

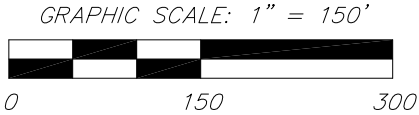
©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

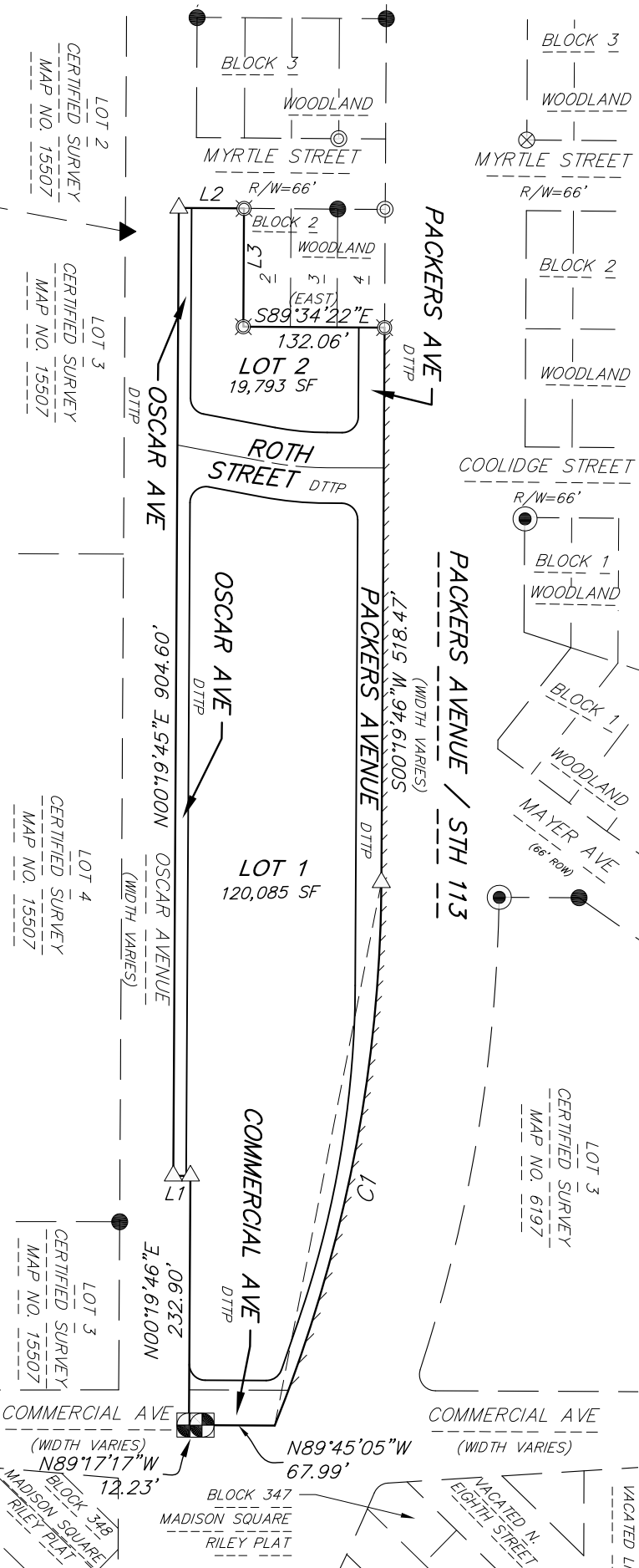


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2012), THE EAST LINE OF THE SE1/4 OF SECTION 31 MEASURED AS BEARING N00°19'46"E.



SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- FOUND 1 1/4" Ø IRON ROD
- SET P.K. NAIL
- SET 3/4" Ø IRON ROD
WT = 1.5LB/LF
- () INDICATES RECORDED AS
- DTP DEDICATED TO THE PUBLIC
- NO ACCESS



NOTE: SEE SHEET 4 FOR SECTION TIE DETAIL; SHEETS 5-6 FOR EASEMENTS.

vierbicher
planners | engineers | advisors



Job #: 240382
Date: 11/03/2025
Rev:
Drafted By: KPAP
Checked By: JLIL

SURVEYED FOR:
The Annex Group
409 Massachusetts Ave
Indianapolis, IN 46204

C.S.M. No. _____

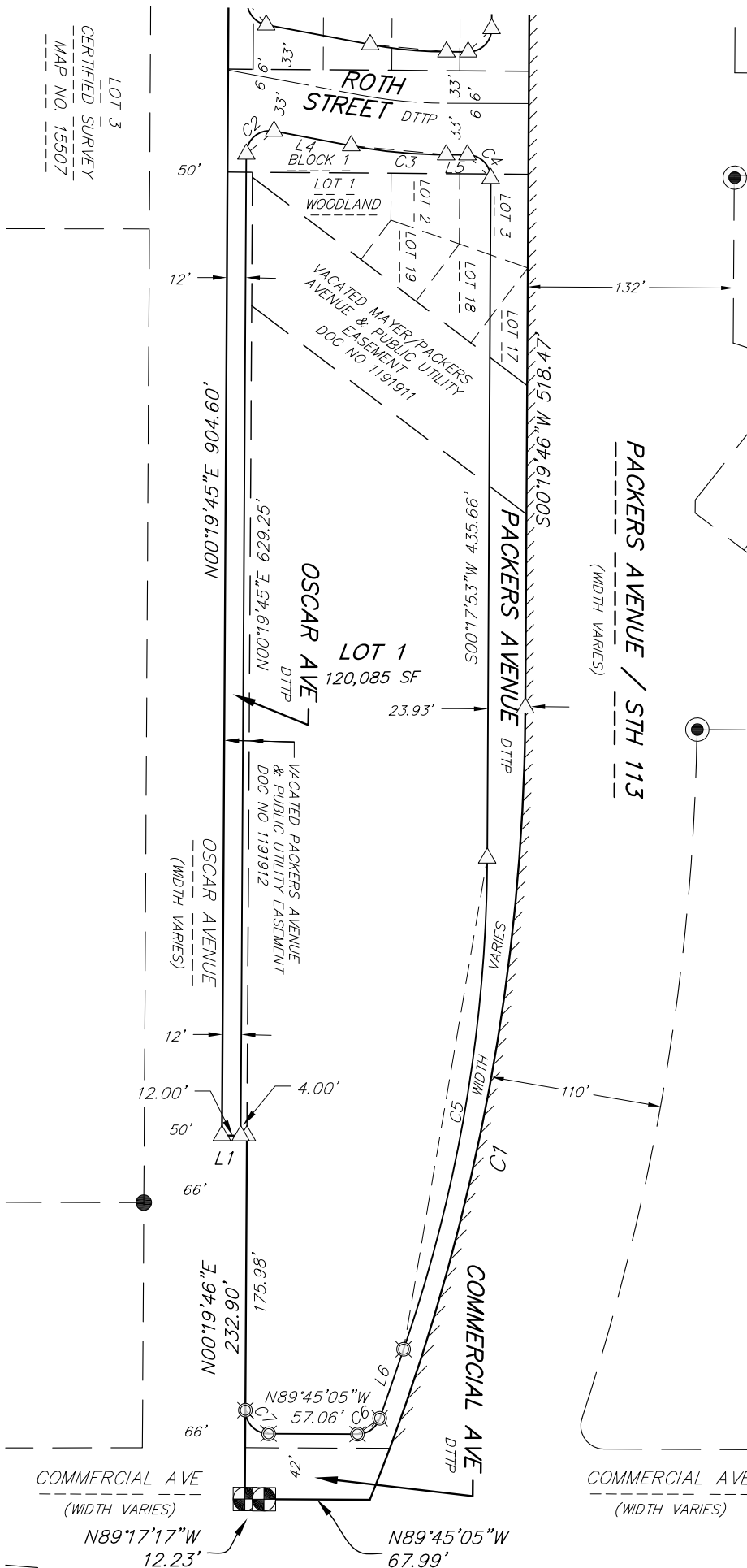
Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 10

CERTIFIED SURVEY MAP No. _____

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2012), THE EAST LINE OF THE SE1/4 OF SECTION 31 MEASURED AS BEARING N00°19'46"E.

