

CERTIFIED SURVEY MAP NO.

LOTS 1-49, EXCLUDING LANDS DESCRIBED IN DOC. #1156174, ALL IN BLOCK 313, ALSO PART OF OUTLOT A AND ALL OF OUTLOT B, ALL IN MADISON SQUARE RILEY PLAT, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGES 9A-9, AS DOC. #253138, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL SW1/4-SW1/4, NW1/4-SW1/4, SW1/4-NW1/4, NW1/4-NW1/4, THE NE1/4-NW1/4 AND THE SE1/4-NW1/4 ALL IN SECTION 06, TOWNSHIP 07 NORTH, RANGE, 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHISELED "X" FOUND
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PROPERTY LINE
- EASEMENT LINE

NOTES

- THE RIGHT-OF-WAY FOR E. JOHNSON STREET, N. FIRST STREET, N. SECOND STREET, N. THIRD STREET, AND PENNSYLVANIA AVENUE HAS BEEN SHOWN PER PLAT OF RIGHT OF WAY REQUIRED NORTHPORT DR. PACKERS AVE. WIS. HWY 113, PHASE III-AMENDED SIXTH ST. TO E. JOHNSON PROJECT T-0219(3), SHEET 2, DATED 2-21-1967 OR PER SHEET 4.4 DATED 03-085-1966, PER TRANSPORTATION PROJECT PLAT NO: 5992-09-09-4.02, RECORDED AS DOC. NO. 5392054, DANE COUNTY REGISTRY, OR PER TPP NO. 5992-09-09-4.03, RECORDED AS DOC. NO. 5392055, DANE COUNTY REGISTRY.
- FIELD WORK PERFORMED ON DECEMBER 01, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 06-07-10, RECORDED AS S00°49'04"W.
- SEE SHEET 2 FOR EXISTING BUILDINGS, SHEET 3-6 FOR EXISTING EASEMENTS, AND SHEET 7 FOR CURVE TABLE.



WEST QUARTER CORNER
SECTION 06-07-10
FOUND #10 REBAR AT
WITNESS CORNER
N=491,440.66
E=826,527.57
TRUE CORNER
N=491,443.66
E=826,527.62

SW CORNER
SECTION 06-07-10
FOUND BRASS CAP
N=488,817.17
E=826,490.13

CANADIAN PACIFIC RAILWAY SOO LINE RAILROAD CO

E. JOHNSON STREET
PUBLIC STREET - R/W WIDTH VARIES
SEE NOTE 1

PENNSYLVANIA AVENUE
PUBLIC STREET - R/W WIDTH VARIES
SEE NOTE 1

N. SECOND STREET

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N88°16'21"W	17.20'
L-2	S79°27'02"E	66.00'

SURVEYED BY:



SURVEYED FOR:

NEW LAND ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063
FIELDBOOK/PG: -
SHEET NO: 1 OF 9

SURVEYED BY: CMD/ZHG
DRAWN BY: CMD

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

CERTIFIED SURVEY MAP NO.

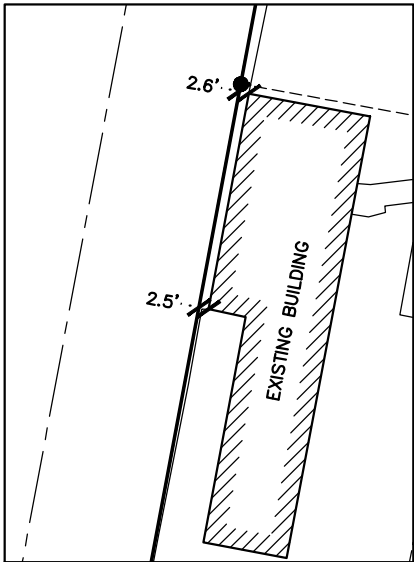
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EXISTING IMPROVEMENTS

