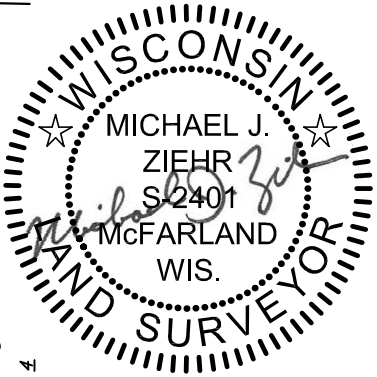
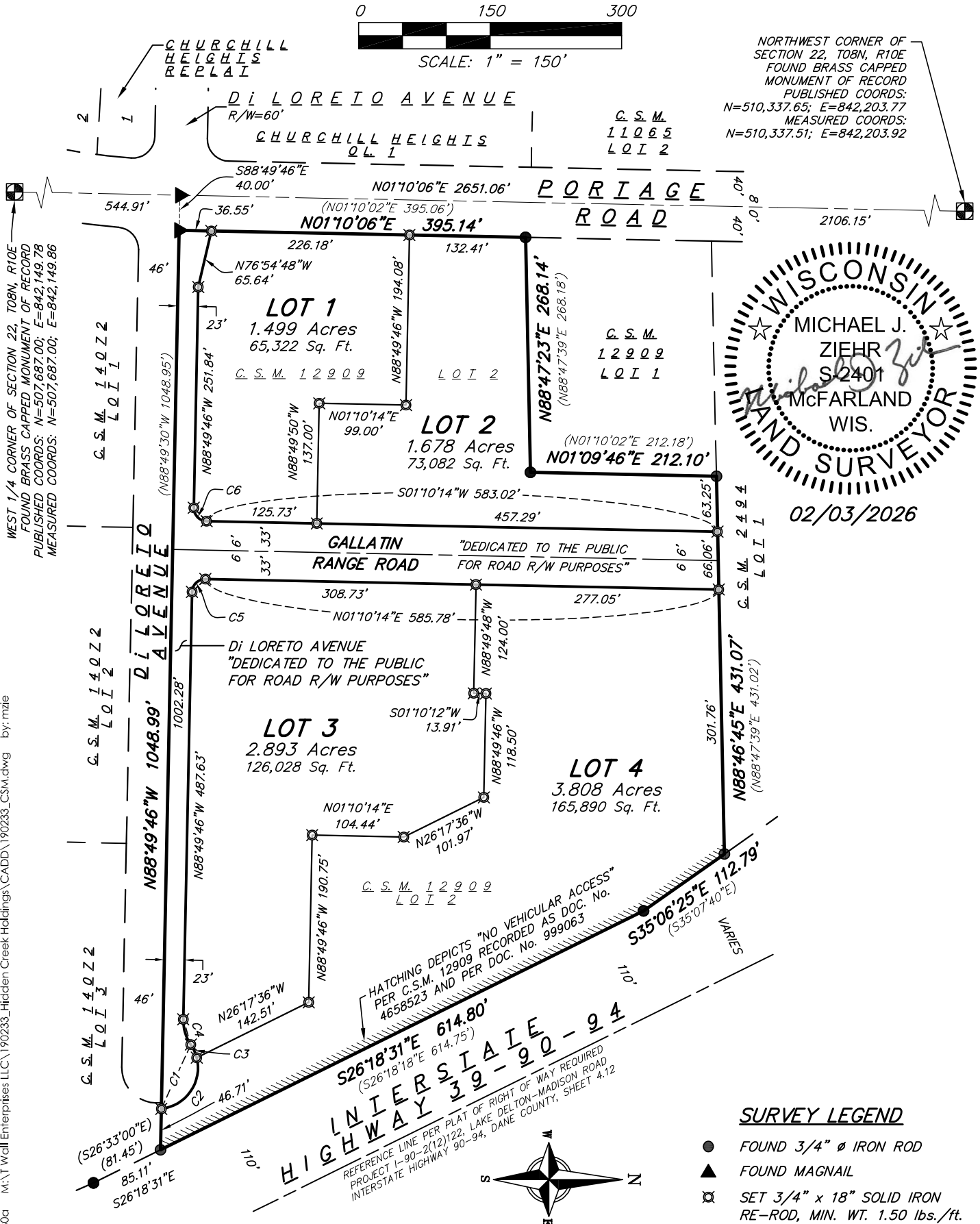


CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026

NOTES:

1. See Sheet 2 for Easement Details.
2. See Sheets 3 and 5 for Lot 1 & Lot 2 New Easement Details.
3. See Sheets 4 and 6 for Lot 3 & Lot 4 New Easement Details.
4. See Sheets 7-10 for Easement Line and Curve Tables.
5. See Sheet 11 for Notes.

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ▲ FOUND MAGNAIL
- ⊗ 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



FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLIL

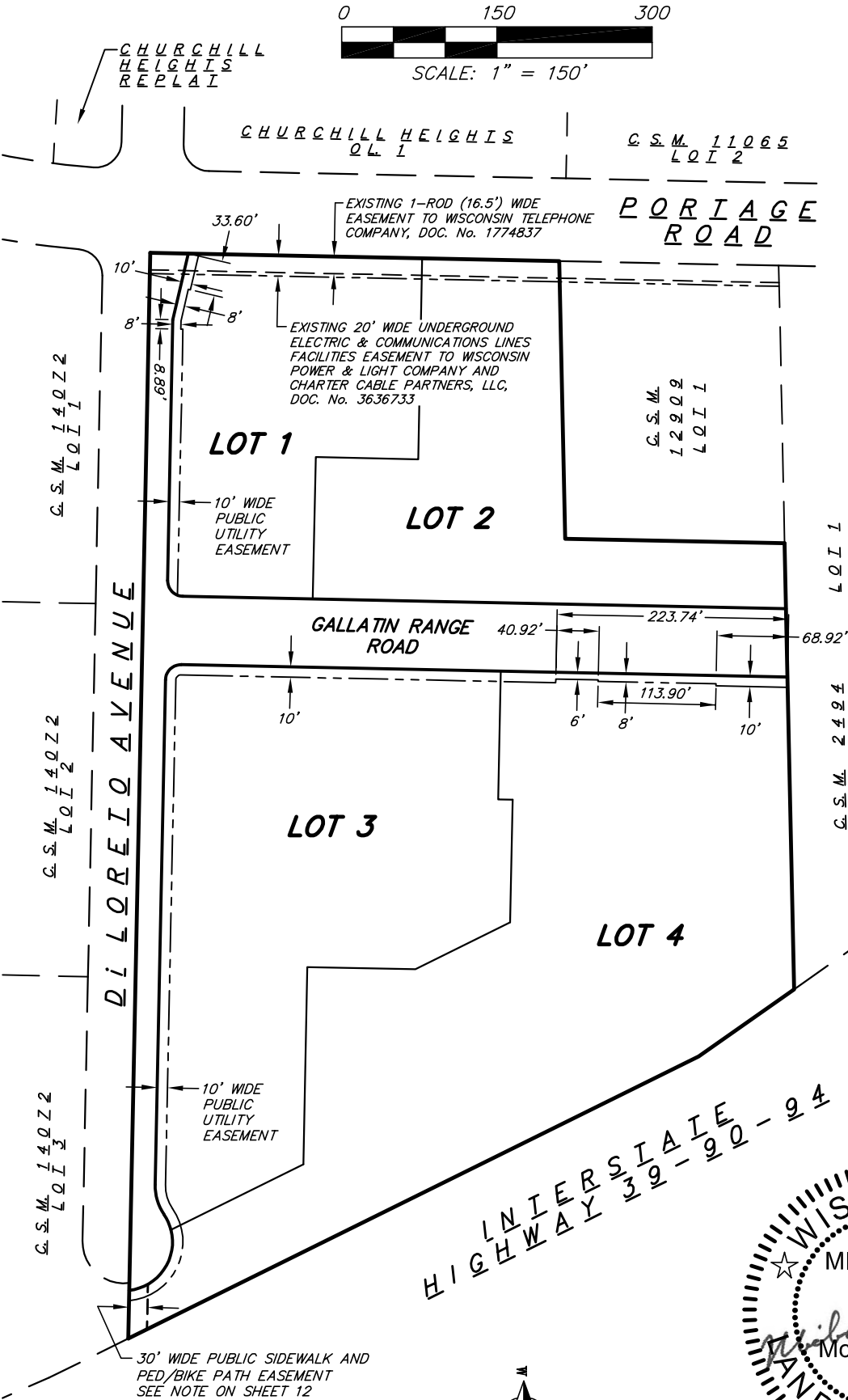
SURVEYED FOR:
Bozeman Land Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
1 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

EASEMENT DETAILS

INTERSTATE
HIGHWAY 39-90-94



02/03/2026

03 Feb 2026 - 8:32ca M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mde



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Drafted By: MZIE
Checked By: JLIL

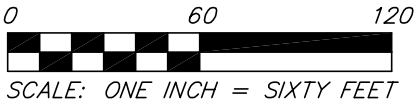
SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
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SHEET
2 OF 12

CERTIFIED SURVEY MAP No.

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C. S. M. 2494 L Q I 1

C. S. M.
12909

HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITED EASEMENT BENEFITTING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF SYNC DRIVE NORTH OF THIS CSM ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA

L Q I 1

P O R T I A G E R O A D

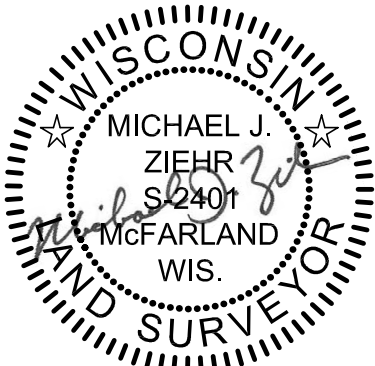
GALLATIN RANGE ROAD

PRIVATE SANITARY SEWER,
PRIVATE STORM SEWER AND
PRIVATE WATER MAIN
EASEMENT, SEE NOTE 4 ON
SHEET 11

PRIVATE ACCESS EASEMENT,
PRIVATE PARKING EASEMENT
AND EMERGENCY ACCESS
EASEMENT, SEE NOTE 5 ON
SHEET 11

LOT 2

LOT 1



02/03/2026

LOT 1 & LOT 2
NEW EASEMENT DETAILS



vierbicher
advisors/engineers/surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLIL

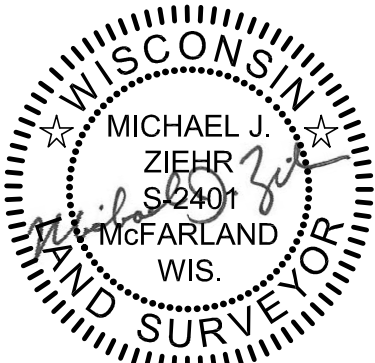
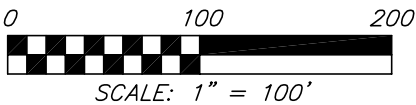
SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
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Madison, WI 53717
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SHEET
3 OF 12

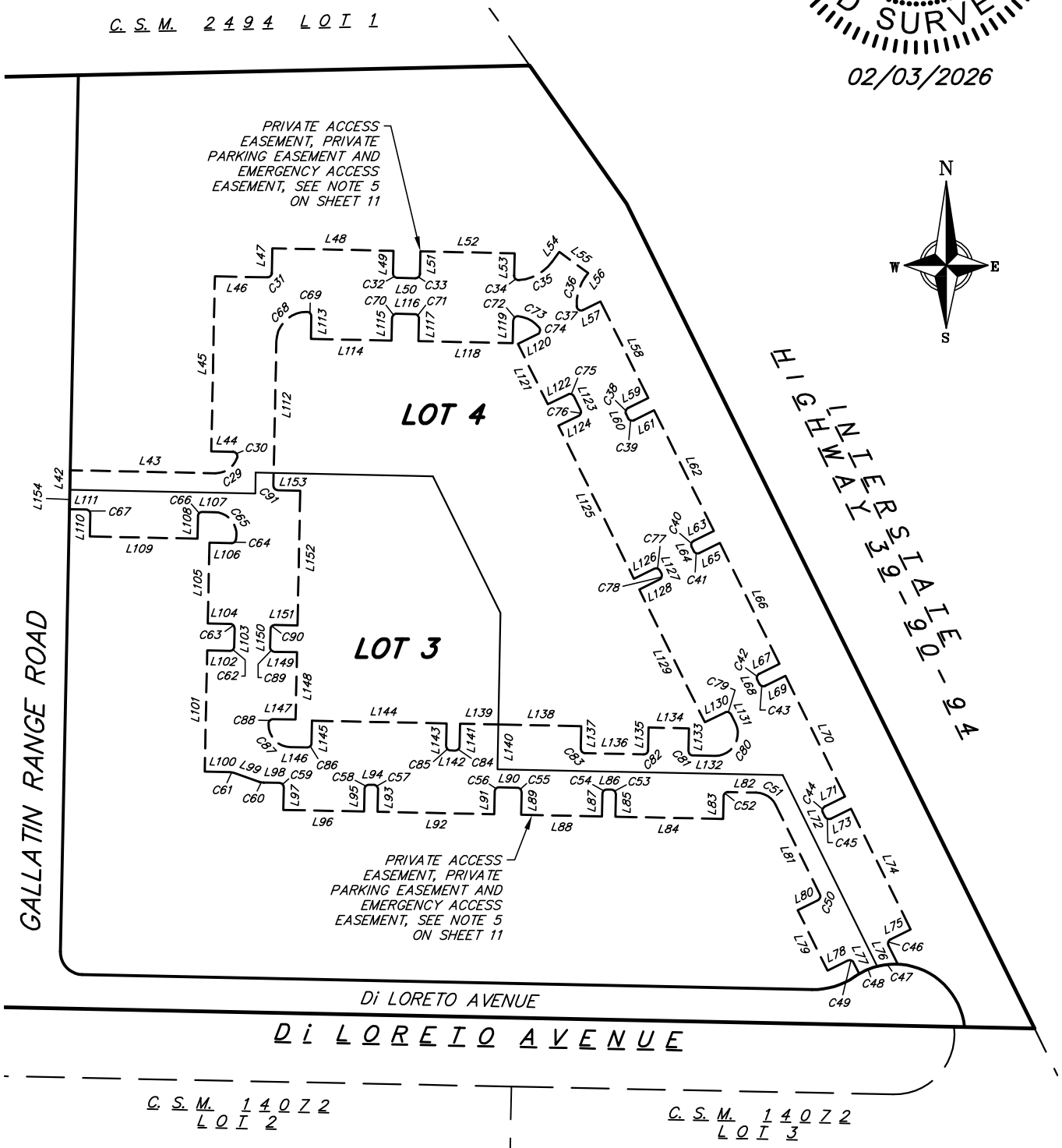
CERTIFIED SURVEY MAP No.

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02/03/2026

C. S. M. 2494 LOT 1



C. S. M. 14072
LOT 2

C. S. M. 14072
LOT 3

LOT 3 & LOT 4
NEW EASEMENT DETAILS

03 Feb 2026 - 8:33a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mde



vierbicher
advisors / engineers / surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLL

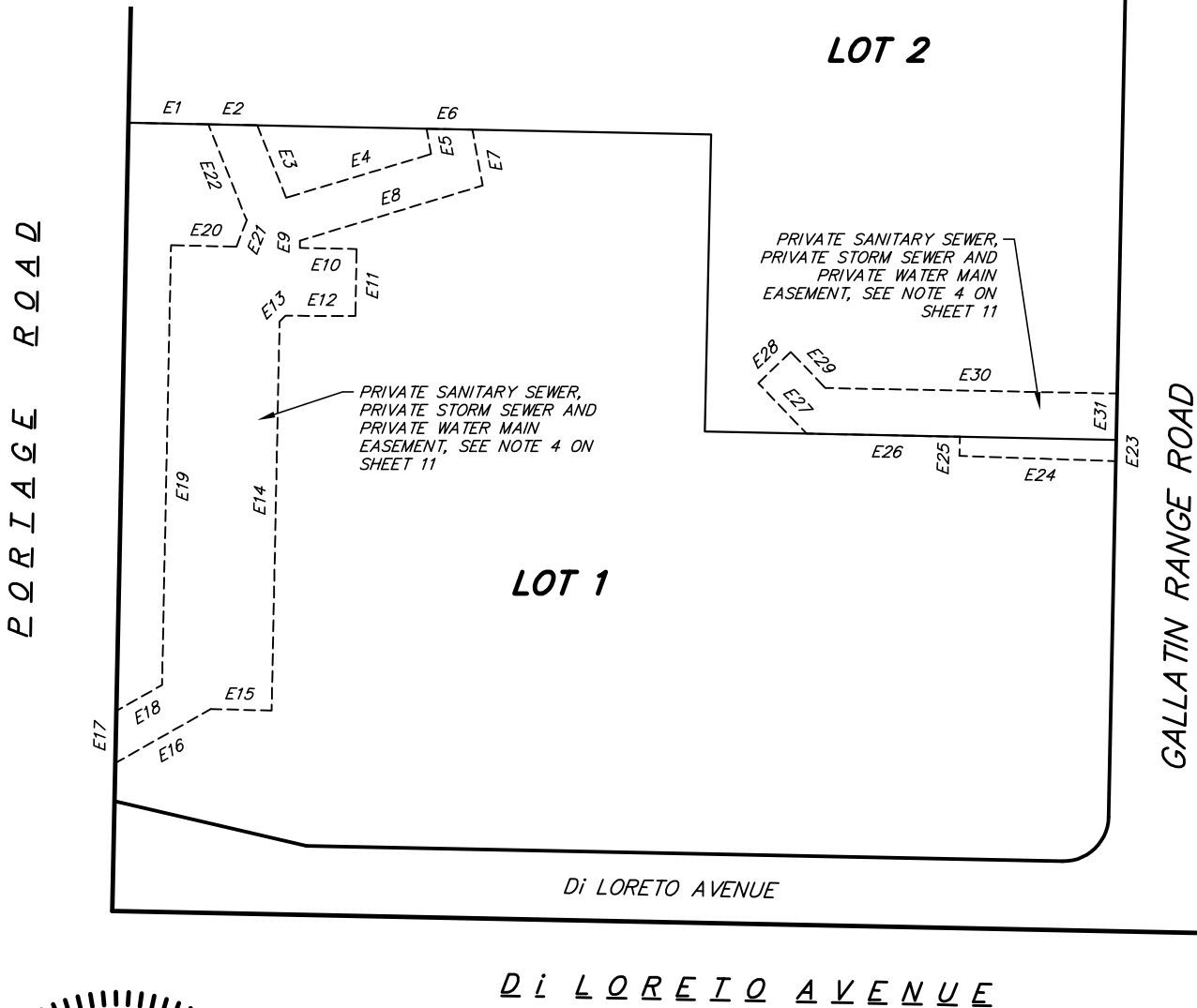
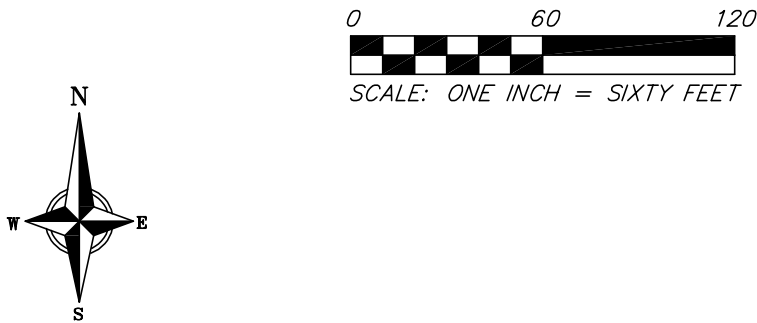
SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
4 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026

LOT 1 & LOT 2
NEW EASEMENT DETAILS

03 Feb 2026 - 8:34a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by:mde



vierbicher
advisors / engineers / surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLL

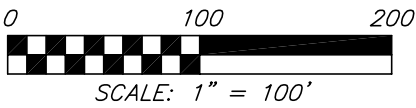
SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

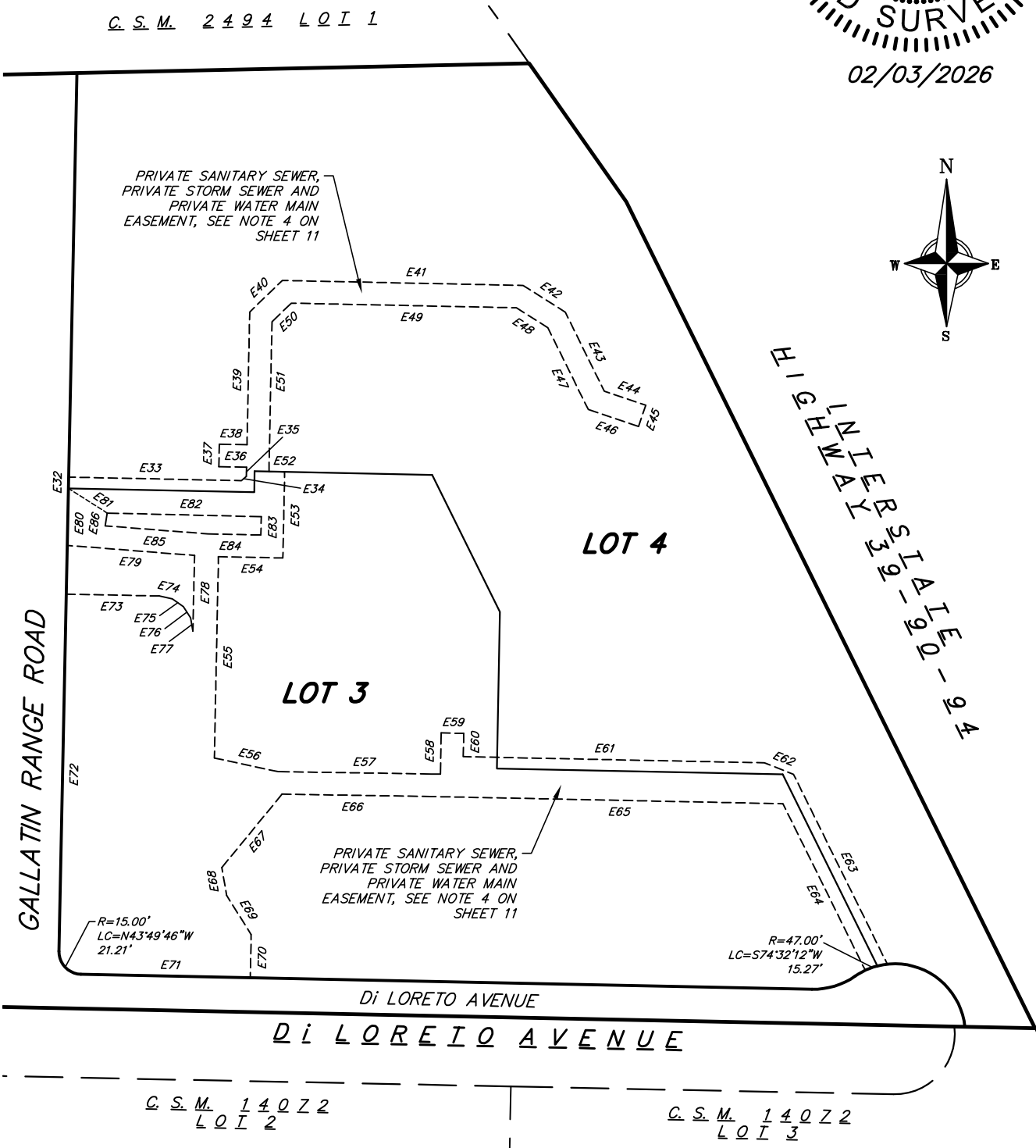
SHEET
5 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