GRAPHIC SCALE: 1" = 100'

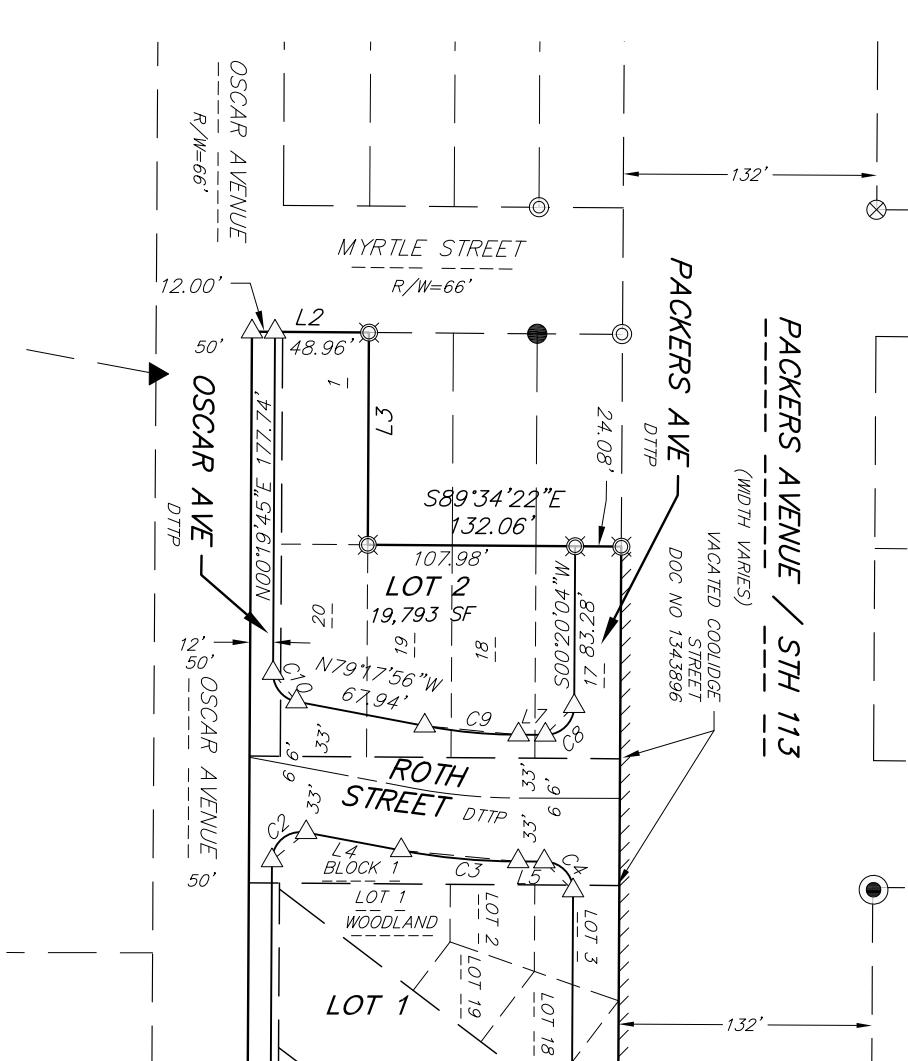
SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- FOUND 1 1/4" Ø IRON ROD
- SET P.K. NAIL
- SET 3/4" Ø IRON ROD WT = 1.5LB/LF
- () INDICATES RECORDED AS
- D.T.T.P. DEDICATED TO THE PUBLIC
- NO ACCESS

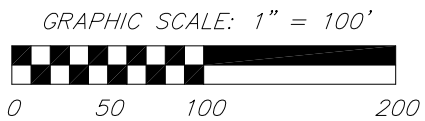
03 Nov 2025 - 11:09a M:\The Annex Group\240382 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap ©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2012), THE EAST LINE OF THE SE1/4 OF SECTION 31 MEASURED AS BEARING N00°19'46"E.



SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- FOUND 1 1/4" Ø IRON ROD
- SET P.K. NAIL
- SET 3/4" Ø IRON ROD WT = 1.5LB/LF
- () INDICATES RECORDED AS
- DTP DEDICATED TO THE PUBLIC
- NO ACCESS

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N89°40'14"W	16.00'
L2	S89°34'22"E	60.96'
	(EAST)	
L3	S00°19'46"W	110.50'
	(S00°03"W)	
L4	S79°17'56"E	50.37'
L5	S89°50'54"E	13.63'
L6	S19°02'31"W	46.81'
L7	N89°50'54"W	13.96'

CURVE DATA

NUMBER	RADIUS	CHORD BEARING	CHORD	ARC	CENTRAL ANGLE	TANGENT BEARING
C1	1382.39'	S11°06'48"W	517.32'	520.39'	21°34'078"	OUT-S21°53'53"W
C2	15.00'	N50°30'55"E	23.04'	26.28'	100°22'19"	
C3	333.00'	S84°34'25"E	61.23'	61.31'	10°32'58"	
C4	15.00'	S44°46'30"E	21.24'	23.60'	90°08'47"	
C5	981.00'	S09°40'12"W	319.50'	320.92'	18°44'38"	
C6	15.00'	S54°38'43"W	17.46'	18.64'	71°12'24"	
C7	15.00'	N44°42'40"W	21.23'	23.58'	90°04'51"	
C8	15.00'	S45°14'35"W	21.18'	23.51'	89°49'02"	
C9	267.00'	S84°34'25"E	49.09'	49.16'	10°32'58"	
C10	15.00'	N39°29'06"W	19.21'	20.85'	79°37'41"	

03 Nov 2025 - 11:03a M:\The Annex Group\240382 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap



©Vierbicher Associates, Inc.

03 Nov 2025 - 9:29a M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. _____

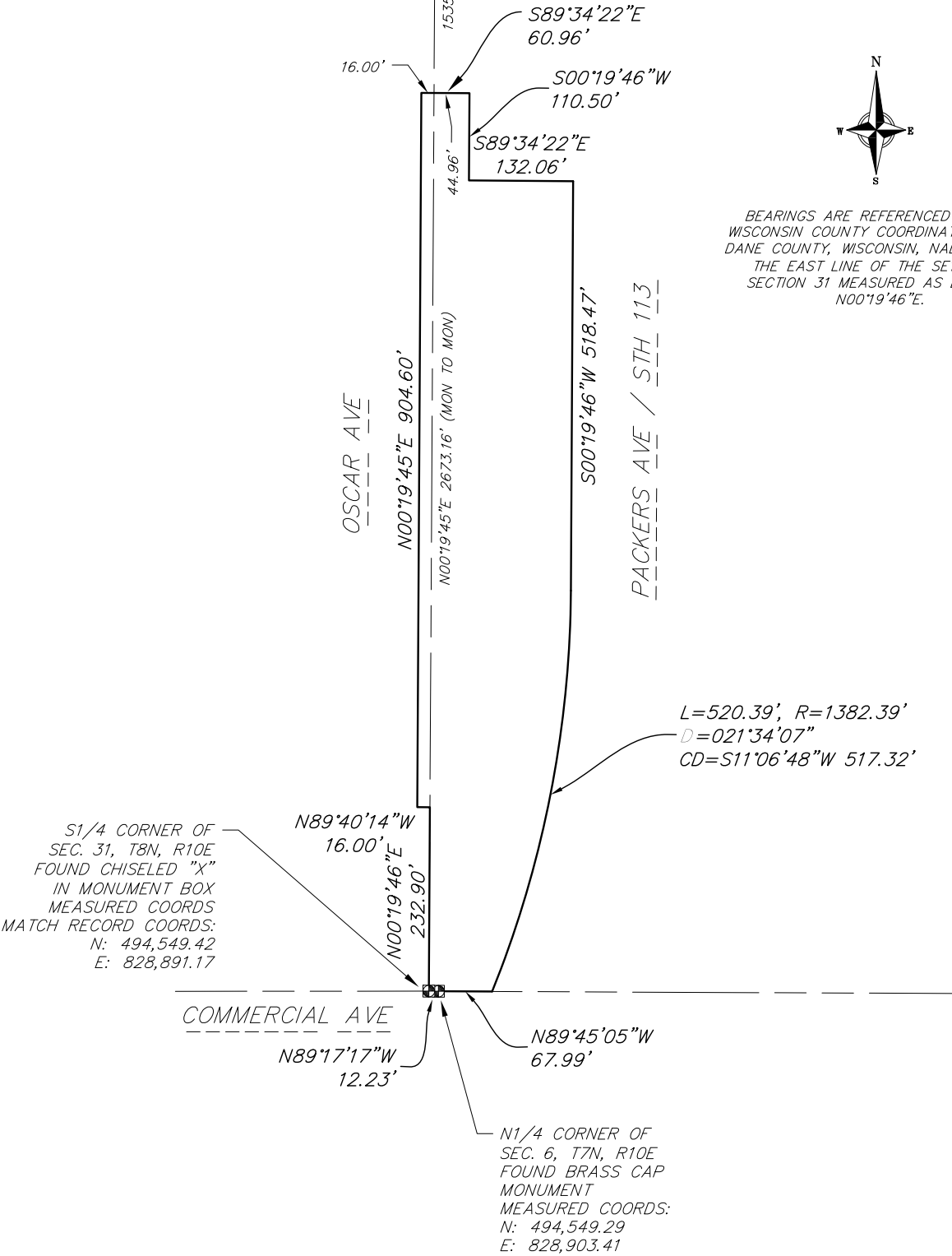
LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

