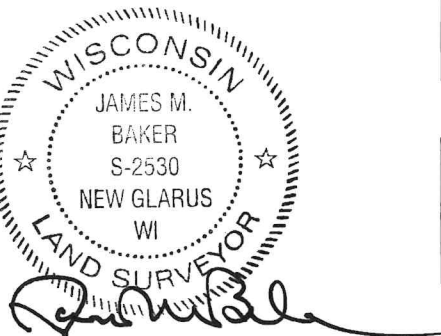
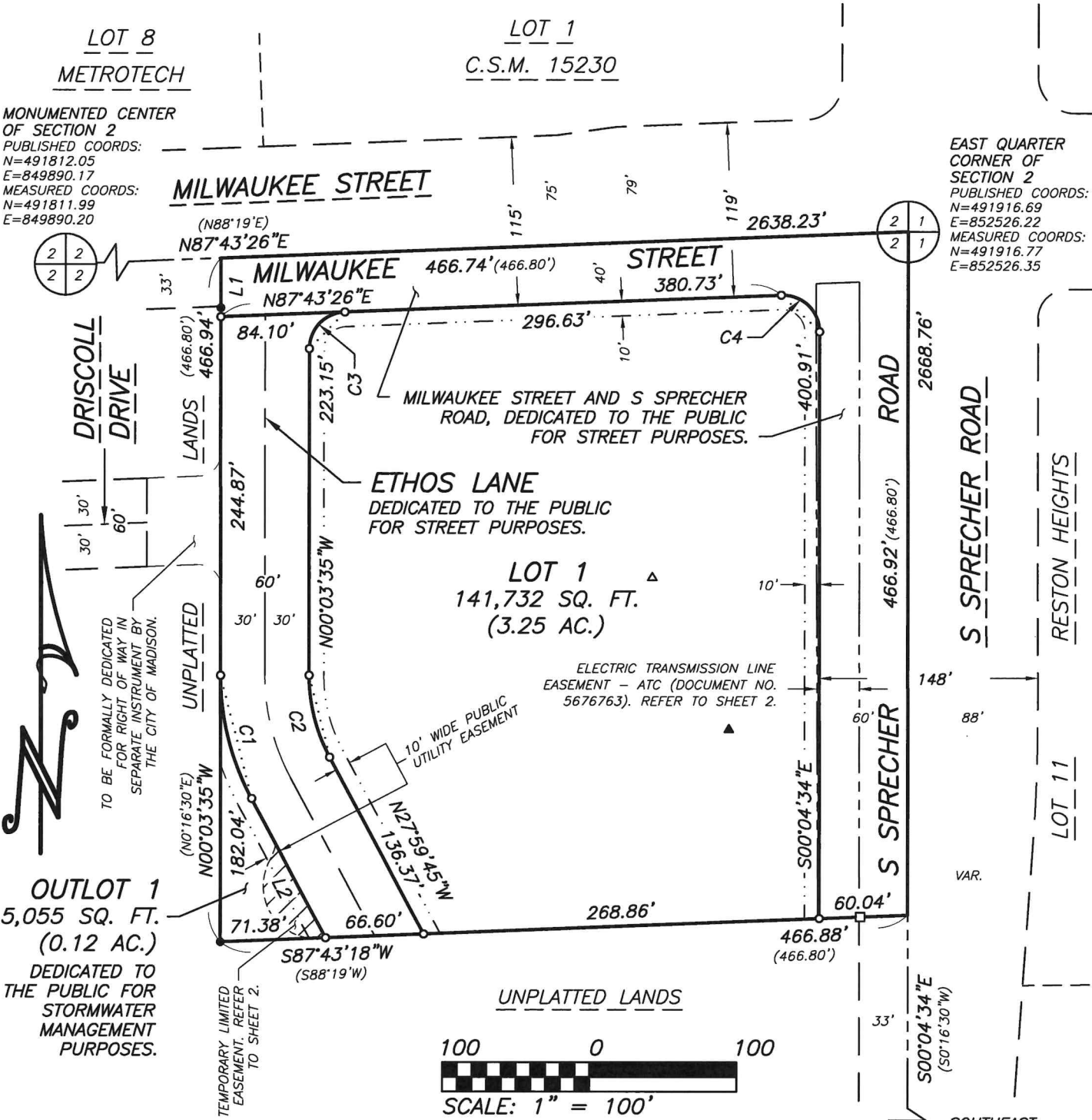


CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.