02/03/2026



LOT 3 & LOT 4
NEW EASEMENT DETAILS

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FN: 190233
DATE: 09/26/2022
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Drafted By: MZIE
Checked By: JLIL

SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
6 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	S01°10'06"W	13.00'
L2	S88°49'46"E	57.08'
L3	N01°10'14"E	15.00'
L4	S88°49'46"E	63.00'
L5	S01°10'14"W	15.00'
L6	S88°49'46"E	3.00'
L7	N01°10'14"E	15.00'
L8	S88°49'46"E	69.00'
L9	S01°10'14"W	18.00'
L10	S43°49'46"E	2.78'
L11	S88°49'46"E	18.00'
L12	S01°10'14"W	72.00'
L13	N88°49'46"W	15.00'
L14	S01°10'14"W	4.03'
L15	N01°10'14"E	14.96'
L16	S88°49'46"E	99.00'
L17	S01°10'14"W	15.00'
L18	S88°49'46"E	3.00'
L19	S01°10'14"W	13.00'
L20	S01°10'14"W	13.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L21	N88°49'46"W	13.00'
L22	S01°10'14"W	15.00'
L23	N88°49'46"W	54.00'
L24	N01°10'14"E	15.00'
L25	S01°10'14"W	15.00'
L26	N88°49'46"W	69.00'
L27	N01°10'14"E	16.75'
L28	N43°48'21"W	4.59'
L29	N88°49'46"W	16.76'
L30	N01°10'14"E	72.00'
L31	S88°49'46"E	15.00'
L32	N01°10'14"E	4.00'
L33	S01°10'14"W	14.99'
L34	N88°49'46"W	45.00'
L35	N01°10'14"E	15.00'
L36	N88°49'46"W	45.50'
L37	S01°10'14"W	15.00'
L38	N88°49'46"W	45.00'
L39	N01°10'14"E	15.00'
L40	N88°49'46"W	18.08'
L41	S01°10'06"W	13.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L42	N01°10'14"E	13.00'
L43	N88°49'48"W	97.00'
L44	S88°49'46"E	14.49'
L45	S01°10'14"W	117.00'
L46	N88°49'46"W	35.00'
L47	S01°10'14"W	16.46'
L48	N88°49'46"W	81.00'
L49	N01°10'14"E	15.00'
L50	N88°49'46"W	12.00'
L51	S01°10'14"W	15.00'
L52	N88°49'46"W	63.00'
L53	N01°10'14"E	14.89'
L54	S36°13'50"W	8.31'
L55	N53°46'10"W	24.00'
L56	N36°13'50"E	3.33'
L57	S63°42'24"W	12.87'
L58	N26°17'36"W	72.00'
L59	N63°42'24"E	15.00'
L60	N26°17'36"W	3.00'
L61	S63°42'24"W	15.00'

