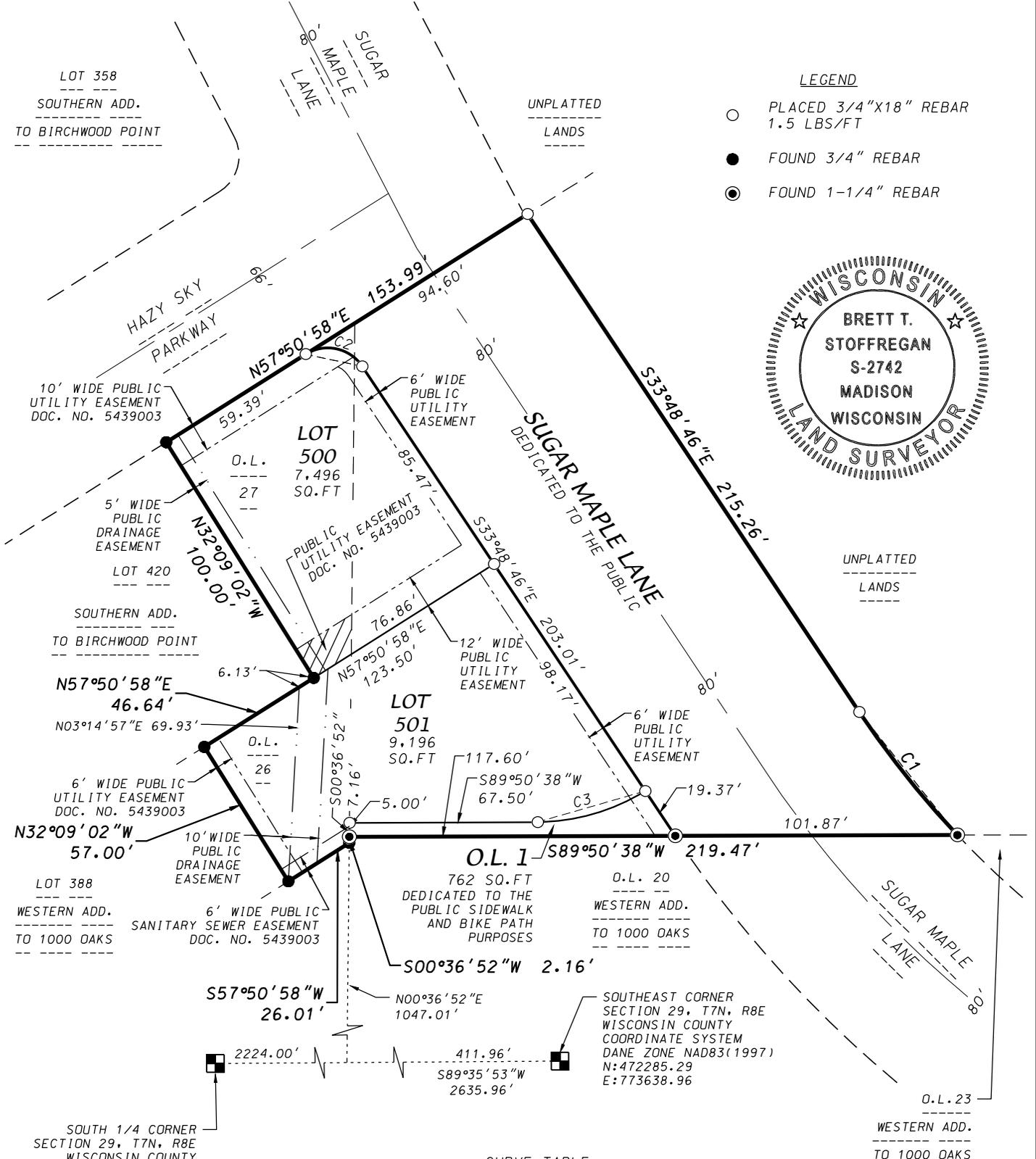


CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NO.	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	335.00'	56.73'	56.66'	S38°39'50"E	09°42'08"	OUT-S43°30'54"E
C2	15.00'	23.13'	20.90'	N77°58'54"W	88°20'16"	
C3	75.00'	41.36'	40.84'	N74°02'38"E	31°36'00"	IN-S58°14'38"W



SHEET: 1 OF 5

DATE: January 31, 2026
 F.N.: 25-07-103
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

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CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

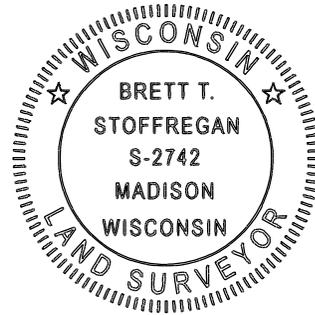
I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Outlots 26 and 27, Southern Addition to Birchwood Point, recorded in Volume 60-098A of Plats on pages 5374-542 as Document Number 5439003 in the Dane County Register of Deeds Office and unplatted lands, located in the SE1/4 of the SE1/4 of Section 29, T7N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1047.01 feet to the southeast corner of said Outlot 26 and point of beginning; thence S57°50'58"W, 26.01 feet to the southeast corner of Lot 388, Western Addition to 1000 Oaks; thence N32°09'02"W, 57.00 feet to northeast corner of said Lot 388, also being on the southeast line of Lot 420, Southern Addition to Birchwood Point; thence N57°50'58"E, 46.64 feet to the southeast corner of said Lot 420; thence N32°09'02"W, 100.00 feet to the northeast corner of said Lot 420, also being on the southeast right-of-way line of Hazy Sky Parkway; thence N57°50'58"E, 153.99 feet along said southeast right-of-way and the northeast extension thereof; thence S33°48'46"E, 215.26 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 335.00 feet, a chord which bears S38°39'50"E and an arc length of 56.73 feet to the existing north right-of-way line of Sugar Maple Lane and the northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along existing north right-of-way line and the north line of Outlot 20, Western Addition to 1000 Oaks to the northwest corner of said Outlot 20; thence S00°36'52"W, 2.16 feet along the West line of said Outlot 20 to the point of beginning. Containing 37,026 square feet (0.8500 acres).

Dated this 31st day of January, 2026

Brett T. Stoffregan, Professional Land Surveyor, S-2742



NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 10 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 5 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be ten (10) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. This Certified Survey Map is subject to the following recorded instruments:
- Declaration of Protective Covenants, Conditions and Restrictions recorded as document number 5111295 and amended by document numbers 5460436, 5517973, 5670646, 5765111, 5931064 and 5969333.
4. Public Utility Easements shown hereon are for the use of public bodies and private public utilities having the right to serve the area.


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VOL. _____ SHEET _____

SHEET: 2 OF 5

CERTIFIED SURVEY MAP

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CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH Birchwood South, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. VH Birchwood South, LLC further certifies that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said VH Birchwood South, LLC has caused these presents to be signed this _____ day of _____, 2026.

VH Birchwood South, LLC
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this _____ day of _____, 2026, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____ Notary Public, Dane County, Wisconsin




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CONSENT OF MORTGAGEE

Y-Not 1, LLC, a Wisconsin limited liability company and mortgagee of a portion of the herein described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate hereon.

IN WITNESS WHEREOF, the said Y-Not 1, LLC has caused these presents to be signed on this _____ day of _____, 2026.

Y-Not 1, LLC

Tony Heinrichs, Member

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this _____ day of _____, 2026, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2026 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 _____, 2026.

Lydia A. McComas, Clerk, City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matthew Wachter, Secretary of the Plan Commission Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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