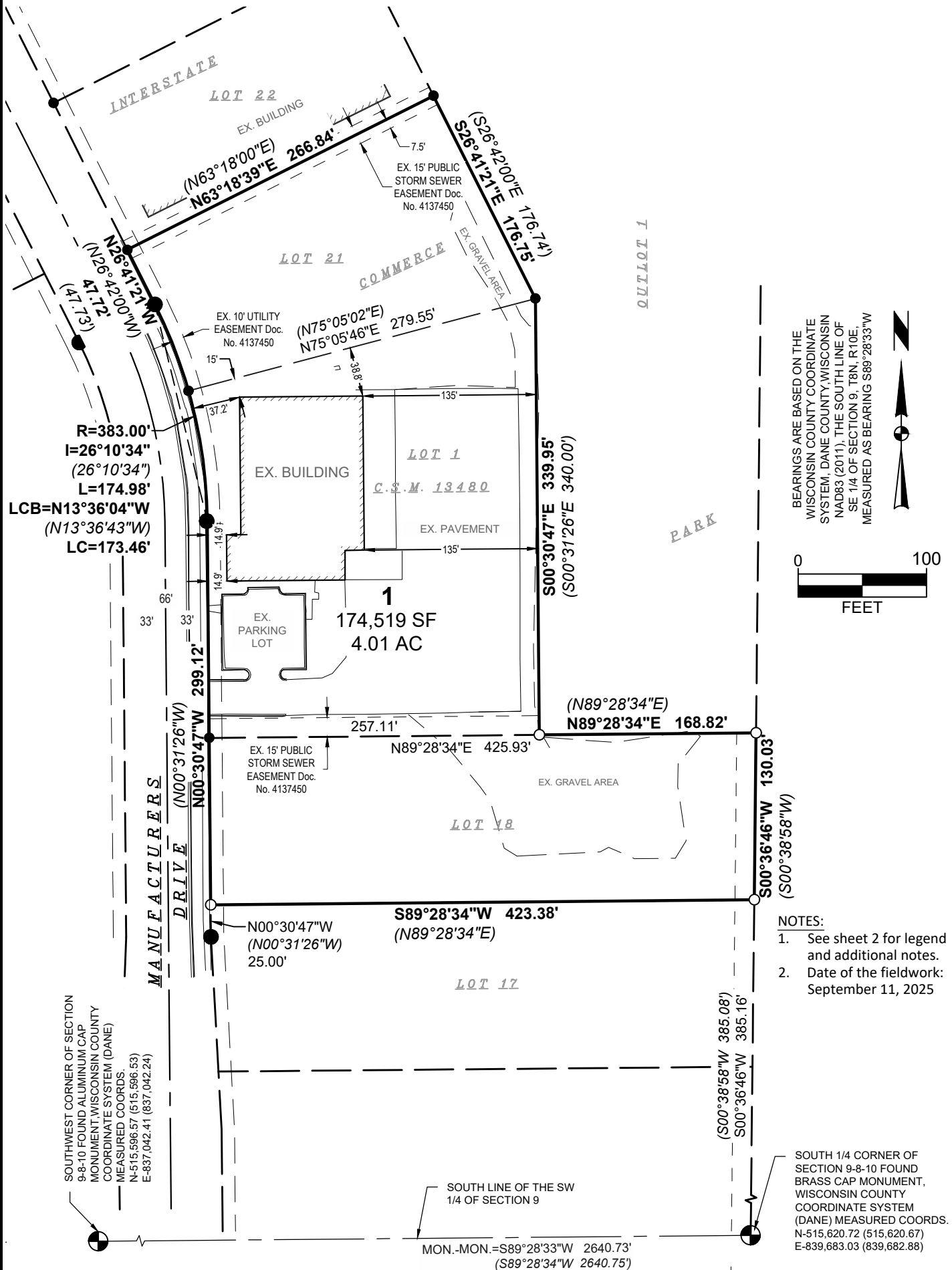


LOT 1, CERTIFIED SURVEY MAP NUMBER 13480, AS RECORDED IN VOLUME 87 OF CERTIFIED SURVEY MAPS, ON PAGES 336-338, AS DOCUMENT NUMBER 4973459, DANE COUNTY REGISTRY AND LOTS 18 AND 21 , INTERSTATE COMMERCE PARK, AS RECORDED IN VOLUME 58-095A OF PLATS, ON PAGES 485-487, AS DOCUMENT NUMBER 4137450, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYED FOR:
Advanced Building Corporation
3802 Kipp Street
Madison, WI 53718

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 125.1059.30
DATE: 10-23-25
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 4

CERTIFIED SURVEY MAP No. _____

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NOTES:

- 1) This property is subject to any and all easements and agreements recorded and unrecorded.
- 2) All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to Storm Water detention at the time they develop.
- 3) All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to Storm Water Infiltration and Oil & Grease at the time they develop.
- 4) Lands contained with this Certified Survey Map are subject to Dane County Height Limitation Zoning requirements.
- 5) Lots within this Certified Survey Map are subject to the Avigation Easements per Document No. 4111035 and 4121457.
- 6) This Certified Survey Map is subject to Declaration of Covenants, Conditions and Restrictions for the Interstate Commerce Park per Document No. 4137948.
- 7) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 8) All lots shall be required to record a stormwater maintenance agreement and provide a stormwater management plan to the City Engineering Division for review and approval at the time of development. These plans shall address sediment control and infiltration, and shall be recorded against the condo association parcel.

NOTES: (per Interstate Commerce Park)

3) Utility Easements: All utility facilities within this subdivision shall be installed underground, no pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.

LEGEND

- 3/4" SOLID IRON REBAR W/CAP FOUND (UNLESS OTHERWISE NOTED)
 - 1-1/4" SOLID IRON REBAR FOUND
 - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - ⊕ SECTION MONUMENT
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



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CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

CTA Investments LLC, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

CTA Investments LLC

By: _____
(Authorized Representative)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

The National Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The National Bank, has caused these presents to be signed by _____, its _____ (title), at _____, Wisconsin, on this ____ day of _____, 20 ____.

The National Bank

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ____ day of _____, 20____, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____



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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of CTA Investments LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 1, Certified Survey Map Number 13480, as recorded in Volume 87 of Certified Survey Maps, on pages 336-338, as document number 4973459, Dane County Registry, and Lots 18 and 21, Interstate Commerce Park, as recorded in Volume 58-095A of Plats, on pages 485-487, as document number 4137450, Dane County Registry and located in the Southeast Quarter of the Southwest Quarter of Section 9, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 174,519 square feet or 4.006 acres.

Dated this _____ day of _____, 2025.

Signed: _____
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, 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_____.

By: _____
Lydia A. McComas, City Clerk

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
(Name), Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds