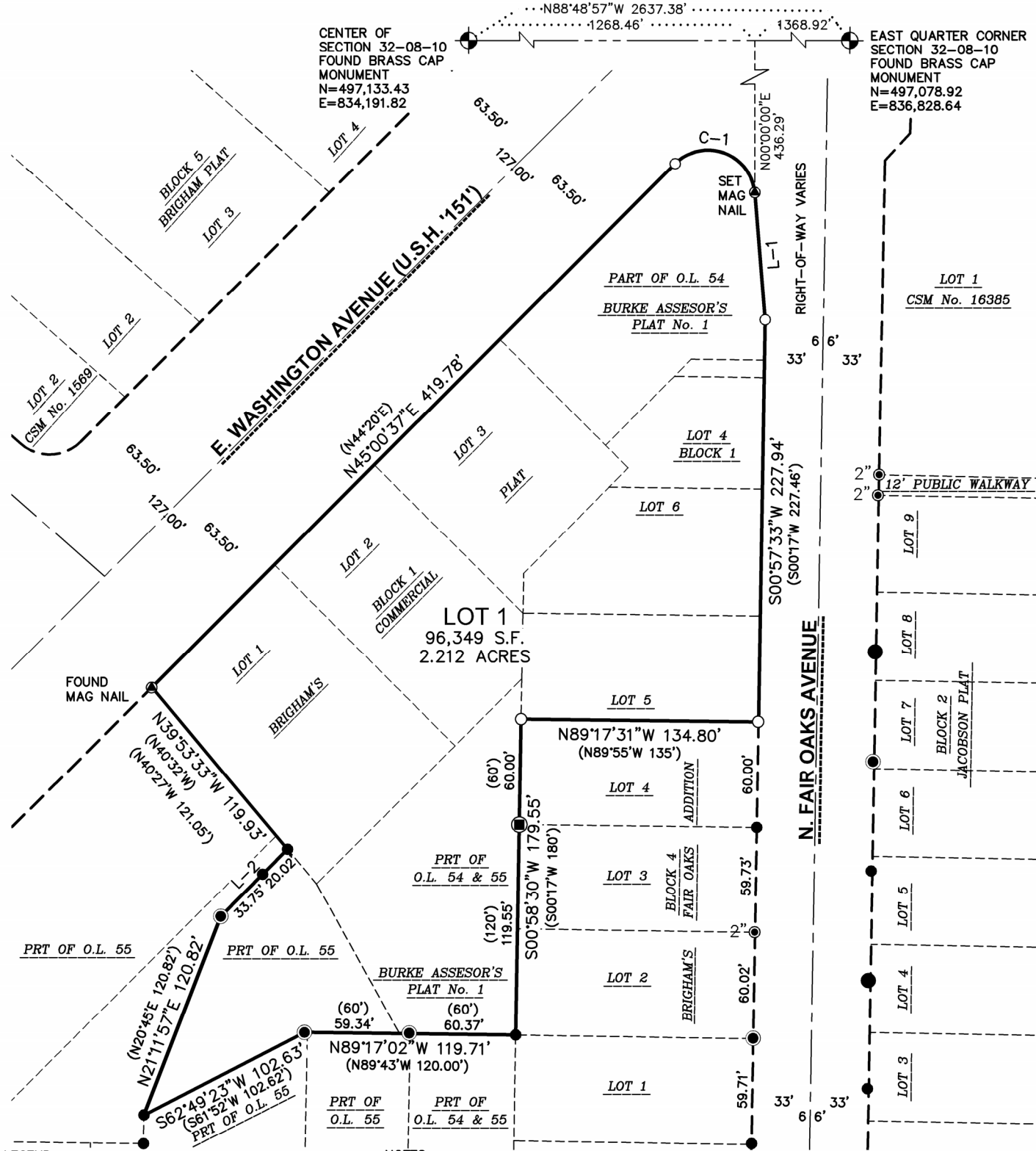


PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2, 3, 4, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, RECORDED IN VOLUME 26, ON PAGE 10, AS DOCUMENT No. 1057242, ALL OF LOT 4, 5 & 6 BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, RECORDED IN VOLUME 10, ON PAGE 30, AS DOCUMENT NO. 1672840, AND PART OF OUTLOTS FIFTY-FOUR (54) AND FIFTY-FIVE (55), BURKE ASSESSOR'S PLAT NO. 1, RECORDED IN VOLUME 9 ON PAGES 15-21 AS DOCUMENT No. 593673, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

