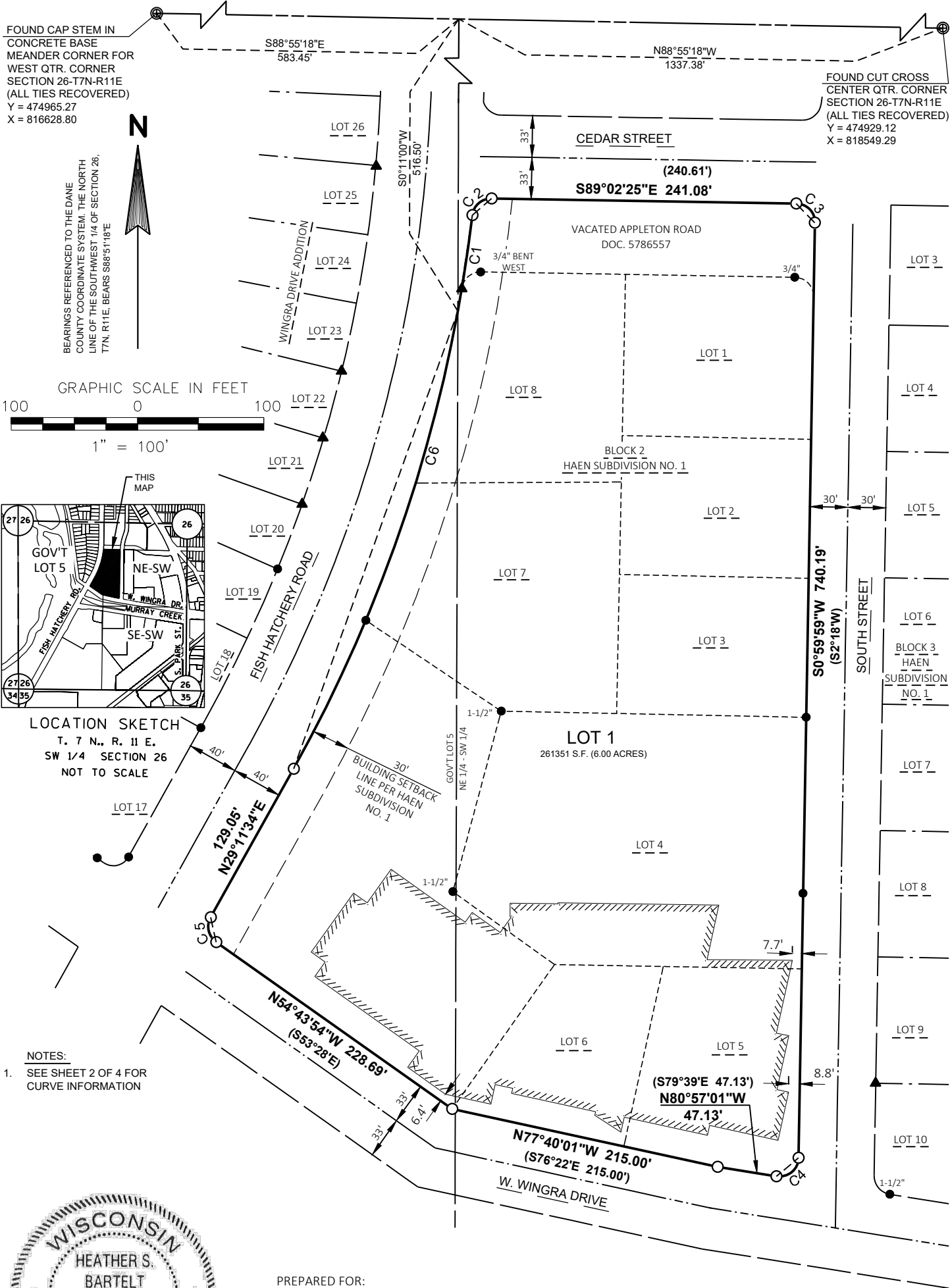


CERTIFIED SURVEY MAP NO. _____

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD
RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN
GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



3/31/25

PREPARED FOR:
STRAND ASSOCIATES INC.
910 W. WINGRA DR.
MADISON, WI 53715

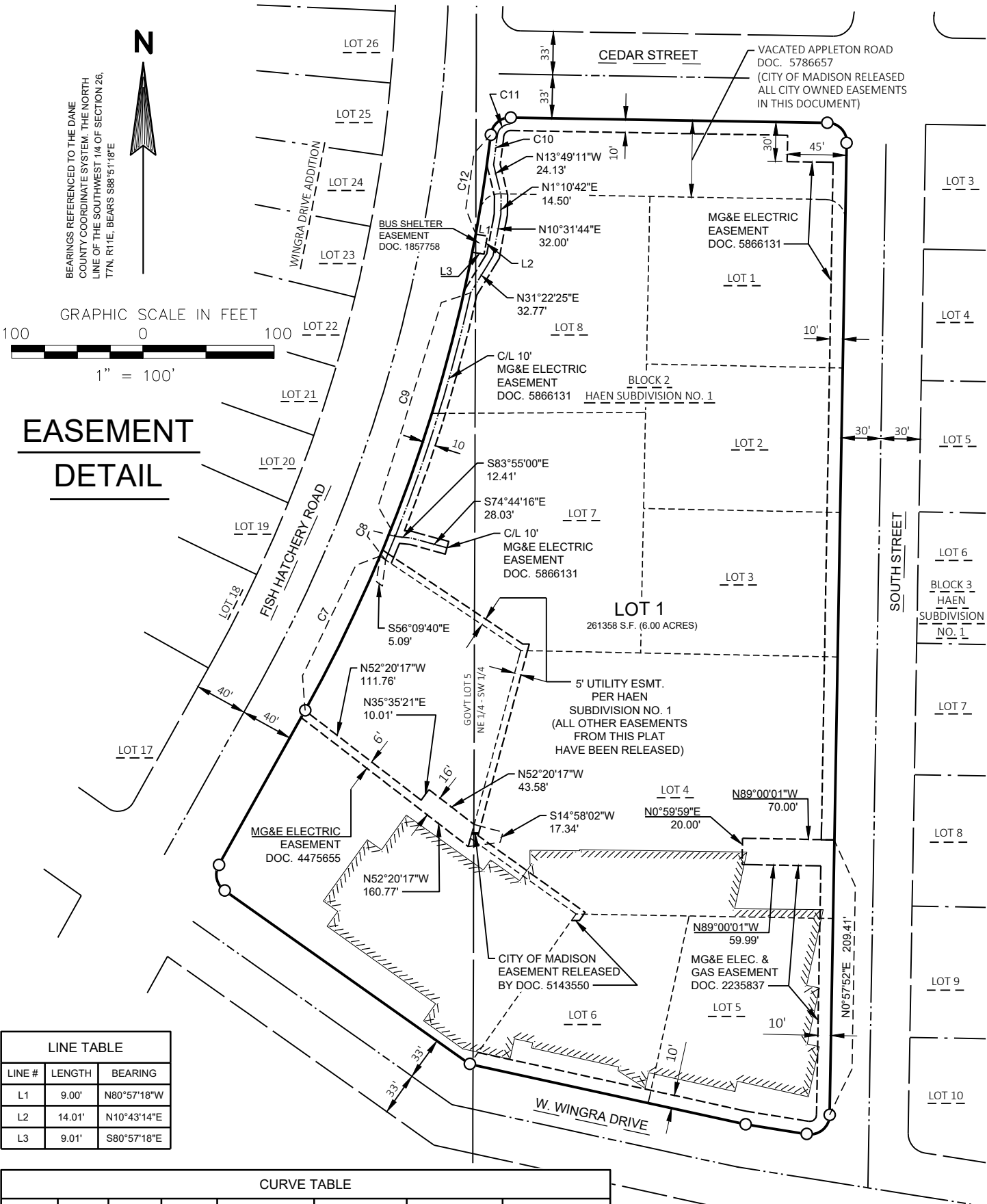
THIS INSTRUMENT DRAFTED BY:
HEATHER S. BARTELT OF
STRAND ASSOCIATES INC.
910 W. WINGRA DR.
MADISON, WI 53715



LEGEND	
▲ FOUND 3/4" REBAR	() RECORDED AS
● FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)	----- MINOR LOT LINE
⊕ DANE COUNTY MONUMENT, EXISTING	----- PROPERTY LINE
○ SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)	----- RIGHT OF WAY LINE
	----- CENTER LINE
	----- PERMANENT EASEMENT

CERTIFIED SURVEY MAP NO. _____

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EASEMENT
DETAIL

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.00'	N80°57'18"W
L2	14.01'	N10°43'14"E
L3	9.01'	S80°57'18"E

