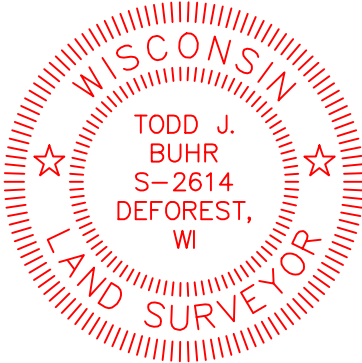
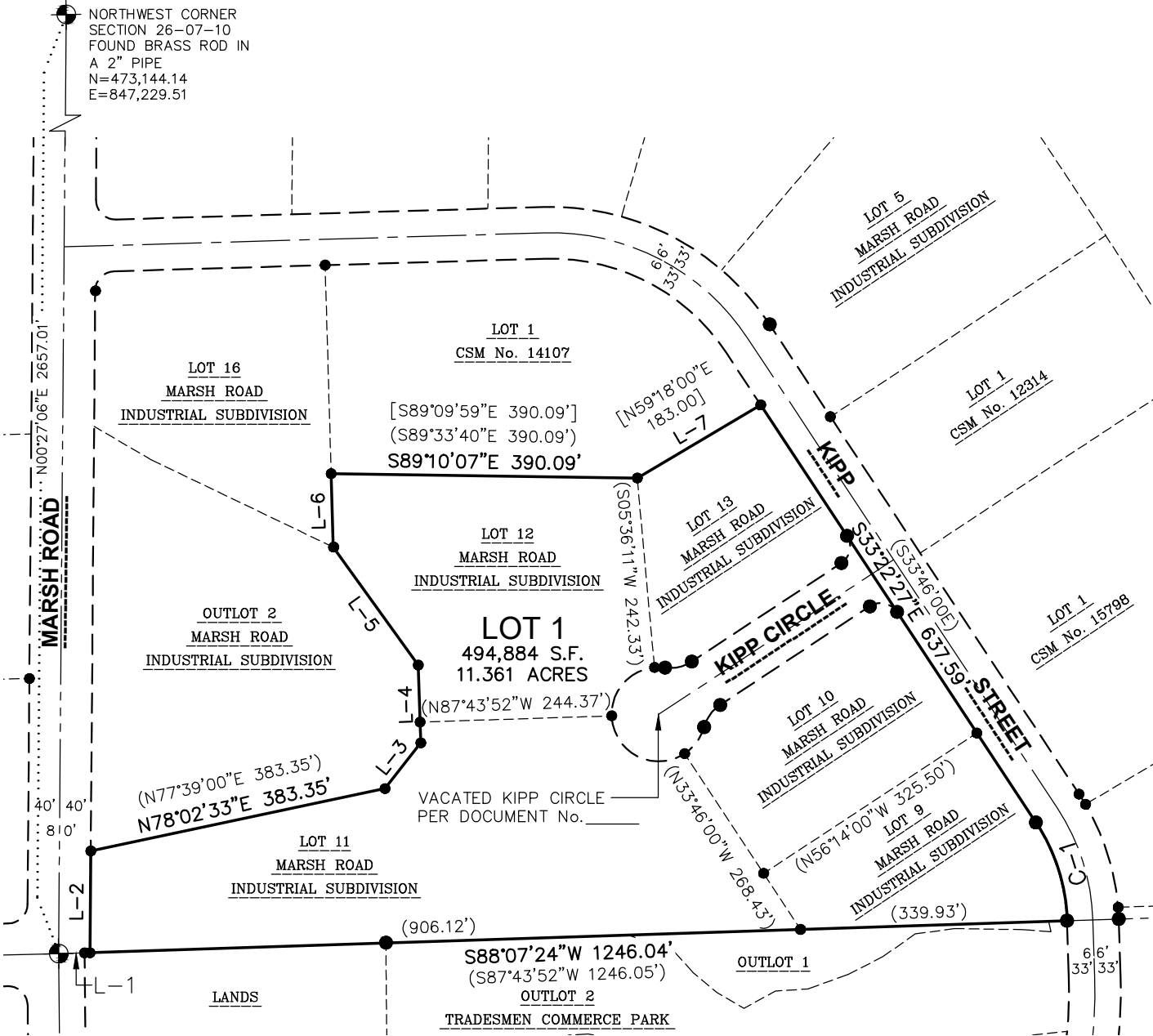


PRELIMINARY

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.



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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. _____

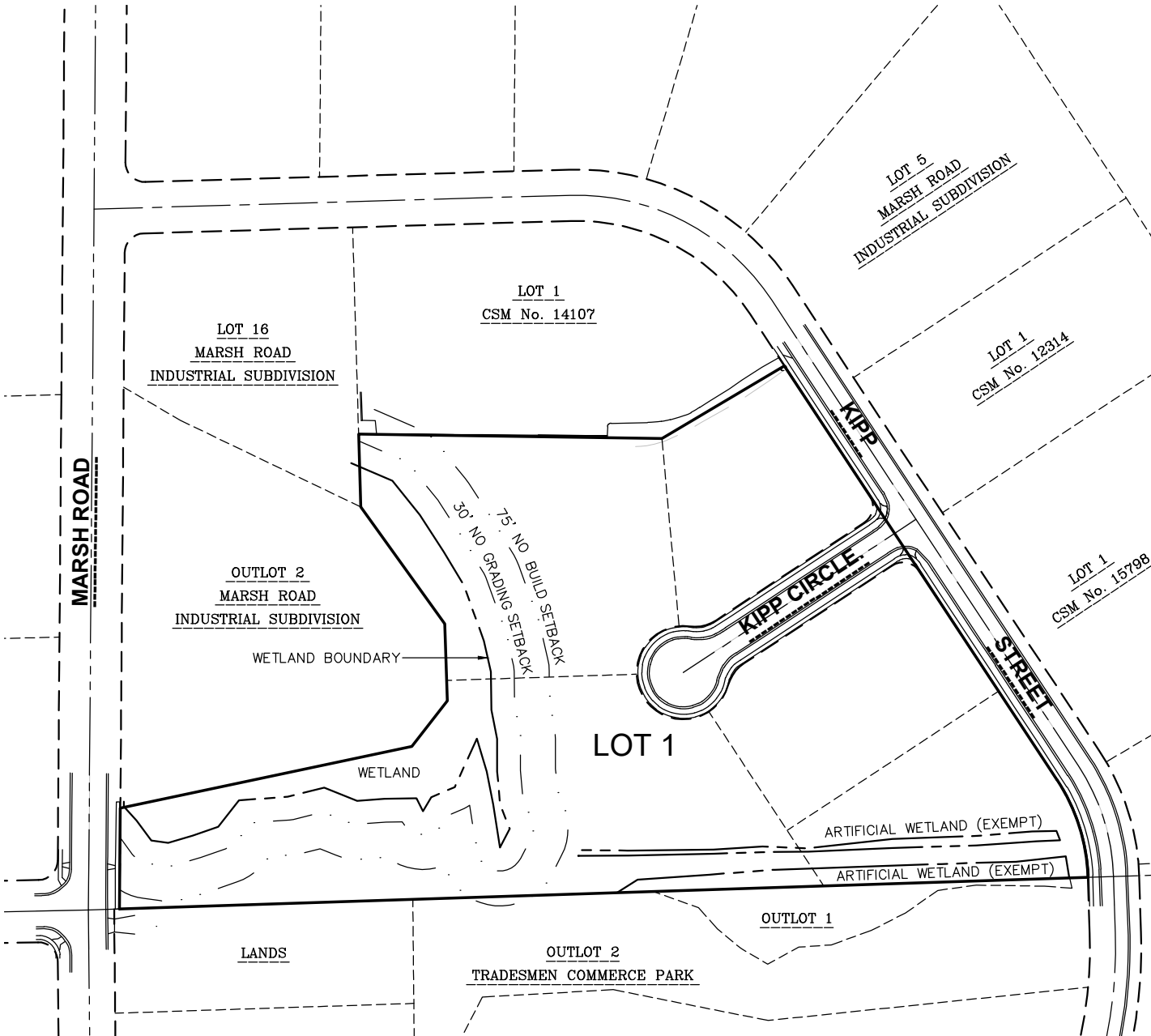
C.S.M. NO. _____

PRELIMINARY

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EXISTING IMPROVEMENTS AND WETLANDS