- FIELD WORK PERFORMED MAY 21 & 29, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY (NAD83 2011). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS N88°48'57"W.
- SEE SHEET 2 FOR LINE AND CURVE TABLE AND EXISTING IMPROVEMENTS. SEE SHEET 3 FOR EXISTING EASEMENTS.



SURVEYED BY:		SURVEYED FOR:	PROJECT NO:	24-14692	SURVEYED BY:	ZHG
JSD		VOLKER DEVELOPMENT	FIELDBOOK/PG:	-	DRAWN BY:	
MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060		464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935	SHEET NO:		1 OF 8	

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

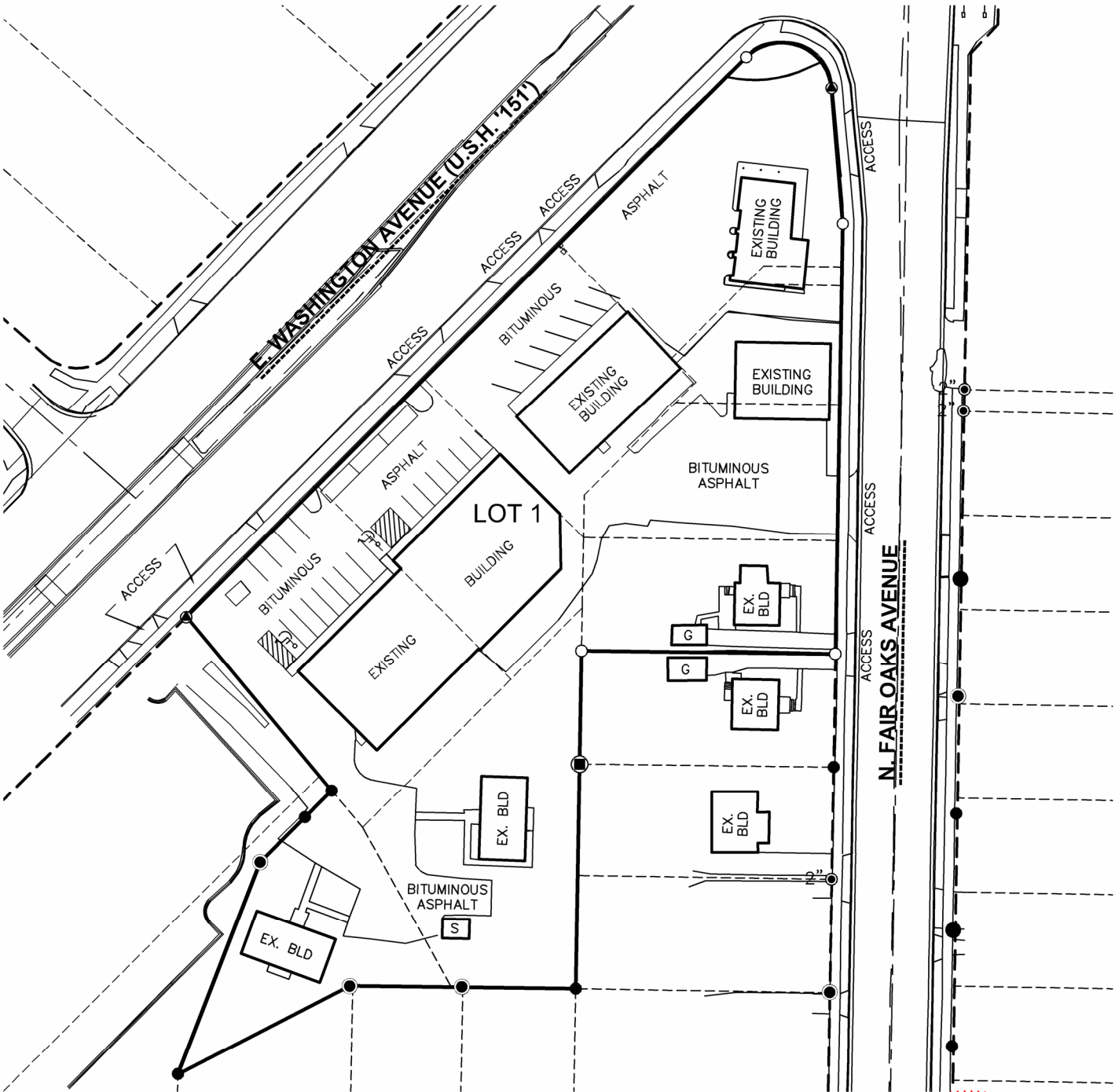
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PRELIMINARY