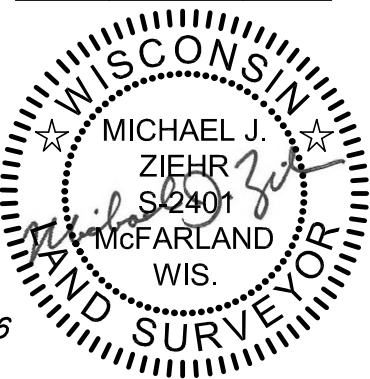
EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L62	N26°17'36"W	90.00'
L63	N63°42'24"E	15.00'
L64	N26°17'36"W	3.00'
L65	S63°42'24"W	15.00'
L66	N26°17'36"W	90.00'
L67	N63°42'24"E	15.00'
L68	N26°17'36"W	3.00'
L69	S63°42'24"W	15.00'
L70	N26°17'36"W	90.00'
L71	N63°42'24"E	15.00'
L72	N26°17'36"W	3.00'
L73	S63°42'24"W	15.00'
L74	N26°17'36"W	90.00'
L75	N63°42'24"E	15.00'
L76	N26°17'36"W	14.07'
L77	N26°17'36"W	8.33'
L78	S63°42'24"W	15.00'
L79	N26°17'36"W	45.00'
L80	N63°42'24"E	15.00'
L81	N26°17'36"W	66.40'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L82	N88°49'46"W	18.75'
L83	S01°10'14"W	15.00'
L84	N88°49'46"W	72.00'
L85	N01°10'14"E	15.00'
L86	N88°49'46"W	3.00'
L87	S01°10'14"W	15.00'
L88	N88°49'46"W	54.00'
L89	N01°10'14"E	15.00'
L90	N88°49'46"W	12.00'
L91	S01°10'14"W	15.00'
L92	N88°49'46"W	78.00'
L93	N01°10'14"E	15.00'
L94	N88°49'46"W	3.00'
L95	S01°10'14"W	15.00'
L96	N88°49'46"W	54.00'
L97	N01°10'14"E	15.00'
L98	N88°49'46"W	10.42'
L99	N70°49'31"W	17.86'
L100	N88°49'46"W	16.42'
L101	N01°10'14"E	81.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L102	S88°49'46"E	15.00'
L103	N01°10'14"E	12.00'
L104	N88°49'46"W	15.00'
L105	N01°10'14"E	54.00'
L106	S88°49'46"E	14.74'
L107	N88°49'48"W	8.00'
L108	S01°10'14"W	15.00'
L109	N88°49'46"W	72.00'
L110	N01°10'14"E	15.00'
L111	N88°49'48"W	11.00'
L112	S01°10'14"W	96.50'
L113	N01°10'14"E	15.00'
L114	N88°49'46"W	54.00'
L115	S01°10'14"W	15.00'
L116	N88°49'46"W	12.00'
L117	N01°10'14"E	15.00'
L118	N88°49'46"W	63.00'
L119	S01°10'14"W	14.97'
L120	N63°42'24"E	14.61'
L121	N26°17'36"W	45.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L122	S63°42'24"W	15.00'
L123	N26°17'36"W	10.00'
L124	N63°42'24"E	15.00'
L125	N26°17'36"W	114.00'
L126	S63°42'24"W	15.00'
L127	N26°17'36"W	2.00'
L128	N63°42'24"E	15.00'
L129	N26°17'36"W	99.00'
L130	S63°42'24"W	15.00'
L131	N26°17'36"W	6.74'
L132	S88°49'46"E	14.69'
L133	S01°10'14"W	15.00'
L134	S88°49'46"E	27.00'
L135	N01°10'14"E	15.00'
L136	S88°49'46"E	39.00'
L137	S01°10'14"W	15.00'
L138	S88°49'46"E	55.47'
L139	S88°49'46"E	25.53'
L140	N01°10'14"E	30.00'
L141	N01°10'14"E	15.00'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L142	S88°49'46"E	3.00'
L143	S01°10'14"W	15.00'
L144	S88°49'46"E	90.00'
L145	N01°10'14"E	15.00'
L146	S88°49'46"E	11.00'
L147	N88°49'46"W	15.00'
L148	S01°10'14"W	45.00'
L149	S88°49'46"E	15.00'
L150	S01°10'14"W	12.00'
L151	N88°49'46"W	15.00'
L152	S01°10'14"W	90.00'
L153	S88°49'46"E	15.00'
L154	N01°10'14"E	13.00'



02/03/2026

03 Feb 2026 - 8:35a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mde



FN: 190233
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P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
7 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C29	19.17'	15.00'	73°13'16"	N54°33'34"E	17.89'
C30	5.59'	3.00'	106°46'41"	N35°26'25"W	4.82'
C31	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C32	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C33	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C34	4.99'	3.00'	95°16'26"	S46°27'59"E	4.43'
C35	26.01'	30.00'	49°39'58"	N61°03'49"E	25.20'
C36	20.74'	30.00'	39°36'11"	S16°25'45"W	20.33'
C37	5.91'	3.00'	112°55'16"	S59°49'59"E	5.00'
C38	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C39	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C40	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C41	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C42	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C43	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C44	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C45	4.71'	3.00'	90°00'00"	S71°17'36"E	4.24'
C46	4.71'	3.00'	90°00'00"	S18°42'24"W	4.24'
C47	13.92'	47.00'	16°58'18"	S84°07'13"W	13.87'
C48	13.07'	47.00'	15°56'13"	S67°39'57"W	13.03'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C49	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C50	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C51	16.37'	15.00'	62°32'09"	N57°33'41"W	15.57'
C52	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C53	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C54	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C55	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C56	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C57	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C58	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C59	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C60	3.14'	10.00'	18°00'15"	S79°49'38"E	3.13'
C61	3.14'	10.00'	18°00'15"	N79°49'38"W	3.13'
C62	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C63	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C64	4.08'	3.00'	77°57'39"	N52°11'25"E	3.77'
C65	26.71'	15.00'	102°02'24"	N37°48'36"W	23.32'
C66	4.71'	3.00'	89°59'57"	S46°10'13"W	4.24'
C67	4.71'	3.00'	90°00'03"	N43°49'47"W	4.24'
C68	31.42'	20.00'	90°00'00"	S46°10'14"W	28.28'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C69	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C70	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C71	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C72	4.89'	3.00'	93°24'26"	S47°52'28"W	4.37'
C73	16.34'	20.00'	46°48'16"	N62°01'11"W	15.89'
C74	5.36'	3.00'	102°19'26"	N12°32'40"E	4.67'
C75	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C76	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C77	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C78	4.71'	3.00'	90°00'00"	N18°42'24"E	4.24'
C79	4.71'	3.00'	90°00'00"	N71°17'36"W	4.24'
C80	30.75'	15.00'	117°27'51"	N32°26'19"E	25.64'
C81	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C82	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C83	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C84	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C85	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C86	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C87	23.56'	15.00'	90°00'00"	S43°49'46"E	21.21'
C88	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C89	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C90	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C91	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'



