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

0 80 160

SCALE: 1" = 80'

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

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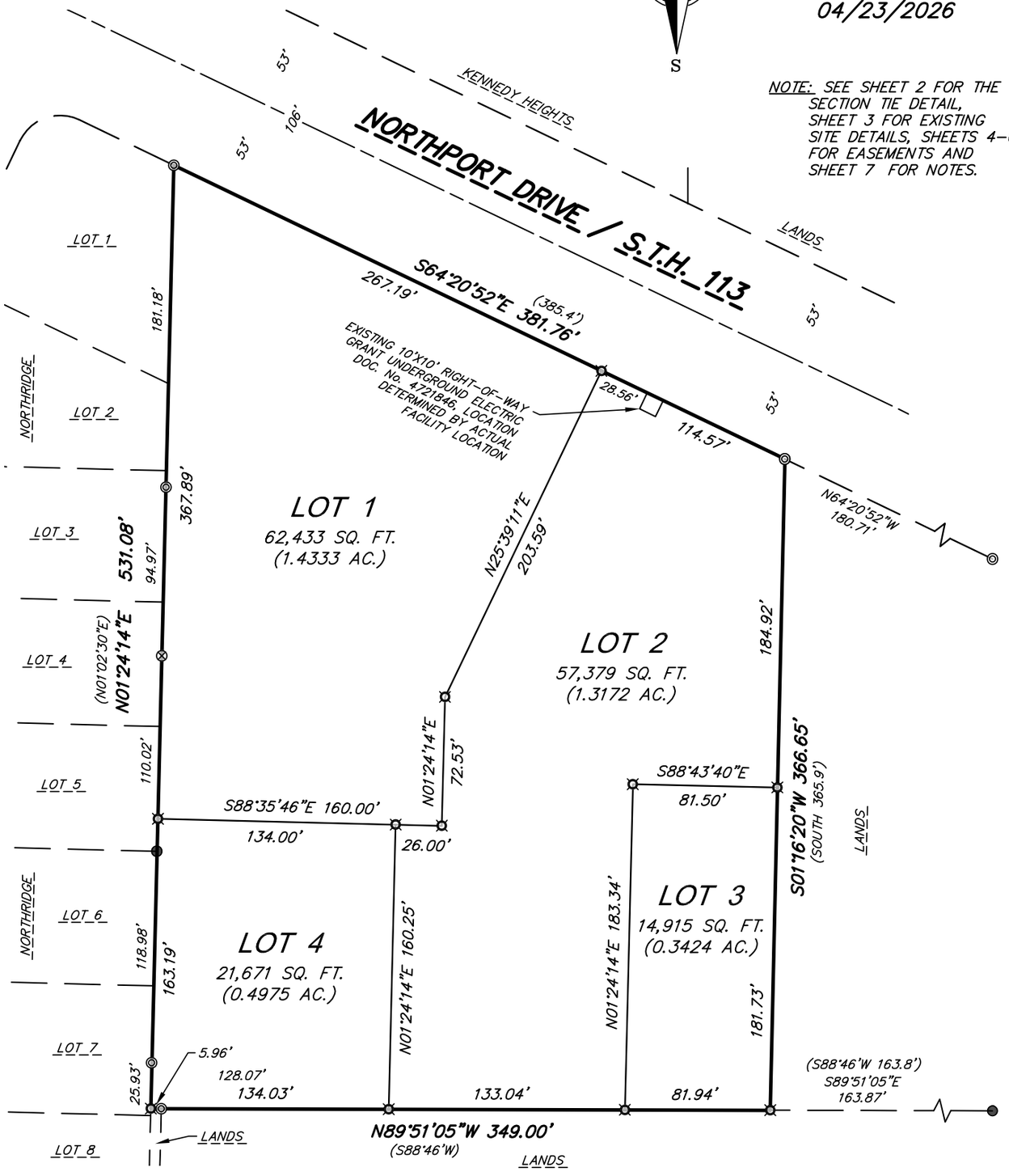
WISCONSIN
MICHAEL J. ZIEHR
S-2401
McFARLAND
WIS.
LAND SURVEYOR