November 17, 2024
Revised: October 2, 2025

JOB NO. 21223
POINTS 21223
DRWG. 21223_4
DRAWN BY JMB

PREPARED FOR:
Sprecher Apartments LLC
c/o Jessie Crooks
1910 Hawks Ridge Drive, Suite 322
Verona, WI 53593
(608) 469-2520

SHEET 1 OF 5

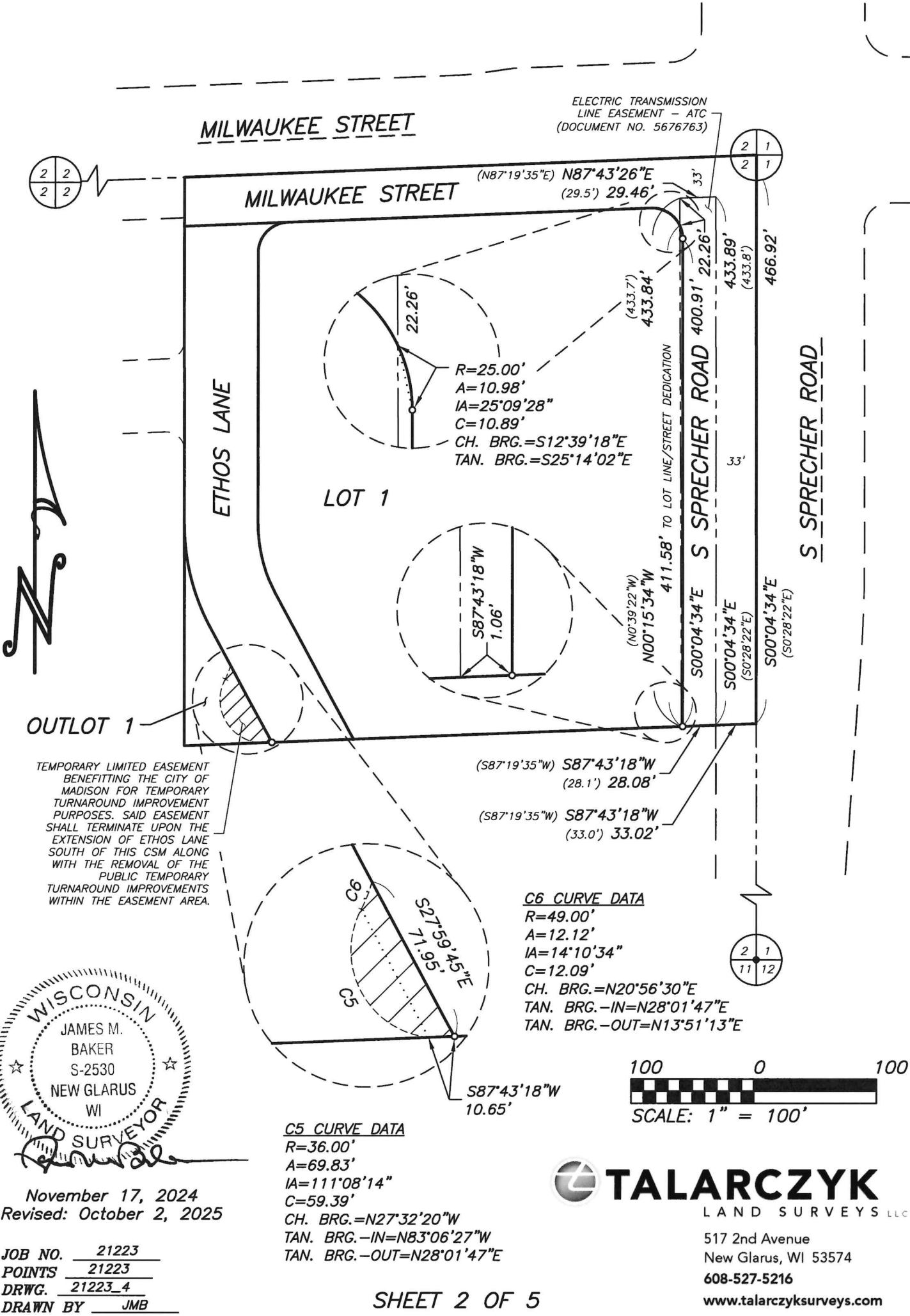
TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

