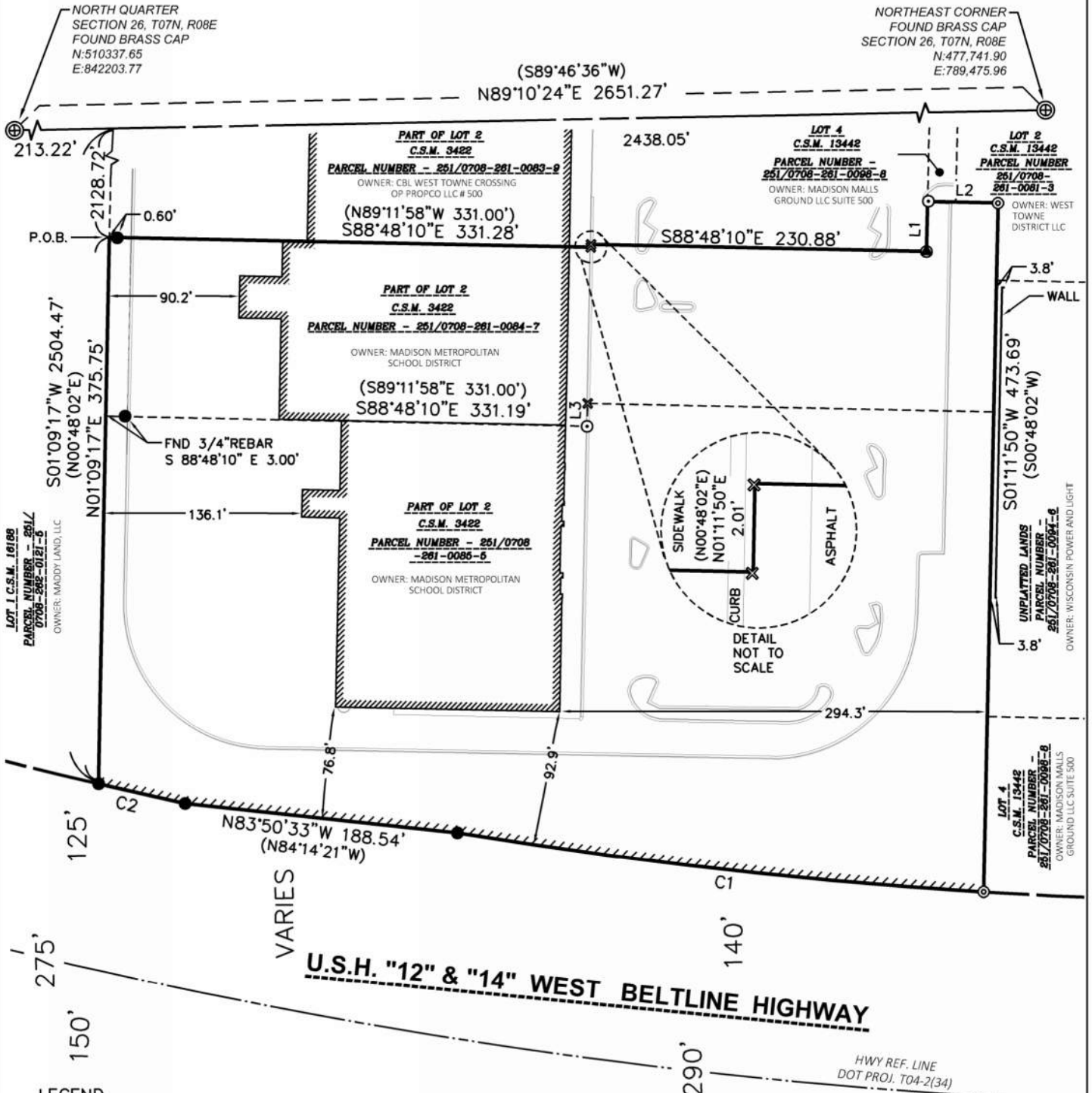


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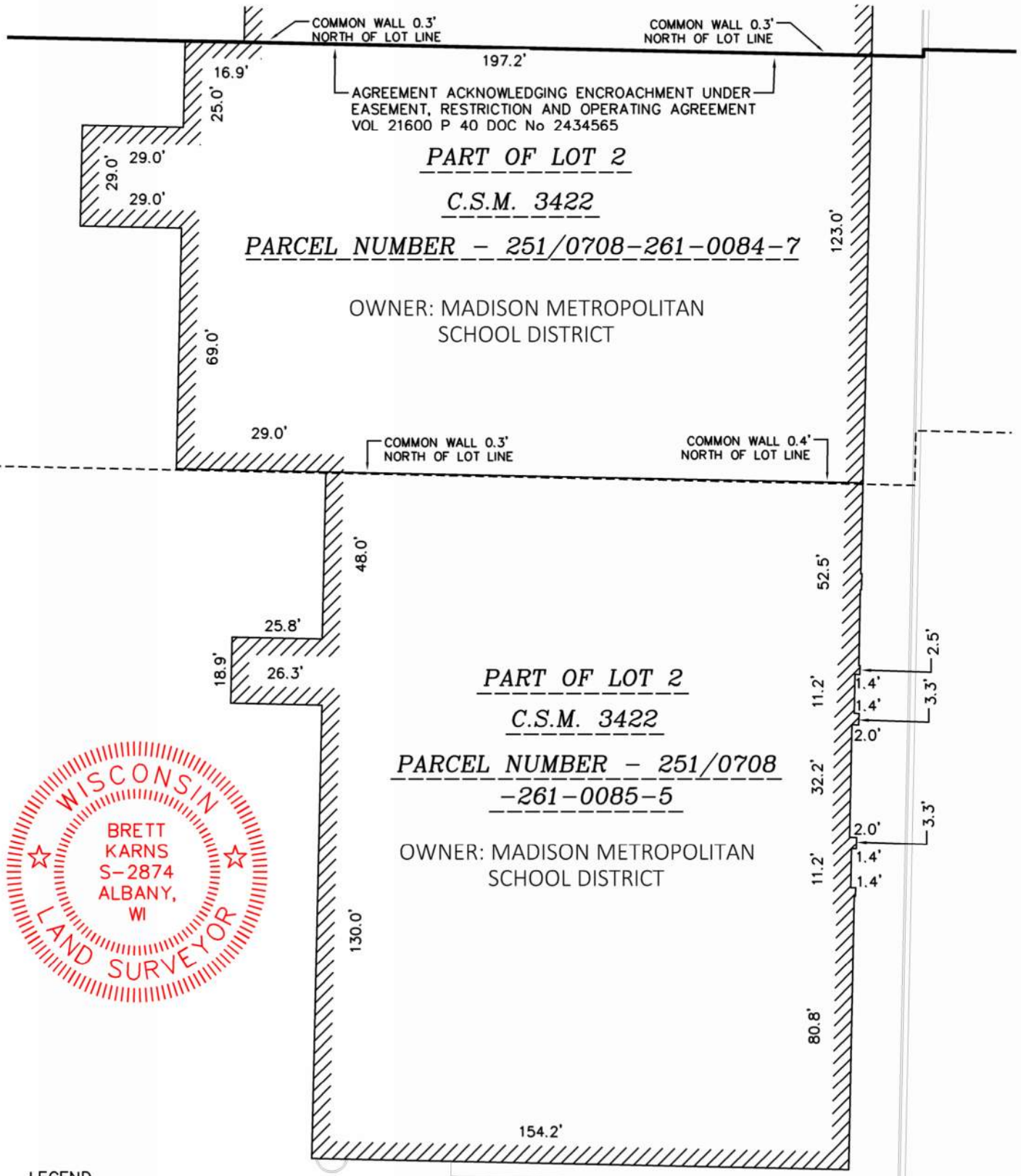
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FIELD WORK DATE: JAN 29TH, 2026
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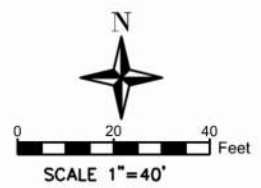


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" I.P. FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- DRILL HOLE FOUND
- PLAT BOUNDARY
- PLATTED LOT LINE
- BUILDING

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3. SEE SHEET 3&4 FOR LINE AND CURVE TABLE.
4. SEE SHEETS 5-10 FOR EASEMENTS



