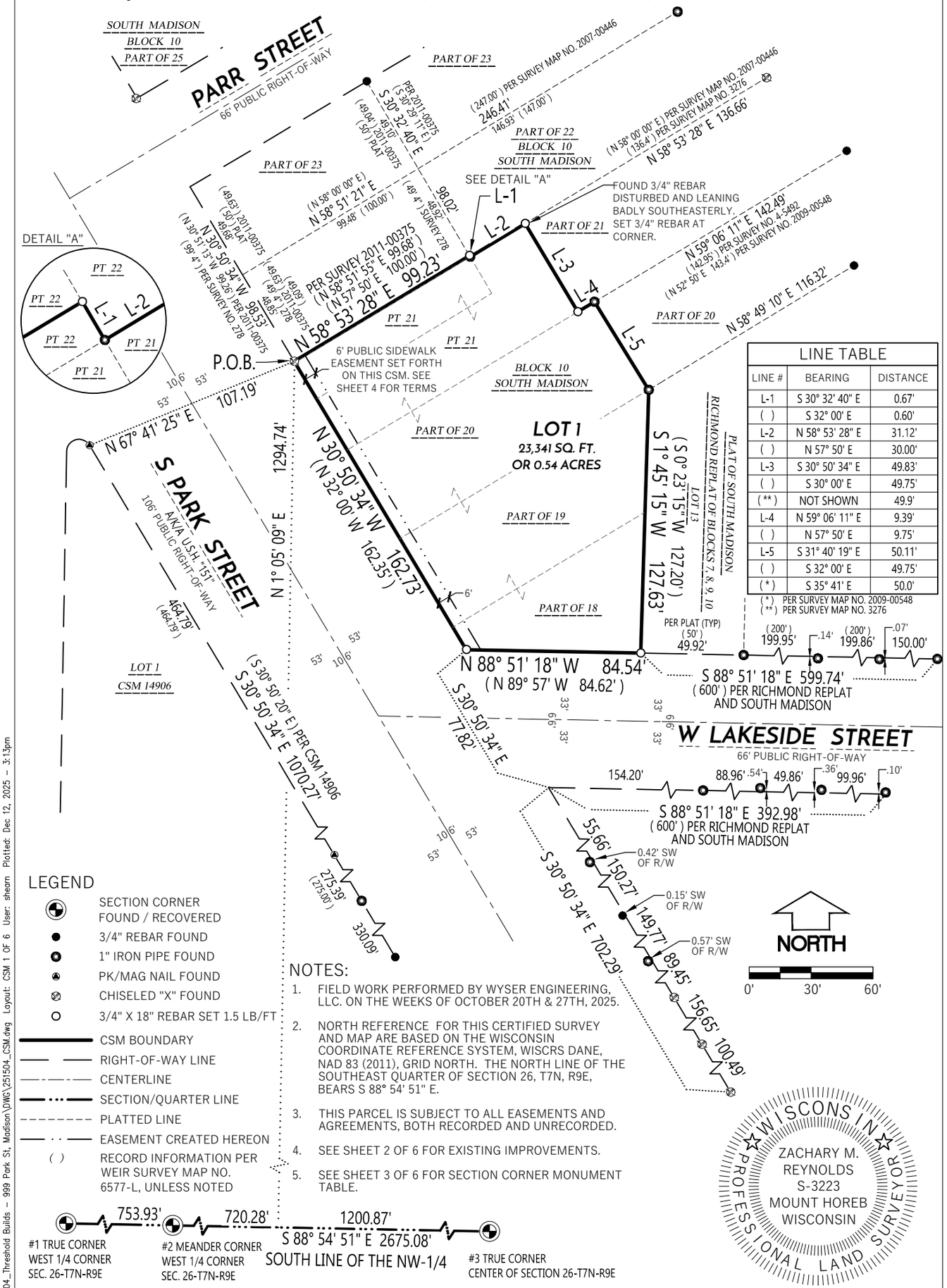
CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF PART OF LOTS 18 - 22, BLOCK 10, SOUTH MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 20 AS DOCUMENT NO. 180760, BEING A PART OF GOVERNMENT LOT 3, LOCATED IN THE THEORETICAL EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 30° 32' 40" E	0.67'
( )	S 32° 00' E	0.60'
L-2	N 58° 53' 28" E	31.12'
( )	N 57° 50' E	30.00'
L-3	S 30° 50' 34" E	49.83'
( )	S 30° 00' E	49.75'
(**)	NOT SHOWN	49.9'
L-4	N 59° 06' 11" E	9.39'
( )	N 57° 50' E	9.75'
L-5	S 31° 40' 19" E	50.11'
( )	S 32° 00' E	49.75'
(*)	S 35° 41' E	50.0'

(*) PER SURVEY MAP NO. 2009-00548
(**) PER SURVEY MAP NO. 3276

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- CHISELED "X" FOUND
- 3/4" X 18" REBAR SET 1.5 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EASEMENT CREATED HEREON
- ( ) RECORD INFORMATION PER WEIR SURVEY MAP NO. 6577-L, UNLESS NOTED

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF OCTOBER 20TH & 27TH, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T7N, R9E, BEARS S 88° 54' 51" E.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 6 FOR EXISTING IMPROVEMENTS.
5. SEE SHEET 3 OF 6 FOR SECTION CORNER MONUMENT TABLE.

