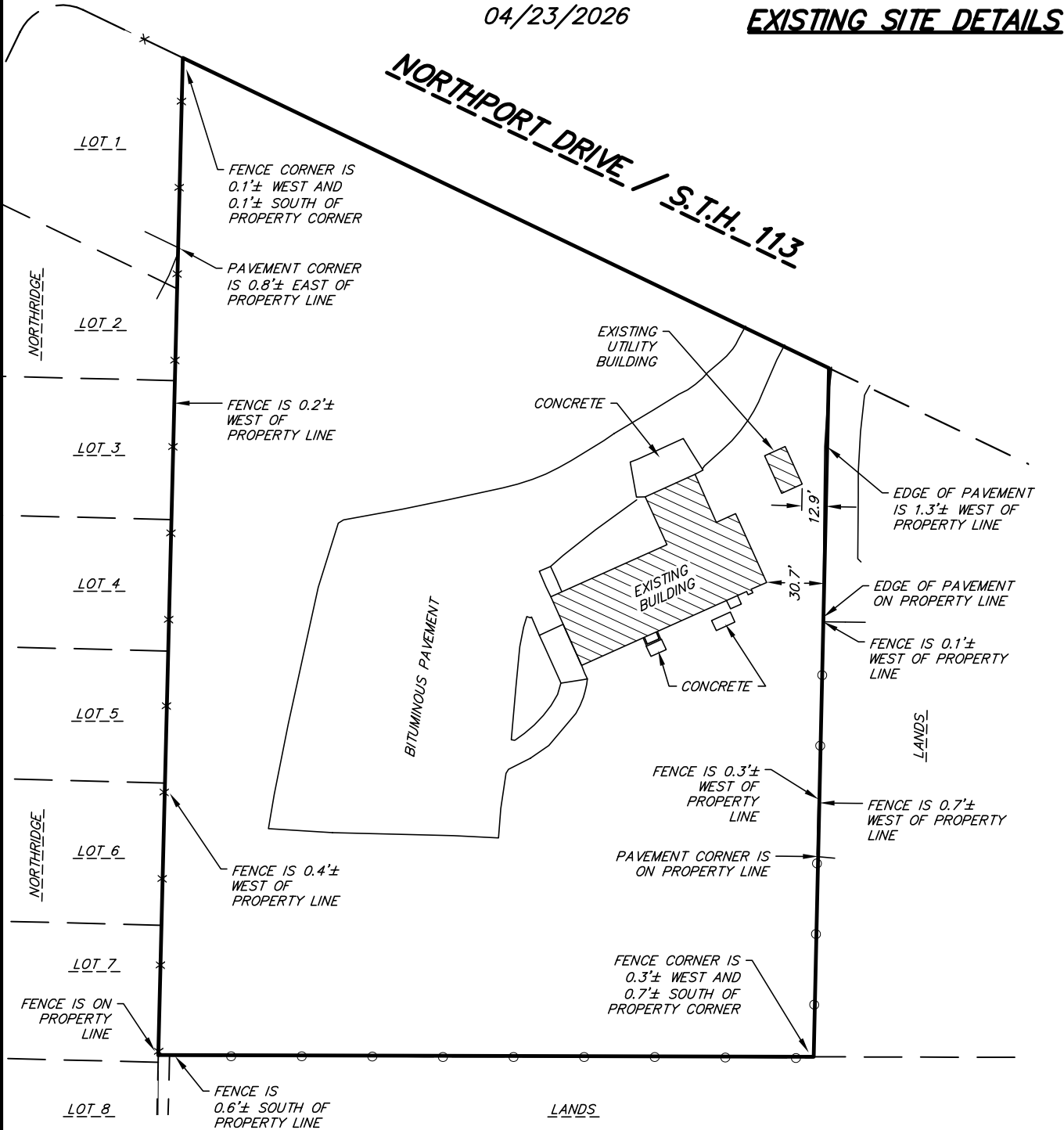
CERTIFIED SURVEY MAP No. _____

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026

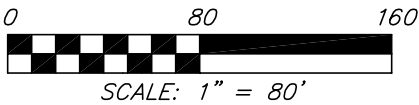
EXISTING SITE DETAILS



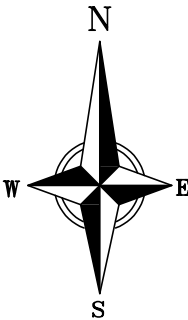
23 Apr 2026 - 9:41a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

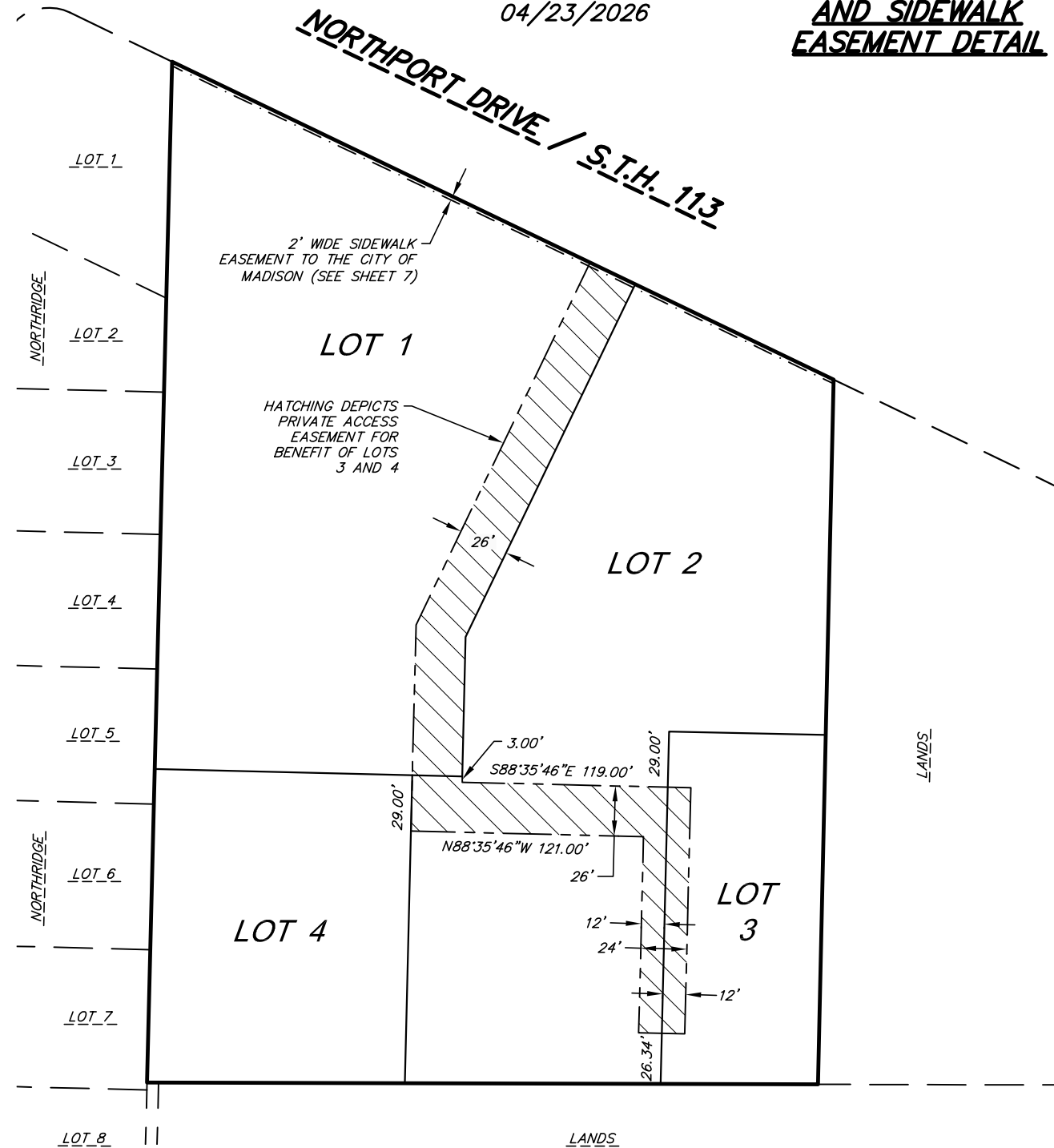
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