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

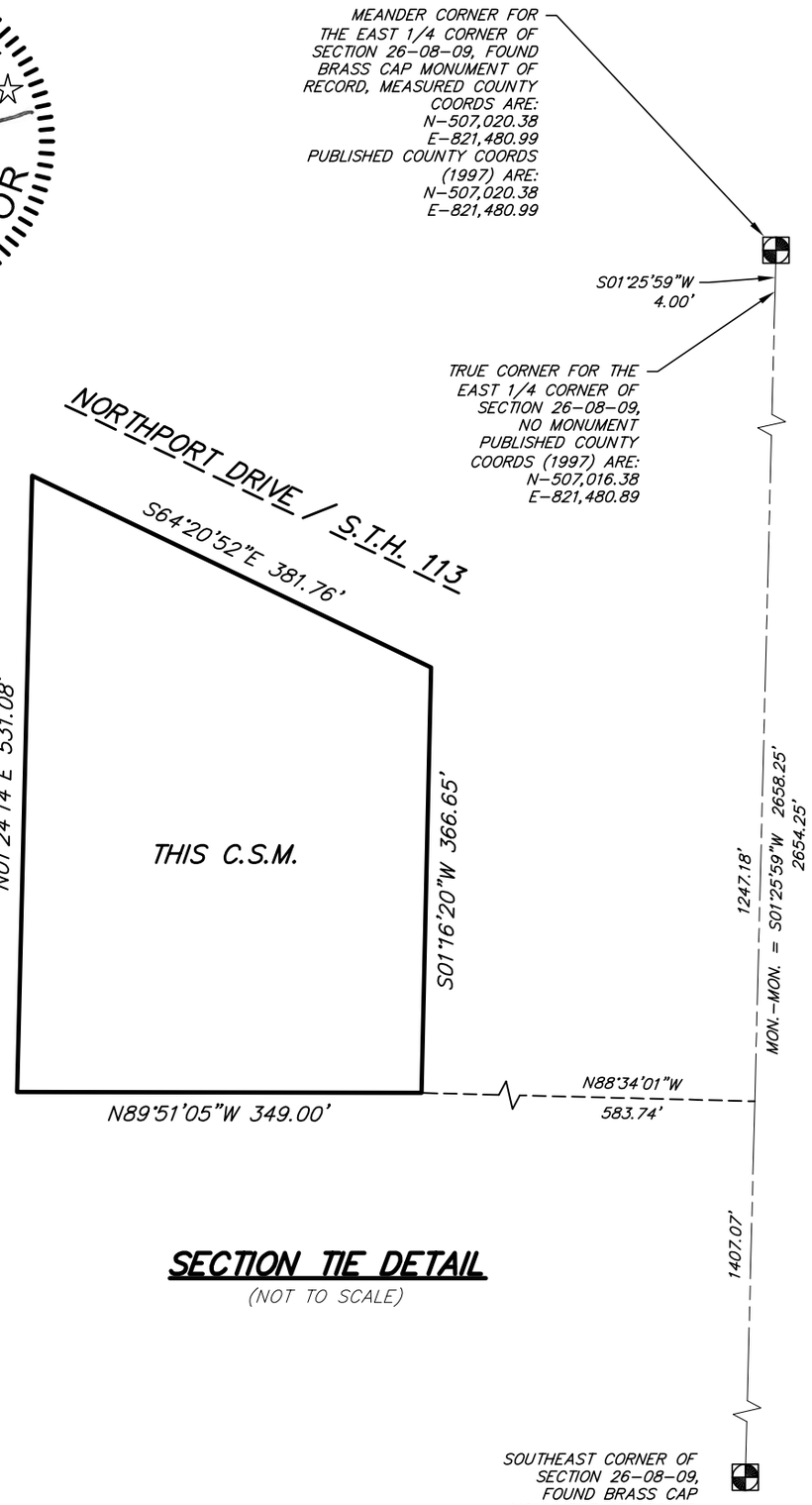
vierbicher advisors / engineers / surveyors	FN: 240474 DATE: 12/04/2025 REV: 04/23/2026 Drafted By: MZIE Checked By: SCHU	SURVEYED FOR: Northpointe Development 230 Ohio Street, Suite 200 Oshkosh, WI 54902	SURVEYED BY: Vierbicher Associates, Inc. 525 Junction Road, Suite 7000 Madison, WI 53717 (608) 826-0532

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

WISCONSIN
MICHAEL J. ZIEHR
S-2401
McFARLAND
WIS.
LAND SURVEYOR

04/23/2026



SECTION TIE DETAIL

(NOT TO SCALE)

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

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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

0 80 160

SCALE: 1" = 80'

