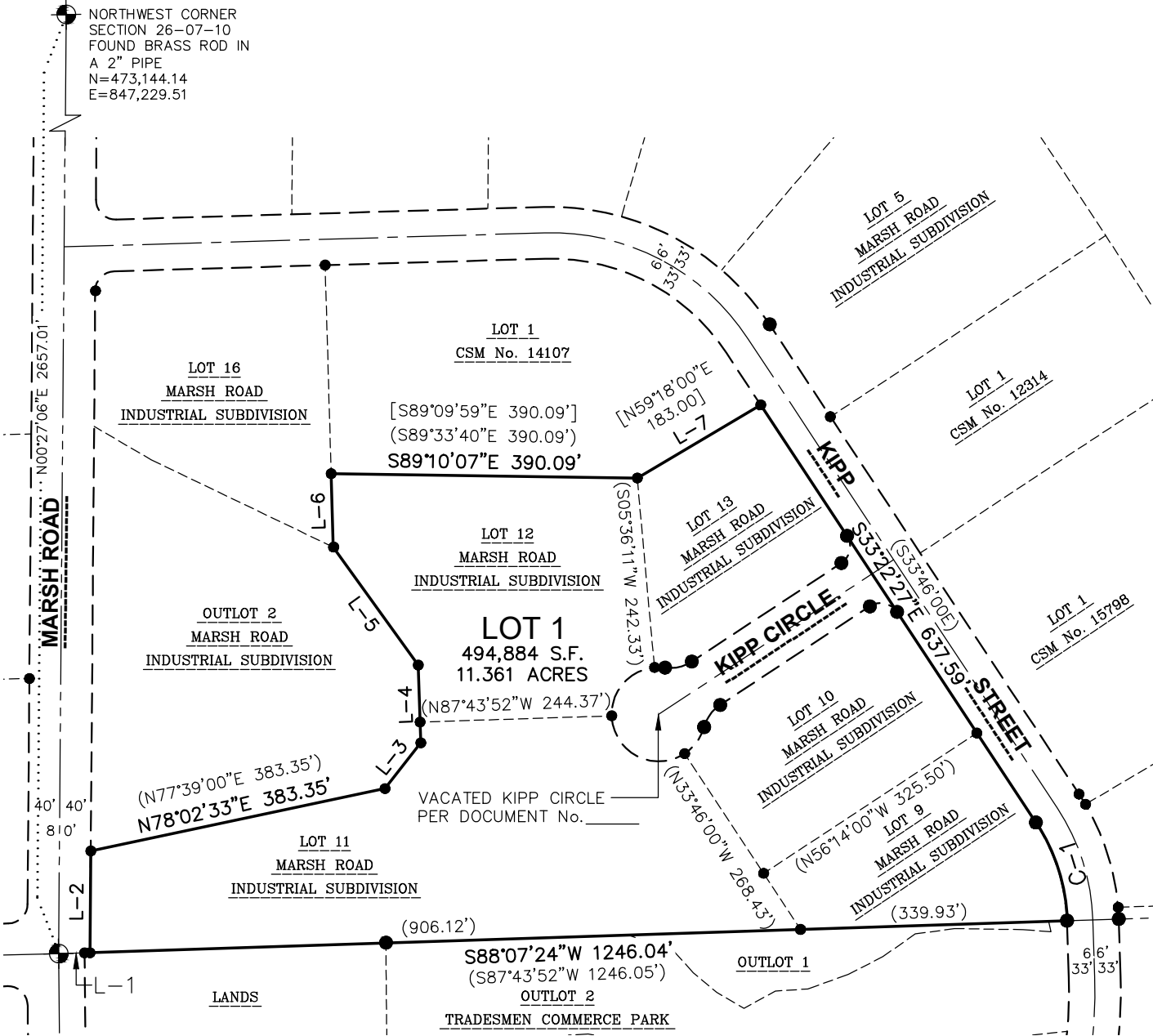


PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 9, 10, 11, 12 AND 13, MARSH ROAD INDUSTRIAL SUBDIVISION, RECORDED IN VOLUME 58-014B OF PLATS, ON PAGES 75-76 AS DOCUMENT No. 3661189, AND VACATED KIPP CIRCLE PER DOCUMENT No. xxxxxxxx, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



WEST QUARTER CORNER  
SECTION 26-07-10  
FOUND WIDOT ALUMINUM  
MONUMENT  
N=470,487.21  
E=847,208.57



LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

- FIELD WORK PERFORMED ON JUNE 15, 2022.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26-07-10, BEARS N00°27'06"E.
- SEE SHEET 2 FOR EASEMENTS AND SHEET 3 FOR WETLANDS.
- SEE SHEET 4 FOR LINE AND CURVE TABLE.
- ( ) RECORD BEARINGS AND DISTANCES PER PLAT.
- [ ] RECORD BEARINGS AND DISTANCES PER CSM No. 14107.



File: C:\Users\colton.darwin\appdata\local\temp\AcPublish\_11600\2414599 P-CSM.dwg Layout: S1 User: colton.darwin Plotted: Jan 05, 2026 - 8:07am

SURVEYED BY:



SURVEYED FOR:

KELLER  
  
N216 WI-55  
KAUKAUNA, WI

PROJECT NO:

24-14599

FIELDBOOK/PG:

22/393

SHEET NO:

1 OF 6

SURVEYED BY:

RAC

DRAWN BY:

JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

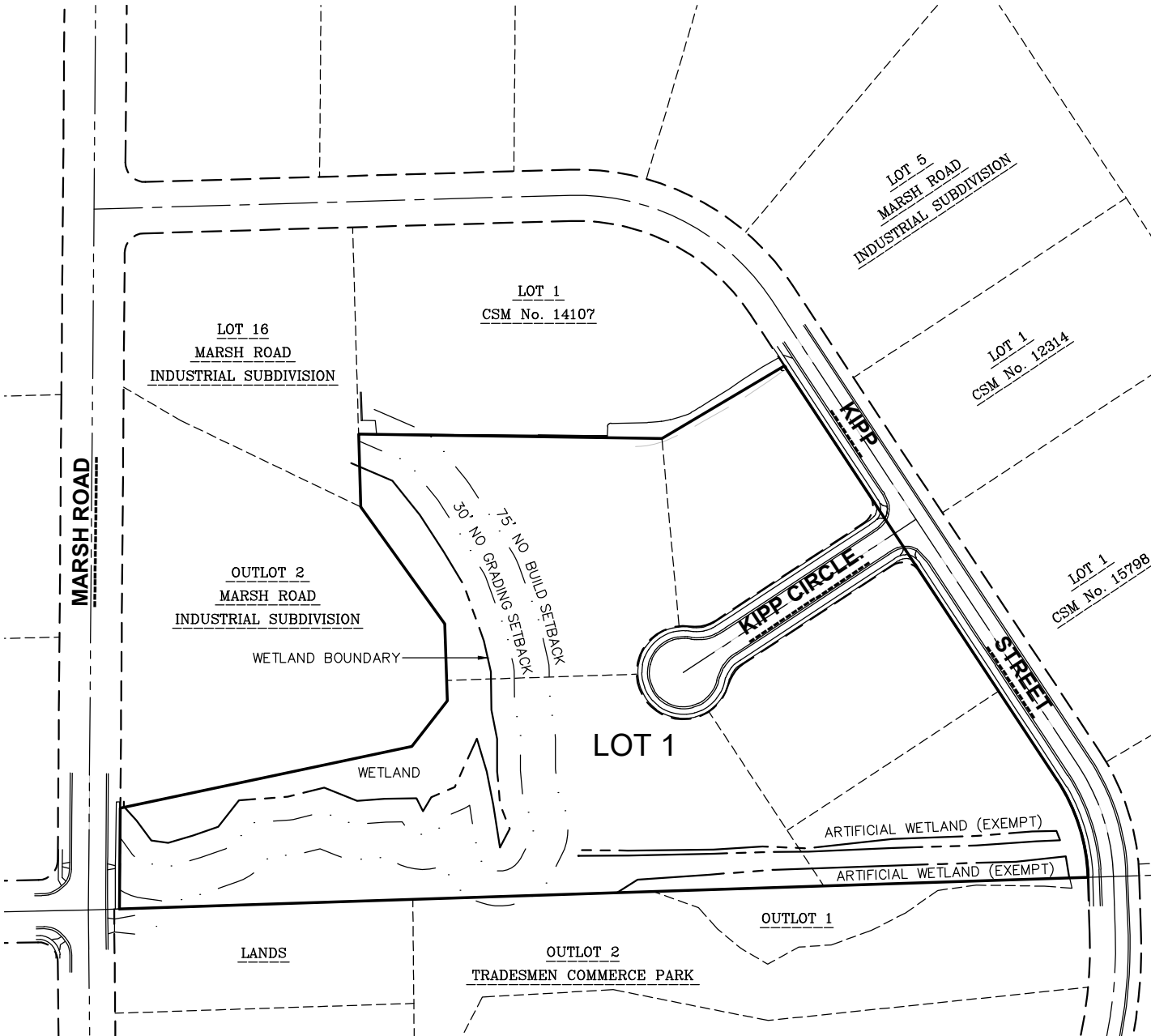
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