753.93' | 720.28' | 1200.87'
S 88° 54' 51" E 2675.08'
SOUTH LINE OF THE NW-1/4

#1 TRUE CORNER
WEST 1/4 CORNER
SEC. 26-T7N-R9E

#2 MEANDER CORNER
WEST 1/4 CORNER
SEC. 26-T7N-R9E

#3 TRUE CORNER
CENTER OF SECTION 26-T7N-R9E

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
JAKE DEHAVEN
THRESHOLD BUILDS
1954 ATWOOD AVENUE
MADISON, WI 53704

SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: SCH
APPROVED BY: ZMR

PROJECT NO: 251504
SHEET NO: 1 of 6

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DOC. NO. _____
C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO._____

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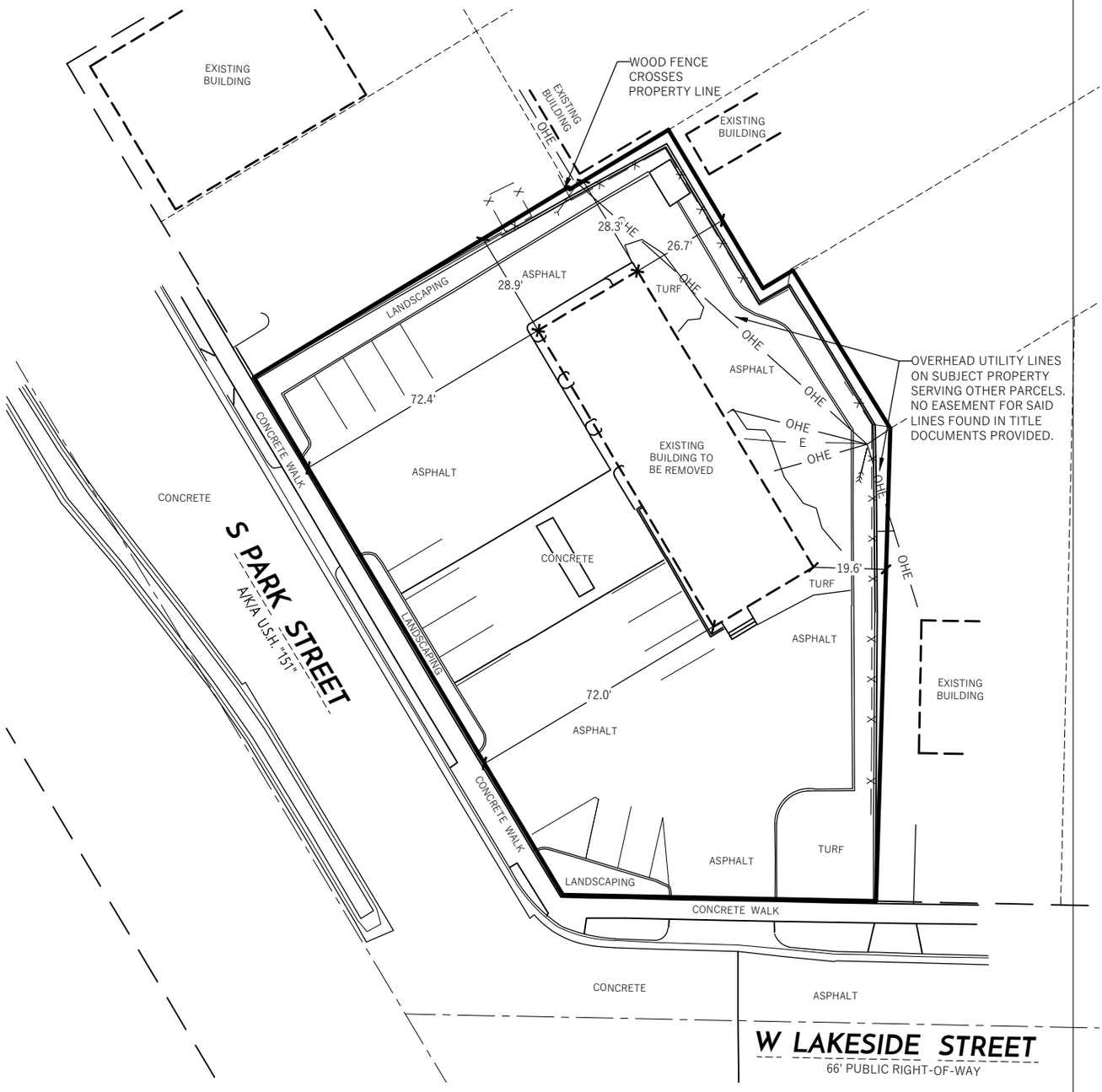

NORTH

0' 20' 40'

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING BUILDING

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 6 FOR SECTION CORNER MONUMENT COORDINATE TABLE.