WISCONSIN
MICHAEL J. ZIEHR
S-2401
McFARLAND
WIS.
LAND SURVEYOR

04/23/2026

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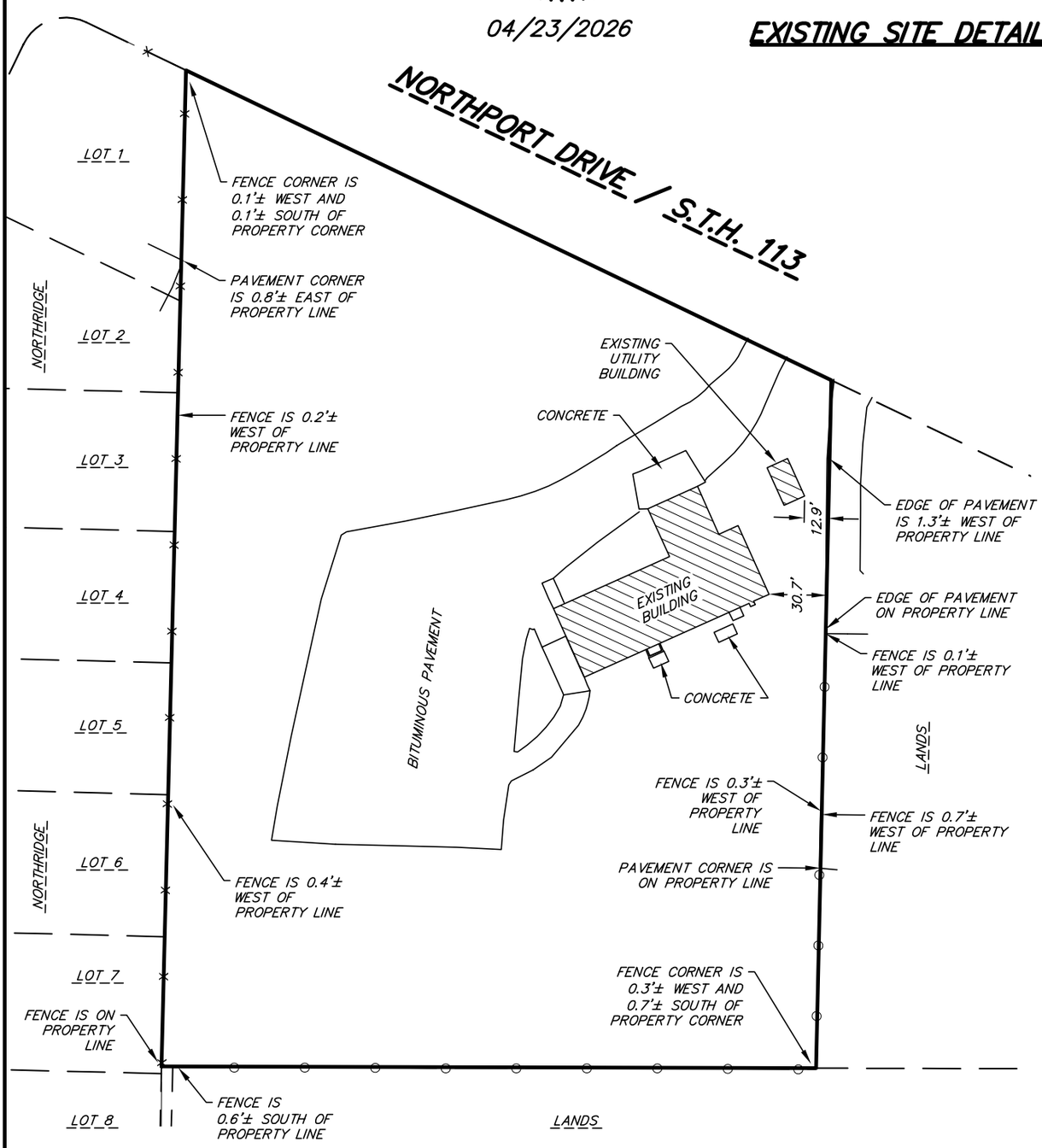
EXISTING SITE DETAILS



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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

0 80 160

SCALE: 1" = 80'