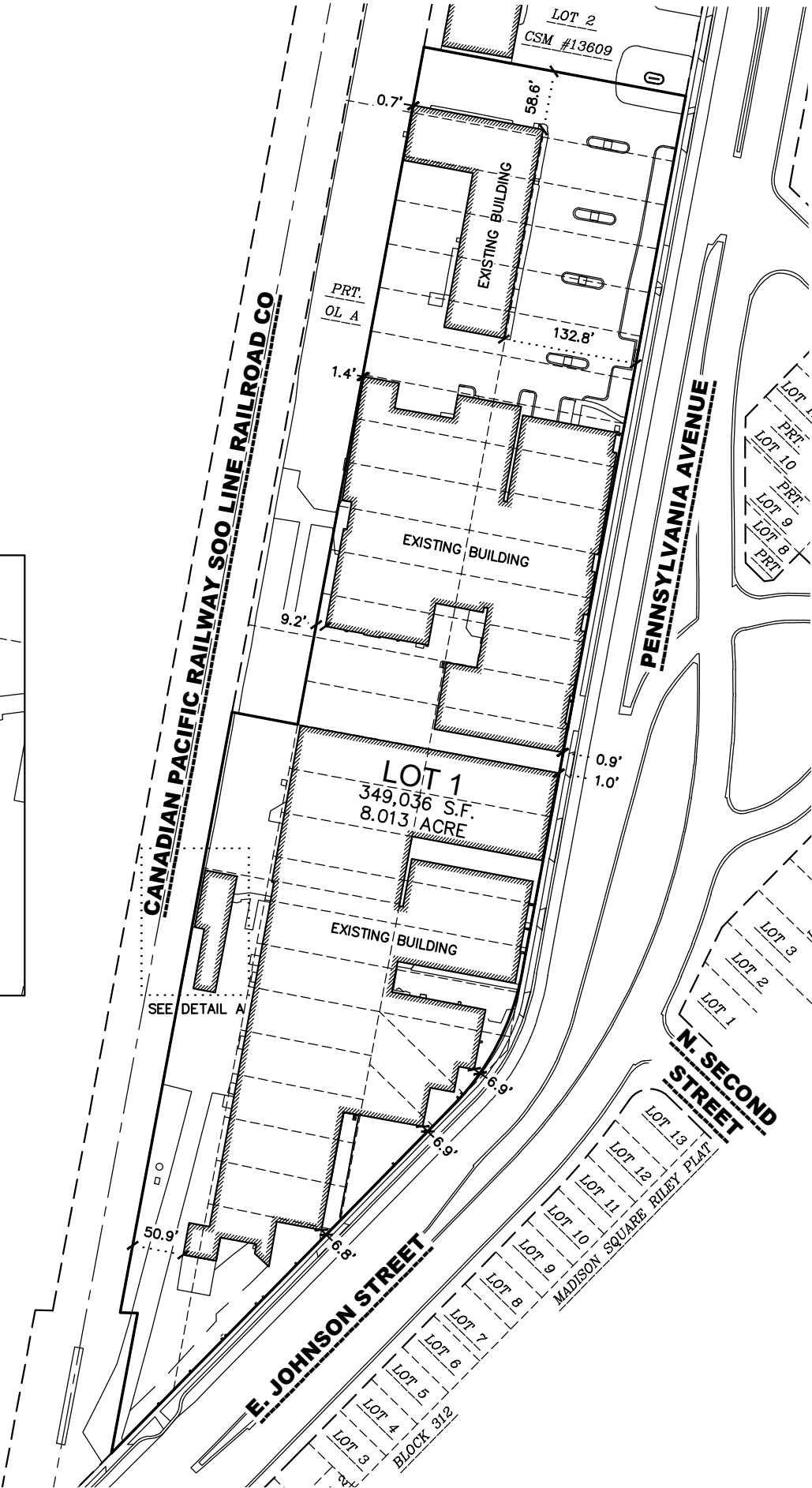


LEGEND

- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE



DETAIL A
SCALE: 1"=50'



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

SURVEYED FOR:

NEW LAND
ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063

FIELDBOOK/PG: -

SHEET NO: 2 OF 9

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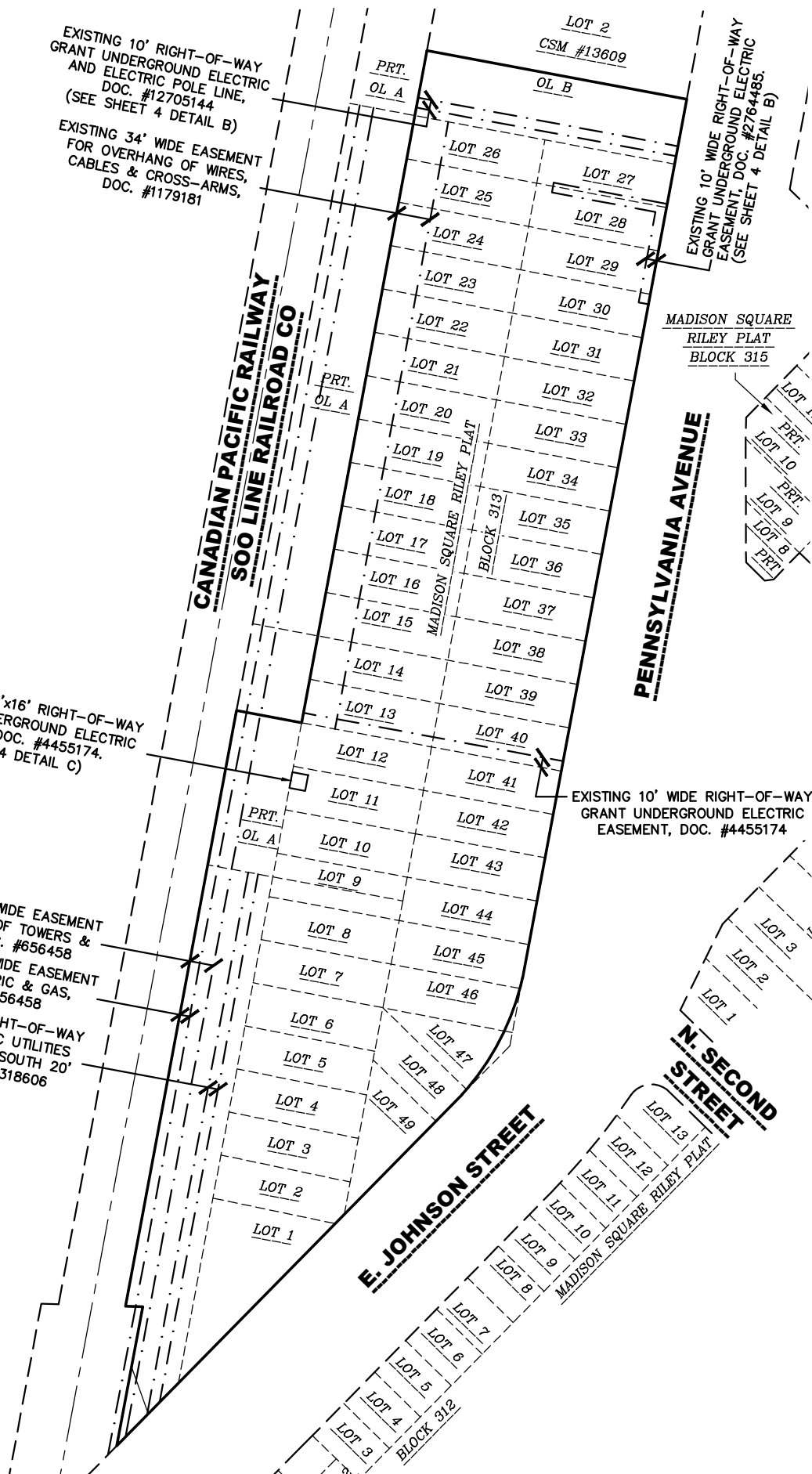
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EXISTING EASEMENTS



LEGEND

- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE



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SURVEYED FOR:
NEW LAND
ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063
FIELDBOOK/PG: -
SHEET NO: 3 OF 9

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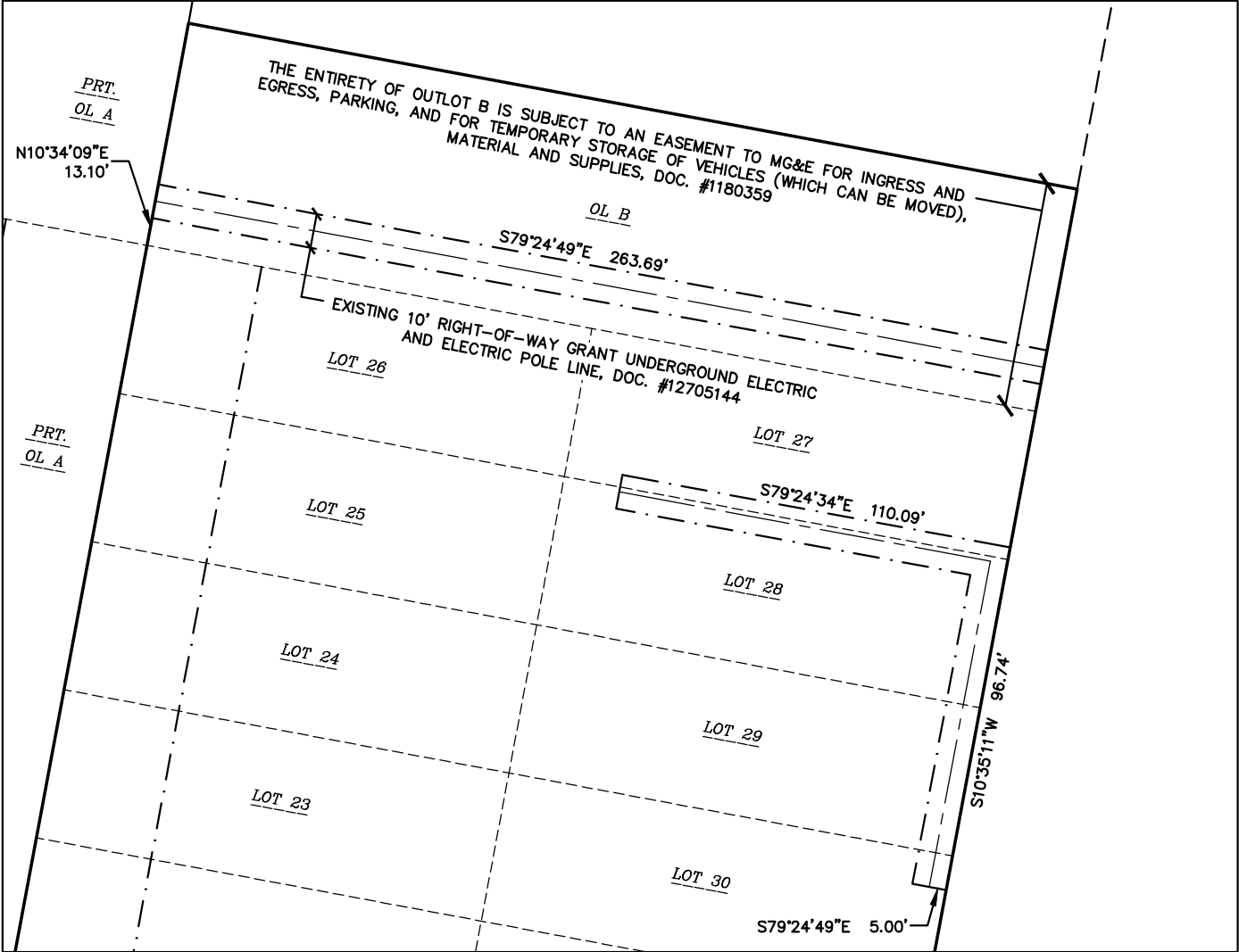
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PRELIMINARY

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EXISTING EASEMENTS (CONTINUED)



LEGEND

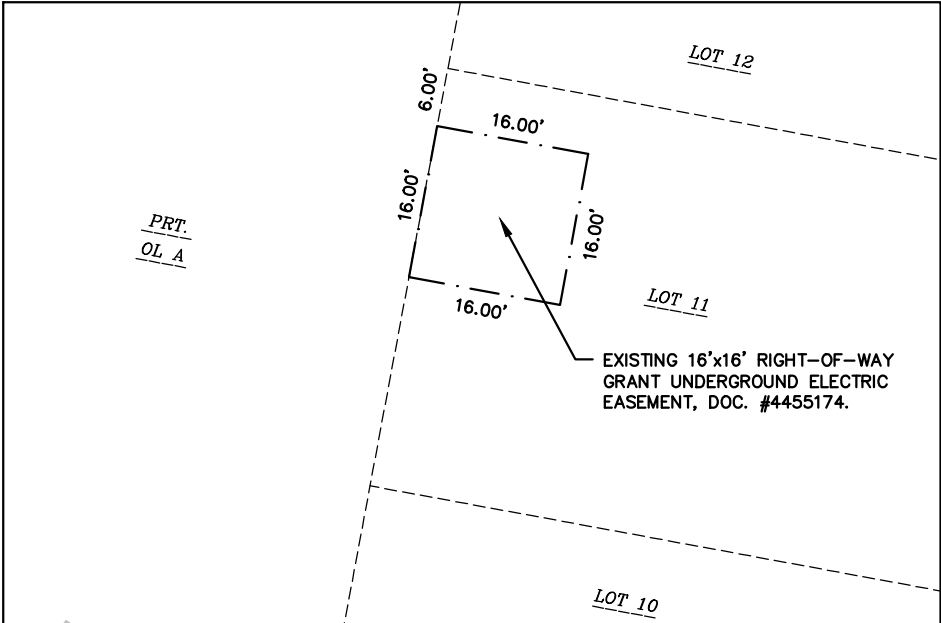
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE

NOTES (CONTINUED)

5. BEARING AND DISTANCES SHOWN IN IN DETAIL A ARE DIMENSIONED TO CENTERLINE OF EASEMENT.



DETAIL B
SCALE: 1"=100'



DETAIL C
SCALE: 1"=20'

SURVEYED BY:



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

SURVEYED FOR:

NEW LAND
ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063

FIELDBOOK/PG: -

SHEET NO: 4 OF 9

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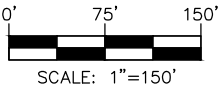
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EXISTING EASEMENTS (CONTINUED)



LEGEND

- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE

EXISTING 18' WIDE RIGHT-OF-WAY FOR SIDE TRACK PURPOSES WITHIN OL A, DOC. #656457 & DOC. #1069857

EXISTING 20' WIDE RIGHT-OF-WAY FOR VEHICLES & PEDESTRIANS BETWEEN LOTS 13-20, DOC. #1069857

EXISTING 20' WIDE EASEMENT FOR VEHICULAR & PEDESTRIAN PURPOSES WITHIN OL A ONLY, DOC. #1178126

EXISTING 25' RIGHT-OF-WAY EASEMENTS BETWEEN LOTS 9-12, DOC. #1178125

18' WIDE R/W FOR SIDE TRACK PURPOSES, DOC. #656457

EXISTING 20' WIDE ELECTRIC TRANSMISSION LINE EASEMENT, DOC. #4180610 (SEE SHEET 6 DETAIL D)



CANADIAN PACIFIC RAILWAY
SOO LINE RAILROAD CO

PENNSYLVANIA AVENUE

E. JOHNSON STREET

N. SECOND STREET

MADISON SQUARE
RILEY PLAT
BLOCK 315

EXISTING 20' WIDE VEHICULAR, PEDESTRIAN, UNDERGROUND WATER, GAS, SEWER AND SERVICE PIPES EASEMENT, DOC.'S #656457 & #696596

SURVEYED BY:

JSD

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

SURVEYED FOR:

NEW LAND
ENTERPRISES

1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063

FIELDBOOK/PG: -

SHEET NO: 5 OF 9

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VOL. _____ PAGE _____

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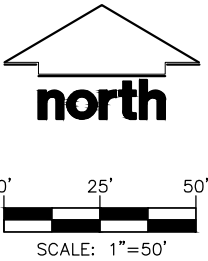
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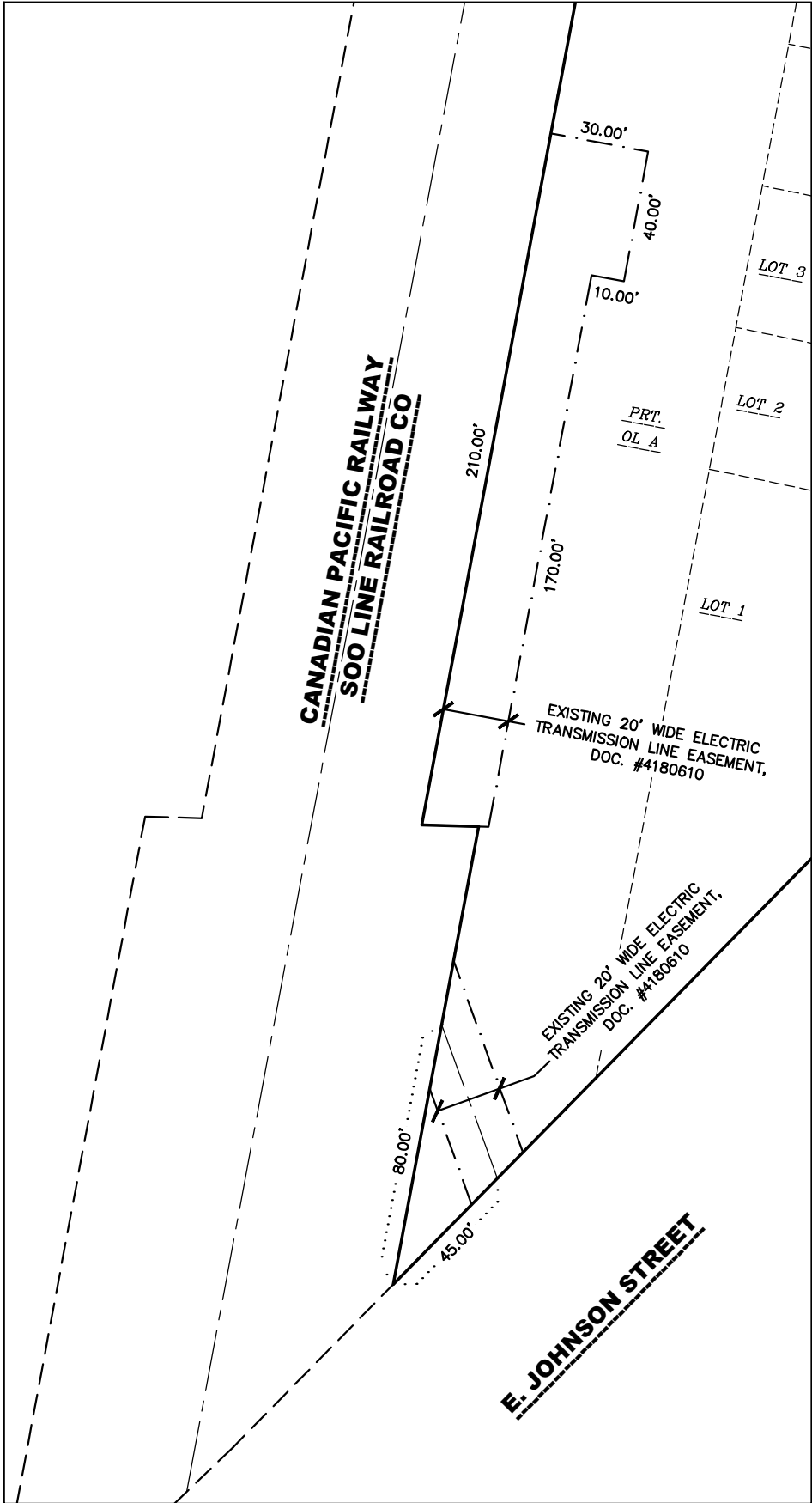
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EXISTING EASEMENTS (CONTINUED)