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

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WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
JAKE DEHAVEN
THRESHOLD BUILDS
1954 ATWOOD AVENUE
MADISON, WI 53704

SURVEYED BY:	MAL
DRAWN BY:	ZMR
CHECKED BY:	SCH
APPROVED BY:	ZMR

PROJECT NO:	251504
SHEET NO:	2 of 6

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*CERTIFIED SURVEY MAP NO.*_____

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	COMPUTED LOCATION OF WEST 1/4	N: 474,979,43 E: 815,875.04
	CORNER OF SECTION 26 - T7N - R9E	
2	FOUND BRASS MONUMENT, WEST 1/4	N: 474,965.14 E: 816,628.83
( )	MEANDER CORNER OF SEC 26 -T7N-R9E	(N: 474,965.27 E: 816,628.80)
3	COMPUTED LOCATION PER RODMAN-2022 TIE	N: 474,928.73 E: 818,549.64
(*)	SHEET, CENTER CORNER OF SEC 26 -T7N-R9E	(N: 474,928.65 E: 818,549.55)

( ) PER CARL M. SANDSNES 2004 TIE SHEET

(*) PER DANIEL C. RODMAN 2022 TIE SHEET

LEGAL DESCRIPTION

A CONSOLIDATION OF PART OF LOTS 18 - 22, BLOCK 10, SOUTH MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 20 AS DOCUMENT NO. 180760, BEING A PART OF GOVERNMENT LOT 3, LOCATED IN THE THEORETICAL EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 26; THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, 753.93 FEET TO THE MEANDER CORNER FOR THE WEST QUARTER CORNER; THENCE, CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, 720.28 FEET; THENCE, NORTH 01 DEGREES 05 MINUTES 09 SECONDS EAST, 1294.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S PARK STREET AND THE POINT OF BEGINNING;

THENCE, NORTH 58 DEGREES 53 MINUTES 28 SECONDS EAST, 99.23 FEET;
THENCE, SOUTH 30 DEGREES 32 MINUTES 40 SECONDS EAST, 0.67 FEET;
THENCE, NORTH 58 DEGREES 53 MINUTES 28 SECONDS EAST, 31.12 FEET;
THENCE, SOUTH 30 DEGREES 50 MINUTES 34 SECONDS EAST, 49.83 FEET;
THENCE, NORTH 59 DEGREES 06 MINUTES 11 SECONDS EAST, 9.39 FEET;
THENCE, SOUTH 31 DEGREES 40 MINUTES 19 SECONDS EAST, 50.11 FEET;
THENCE, SOUTH 01 DEGREES 45 MINUTES 15 SECONDS WEST, 127.63 FEET;
THENCE, NORTH 88 DEGREES 51 MINUTES 18 SECONDS WEST, 84.54 FEET;
THENCE, NORTH 30 DEGREES 50 MINUTES 34 SECONDS WEST, 162.73 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23,341 SQUARE FEET OR 0.54 ACRES.

File: W:\2025\251504_Threshold Builds - 999 Park St, Madison\DWG\251504_CSM - Copy.dwg Layout: CSM legal and survey cert User: shearn Plotted: Dec 12, 2025 - 3:14pm

WYSER ENGINEERING

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300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
JAKE DEHAVEN
THRESHOLD BUILDS
1954 ATWOOD AVENUE
MADISON, WI 53704

SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: SCH
APPROVED BY: ZMR

PROJECT NO: 251504
SHEET NO: 3 of 6

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DOC. NO. _____
C.S.M. NO. _____

*CERTIFIED SURVEY MAP NO.*_____

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PUBLIC SIDEWALK 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.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF COMMON GRACE, LLC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

_____ _____

ZACHARY M. REYNOLDS, S-3223 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

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300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: SCH
APPROVED BY: ZMR

PROJECT NO: 251504
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*CERTIFIED SURVEY MAP NO.*_____

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OWNER'S CERTIFICATE

VOELL REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
VOELL REAL ESTATE LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2026, THE ABOVE NAMED

MANAGING MEMBER FOR VOELL REAL ESTATE 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

CONSENT OF MORTGAGEE

BANK OF BRODHEAD, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER
BANK OF BRODHEAD

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2026, THE ABOVE

NAMED BANKING ASSOCIATION, BANK OF BRODHEAD, AUTHORIZED MEMBER, _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
ZACHARY M.
REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

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PREPARED FOR:
JAKE DEHAVEN
THRESHOLD BUILDS
1954 ATWOOD AVENUE
MADISON, WI 53704

SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: SCH
APPROVED BY: ZMR

PROJECT NO: 251504
SHEET NO: 5 of 6

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DOC. NO. _____
C.S.M. NO. _____

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MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2026.

DATED THIS _____ DAY OF _____, 2026.

_____
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.

_____ _____
MATTHEW WACHTER, DATE:
SECRETARY OF THE PLAN COMMISSION

OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyseengineering.com

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CHECKED BY: SCH
APPROVED BY: ZMR

PROJECT NO: 251504
SHEET NO: 6 of 6

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