

17 Sep 2025 - 11:03a M:\Threshold Development\230244_3618 Milwaukee Street\CADD\230244_CSM.dwg by: kpap

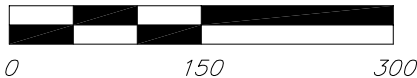
CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN,
THE WEST LINE OF THE NW1/4 OF
SEC. 04-07-10 MEASURED AS
BEARING N01°36'15"E

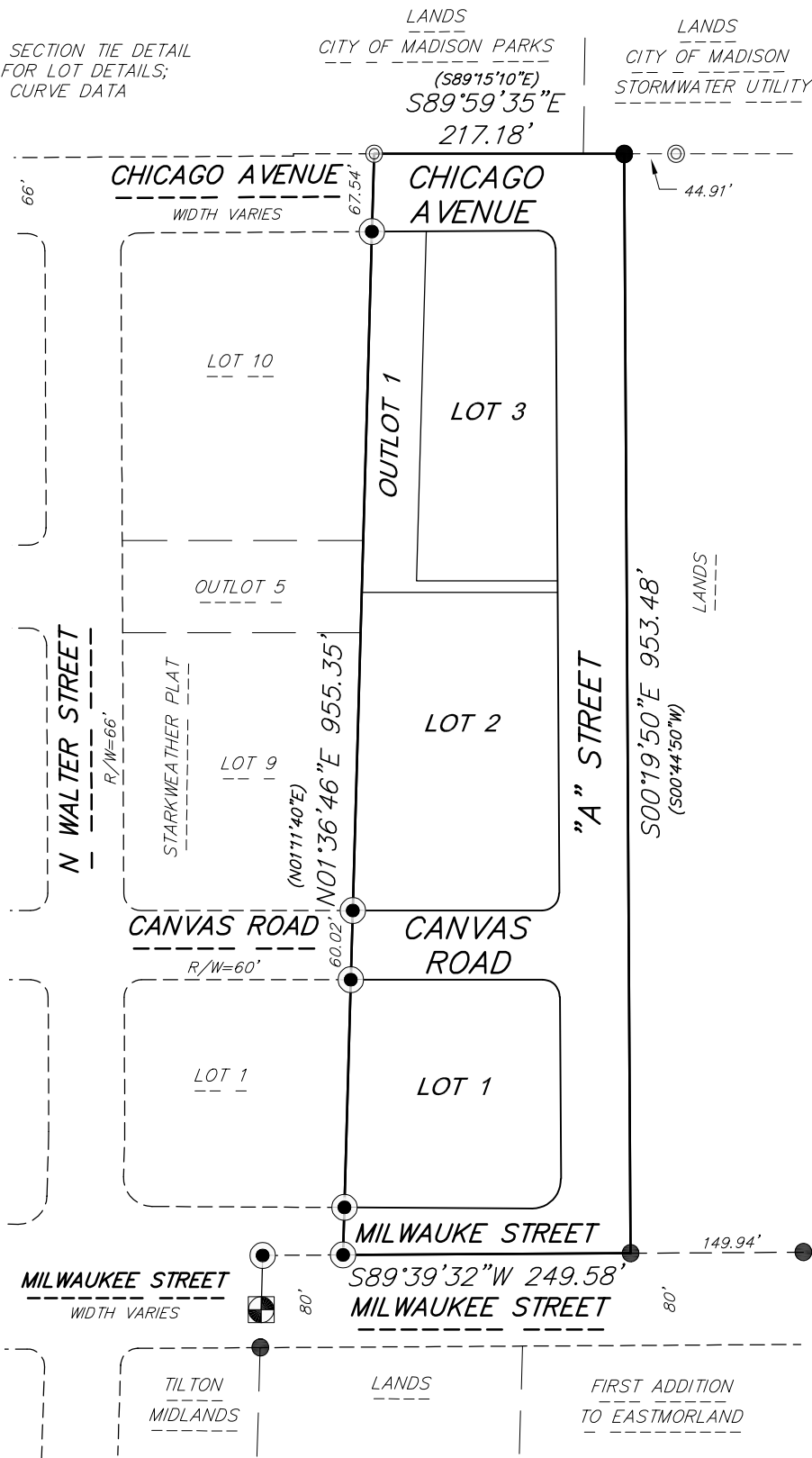
GRAPHIC SCALE: 1" = 150'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" $\varnothing$ IRON PIPE
- FOUND 1-1/4" $\varnothing$ IRON ROD
- FOUND 3/4" $\varnothing$ IRON ROD
- SET 3/4" X 18" SOLID IRON
RE-ROD; MIN. WT. 1.50 LBS./FT.
- () RECORDED AS INFORMATION

NOTE:
SEE SHEET 5 FOR SECTION TIE DETAIL
SEE SHEETS 2-4 FOR LOT DETAILS;
SEE SHEET 9 FOR CURVE DATA



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planners | engineers | advisors



Job #: 230244
Date: 09/17/2025
Rev:
Drafted By: KPAP
Checked By: ZDRE

SURVEYED FOR:
Threshold Development
Group
1954 Atwood Avenue
Madison, WI 53704

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 11

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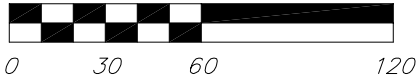
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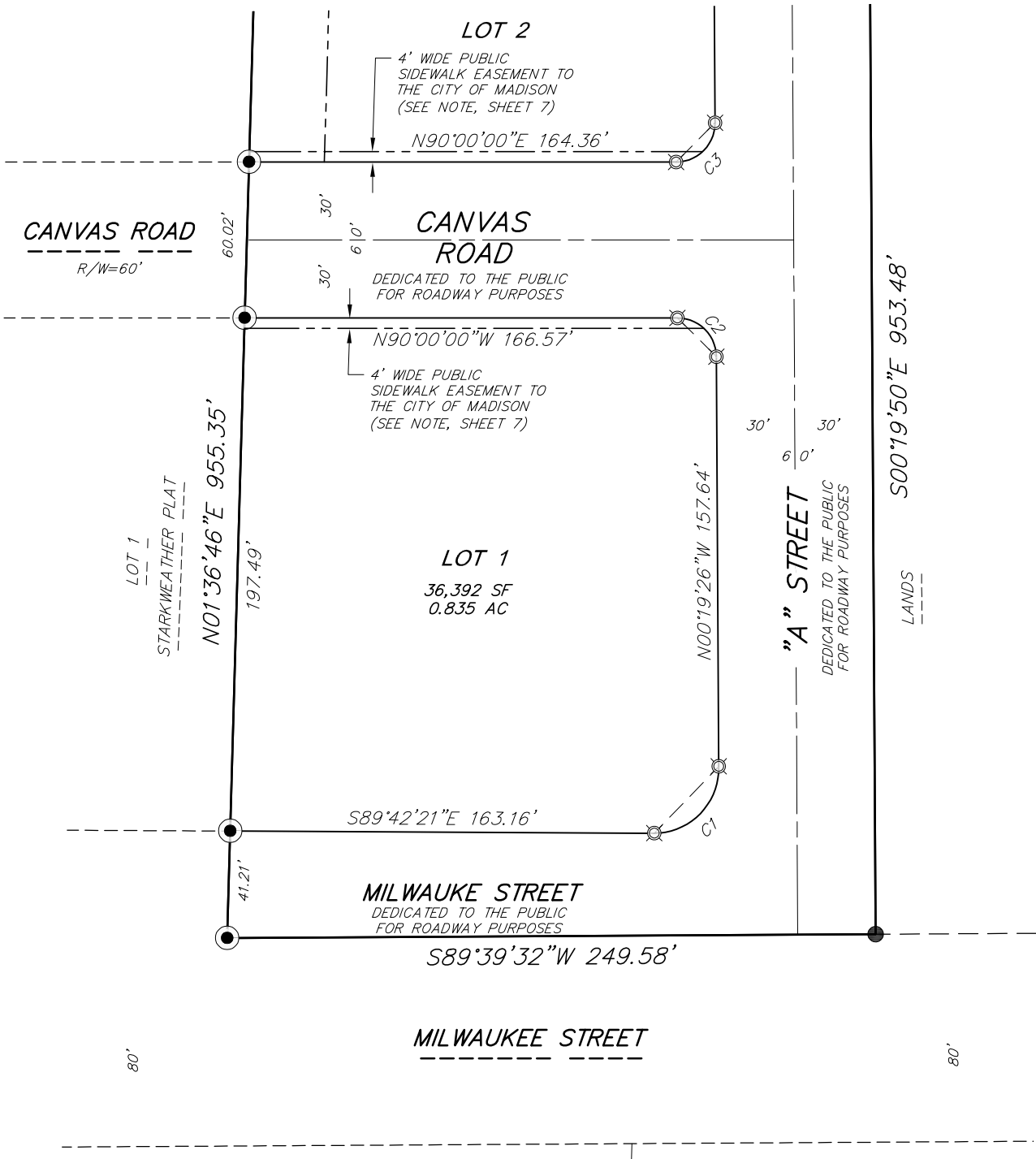
BEARINGS ARE REFERENCED TO THE
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BEARING N01°36'15"E

GRAPHIC SCALE: 1" = 60'



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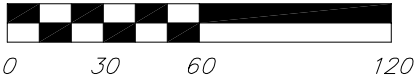
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MADISON, DANE COUNTY, WISCONSIN



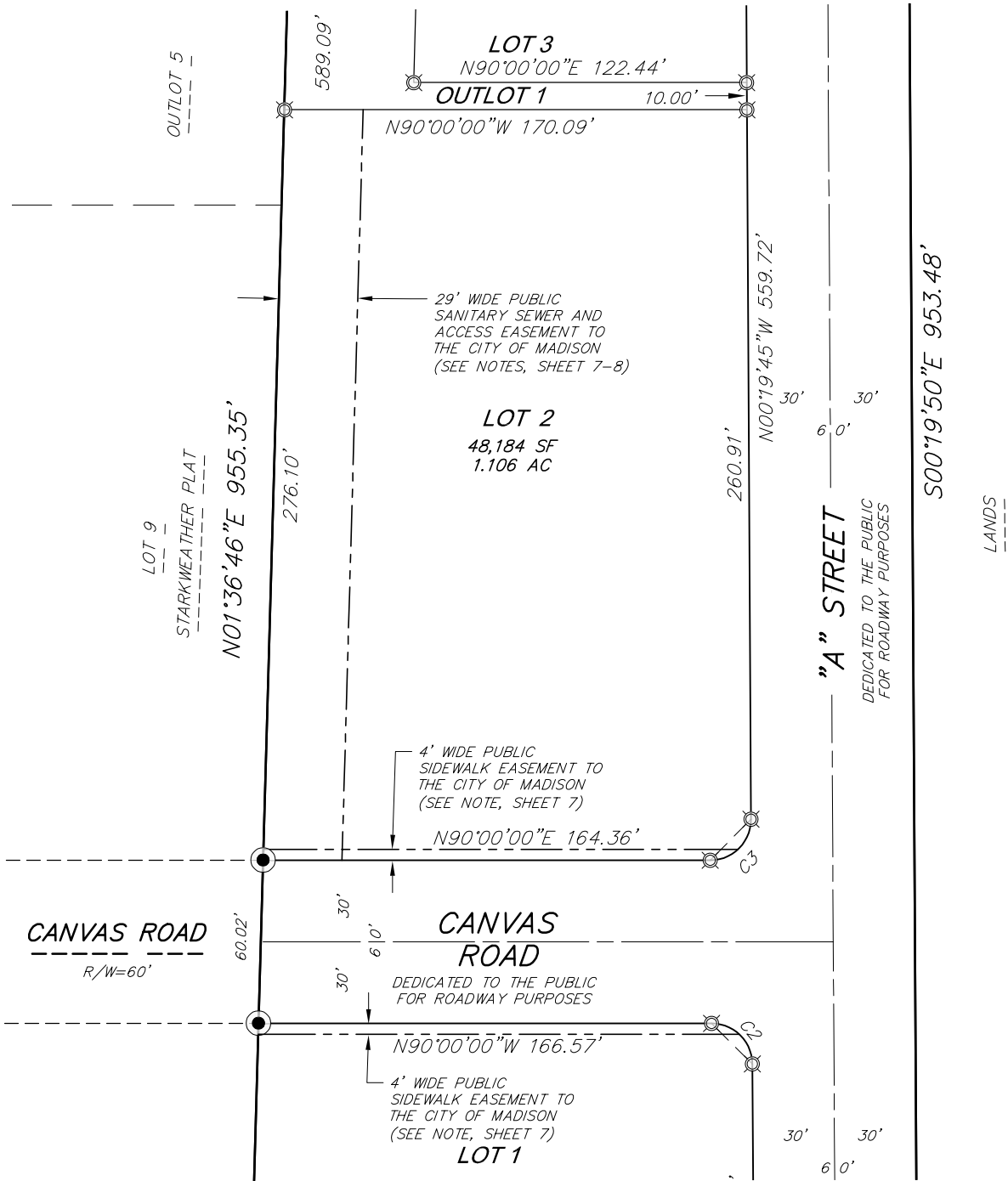
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THE WEST LINE OF THE NW1/4 OF
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GRAPHIC SCALE: 1" = 60'



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RE-ROD; MIN. WT. 1.50 LBS./FT.
- () RECORDED AS INFORMATION



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Job #: 230244
Date: 09/17/2025
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1954 Atwood Avenue
Madison, WI 53704

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
3 OF 11

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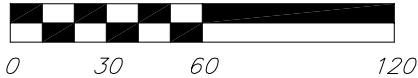
CERTIFIED SURVEY MAP No.

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE
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THE WEST LINE OF THE NW1/4 OF
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GRAPHIC SCALE: 1" = 60'

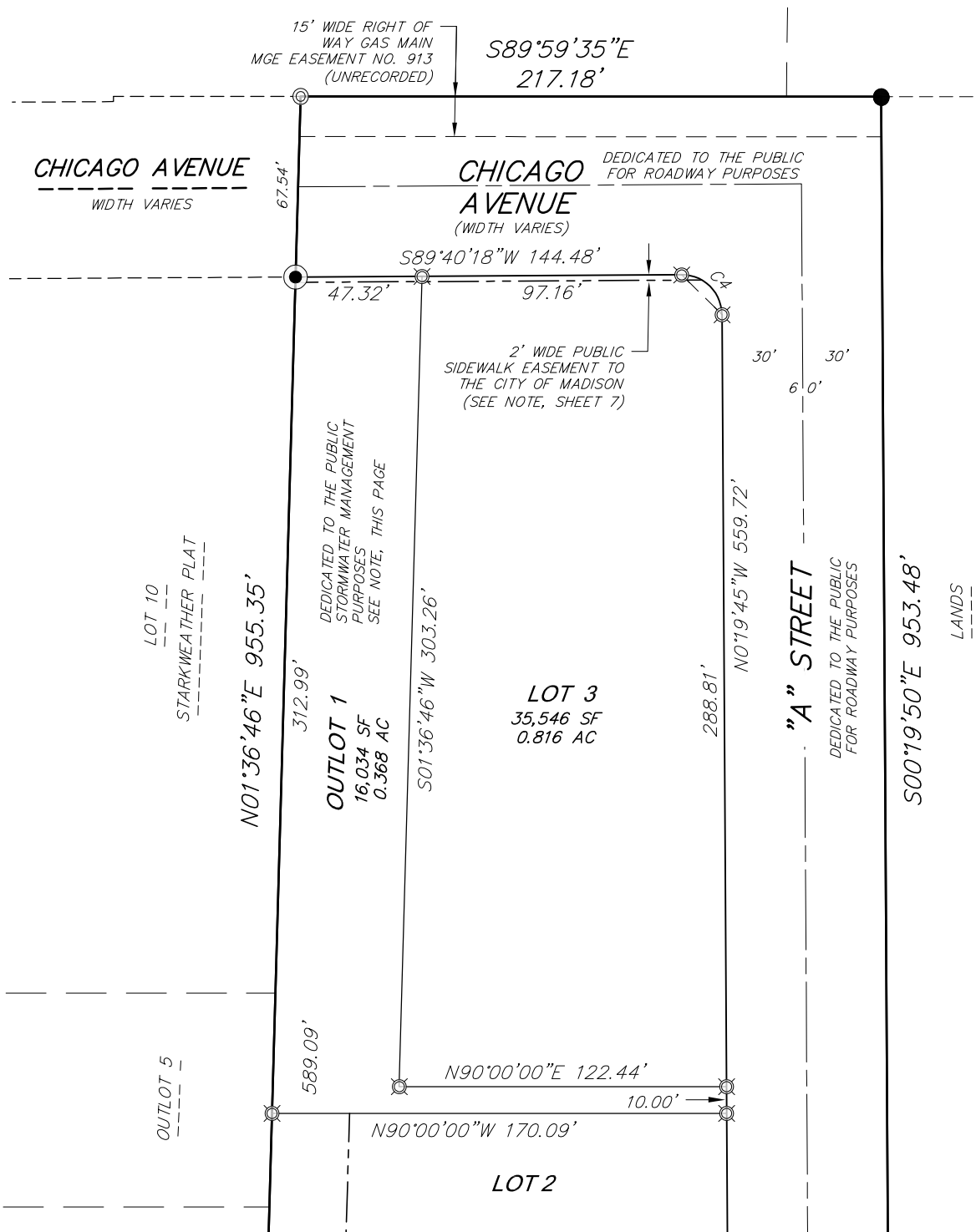


SURVEY LEGEND

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- FOUND 3/4" $\varnothing$ IRON ROD
- SET 3/4" X 18" SOLID IRON
RE-ROD; MIN. WT. 1.50 LBS./FT.
- () RECORDED AS INFORMATION

NOTE:

OUTLOT 1 IS SUBJECT TO A PUBLIC SANITARY SEWER AND ACCESS EASEMENT TO
THE CITY OF MADISON OVER ITS ENTIRETY. SEE NOTES, SHEETS 7-8.



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Job #: 230244
Date: 09/17/2025
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Doc. No. _____

Vol. _____ Page _____

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4 OF 11

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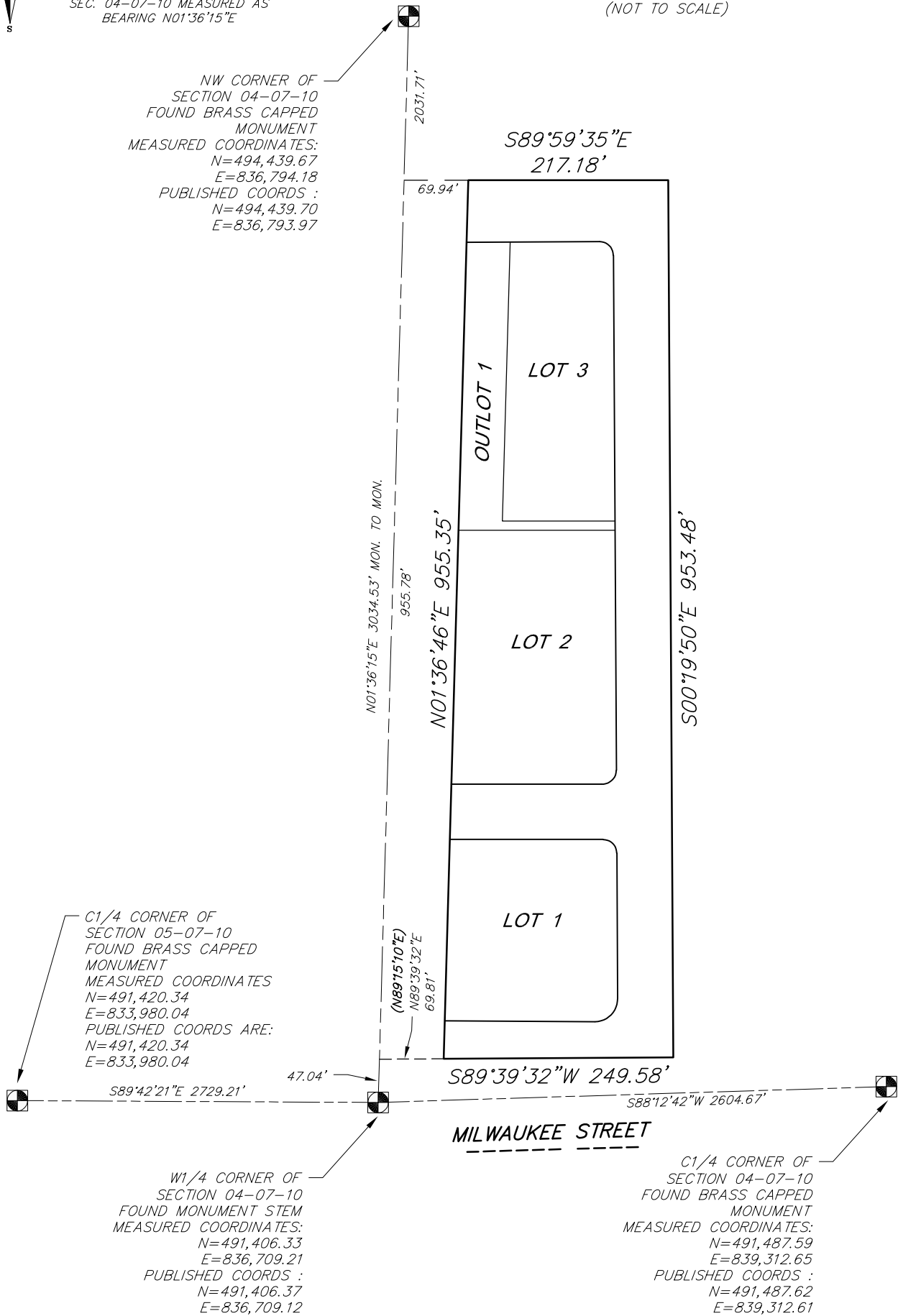
CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN,
THE WEST LINE OF THE NW1/4 OF
SEC. 04-07-10 MEASURED AS
BEARING N01°36'15"E

SECTION TIE DETAIL
(NOT TO SCALE)



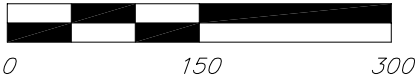
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CERTIFIED SURVEY MAP No. _____

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MADISON, DANE COUNTY, WISCONSIN



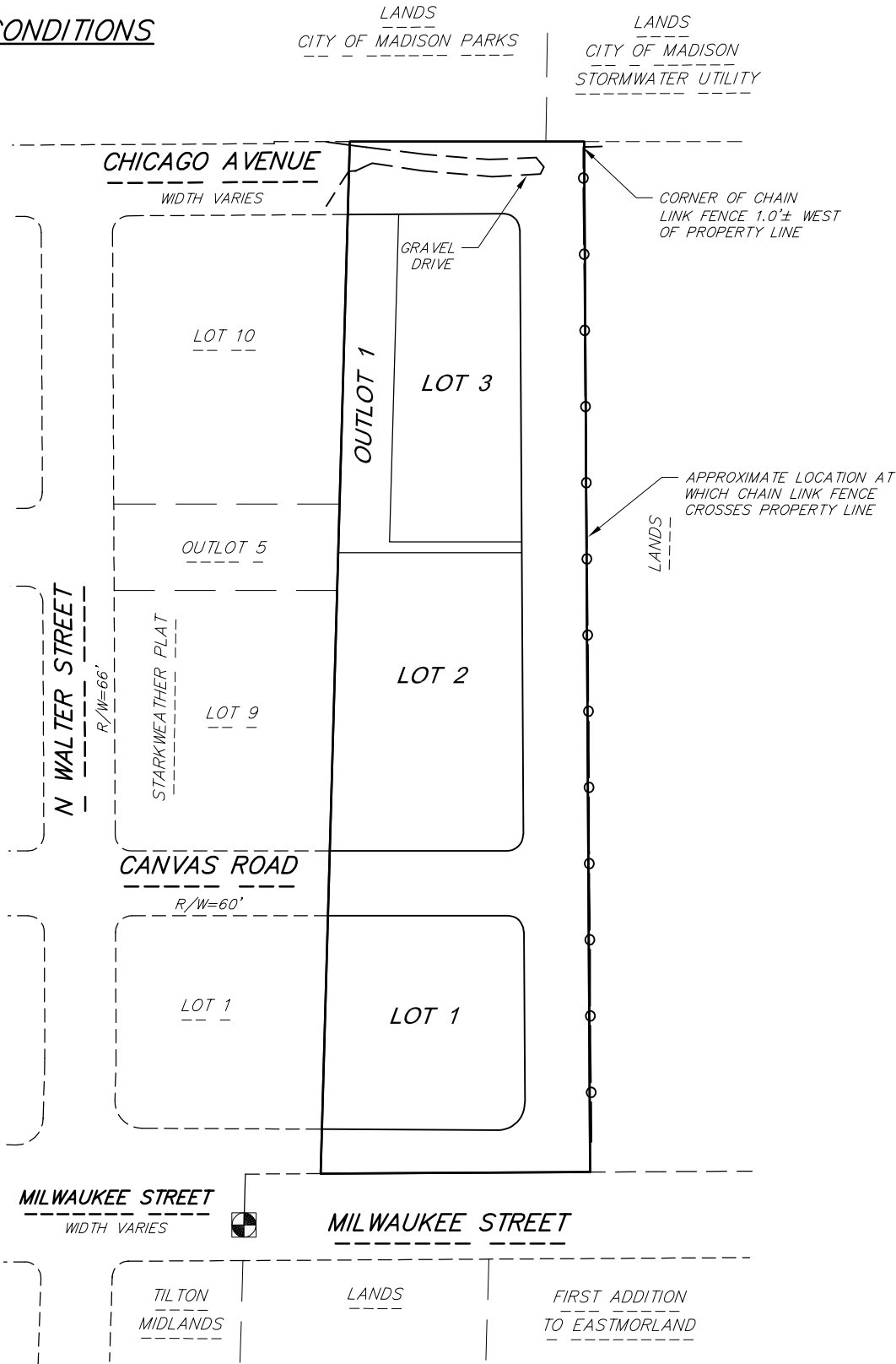
GRAPHIC SCALE: 1" = 150'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" $\varnothing$ IRON PIPE
- FOUND 1-1/4" $\varnothing$ IRON ROD
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- () RECORDED AS INFORMATION