C1/4 CORNER OF
SEC. 31, T8N, R10E
FOUND BRASS CAP MON.
MEASURED COORDS:
N: 497,222.56
E: 828,906.60
RECORD COORDS:
N: 497,222.55
E: 828,906.54

SECTION TIE DETAIL
(NOT TO SCALE)



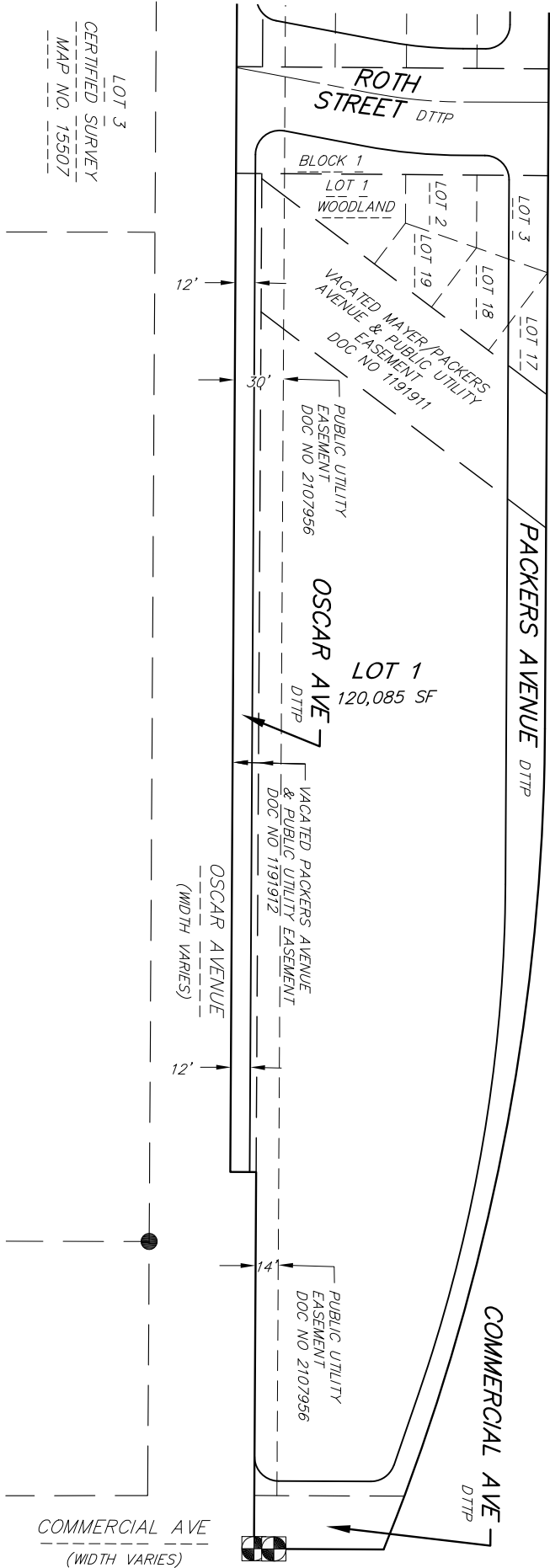
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN, NAD83 (2012),
THE EAST LINE OF THE SE1/4 OF
SECTION 31 MEASURED AS BEARING
N00°19'46"E.