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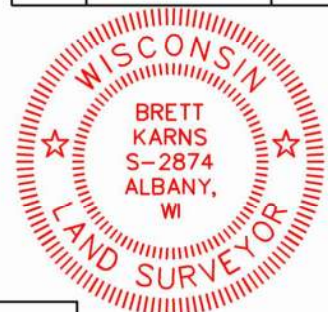
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LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1°18'35"E (S89°12'01"E)	34.42' (-)
L2	S88°41'25"E (S88°49'02"E)	48.50' (-)
L3	N1°11'50"E (S00°47'44"E)	15.67' (-)
L4	S1°09'17"W (N88°49'02"W)	100.00' (-)
L5	N77°13'45"W (-)	45.94' (-)
L7	S88°48'10"E (-)	12.56' (-)
L8	S88°27'44"E (-)	103.67' (-)
L9	S1°32'13"W (S00°48'02"E)	20.00' (-)
L10	N88°27'44"W (S89°11'58"E)	93.53' (-)
L11	S1°09'00"W (S00°48'02"E)	102.94' (-)
L12	N88°48'10"W (-)	20.00' (-)
L13	N1°09'00"E (-)	123.00' (-)
L14	S1°09'17"W (-)	123.00' (-)
L15	S88°48'10"E (-)	20.00' (-)
L16	N1°09'17"E (-)	123.00' (-)
L17	N88°48'10"W (S89°11'58"E)	20.00' (-)
L18	S1°11'50"W (S00°48'02"E)	25.02' (-)
L19	N1°09'17"E (N00°48'02"W)	252.75' (-)
L20	S1°09'17"W (S00°48'02"E)	231.39' (-)
L21	S83°50'33"E (S84°14'21"E)	187.90' (-)
L22	S88°48'10"E (S88°45'41"W)	11.22' (-)

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S88°48'10"E (S88°45'41"W)	20.00' (-)
L24	S0°47'10"W (S00°49'39"W)	29.05' (-)
L25	S88°45'18"E (S88°42'49"E)	99.21' (-)
L26	S1°02'53"W (S01°05'22"W)	171.99' (-)
L27	S88°31'52"E (S88°29'23"W)	242.81' (-)
L28	N0°39'34"W (N00°37'05"W)	196.72' (-)
L29	N5°05'39"E (N05°08'08"E)	21.40' (-)
L30	S88°49'59"E (S88°47'30"E)	20.05' (-)
L31	S5°05'39"W (S05°08'08"W)	21.77' (-)
L32	S0°39'34"E (S00°37'05"E)	216.47' (-)
L33	N88°31'52"W (N88°29'23"W)	263.42' (-)
L34	S1°02'53"W (S01°05'22"W)	17.39' (-)
L35	N88°57'07"W (N88°54'38"W)	20.00' (-)
L36	N1°02'53"E (N01°05'22"E)	189.45' (-)
L37	N88°45'18"W (N88°42'49"W)	99.12' (-)
L38	N0°47'04"E (N00°49'39"E)	49.03' (-)
L39	S88°48'10"E (S89°11'58"E)	10.01' (-)
L40	S1°05'06"E (S01°28'54"E)	125.54' (-)
L41	S88°48'10"E (S89°11'58"E)	35.79' (-)
L42	N1°11'46"E (N00°47'58"E)	49.00' (-)
L43	S88°48'14"E (-)	10.00' (-)

LINE TABLE		
LINE	BEARING	DISTANCE
L44	S1°11'46"W (N00°47'58"E)	49.00' (-)
L45	S88°48'10"E (S89°11'58"E)	299.67' (-)
L46	N18°21'37"E (S17°57'49"E)	62.11' (-)
L47	N1°15'14"E (N00°51'16"E)	81.12' (-)
L48	S88°48'10"E (S89°11'58"E)	10.00' (-)
L49	S1°15'14"W (N00°51'16"E)	82.64' (-)
L50	S18°21'37"W (S17°57'49"E)	62.11' (-)
L51	N88°48'10"W (S89°11'58"E)	304.67' (-)
L52	N1°05'06"W (S01°28'54"E)	125.74' (-)
L53	N1°09'17"E (N00°48'11"E)	43.15' (-)
L54	S77°02'22"E (S77°24'41"E)	178.41' (-)
L55	S85°34'51"E (S85°57'11"E)	436.51' (-)
L56	S1°11'50"W (S00°48'08"W)	43.84' (-)
L57	N1°09'17"E (N00°48'02"E)	21.30' (-)
L58	N89°33'04"E (N89°11'49"E)	20.00' (-)
L59	S83°56'38"E (S84°14'07"E)	51.80' (-)
L60	N1°05'31"E (N00°48'02"E)	9.00' (-)
L61	S1°09'01"W (S00°48'02"W)	50.17' (50.2')