**NEW PRIVATE ACCESS
AND SIDEWALK
EASEMENT DETAIL**



23 Apr 2026 - 9:42a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



vierbicher
advisors / engineers / surveyors

FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

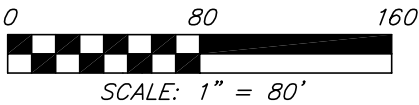
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**SHEET
4 OF 9**

CERTIFIED SURVEY MAP No. _____

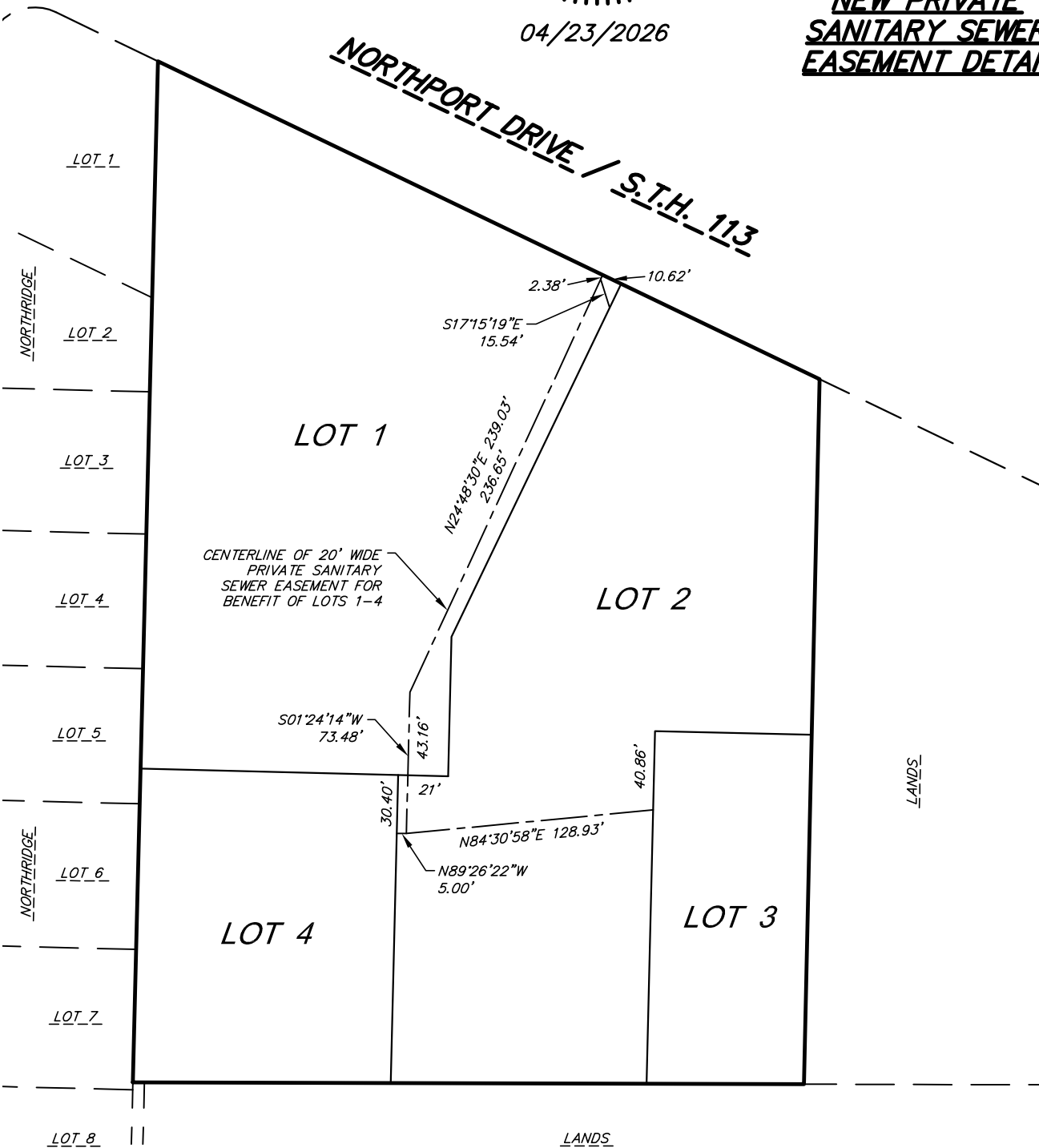
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