EXISTING CONDITIONS



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CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN

PUBLIC SIDEWALK 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 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.

PUBLIC SANITARY SEWER EASEMENTS:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities 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 Sanitary Sewer Facilities 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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CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN

PUBLIC SANITARY SEWER ACCESS EASEMENT:

Creation of Easement Rights: A permanent easement over, across and within 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 the ingress and egress for motor vehicles, construction equipment and pedestrians in the Access Easement Area to enable the City, its employees and agents, to perform work related to the construction, inspection, maintenance, repair, and reconstruction of the public sanitary sewer and public water main located within the easements shown and noted on this Certified Survey Map. The City agrees for itself and its employees and agents to use the Access Easement Area in a manner fully complying with all laws and other legal requirements.

Maintenance of Access Easement Area: The property owner shall maintain a driveway at all times over the Access Easement Area, including repairing and plowing. The temporary closure of the Access Easement Area for repairs and/or snow plowing activities shall be permitted. The City shall repair any damage caused to the Access Easement Area as a result of the use of the Access Easement Area by or on behalf of the City as provided herein.

Limitations on Use of Easement Area: The Access Easement Area shall be used by the City as provided herein, in common with the property owner and the property owner's agents, employees, tenants, licensees, invitees, successors and assigns. The property owner shall have the right to use and enjoy the Access Easement Area, provided such use does not unreasonably interfere with the use of the Access Easement Area by the City for the purposes set forth herein.

The property owner shall not erect or permit to be erected any sign, fence, wall, pole, post, structure, or other facility so as to prevent the City's access to the Access Easement Area. If gating is required by a Grantor Party, such Grantor Party shall provide a key or substitute key arrangement satisfactory to the City Engineer allowing for access to the Existing Sewer Easement 24 hours a day, 7 days a week.

The City's use of the Access Easement Area shall not unreasonably interfere with the use of the owner's property by the owner, including, but not limited to, the driving and parking of guest vehicles.

The City shall not use the Access Easement Area for open storage or permanent parking of vehicles or equipment of any kind.

The City shall use the Access Easement Area only as a route of travel from Manufacturers Drive to and from the Public Sanitary Sewer and Water Main Easements within or abutting this Certified Survey Map. The City shall not permit the Access Easement Area to become, or to be construed to be, a route of access by the general public to reach public lands.

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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CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

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: September 17, 2025

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

DESCRIPTION:

Being part of the SW1/4 of the NW1/4 of Section 4, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 4; thence N01°36’15”E, 47.04 feet along the west line of the NW1/4 of said Section 4; thence N89°39’32”E, 69.81 feet to the point of beginning; thence N01°36’46”E, 955.35 feet along the east line of Starkweather Plat; thence S89°59’35”E, 217.18 feet; thence S00°19’50”E, 953.49 feet to a point on the north right of way line of Milwaukee Street; thence S89°39’32”W, 249.58 feet along said north right of way line to the point of beginning. Contains 222,685 square feet (5.112 acres).

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	91°18’23”	25.00’	39.84’	N44°03’10”E	35.76’
C2	89°40’34”	15.00’	23.48’	N45°09’43”W	21.15’
C3	90°19’45”	15.00’	23.65’	N44°50’07”E	21.27’
C4	89°54’54”	15.00’	23.54’	N45°22’09”W	21.20’



PART OF THE SW1/4 OF THE NW1/4 OF SECTION 4, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN

3618 MF LLC, a Delaware 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 company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

By: _____

State of Wisconsin)
County of Dane)ss.

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 _____, 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____.

Michael Haas, Acting City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____.m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