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EXISTING IMPROVEMENTS AND WETLANDS

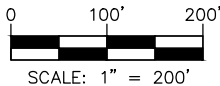


LEGEND

- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - PLATTED LOT LINE
- - - SECTION LINE
- - - WETLAND LINE
- - - SETBACK LINE

NOTES

1. WETLANDS SHOWN PER RECEIVED WETLAND DELINEATION REPORT, PROJECT No. 22-165, DATED JULY 22, 2022 AND SUPPLIED BY HELIANTHUS.



SURVEYED BY:



SURVEYED FOR:

KELLER  
  
N216 WI-55  
KAUKAUNA, WI

PROJECT NO: 24-14599

FIELDBOOK/PG: 22/393

SHEET NO: 2 OF 6

SURVEYED BY: RAC

DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

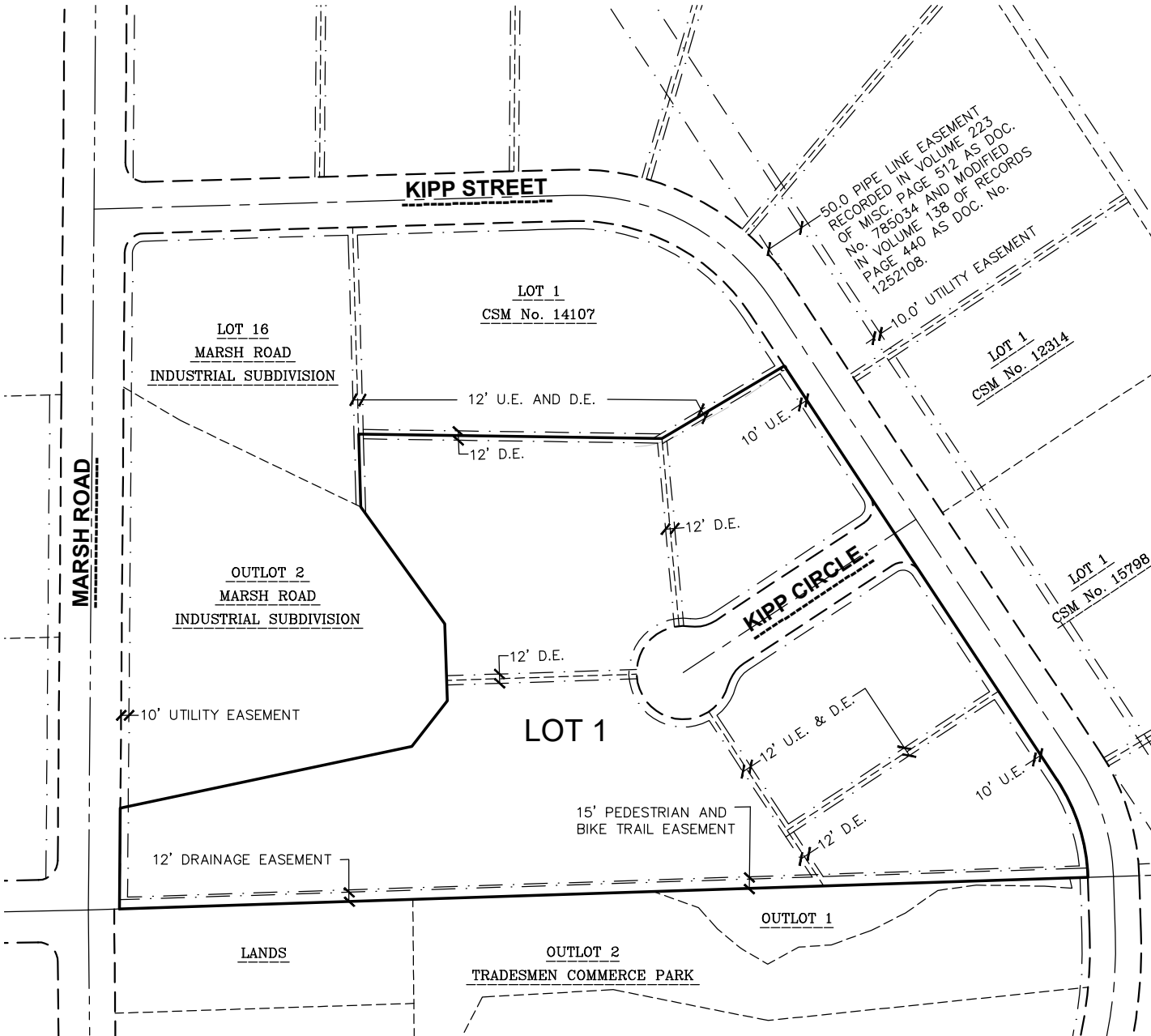
C.S.M. NO. \_\_\_\_\_

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EXISTING AND NEW EASEMENTS



LEGEND

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

- ALL EASEMENTS SHOWN ON THIS CSM DERIVE FROM MARSH ROAD INDUSTRIAL SUBDIVISION PLAT, DOCUMENT No. 3661189, UNLESS NOTED OTHERWISE.
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT



SURVEYED BY:



SURVEYED FOR:  
KELLER

N216 WI-55  
KAUKAUNA, WI

PROJECT NO: 24-14599  
FIELDBOOK/PG: 22/393  
SHEET NO: 3 OF 6

SURVEYED BY: RAC  
DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

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LEGAL DESCRIPTION

LOTS 9, 10, 11, 12 AND 13, MARSH ROAD INDUSTRIAL SUBDIVISION, RECORDED IN VOLUME 58-014B OF PLATS, PAGES 75-76 AS DOCUMENT No. 3661189, AND VACATED KIPP CIRCLE PER DOCUMENT No. xxxxxxxx, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 26, AFORESAID;  
THENCE N88°07'24"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, AFORESAID, 40.03 FEET TO THE SOUTHWEST CORNER OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION ON THE EAST RIGHT-OF-WAY LINE OF MARSH ROAD, ALSO BEING THE POINT OF BEGINNING;  
THENCE N00°27'09"E ALONG SAID LINE, 129.82 FEET TO THE NORTHWEST CORNER OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION;  
THENCE N78°02'33"E ALONG THE NORTH LINE OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION, 383.35 FEET;  
THENCE N37°57'40"E ALONG THE WEST LINE OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION, 74.08 FEET;  
THENCE N01°52'35"E ALONG THE WEST LINE OF LOT 11 AND 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 99.06 FEET;  