WISCONSIN
MICHAEL J. ZIEHR S-2401 McFARLAND WIS.
LAND SURVEYOR

04/23/2026

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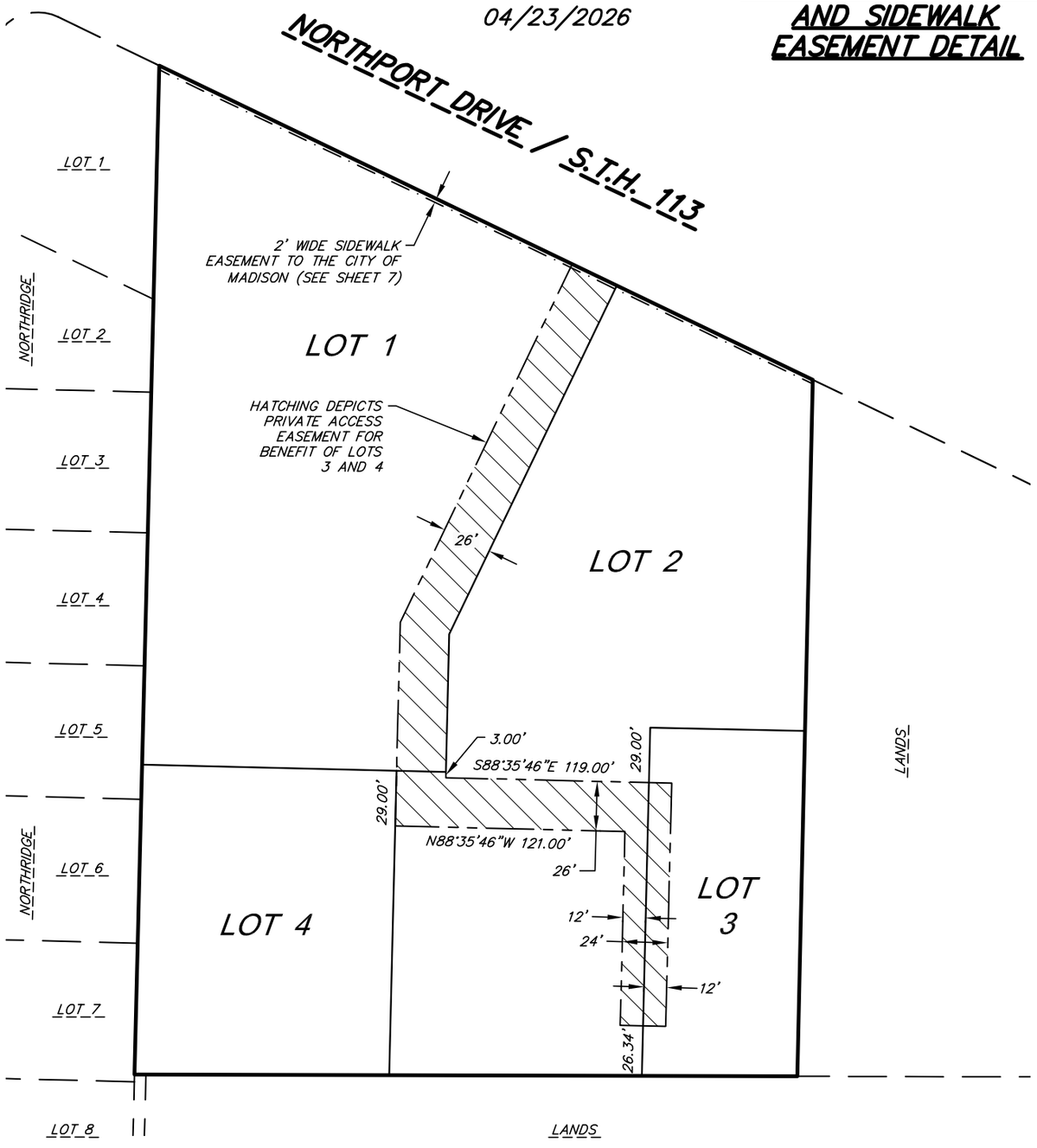
NEW PRIVATE ACCESS AND SIDEWALK EASEMENT DETAIL



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advisors / engineers / surveyors

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 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

0 80 160

SCALE: 1" = 80'