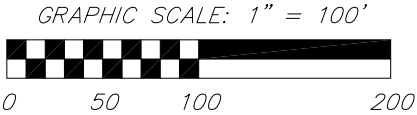
©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EASEMENTS



03 Nov 2025 - 11:11a M:\The Annex Group\240382 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

vierbicher
planners | engineers | advisors



Job #: 240382
Date: 11/03/2025
Rev:
Drafted By: KPAP
Checked By: JLIL

SURVEYED FOR:
The Annex Group
409 Massachusetts Ave
Indianapolis, IN 46204

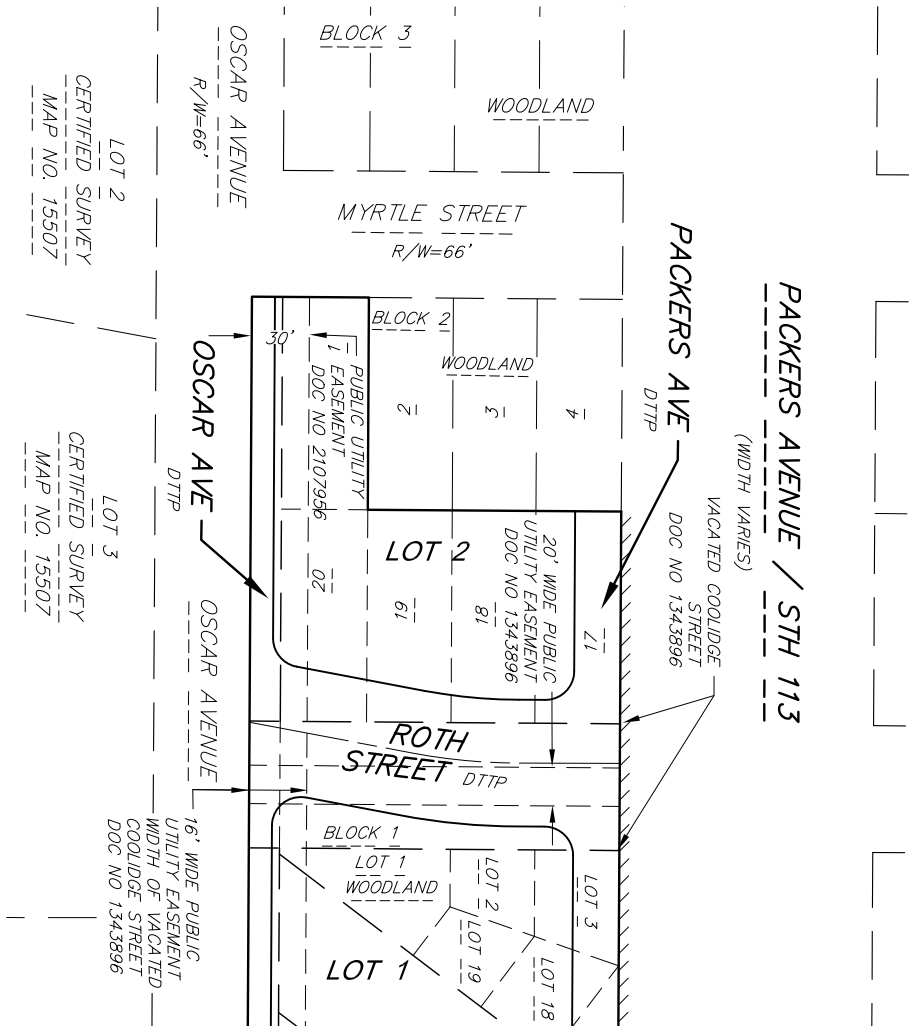
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
5 OF 10

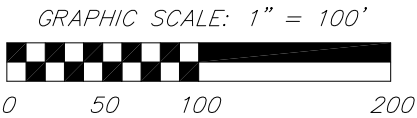
©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EASEMENTS

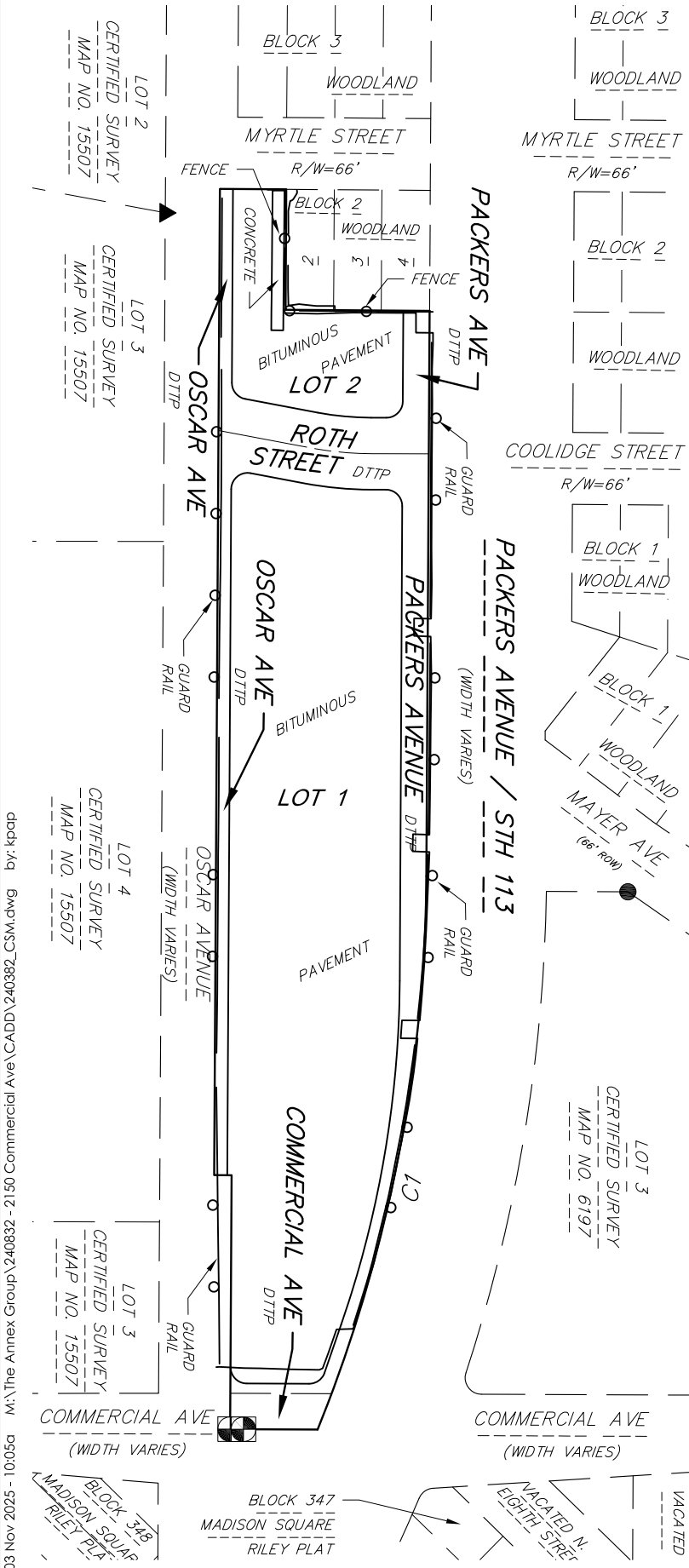


03 Nov 2025 - 9:30a M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

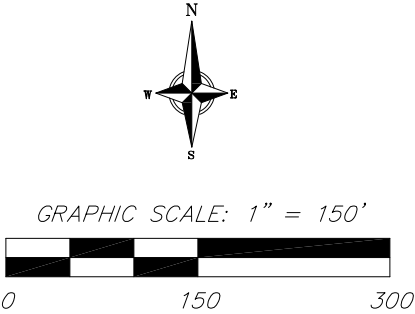
©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

LOTS 1-3, 18-19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17-20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EXISTING CONDITIONS



03 Nov 2025 - 10:05a M:\The Annex Group\240382 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

©Vierbicher Associates, Inc.
03 Nov 2025 - 9:31a M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. _____

LOTS 1–3, 18–19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17–20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, 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: NOVEMBER 3, 2025

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

DESCRIPTION:

Lots 1–3, 18–19 and part of Lot 17, Block 1, and Lots 17–20, Block 2, Woodland recorded in Volume 6 of Plats on Page 12, as Document Number 472658, vacated Mayer Avenue, recorded as Document Number 1191911, vacated Packers Avenue, recorded as Document Number 1191912, and vacated Coolidge Street, recorded as Document Number 1343896, and part of the SW1/4 of the SE1/4 of Section 31, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the south quarter corner of said Section 31; thence N00°19’45”E, 232.90 feet along the east right of way line of Oscar Avenue; thence N89°40’14”W, 16.00 feet; thence N00°19’45”E, 904.60 feet along said east right of way line to the northwest corner of said Lot 1, Block 2; thence S89°34’22”E, 60.96 feet along the south right of way line of Myrtle Street to the northwest corner of said Lot 2, Block 2; thence S00°19’46”W, 110.50 feet along the west line