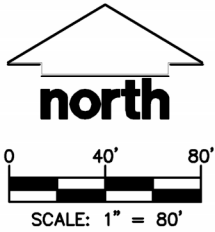
CERTIFIED SURVEY MAP NO. _____

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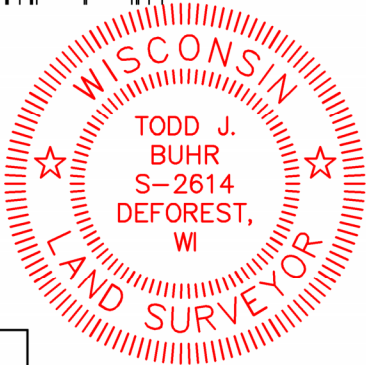
EXISTING IMPROVEMENTS



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S04°42'36"E	72.32'
()	S05°03'33"E	71.95'
L-2	N45°16'34"E	53.77'
()	N44°25'E	53.70'



NOTES
EXISTING IMPROVEMENTS
SHOWN ARE TO BE
REMOVED
S SHED
G GARAGE



CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	26.59'	129°33'22"	S70°03'28"E	48.11'	60.11'	N45°09'51"E	S05°16'47"E
()	26.59'	-	S69°46'21"E	48.11'	60.11'	-	-

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**VOLKER
DEVELOPMENT**
464 S. HICKORY ST., STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14692
FIELDBOOK/PG: -
SHEET NO: 2 OF 8