02/03/2026

03 Feb 2026 - 8:33a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mzie



vierbicher
advisors / engineers / surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLIL

SURVEYED FOR:
Bozeman Land Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

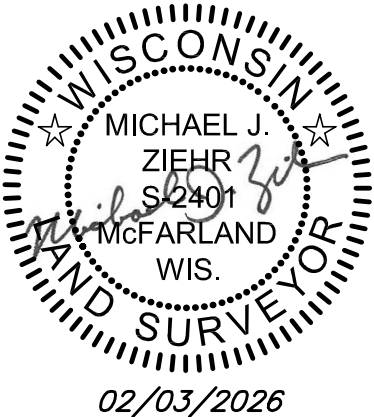
SHEET
8 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85–86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 – NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E1	S88°49'46"E	26.57'
E2	N88°49'46"W	16.29'
E3	N21°48'28"W	26.02'
E4	S73°14'04"W	50.42'
E5	S10°23'01"E	8.60'
E6	N88°49'46"W	15.31'
E7	N10°23'01"W	18.95'
E8	N73°14'04"E	63.54'
E9	N01°10'14"E	2.44'
E10	N88°49'46"W	18.95'
E11	N01°10'14"E	22.33'
E12	S89°43'00"E	23.23'
E13	N45°43'37"E	2.81'
E14	N01°10'14"E	129.69'
E15	S88°26'21"E	20.25'
E16	N60°27'09"E	36.54'
E17	S01°10'06"W	17.45'
E18	S60°27'09"W	17.45'
E19	S01°10'06"W	146.55'
E20	N88°49'46"W	21.79'
E21	S21°11'07"W	9.44'
E22	S21°48'28"E	34.44'
E23	S01°10'14"W	7.07'
E24	N88°05'26"W	52.10'
E25	N01°54'34"E	6.40'
E26	N88°49'50"W	51.09'
E27	N43°49'46"W	23.34'
E28	N46°10'14"E	15.00'
E29	S43°49'46"E	16.65'
E30	S88°54'46"E	97.22'
E31	S01°10'14"W	15.47'
E32	S01°10'14"W	7.48'
E33	S88°49'47"E	115.22'
E34	N50°27'25"E	4.34'
E35	N01°09'14"E	6.19'
E36	N88°49'46"W	18.48'
E37	N01°10'14"E	15.00'
E38	N88°49'46"W	18.48'
E39	S01°09'57"W	88.60'
E40	S46°10'14"W	30.26'
E41	N88°49'46"W	160.63'
E42	N57°33'41"W	33.26'
E43	N26°17'36"W	58.80'
E44	N71°17'36"W	29.14'
E45	N18°42'24"E	15.00'
E46	N71°17'36"W	29.25'

EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E47	N26°17'36"W	60.81'
E48	N57°33'41"W	24.86'
E49	N88°49'46"W	150.22'
E50	S46°10'14"W	17.83'
E51	S01°09'57"W	99.98'
E52	S88°49'46"E	10.49'
E53	N01°10'14"E	57.42'
E54	N88°49'46"W	43.00'
E55	N01°10'14"E	134.30'
E56	N77°57'55"W	43.47'
E57	N89°06'27"W	102.29'
E58	S01°10'14"W	27.50'
E59	S88°49'46"E	15.00'
E60	S01°10'14"W	15.50'
E61	S88°49'46"E	200.98'
E62	S68°19'46"E	20.83'
E63	S26°17'36"E	141.23'
E64	S26°17'36"E	123.95'
E65	N88°49'46"W	234.83'
E66	N89°06'27"W	99.35'
E67	N39°24'22"E	63.26'
E68	S09°31'23"E	18.81'
E69	N32°11'36"W	30.86'
E70	S01°10'14"W	28.79'
E71	N88°49'46"W	112.97'
E72	N01°10'14"E	238.19'
E73	N88°49'46"W	62.05'
E74	S77°34'46"E	8.97'
E75	S55°04'46"E	8.97'
E76	S32°34'46"E	8.97'
E77	S10°04'46"E	8.97'
E78	N01°10'14"E	50.48'
E79	N85°28'54"W	85.15'
E80	S01°10'14"W	38.05'
E81	S57°33'13"E	30.71'
E82	N88°38'46"W	102.76'
E83	N01°10'14"E	12.23'
E84	N88°49'46"W	35.28'
E85	N85°28'54"W	68.77'
E86	N08°59'07"E	8.62'
E87	N01°09'46"E	2.58'
E88	N82°23'38"W	63.57'
E89	S01°10'14"W	15.10'
E90	N82°23'38"W	79.21'
E91	S07°36'22"W	10.23'
E92	N88°47'23"E	14.40'



03 Feb 2026 - 8:37a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mje



vierbicher
advisors / engineers / surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLIL

SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
9 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map Number 12909, as recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

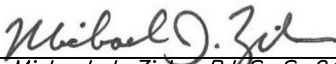
Containing 494,348 square feet or 11.349 acres, more or less.