WISCONSIN
MICHAEL J. ZIEHR
S-2401
McFARLAND
WIS.
LAND SURVEYOR

04/23/2026

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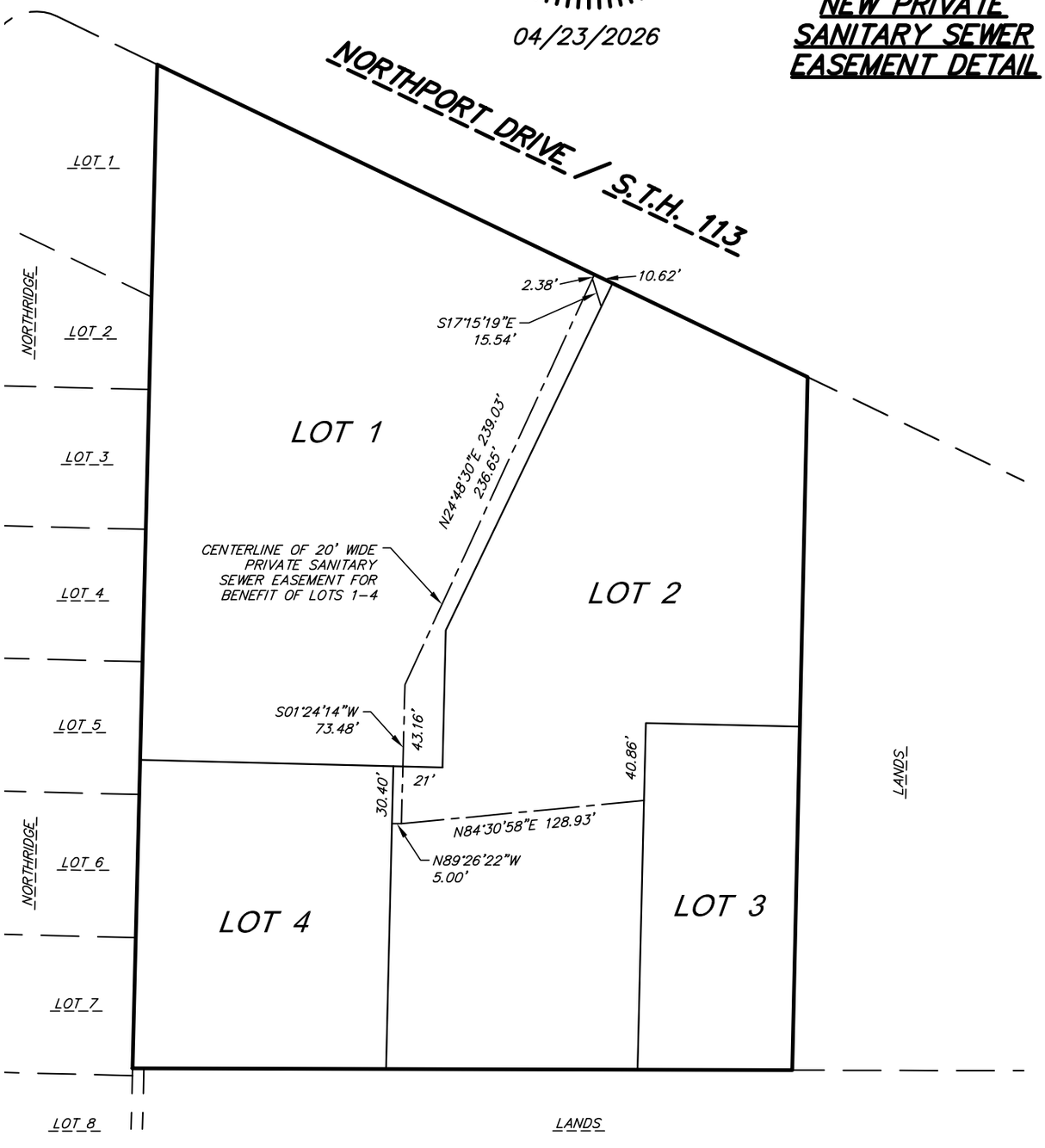
NEW PRIVATE SANITARY SEWER EASEMENT DETAIL



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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

0 80 160

SCALE: 1" = 80'