SURVEYED BY: ZHG
DRAWN BY: ZHG

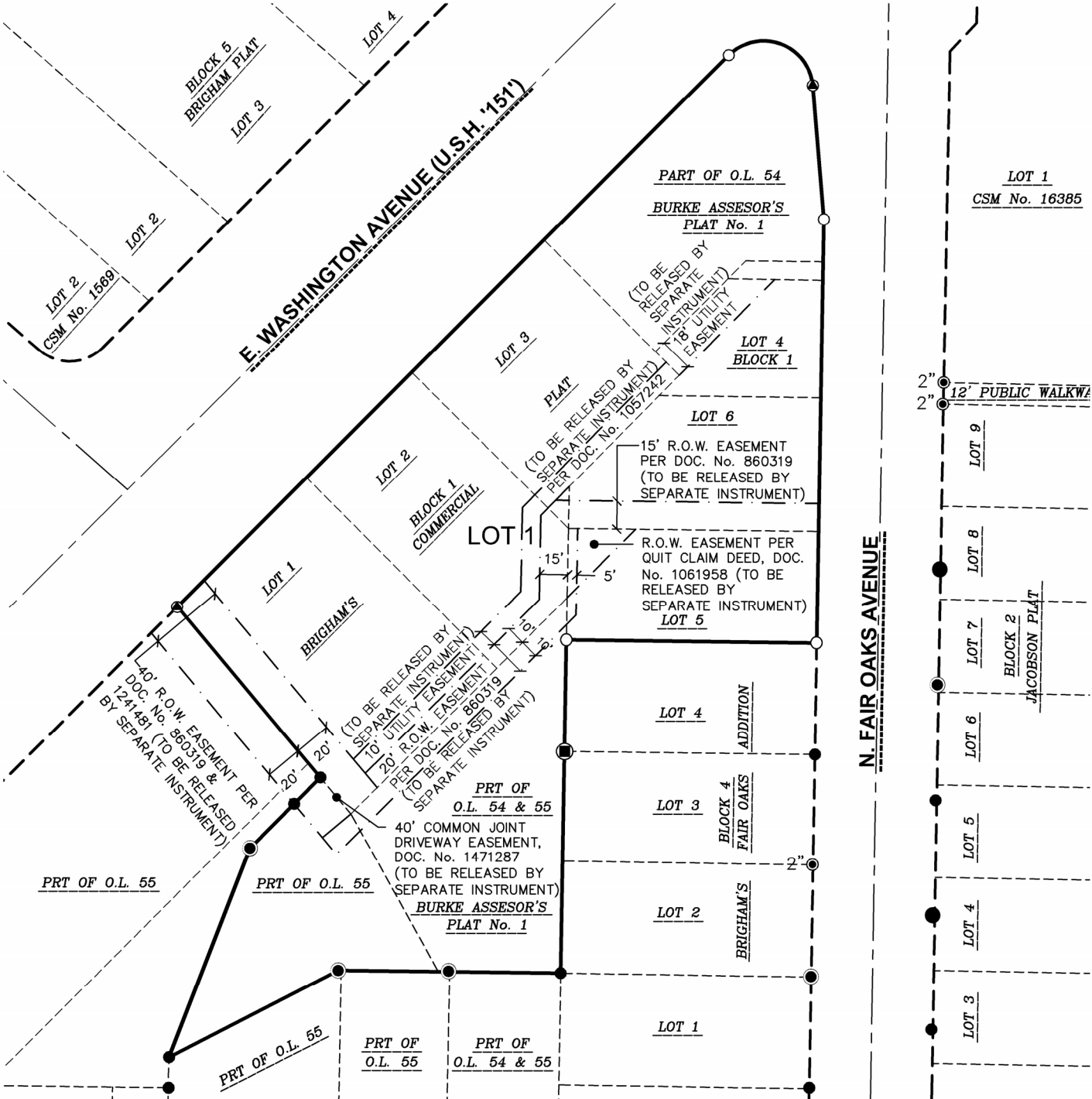
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

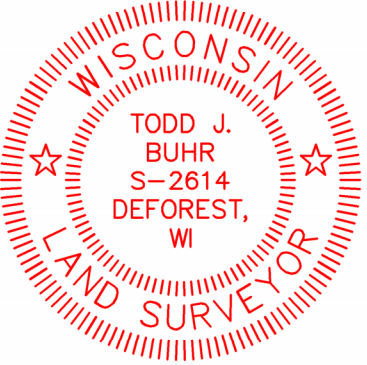
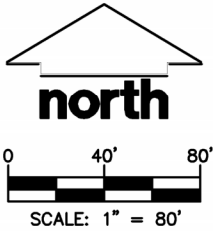
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EXISTING EASEMENTS