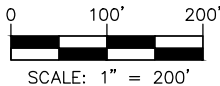


LEGEND

- 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. _____

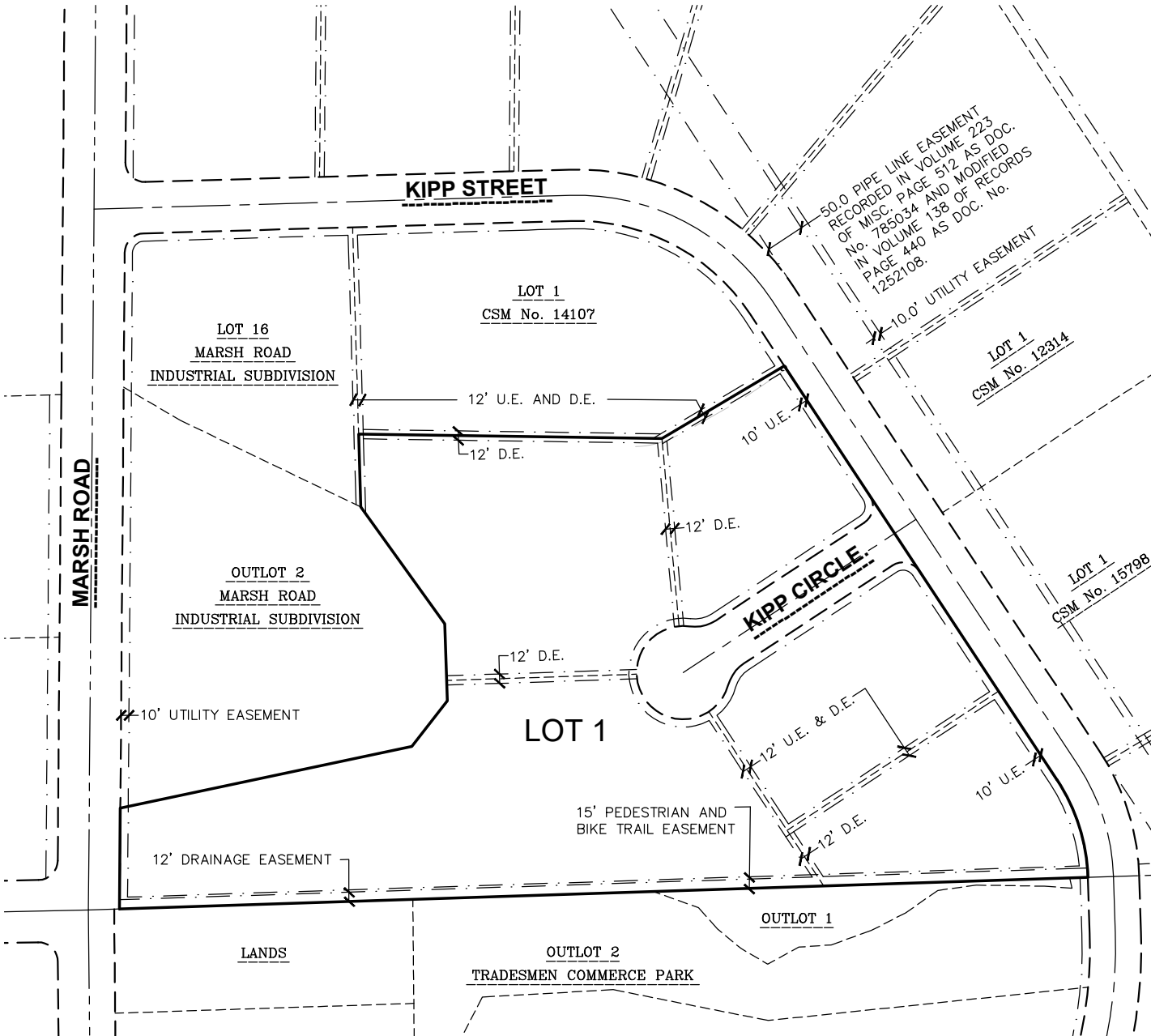
C.S.M. NO. _____

PRELIMINARY

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EXISTING AND NEW EASEMENTS

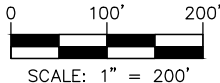


LEGEND

- 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. _____

PRELIMINARY

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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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CORPORATE OWNER’S CERTIFICATE

BETTER WAY INVESTMENTS – MADISON, 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 BETTER WAY INVESTMENTS – MADISON, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

BETTER WAY INVESTMENTS – MADISON, 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 [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS

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.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: KELLER N216 WI-55 KAUKAUNU, WI	PROJECT NO: 24-14599	SURVEYED BY: RAC	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
		FIELDBOOK/PG: 22/393	DRAWN BY: JK	
		SHEET NO: 5 OF 6		

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

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SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: KELLER 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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