

CERTIFIED SURVEY MAP No.

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

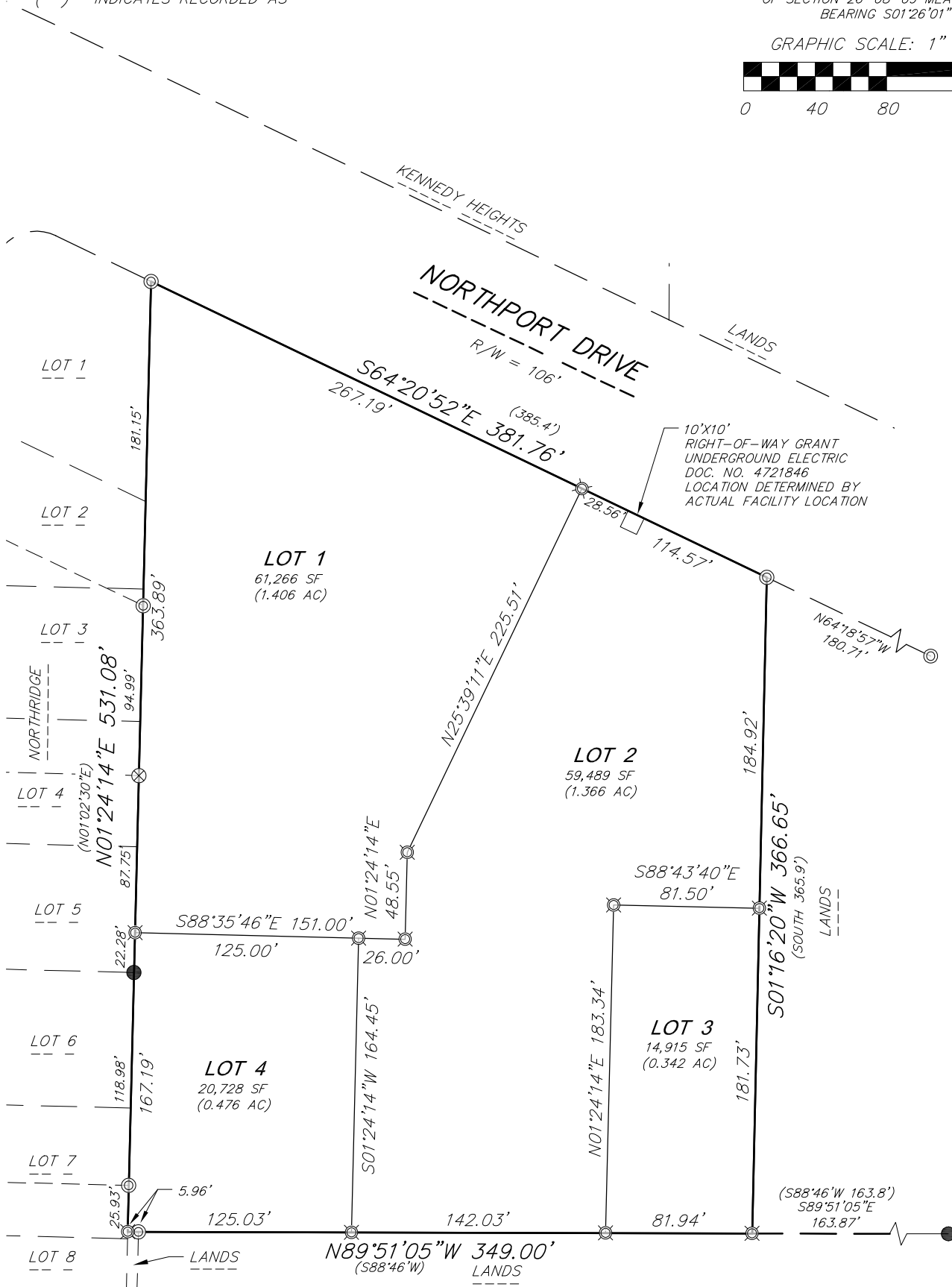
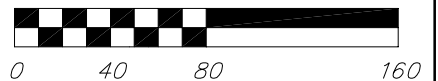
SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
 ⊗ FOUND 2" Ø IRON PIPE
 ● FOUND 3/4" Ø IRON ROD
 ⊗ SET 3/4" X 18" SOLID IRON RE-ROD
 MIN. WT. 1.50 LBS./FT.
) INDICATES RECORDED AS



BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, DANE COUNTY
NAD83 (2011), THE EAST LINE OF THE SE1/4
OF SECTION 26-08-09 MEASURED AS
BEARING S01°26'01"W

GRAPHIC SCALE: 1" = 80'



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL
SEE SHEET 4 FOR NOTES



Job #: 240474
Date: 04/28/2025

Rev:

Drafted By: KPAP

Checked By: MZIF

SURVEYED FOR:
NORTHPOINTE
DEVELOPMENT
230 OHIO STREET
SUITE 200
OSHKOSH, WI 54902

C.S.M. No.

Doc. No.

Vol. _____ Page _____

SHEET
1 OF 7

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24 Apr 2025 - 9:36a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

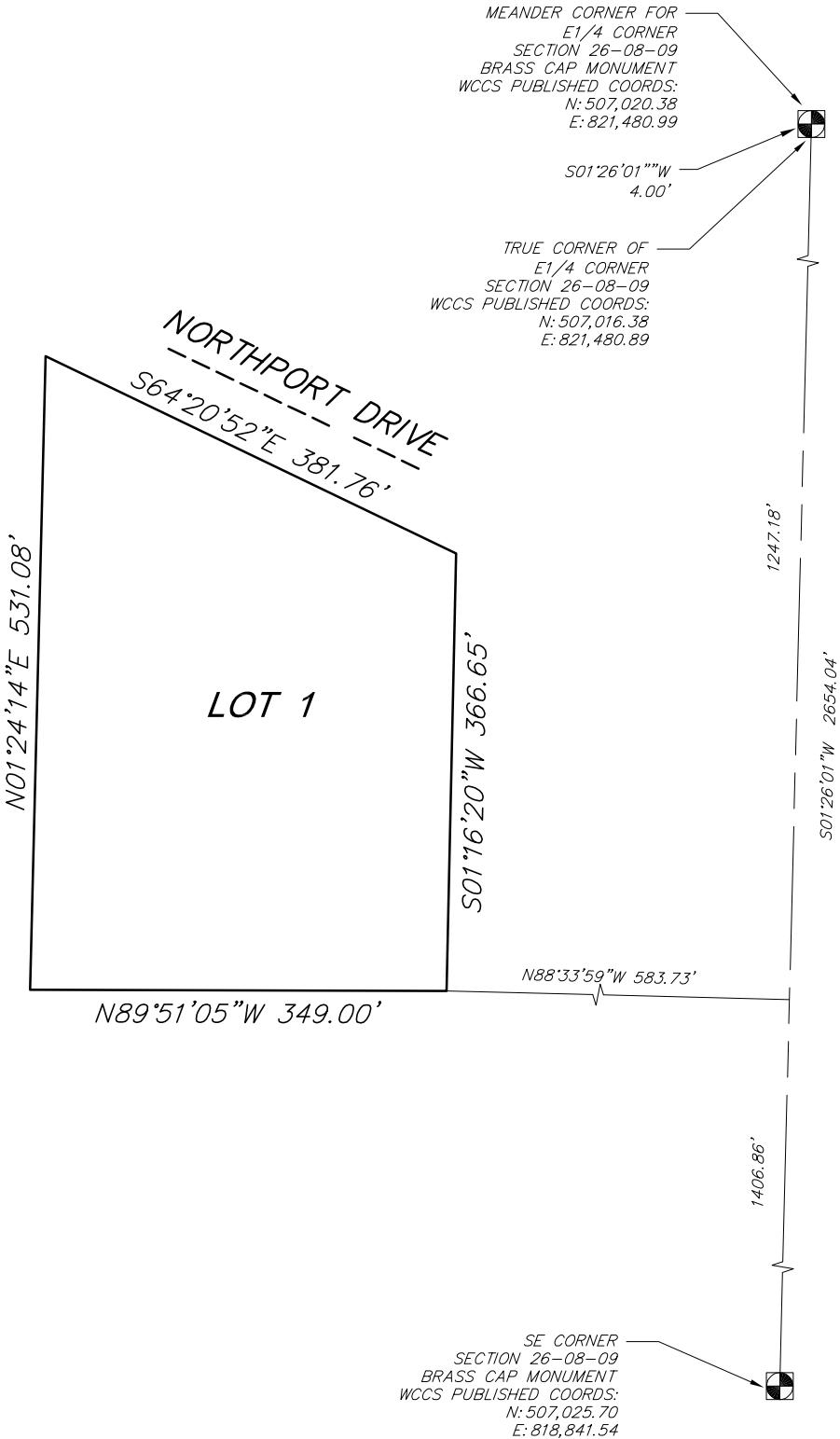
CERTIFIED SURVEY MAP No. _____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL
(NOT TO SCALE)

BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, DANE COUNTY
NAD83 (2011), THE EAST LINE OF THE SE1/4
OF SECTION 26-08-09 MEASURED AS
BEARING S01°26'01"W

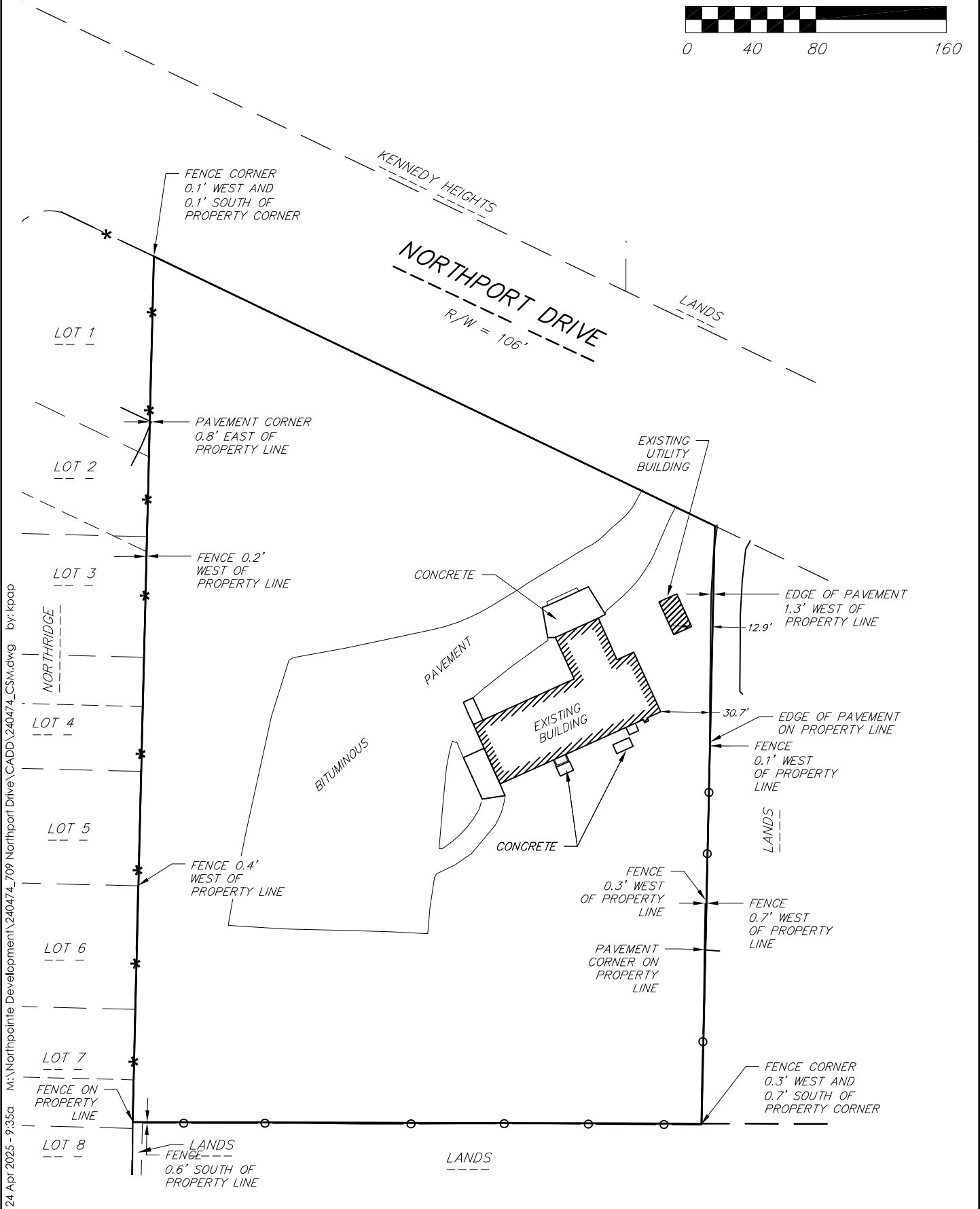


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CERTIFIED SURVEY MAP No. _____

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CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING CONDITIONS



24 Apr 2025 - 9:35a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

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A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



NEW PUBLIC PRIVATE ACCESS
EASEMENT DETAIL

NORTHPORT DRIVE
R/W = 106'

LOT 1

26' WIDE PRIVATE
ACCESS EASEMENT FOR
BENEFIT OF LOTS
3 & 4

LOT 2

LOT 3

LOT 4

7.00'
S88°35'46"E 116.00'
29.00'
33.00'
N88°35'46"W 142.00'

24 Apr 2025 - 9:34a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap



A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: April 28, 2025

Signed: **DRAFT**
Kevin J. Pape, Professional Land Surveyor S-2568

Being a part of the NE1/4 of the SE1/4 of Section 26, T8N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing the east quarter corner of said Section 26; thence S01°26'01"W, 1,247.18 feet along the east line of said SE1/4; thence N88°33'59"W, 583.73 feet to the point of beginning; thence N89°51'05"W, 349.00 feet to a point on the east line of Northridge; thence N01°24'14"E, 531.08 feet along said east line to a point on the southwesterly right-of-way line of Northport Drive; thence S64°20'52"E, 381.76 feet along said southwesterly right-of-way line; thence S01°16'20"W, 366.65 feet to the point of beginning.

Contains 156,397 square feet (3.590 acres).



Job #.: 240474
Date: 04/28/2025
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SURVEYED FOR:
NORTHPOINTE
DEVELOPMENT
230 OHIO STREET
SUITE 200
OSHKOSH, WI 54902

C.S.M. No. _____
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 Vol. _____ Page _____

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20 May 2025 - 9:15a

CERTIFIED SURVEY MAP No. _____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

Northside Christian Assembly, 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 this Certified Survey Map to be surveyed, divided mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Northside Christian Assembly . has caused these presents to be signed by its corporate officer(s) on this _____ day of _____, 20____.

NORTHSIDE CHRISTIAN ASSEMBLY

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____, 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, a corporation 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 _____, on this _____ day of _____, 20____.

CHURCH EXTENSION Plan

By: _____

PRINT NAME AND TITLE

State of _____)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin
My Commission expires: _____

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MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ Date: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES—_____, File ID Number _____, adopted on the ____ day of _____, 202____, 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 _____, 202____.

Maribeth Witzel–Behl, City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds