

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN,
THE SOUTH LINE OF THE SE 1/4 OF
SECTION 32 MEASURED AS BEARING
S88°47'10"E.

GRAPHIC SCALE: 1" = 60'

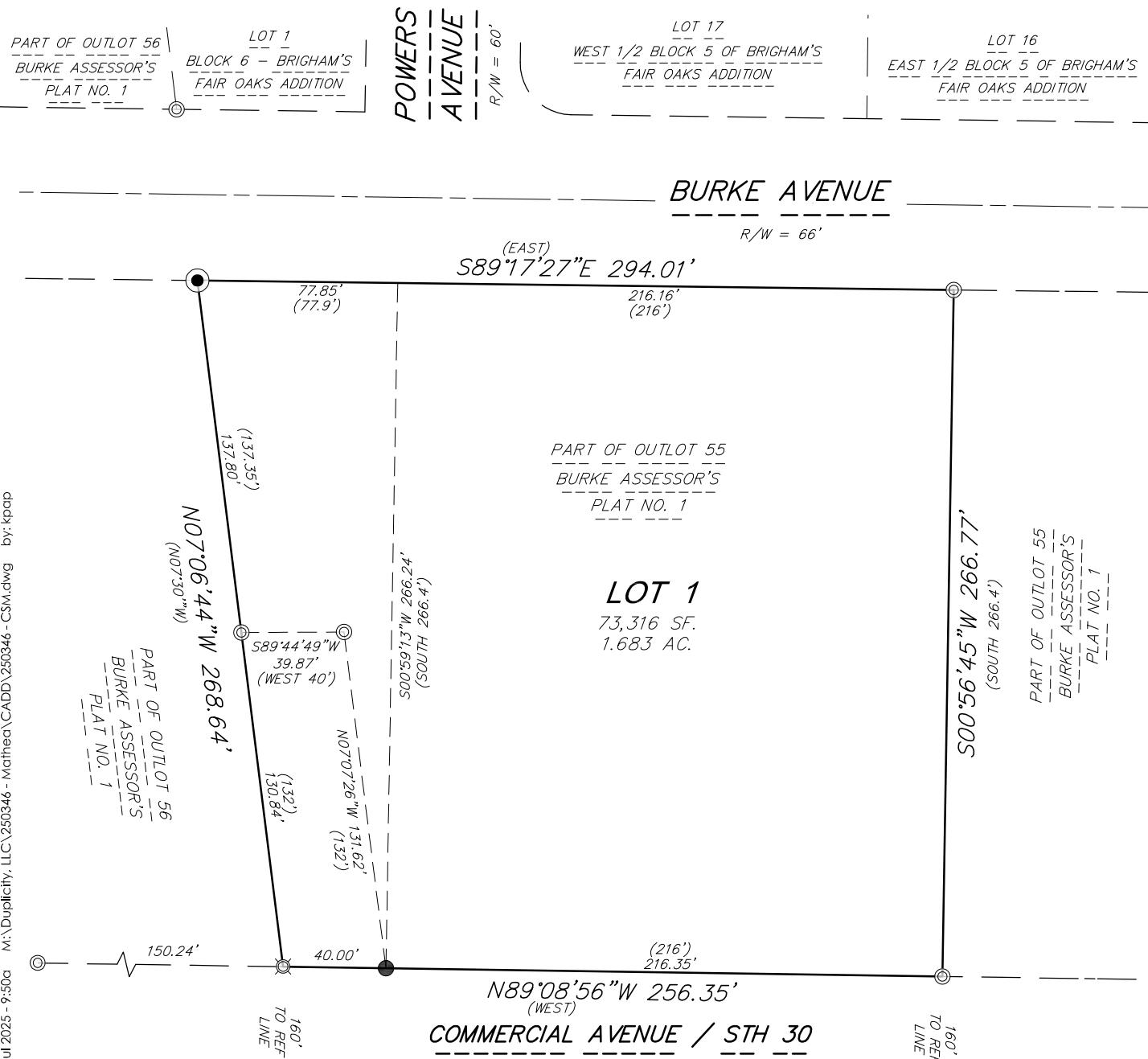


0 30 60 120

SURVEY LEGEND

- () FOUND 1 1/4" Ø IRON ROD
- () FOUND 3/4" Ø IRON ROD
- () FOUND 1" Ø IRON PIPE
- () 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

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;
SHEET 4 FOR EASEMENTS



CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE1/4 OF SECTION 32 MEASURED AS BEARING S88°47'10"E.

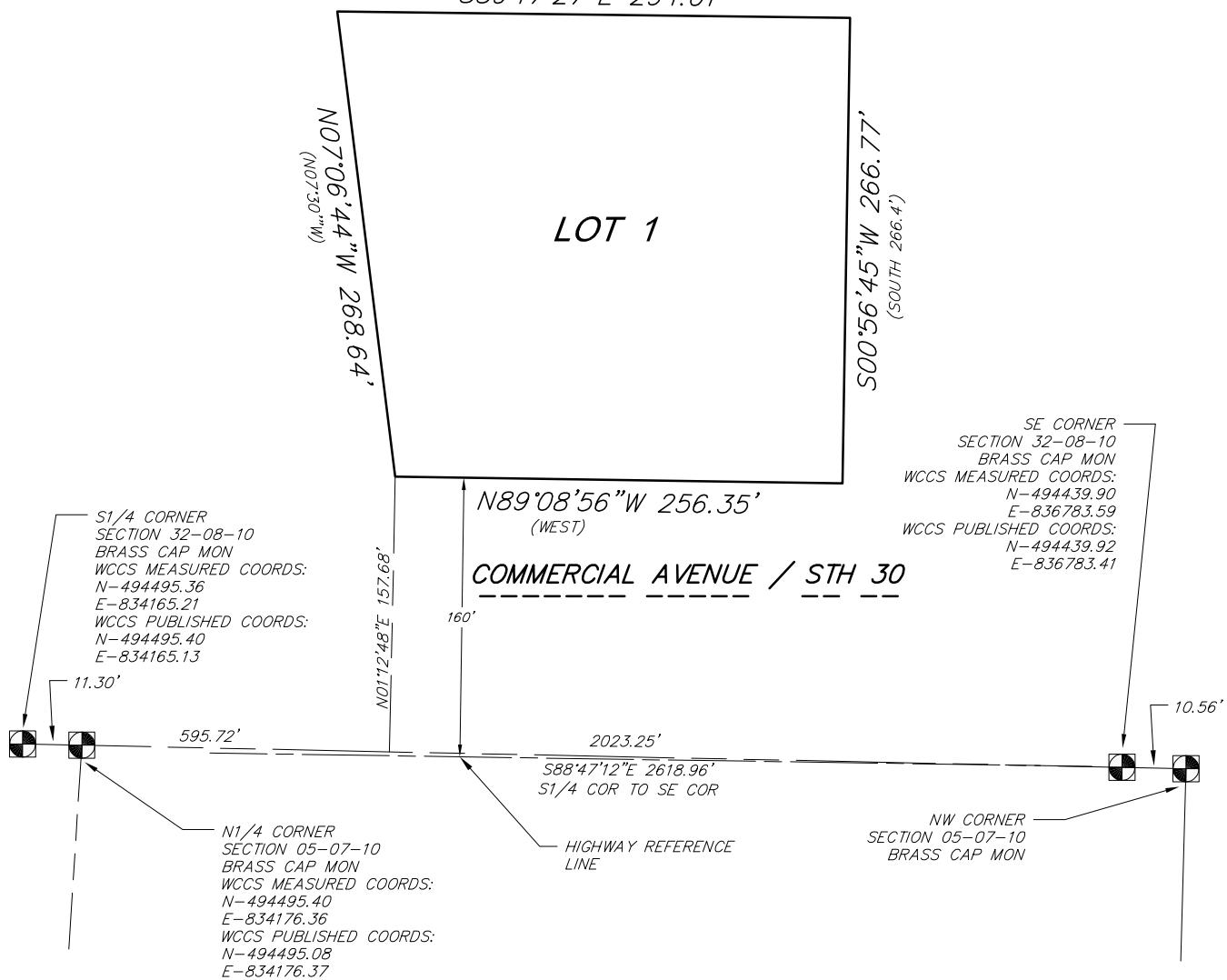
SECTION TIE DETAIL

(NOT TO SCALE)

BURKE AVENUE

(EAST) R/W = 66'

S89°17'27"E 294.01'

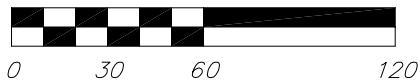


CERTIFIED SURVEY MAP No.

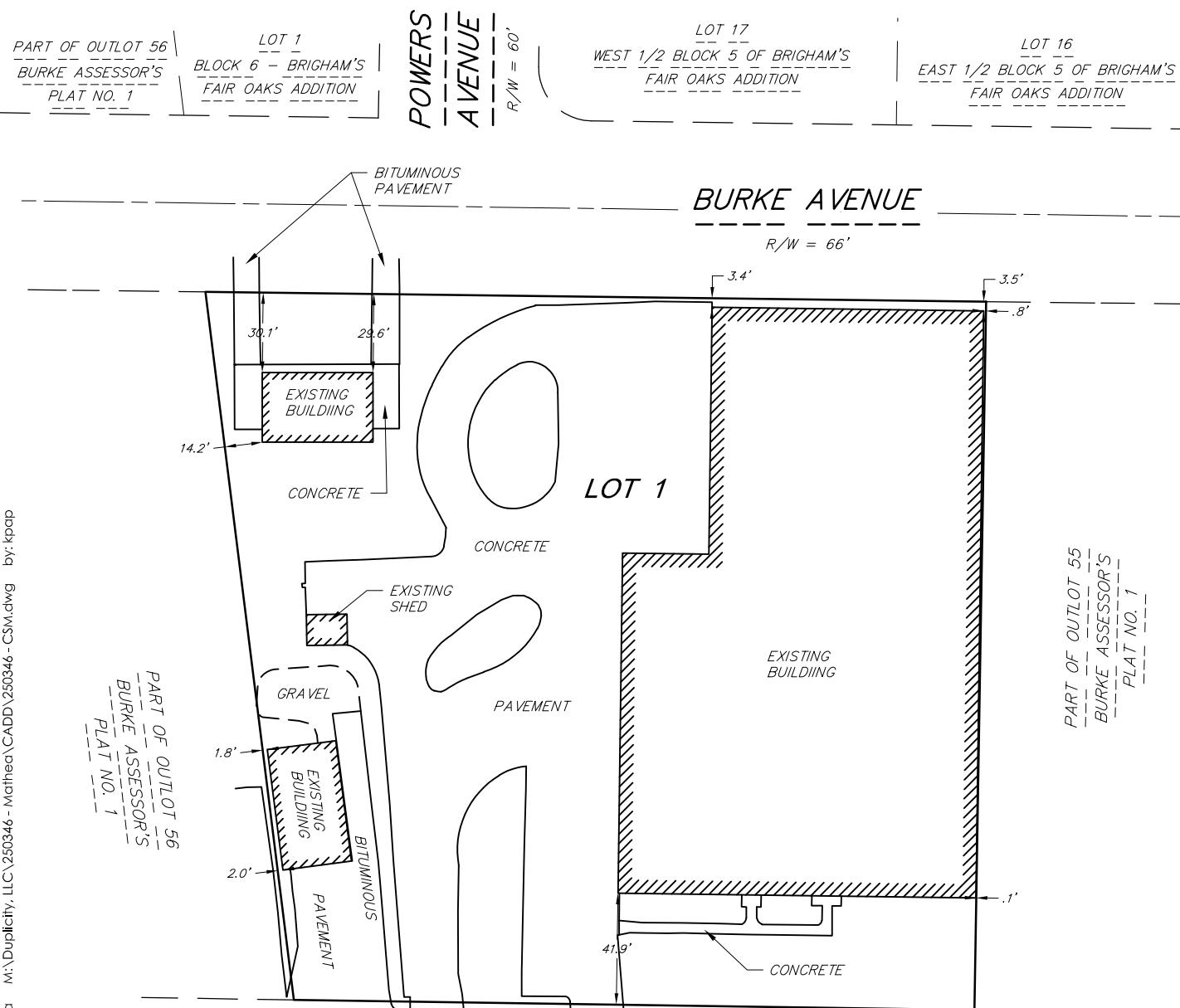
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



EXISTING SITE DETAIL



COMMERCIAL AVENUE / STH 30



CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



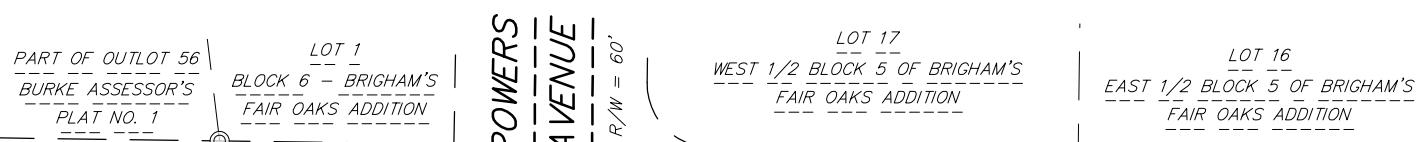
GRAPHIC SCALE: 1" = 60'



LINE TABLE

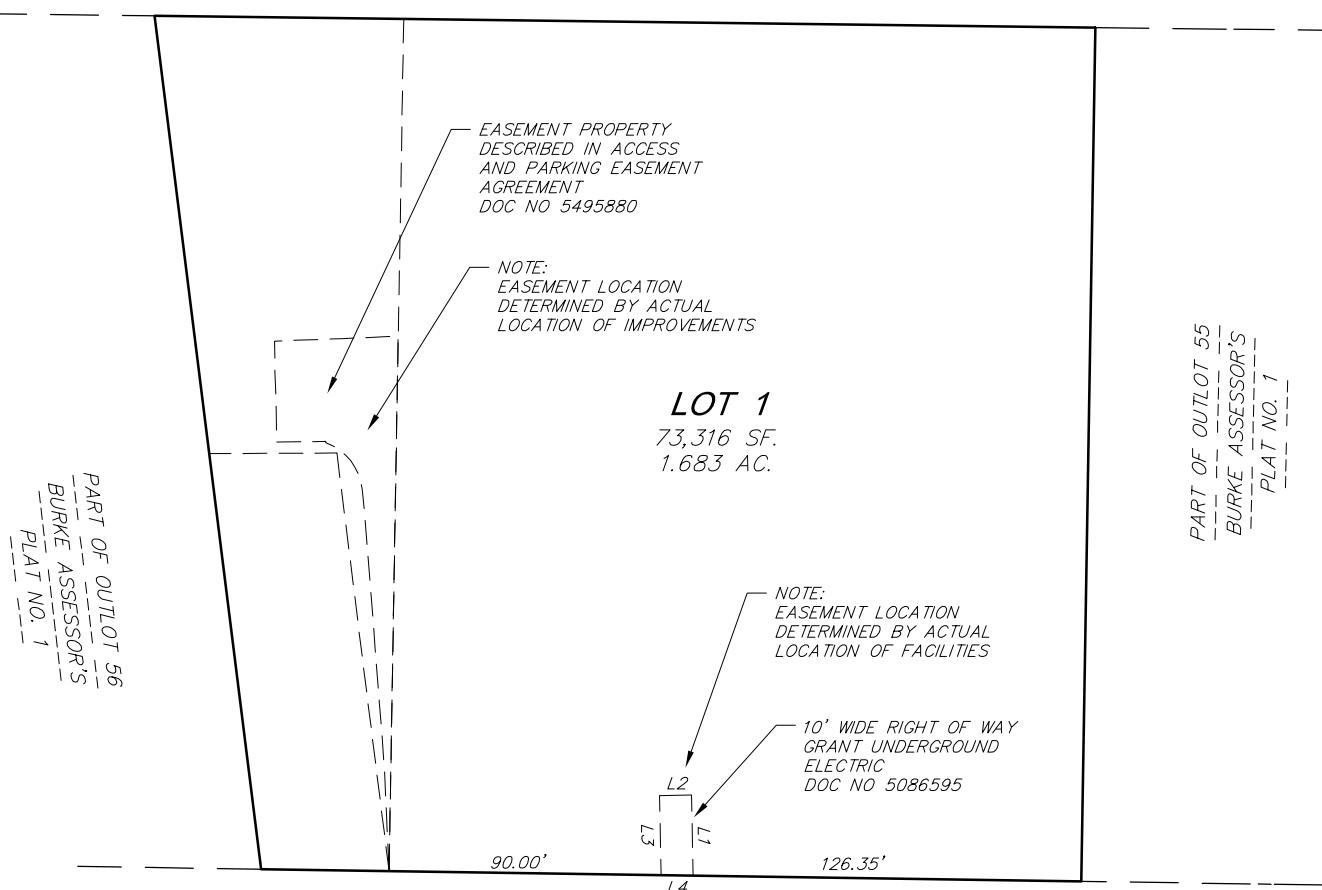
| NUMBER | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N00°59'39"W | 25.16' |
| L2 | S89°00'21"W | 10.00' |
| L3 | S00°59'39"E | 24.83' |
| L4 | S89°08'56"E | 10.00' |