LINE	BEARING	DISTANCE
L1	N00°03'35"W	40.03'
L2	N27°59'45"W	107.47'

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	180.00'	87.76'	27°56'10"	86.90'	N14°01'40"W
C2	120.00'	58.51'	27°56'10"	57.93'	N14°01'40"W
C3	25.00'	38.30'	87°47'01"	34.66'	N43°49'55.5"E
C4	25.00'	40.23'	92°12'00"	36.03'	S46°10'34"E

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

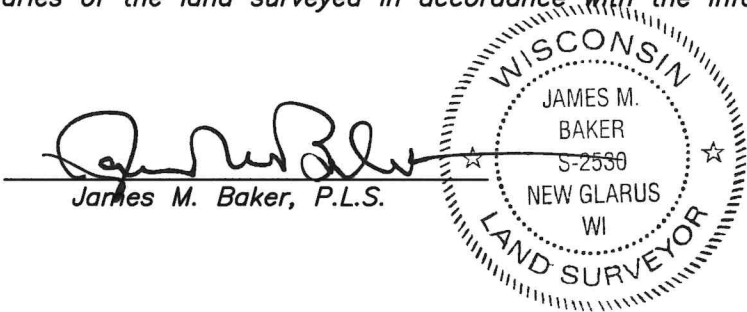
Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:
Beginning at the East 1/4 corner of said Section 2; thence S00°04'34"E along the East line of Section 2, 466.92'; thence S87°43'18"W, 466.88'; thence N00°03'35"W, 466.94' to the North line of the Southeast 1/4 of Section 2; thence N87°43'26"E, 466.74' to the point of beginning; subject to any and all easements of record.

Parcel contains 5.00 acres (217,805 sq. ft.), more or less.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the City of Madison; and that under the direction of Andy Crooks, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

November 17, 2024
Revised: October 2, 2025



LEGEND:



Brass cap monument found



1-1/4" solid round iron rod found



1-1/4" iron pipe found



3/4" solid round iron rod found



3/4" x 24" solid round iron rod set,
weighing 1.50 lbs per lineal foot



Septic vent



Well

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 2 bears S00°04'34"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Public utility easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.
- 4.) Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

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TALARCZYK
LAND SURVEYS LLC
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CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

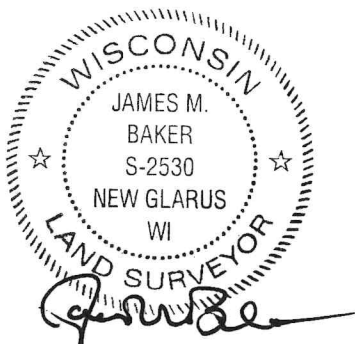
OWNER'S CERTIFICATE OF DEDICATION:
Sprecher Apartments LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Sprecher Apartments LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Madison.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Jessica J. Crooks, Member
Sprecher Apartments LLC

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Jessica J. Crooks, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



JOB NO. 21223
POINTS 21223
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November 17, 2024
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CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, _____.

By: _____ Date: _____
Matthew Wachter, Secretary
of the 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 _____, _____; that said enactment provided for the acceptance
of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for
public use.

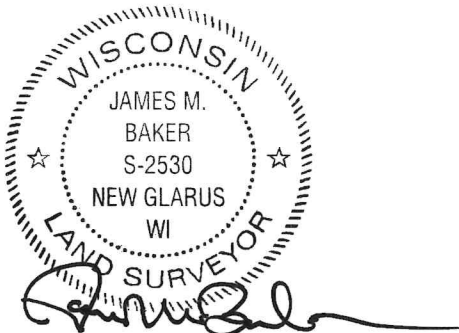
Dated this _____ day of _____, _____.

Lydia A. McComas, City Clerk, Madison

REGISTER OF DEEDS CERTIFICATE:

Received for record this _____ day of _____, _____ at _____ o'clock _____M.,
and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



**TALARCZYK**
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