THENCE N35°44'22"W ALONG THE WEST LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 185.23 FEET;  
THENCE N01°39'57"W ALONG THE WEST LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 93.72 FEET TO THE NORTHWEST CORNER OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION;  
THENCE S89°10'07"E ALONG THE NORTH LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 390.09 FEET;  
THENCE N59°17'52"E ALONG THE NORTH LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 182.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF KIPP STREET;  
THENCE S33°22'27"E ALONG SAID LINE, 637.59 FEET TO A POINT OF CURVE;  
THENCE SOUTHEASTERLY ALONG SAID LINE 133.04 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 242.00 FEET, THE CHORD BEARS S33°22'29"E, 131.37 FEET TO THE SOUTH LINE OF LOT 9, MARSH ROAD INDUSTRIAL SUBDIVISION;  
THENCE S88°07'24"W ALONG SAID LINE, 1246.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 494,884 SQUARE FEET OR 11.361 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KELLER, 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



LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N88°07'24"E	40.03'	(L-1)	N87°43'52"E	40.03'
L-2	N00°27'09"E	129.82'	(L-2)	N00°03'36"E	129.81'
L-3	N37°57'40"E	74.08'	(L-3)	N37°34'07"E	74.08'
L-4	N01°52'35"W	99.06'	(L-4)	N02°16'08W	99.06'
L-5	N35°44'22"W	185.23'	(L-5)	N36°07'55"W	185.23'
L-6	N01°39'57"W	93.72'	(L-6)	N02°03'30"W	93.72'
L-7	N59°17'52"E	182.99'	(L-7)	N58°54'19"E	183.00'

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	133.04'	242.00'	31°29'55"	S17°37'31"E	131.37'	S33°22'29"E	S01°52'34"E
( )	133.04'	242.00'	31°29'52"	S18°01'04"E	131.37'	-	S02°16'08"E

SURVEYED BY:



SURVEYED FOR:  
KELLER

N216 WI-55  
KAUKAUNA, WI

PROJECT NO: 24-14599  
FIELDBOOK/PG: 22/393  
SHEET NO: 4 OF 6

SURVEYED BY: RAC  
DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_





PRELIMINARY

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2025.

MATT 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: <b>JSD</b> MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>KELLER</b>  N216 WI-55 KAUKAUNA, WI	PROJECT NO: 24-14599 FB/PG: 22/393 SHEET NO: 6 OF 6	SURVEYED BY: RAC DRAWN BY: JK
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