**NEW PRIVATE
SANITARY SEWER
EASEMENT DETAIL**



23 Apr 2026 - 9:42a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

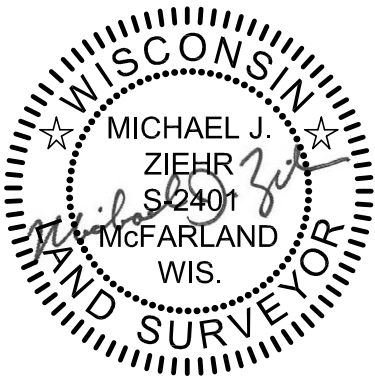
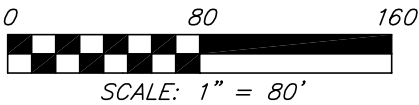
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**SHEET
5 OF 9**

CERTIFIED SURVEY MAP No. _____

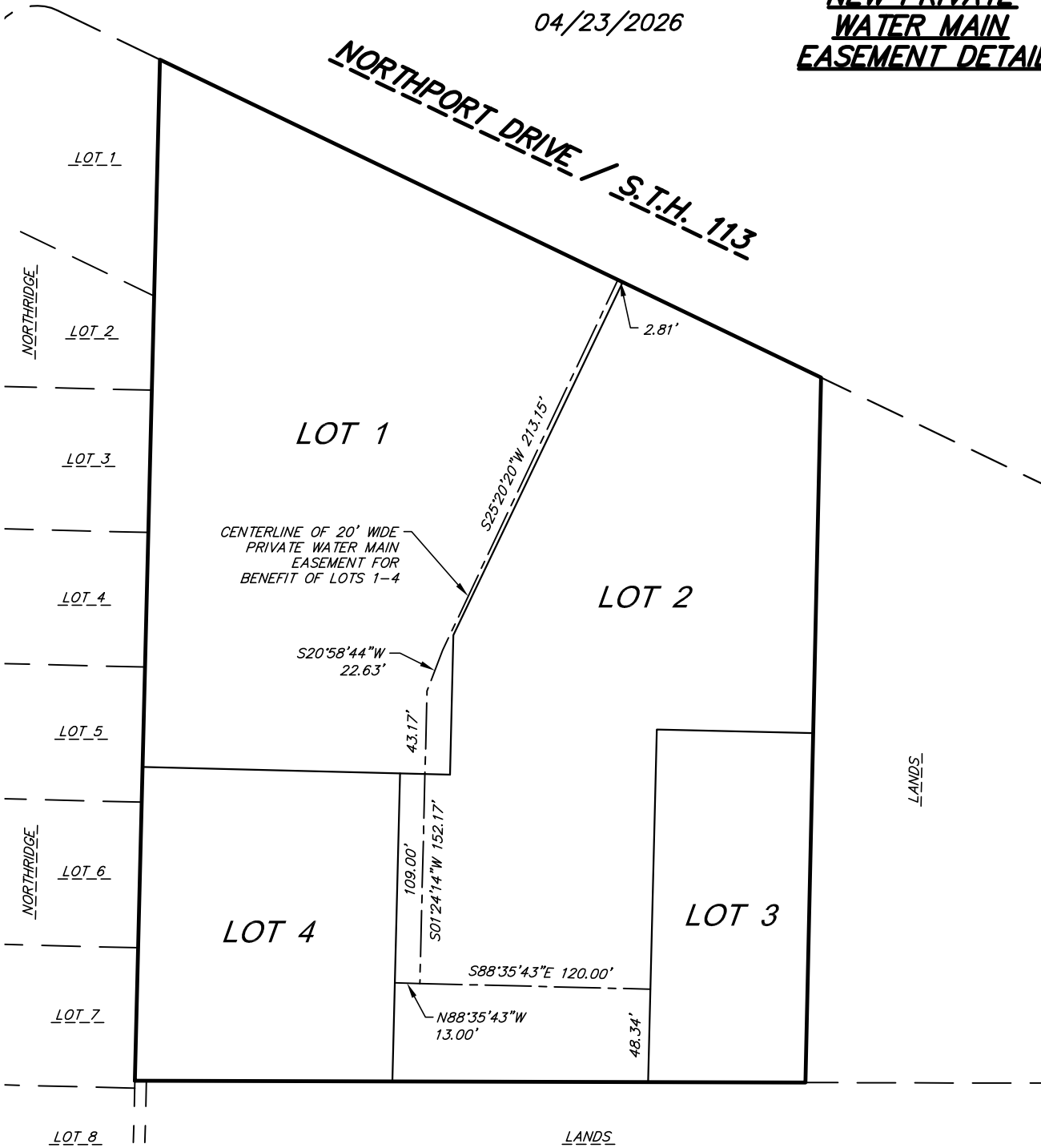
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NEW PRIVATE
WATER MAIN
EASEMENT DETAIL