WISCONSIN
MICHAEL J. ZIEHR
S-2401
McFARLAND
WIS.
SURVEYOR

04/23/2026

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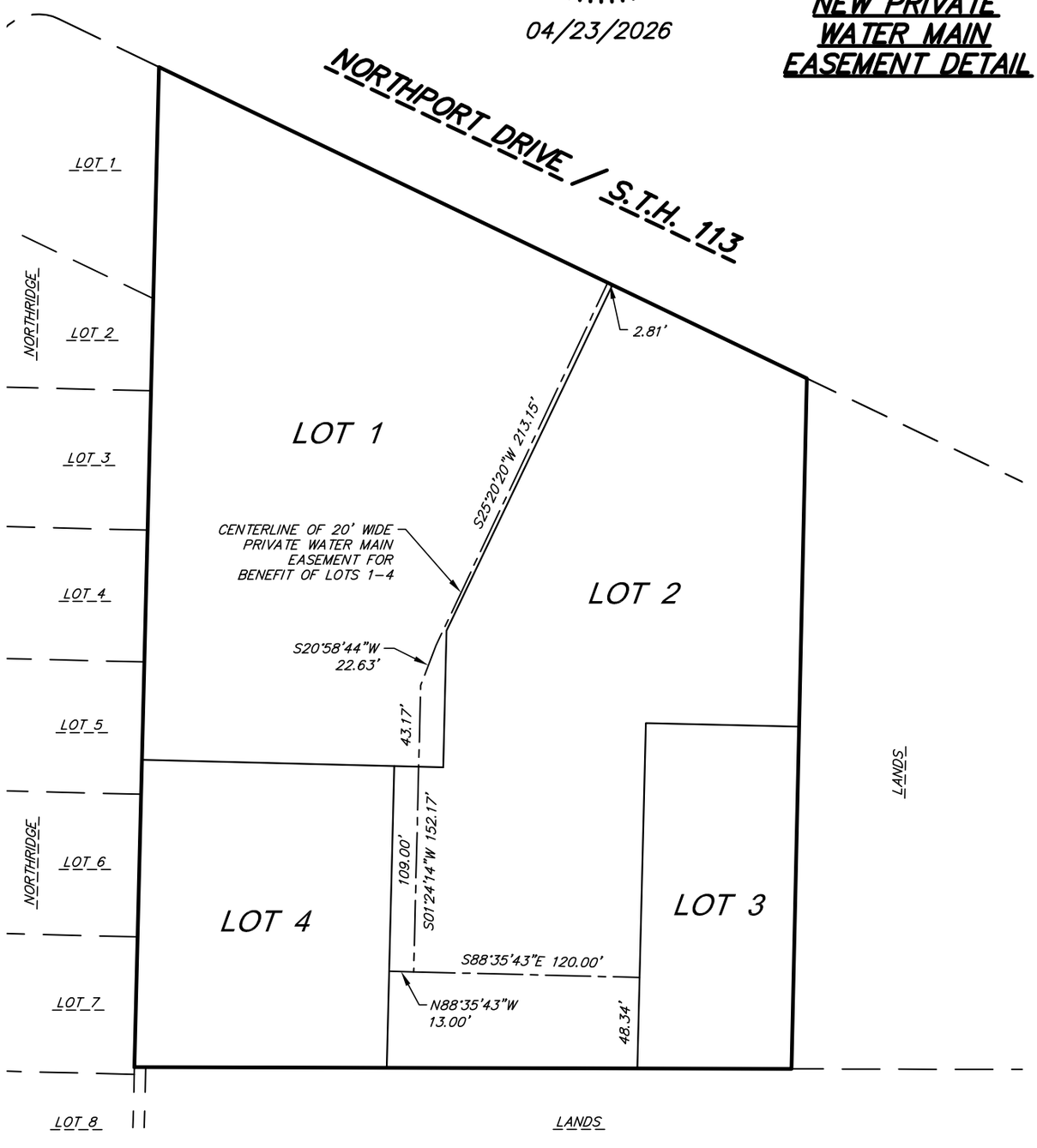
NEW PRIVATE WATER MAIN EASEMENT DETAIL



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

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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.

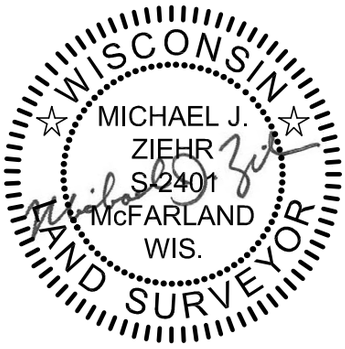
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed 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.



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23 Apr 2026 - 9:44a 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	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

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.

_____ *My Commission expires:* _____
Notary Public, State of Wisconsin

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

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vierbicher advisors / engineers / surveyors	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 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

vierbicher
advisors / engineers / surveyors

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