N. FAIR OAKS AVENUE



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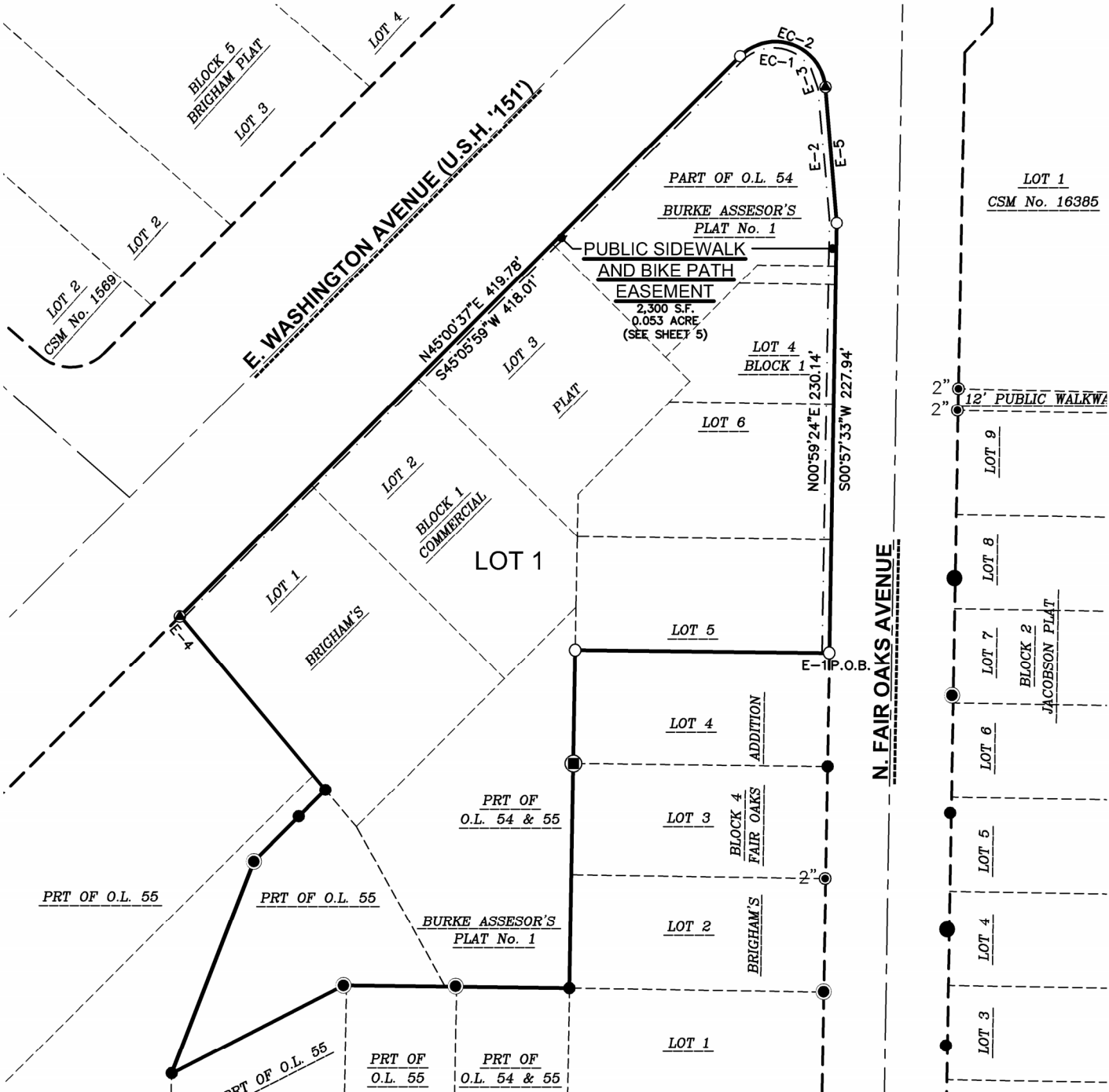
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

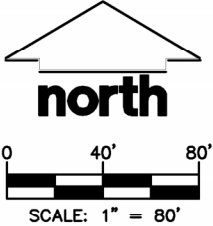
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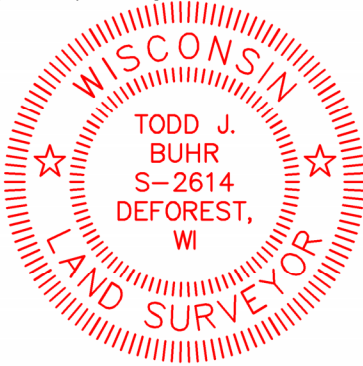
PUBLIC SIDEWALK AND BIKE PATH EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N89°17'31"W	3.96'
E-2	N5°03'47"W	69.25'
E-3	N19°11'19"W	11.22'
E-4	N39°53'33"W	1.90'
E-5	S4°42'36"E	72.32'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	43.18'	23.39'	105°47'19"	37.30'	N84°38'35"W
EC-2	60.12'	26.59'	129°33'22"	48.11'	S70°03'28"E



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SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**VOLKER
DEVELOPMENT**
464 S. HICKORY ST., STE. C
FOND DU LAC, WI 54935

PROJECT NO:

24-14692

FIELDBOOK/PG:

-

SHEET NO:

4 OF 8

SURVEYED BY:

ZHG

DRAWN BY:

ZHG

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

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PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

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 AND BIKE PATH 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.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060		SURVEYED FOR: VOLKER DEVELOPMENT 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935		PROJECT NO: 24-14692 FIELDBOOK/PG: - SHEET NO: 5 OF 8	SURVEYED BY: ZHG DRAWN BY: ZHG	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

PART OF LOTS 1, 2, 3, 4, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, RECORDED IN VOLUME 26, ON PAGE 10, AS DOCUMENT No. 1057242, ALL OF LOT 4, 5 & 6 BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, RECORDED IN VOLUME 10, ON PAGE 30, AS DOCUMENT NO. 1672840, AND PART OF OUTLOTS FIFTY-FOUR (54) AND FIFTY-FIVE (55), BURKE ASSESSOR'S PLAT NO. 1, RECORDED IN VOLUME 9 ON PAGES 15-21 AS DOCUMENT No. 593673, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

COMMENCING AT THE EAST CORNER OF SECTION 32, AFORESAID;
THENCE N88°48'57"W, 1368.92 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, AFORESAID;
THENCE S00°00'00"E, 436.29 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. FAIR OAKS AVENUE, ALSO BEING THE POINT OF BEGINNING;
THENCE S04°42'36"E ALONG SAID LINE, 72.32 FEET;
THENCE S01°00'52"W ALONG SAID LINE, 227.82 FEET TO THE SOUTH LINE OF LOT 5, BLOCK 4, AFORESAID;
THENCE N89°20'38"W ALONG SAID LINE, 134.58 FEET TO THE WEST LINE OF BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION;
THENCE S00°58'30"W ALONG SAID LINE, 179.55 FEET;
THENCE N89°17'02"W, 119.71 FEET;
THENCE S62°49'23"W, 102.63 FEET;
THENCE N21°11'57"E, 120.82 FEET;
THENCE N45°16'34"E, 53.72 FEET TO THE SOUTHWESTERLY LINE OF LOT 1, BRIGHAM'S COMMERCIAL PLAT;
THENCE N39°53'33"W ALONG SAID LINE, 120.44 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF E. WASHINGTON AVENUE;
THENCE N45°00'37"E ALONG SAID LINE, 419.78 FEET TO A POINT OF CURVE;
THENCE CONTINUING ALONG SAID LINE SOUTHEASTERLY 60.11 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 26.59', THE CHORD BEARS S70°03'28"E, 48.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96,302 SQUARE FEET OR 2.211 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF VOLKER DEVELOPMENT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VOLKER DEVELOPMENT 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935	PROJECT NO: 24-14692	SURVEYED BY: ZHG	VOL. _____ PAGE _____	
		FIELDBOOK/PG: -	DRAWN BY: ZHG		DOC. NO. _____
		SHEET NO: 6 OF 8			C.S.M. NO. _____

PRELIMINARY

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CORPORATE OWNER'S CERTIFICATE

VOLKER DEVELOPMENT, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VOLKER DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

VOLKER DEVELOPMENT
WISCONSIN LIMITED LIABILITY CORPORATION

BY: _____
[NAME], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED VOLKER DEVELOPMENT TO
ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

[NAME], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [NAME], OWNER.

WITNESS THE HAND AND SEAL OF [NAME], MORTGAGEE, THIS _____ DAY OF _____, 2025.

PRESIDENT OR VICE-PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [NAME], TO ME KNOWN
TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VOLKER DEVELOPMENT 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935	PROJECT NO:	24-14692	SURVEYED BY:	ZHG
		FIELDBOOK/PG:	-	DRAWN BY:	ZHG
		SHEET NO:	7 OF 8		

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

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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 BY ENACTMENT NUMBER RES _____, FILE ID NUMBER _____, ADOPTED ON THE ____ DAY OF _____, 2025, 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 _____, 2025

LYDIA McCOMAS, CITY CLERK
CITY OF MADISON



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060		SURVEYED FOR: VOLKER DEVELOPMENT 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935		PROJECT NO: 24-14692 FIELDBOOK/PG: - SHEET NO: 8 OF 8	SURVEYED BY: ZHG DRAWN BY: ZHG	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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