of said Lot 2, Block 2; thence S89°34’22”E, 132.06 feet along the south line of said Lots 1–3, Block 2 to a point on the westerly right of way line of Packers Avenue; thence S00°19’46”W, 518.47 feet along said westerly right of way line to a point of curve; thence southwesterly along said westerly right of way line on a curve to the right which has a radius of 1382.39 feet and a chord which bears S11°06’48”W, 517.32 feet; thence N89°45’05”W, 67.99 feet to the north quarter corner of Section 6, T7N, R10E; thence N89°17’17”W, 12.23 feet to the south quarter corner of said Section 31 and point of beginning.

Contains 185,047 square feet (4.248 acres).

©Vierbicher Associates, Inc. 03 Nov 2025 - 9:31a M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240382_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. _____

LOTS 1–3, 18–19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17–20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

OM Land, 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.

OM LAND, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
County of Dane)ss.

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: _____



©Vierbicher Associates, Inc.
by: kpap
M:\The Annex Group\240382 - 2150 Commercial Ave\CADD\240382_CSM.dwg
03 Nov 2025 - 9:31a

CERTIFIED SURVEY MAP No. _____

LOTS 1–3, 18–19 AND PART OF LOT 17, BLOCK 1, LOT 1, LOTS 17–20, BLOCK 2, WOODLAND, RECORDED AS DOCUMENT NUMBER 472658, VACATED MAYER AVENUE, RECORDED AS DOCUMENT NUMBER 1191911, VACATED PACKERS AVENUE, RECORDED AS DOCUMENT NUMBER 1191912, AND VACATED COOLIDGE STREET, RECORDED AS DOCUMENT NUMBER 1343896, AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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____.

Lydia A. McComas, City Clerk, City of Madison

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