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 Section 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: FEBRUARY 03, 2026

Signed: 
Michael J. Ziehr, P.L.S. S-2401



C.S.M. CURVE TABLE						TANGENT BEARINGS	
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH		
C1	97.06'	47.00'	118°19'29"	N65°19'34"W	80.71'	N06°09'49"W BACK	S55°30'42"W AHEAD
C2	80.56'	47.00'	98°12'07"	N55°15'53"W	71.05'		
C3	16.51'	47.00'	20°07'22"	S65°34'23"W	16.42'		
C4	30.50'	49.00'	35°39'33"	S73°20'28"W	30.01'	S55°30'42"W BACK	N88°49'46"W AHEAD
C5	23.56'	15.00'	90°00'00"	N43°49'46"W	21.21'	N88°49'46"W BACK	N01°10'14"E AHEAD
C6	23.56'	15.00'	90°00'00"	S46°10'14"W	21.21'	S01°10'14"W BACK	N88°49'46"W AHEAD

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C7	14.03'	17.00'	47°17'32"	N22°28'31"W	13.64'
C8	33.43'	40.50'	47°17'32"	N22°28'31"W	32.49'
C9	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C10	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'
C11	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C12	2.36'	3.00'	45°00'00"	S21°19'46"E	2.30'
C13	2.36'	3.00'	45°00'00"	S66°19'46"E	2.30'
C14	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C15	24.81'	15.00'	94°46'49"	S46°13'10"E	22.08'
C16	4.46'	3.00'	85°13'11"	N43°46'50"E	4.06'
C17	4.71'	3.00'	90°00'00"	S43°49'46"E	4.24'

EASEMENT CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C18	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C19	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C20	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C21	2.35'	3.00'	44°58'35"	N21°19'03"W	2.29'
C22	2.36'	3.00'	45°01'25"	N66°19'03"W	2.30'
C23	4.71'	3.00'	90°00'00"	N46°10'14"E	4.24'
C24	24.19'	15.00'	92°23'17"	N45°01'24"W	21.65'
C25	4.59'	3.00'	87°36'43"	S44°58'36"W	4.15'
C26	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'
C27	4.71'	3.00'	90°00'00"	S46°10'14"W	4.24'
C28	4.71'	3.00'	90°00'00"	N43°49'46"W	4.24'

03 Feb 2026 - 8:38ca M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mde



vierbicher
advisors / engineers / surveyors

FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLL

SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
10 OF 12

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF
CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523,
DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22,
TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. *All buildings and outdoor recreational areas shall comply with MGO Chapter 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinance.*
2. *Lots within this CSM are inter-dependent upon one another for storm water runoff conveyance. An Agreement providing for rights and responsibilities of Lot owners with regard to said storm water runoff conveyance shall be recorded subsequent to the recording of this CSM.*
3. *Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.*
4. *Lots within this CSM are subject to a Private Sanitary Sewer, Private Storm Sewer and Private Water Main Easement as depicted and set forth on Sheets 3, 5 and 6 of this CSM. An Agreement outlining rights, responsibilities, use, maintenance, and other entitlements shall be recorded subsequent to the recording of this CSM.*
5. *Lots within this CSM are subject to a Private Access Easement, Private Parking Easement and Emergency Access Easement as depicted and set forth on Sheets 3 and 4 of this CSM. An Agreement outlining rights, responsibilities, use, maintenance, and other entitlements shall be recorded subsequent to the recording of this CSM. The City of Madison shall have the right to use the Private Access Easement for the purposes of ingress and egress for emergency vehicles, which include, but are not limited to, fire trucks, police cars, and ambulances.*
6. *I found the Brass Capped monument and ties, representing the Northwest Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey and monument recovery was November 13, 2024.*
7. *I found the Brass Capped monument and ties, representing the West Quarter Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey and monument recovery was November 13, 2024.*
8. *The Lots of this land division may experience noise at levels exceeding the levels in Wisconsin Administrative Code Tans 405.04, Table 1. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing State Trunk Highways or Connecting Highways, in the absence of any increase by the department to the highway's through-lane capacity.*

OWNER'S CERTIFICATE

Bozeman Land Holdings, LLC (f/k/a Interstate Overlook, LLC), as owner, does 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.

*Bozeman Land Holdings, LLC (f/k/a Interstate Overlook, LLC)
T. Wall Enterprises Manager, LLC, its Manager*

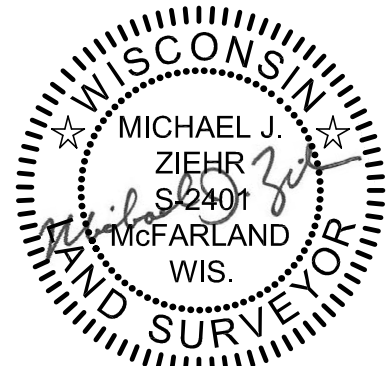
By: _____
Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 2026, the above named Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____



02/03/2026



FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JJJ

SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
11 OF 12

06 Feb 2026 - 3:21 p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No.

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 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

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

Public Sidewalk and Ped/Bike Path Easement:

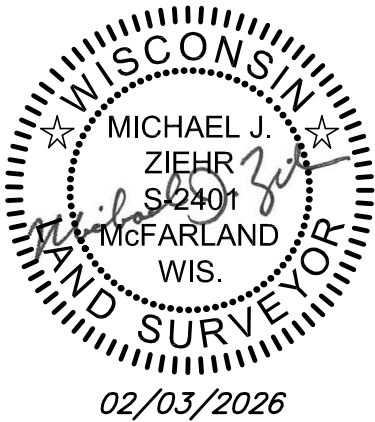
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path 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 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.



03 Feb 2026 - 8:39a M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: male



FN: 190233
DATE: 09/26/2022
REV: 02/03/2026
Drafted By: MZIE
Checked By: JLIL

SURVEYED FOR:
Bozeman Land
Holdings, LLC
P.O. Box 620037
Middleton, WI 53562

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SHEET
12 OF 12