04/23/2026

NORTHPORT DRIVE / S.T.H. 113



23 Apr 2026 - 9:43a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



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advisors / engineers / surveyors

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DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

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SHEET
6 OF 9

CERTIFIED SURVEY MAP No. _____

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Being a part of the NE 1/4 of the SE 1/4 of Section 26, T08N, R09E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing the east quarter corner of said Section 26; thence S01°26'01"W, along the east line of the SE 1/4, a distance of 1,247.18 feet; thence N88°34'01"W, 583.74 feet to the point of beginning of this description; thence N89°51'05"W, 349.00 feet to a point on the east line of the plat of Northridge, recorded as Document Number 2104221; thence N01°24'14"E, along said east plat line, 531.08 feet to a point on the southwesterly right-of-way line of Northport Drive; thence S64°20'52"E, along said southwesterly right-of-way line, 381.76 feet; thence S01°16'20"W, 366.65 feet to the point of beginning.

This description contains 156,398 square feet or 3.5904 acres, more or less.

Public Sidewalk and Bike Path Easement:

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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk 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 public use 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.

NOTE:

1. Lots within this C.S.M. are subject to impact fees that are due and payable at the time building permit(s) are issued.



04/23/2026

23 Apr 2026 - 9:44a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
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Madison, WI 53717
(608) 826-0532

SHEET
7 OF 9

CERTIFIED SURVEY MAP No. _____

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Northside Christian Assembly, a Wisconsin nonprofit corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2026.

Northside Christian Assembly
a Wisconsin nonprofit corporation

By: _____
Rev. Joe T. Oby, President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named Rev. Joe T. Oby, President, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Church Extension Plan, an Oregon nonprofit corporation, a banking association duly organized and existing under and by virtue of the laws of the State of Oregon, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Church Extension Plan, has caused these presents to be signed by _____ its _____ at _____ on this _____ day of _____, 2026.

Church Extension Plan
an Oregon nonprofit corporation

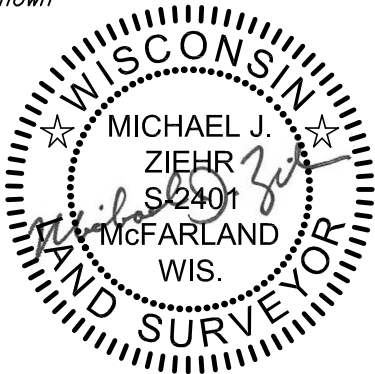
By: _____

State of _____)
)ss.
County of _____)

Personally came before me this _____ day of _____, 2026, _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of _____

My Commission expires: _____



04/23/2026

23 Apr 2026 - 9:45a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



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DATE: 12/04/2025
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SHEET
8 OF 9

CERTIFIED SURVEY MAP No. _____

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by
Enactment Number _____, File ID Number _____, adopted on the
_____ day of _____, 20_____, 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 _____, 20_____.

Lydia A. 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.

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby
certify to the best of my knowledge and belief, that I have surveyed,
divided and mapped the lands described herein 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 Chapter 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: Michael J. Ziehr

Date: _____ APRIL 23, 2026

Signed: _____
Michael J. Ziehr, P.L.S. S-2401



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

23 Apr 2026 - 9:47a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



FN: 240474
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