EASEMENTS



BURKE AVENUE

R/W = 66'



PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

COMMERCIAL AVENUE / STH 30

| | | | | |
|-------------------------------------|---|---|---|-----------------|
| planners engineers advisors | Job #: 250346 Date: 07/09/2025 Rev: Drafted By: KPAP Checked By: SCHU | SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL AVE MADISON, WI 53714 | C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____ | SHEET 4 OF 7 |
|-------------------------------------|---|---|---|-----------------|

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, 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: JULY 9, 2025

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

DESCRIPTION:

Part of Outlot 55, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats on Pages 15-21 as Document No. 593673, Dane County Registry, located in the SW1/4 of the SE1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the south quarter corner of said Section 32; thence S88°47'12"E, 595.72 feet along the south line of said SE1/4; thence N01°12'48"E, 157.68 feet to a point on the north right-of-way line of Commercial Avenue and point of beginning; thence N07°06'44"W, 268.64 feet to a point on the south right-of-way line of Burke Avenue; thence S89°17'27"E, 294.01 feet along said south right-of-way line; thence S00°56'45"W, 266.77 feet to a point on said north right-of-way line of Commercial Avenue; thence N89°08'56"W, 256.35 feet along said north right-of-way line to the point of beginning.

Contains 73,316 square feet (1.683 acres).

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 _____, 202____, 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 _____, 202____.

Michael Haasl, Acting City Clerk, City of Madison



CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

DUPPLICITY, 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 company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

DUPPLICITY, LLC

By: _____

PRINT NAME AND TITLE

Personally came before me this _____ day of _____, 202____, 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, State of Wisconsin

OWNER'S CERTIFICATE

MATHEA, 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 company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

MATHEA, LLC

By: _____

PRINT NAME AND TITLE

Personally came before me this _____ day of _____, 202____, 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, State of Wisconsin



| | | |
|-----------------------------------|---|------------------------------------|
| Job #: 250346 Date: 07/09/2025 | SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL AVE MADISON, WI 53714 | C.S.M. No. _____ Doc. No. _____ |
| Rev: | | Vol. _____ |
| Drafted By: KPAP | | Page _____ |
| Checked By: SCHILL | | |

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

ADARION, 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 company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

ADARION, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin _____ *My Commission expires:* _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____, at
o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on
pages _____, as Doc. No. _____.

*Kristi Chlebowski,
Dane County Register of Deeds*