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TAN. BEARING IN	TAN. BEARING OUT
C1	1187.90'	76.81'	3°42'17"	N8°33'39"E	76.80'	N10° 24' 47"E	N06° 42' 30"E
C2	15.00'	22.06' (21.98')	84°15'05" (83°57'34")	N48°50'03"E (N48°58'48"E)	20.12' (20.07')	N06° 42' 30"E	S89° 02' 25"E
C3	15.00'	23.57'	90°02'24" (90°02'24")	S44°01'13"E (S44°01'13"E)	21.22'	S89° 02' 25"E	S00° 59' 59"W
C4	15.00'	25.67'	98°03'00"	S50°01'29"W	22.65'	S00° 59' 59"W	N80° 57' 01"W
C5	15.00'	21.97'	83°55'28"	N12°46'10"W	20.06'	N54° 43' 54"W	N29° 11' 34"E
C6	1187.90'	392.15'	18°54'53"	N19°52'14"E	390.38'	N29° 19' 40"E	N10° 24' 47"E
C7	1187.90'	130.71'	6°18'16"	N25°54'19"E	130.64'	N29° 03' 27"E	N22° 45' 11"E
C8	1192.90'	19.38'	0°55'51"	N22°20'05"E	19.38'	N22° 48' 01"E	N21° 52' 10"E
C9	1192.90'	194.39'	9°20'13"	N17°12'04"E	194.18'	N21° 52' 10"E	N12° 31' 57"E
C10	1192.90'	22.35'	1°04'25"	N7°14'36"E	22.35'	N07° 46' 48"E	N06° 42' 24"E
C11	10.00'	14.71'	84°15'34"	N48°50'11"E	13.42'	N06° 42' 24"E	S89° 02' 02"E
C12	1187.90'	76.48'	3°41'20"	S8°33'04"W	76.47'	S06° 42' 24"W	S10° 23' 44"W



3/31/25

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SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER MARKING THE WEST QUARTER CORNER OF SAID SECTION 26;
THENCE, SOUTH 88° 55' 18" EAST, 583.45 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 5 TO THE EAST LINE OF SAID GOVERNMENT LOT;
THENCE, SOUTH 00° 11' 00" WEST, 516.50 FEET ALONG SAID EAST LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD, ALSO BEING A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1187.90 FEET AND THE POINT OF BEGINNING;

THENCE, NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 08° 33' 39" EAST, 76.81 FEET TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;
THENCE, NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 48° 50' 03" EAST, 20.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET;
THENCE, SOUTH 89° 02' 25" EAST, 241.08 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;
THENCE, SOUTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 44° 01' 13" EAST, 21.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH STREET;
THENCE, SOUTH 00° 59' 59" WEST, 740.19 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;
THENCE, SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 50° 01' 29" WEST, 22.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF W. WINGRA DRIVE;
THENCE, NORTH 80° 57' 01" WEST, 47.13 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE, NORTH 77° 40' 01" WEST, 215.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE, NORTH 54° 43' 54" WEST, 228.69 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;
THENCE, NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 12° 46' 10" WEST, 20.06 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD;
THENCE, NORTH 29° 11' 34" EAST, 129.05 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY TO A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1187.90 FEET;
THENCE, NORTHERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 19° 52' 14" EAST, 390.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 261351 S.F. (6.00 ACRES) MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF STRAND ASSOCIATES INC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF



HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR NO. 2797
STRAND PROJECT NUMBER 1121.169

DATED THIS 31ST DAY OF MARCH, 2025



CORPORATE OWNERS CERTIFICATE

STRAND ASSOCIATES INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP HEREON. STRAND ASSOCIATES INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

CITY OF MADISON

WITNESS THE HAND AND SEAL OF SAID OWNER
THIS _____ DAY OF _____, 2025
IN PRESENCE OF:

JOSEPH BUNKER - VICE PRESIDENT &
CORPORATE SECRETARY

DATE

STATE OF WISCONSIN)
_____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON PLAN COMMISSION APPROVAL:
APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

MATTHEW WACHTER - SECRETARY
CITY OF MADISON PLAN COMMISSION
DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED.
THE ENACTMENT NUMBER _____, FILE ID NUMBER _____,
ADOPTED ON THE _____ DAY OF _____, 2025.
DATED THIS _____ DAY OF _____, 2025.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON
DATE



STATE OF WISCONSIN
Dane County
Received for record this _____ day
of _____ A.D., 20 _____ at _____
o'clock _____ M. and recorded in Vol. _____
_____ of C.S.M.'s , page(s) _____
Document No. _____
_____ Register
_____ Deputy