LEGEND

- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE



DETAIL C
SCALE: 1"=50'

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NEW LAND
ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25-16063

FIELDBOOK/PG: -

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LEGAL DESCRIPTION

LOTS 1–49, EXCLUDING LANDS DESCRIBED IN DOC. #1156174, ALL IN BLOCK 313, ALSO PART OF OUTLOT A AND ALL OF OUTLOT B, ALL IN MADISON SQUARE RILEY PLAT, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGES 9A–9, AS DOC. #253138, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL SW1/4–SW1/4, NW1/4–SW1/4, SW1/4–NW1/4, NW1/4–NW1/4, THE NE1/4–NW1/4 AND THE SE1/4–NW1/4 ALL IN SECTION 06, TOWNSHIP 07 NORTH, RANGE, 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 06, AFORESAID; THENCE S00°49’04”W, ALONG THE WEST LINE OF SOUTHWEST QUARTER, 40.54 FEET;
THENCE S89°10’56”E 778.83 FEET TO THE SOUTH WEST CORNER OF LOT 2 OF CSM #13609 AND THE POINT OF BEGINNING;
THENCE S79°25’27”E ALONG SAID SOUTHERLY LINE OF SAID LOT 2, 263.70 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE;
THENCE S01°35’11”W ALONG NORTHWESTERLY RIGHT OF WAY LINE AFORESAID, 891.55 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY ARC 132.82 FEET OF A 255.73 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING S27°26’44”W, 131.33 FEET;
THENCE S44°30’44”W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF E. JOHNSON STREET 491.27 FEET
THENCE N10°34’09”E, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF CANADIAN PACIFIC RAILWAY SOO LINE RAILROAD CO 141.19 FEET;
THENCE N88°16’21”W, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 17.20 FEET;
THENCE N10°34’09”E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 604.35 FEET;
THENCE S79°27’02”W, 66.00 FEET TO THE SOUTH WEST CORNER OF SAID LOT 13, MADISON SQUARE RILEY PLAT;
THENCE N10°34’09”E ALONG THE WEST LINE OF LOTS 13–26 AND OUTLOT B, 681.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 349,036 SQUARE FEET OR 8.013 ACRES.

SURVEYOR’S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY THAT BY DIRECTION OF NEW LAND ENTERPRISES, 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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	132.82’	255.73’	29°45’26”	131.33’	S27°26’44”W

SURVEYED BY:



SURVEYED FOR:

NEW LAND
ENTERPRISES
1840 N FARWELL AVE
MILWAUKEE, WI 53202

PROJECT NO: 25–16063

FIELDBOOK/PG: –

SHEET NO: 7 OF 9

SURVEYED BY: CMD/ZHG

DRAWN BY: CMD

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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CORPORATE OWNER’S CERTIFICATE

CAH CO JOHNSON, LLC, 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 CAH CO JOHNSON, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

CAH CO JOHNSON, LLC
[_____] , 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 CAH CO JOHNSON, LLC TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CORPORATE OWNER’S CERTIFICATE

HOOPER CORPORATION, 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 HOOPER CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

HOOPER CORPORATION
[_____] , 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 HOOPER CORPORATION TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE 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: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: 25–16063	SURVEYED BY: CMD/ZHG
		FIELDBOOK/PG: –	DRAWN BY: CMD
		SHEET NO: 8 OF 9	

VOL. _____ PAGE _____
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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 _____, 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



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20__ AT _____ O'CLOCK __M	
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: 25-16063 FB/PG: - SHEET NO: 9 OF 9	SURVEYED BY: CMD/ZHC DRAWN BY: CMD
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