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CURVE TABLE

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	3679.72' (-)	005°40'29" (-)	N83°34'42"W (N83°58'30"W)	364.30' (-)	364.45' (-)	182.37 (-)
C2	3694.72' (-)	000°56'48" (-)	N77°20'46"W (N77°44'34"W)	61.05' (-)	61.05' (-)	30.53 (-)
C3	3694.72' (-)	000°42'45" (-)	S77°13'44"E (-)	45.94' (-)	45.94' (-)	22.97 (-)
C4	3669.77' (-)	000°41'24" (-)	S77°27'15"E (-)	44.19' (-)	44.19' (-)	22.09 (-)
C5	3654.72' (-)	005°40'08" (-)	S83°33'54"E (-)	361.46' (-)	361.61' (-)	180.95 (-)
C6	100.00' (-)	090°03'16" (-)	S43°46'24"E (S44°11'53"E)	141.49' (-)	157.17' (-)	100.10 (-)
C7	100.00' (-)	090°25'03" (-)	N45°59'01"E (N45°48'02"E)	141.94' (-)	157.81' (-)	100.73 (-)
C8	110.00' (-)	089°35'35" (-)	S46°23'46"W (N45°48'02"E)	155.01' (-)	172.01' (-)	109.22 (-)
C9	110.00' (-)	089°56'44" (-)	N43°49'39"W (S44°11'53"E)	155.49' (-)	172.68' (-)	109.90 (-)
C10	3669.72' (-)	000°41'30" (-)	S77°21'01"E (-)	44.30' (-)	44.30' (-)	22.15 (-)



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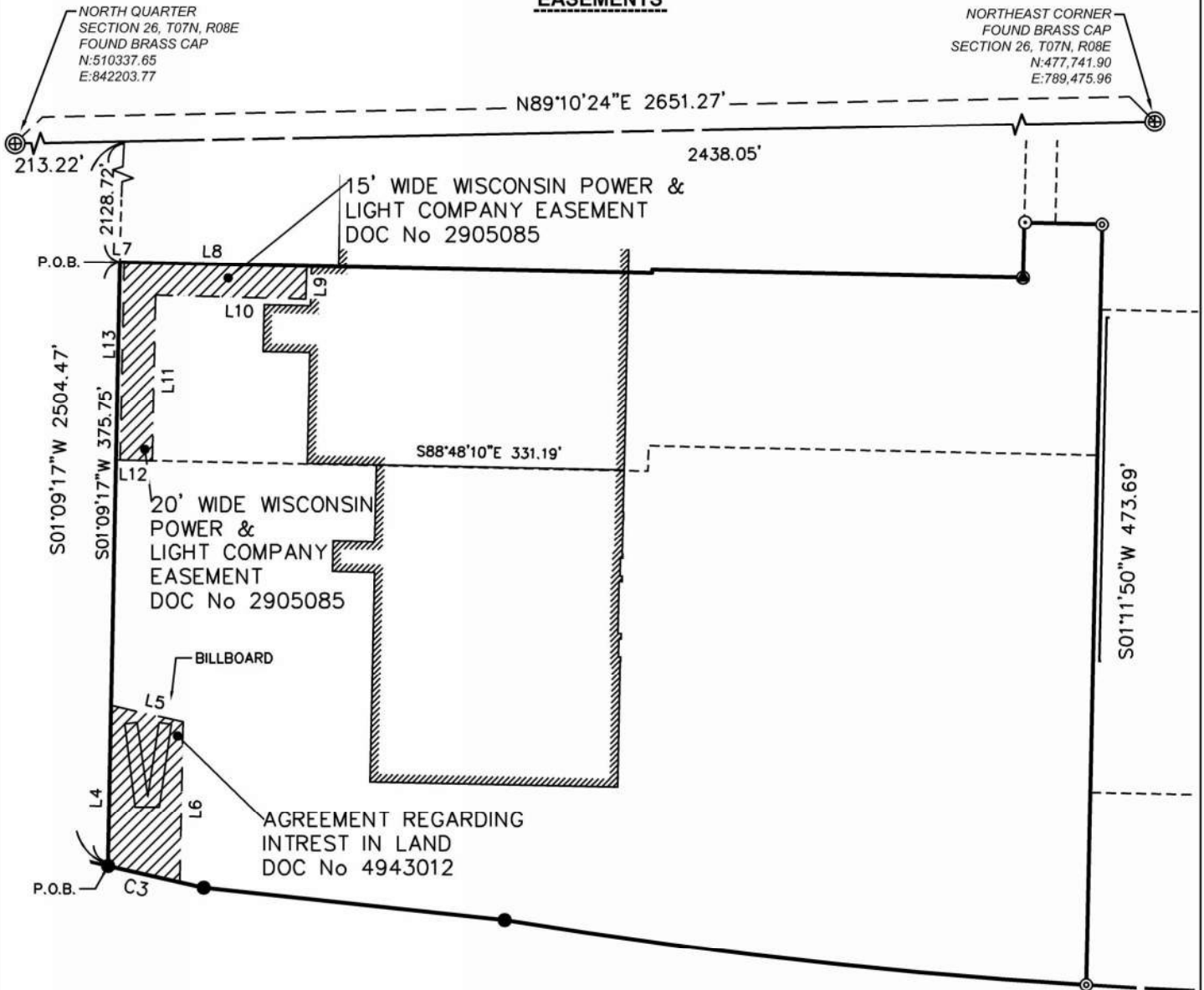
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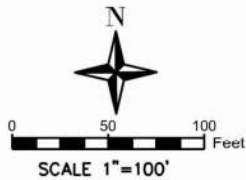
EASEMENTS



U.S.H. "12" & "14" WEST BELTLINE HIGHWAY

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" I.P. FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- DRILL HOLE FOUND
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- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- NO VEH. ACCESS



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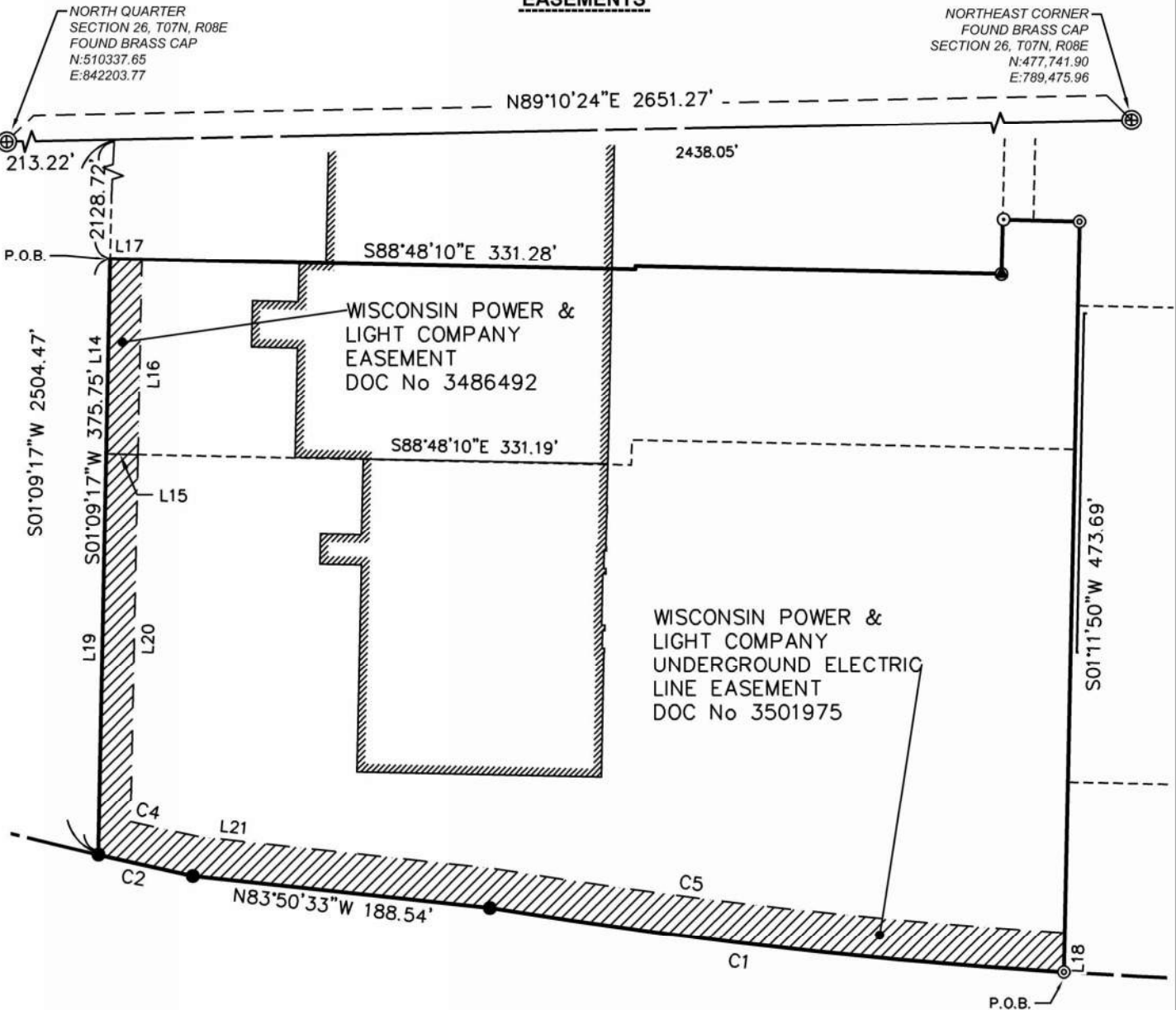
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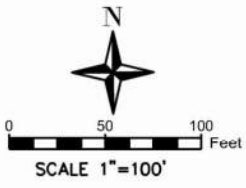
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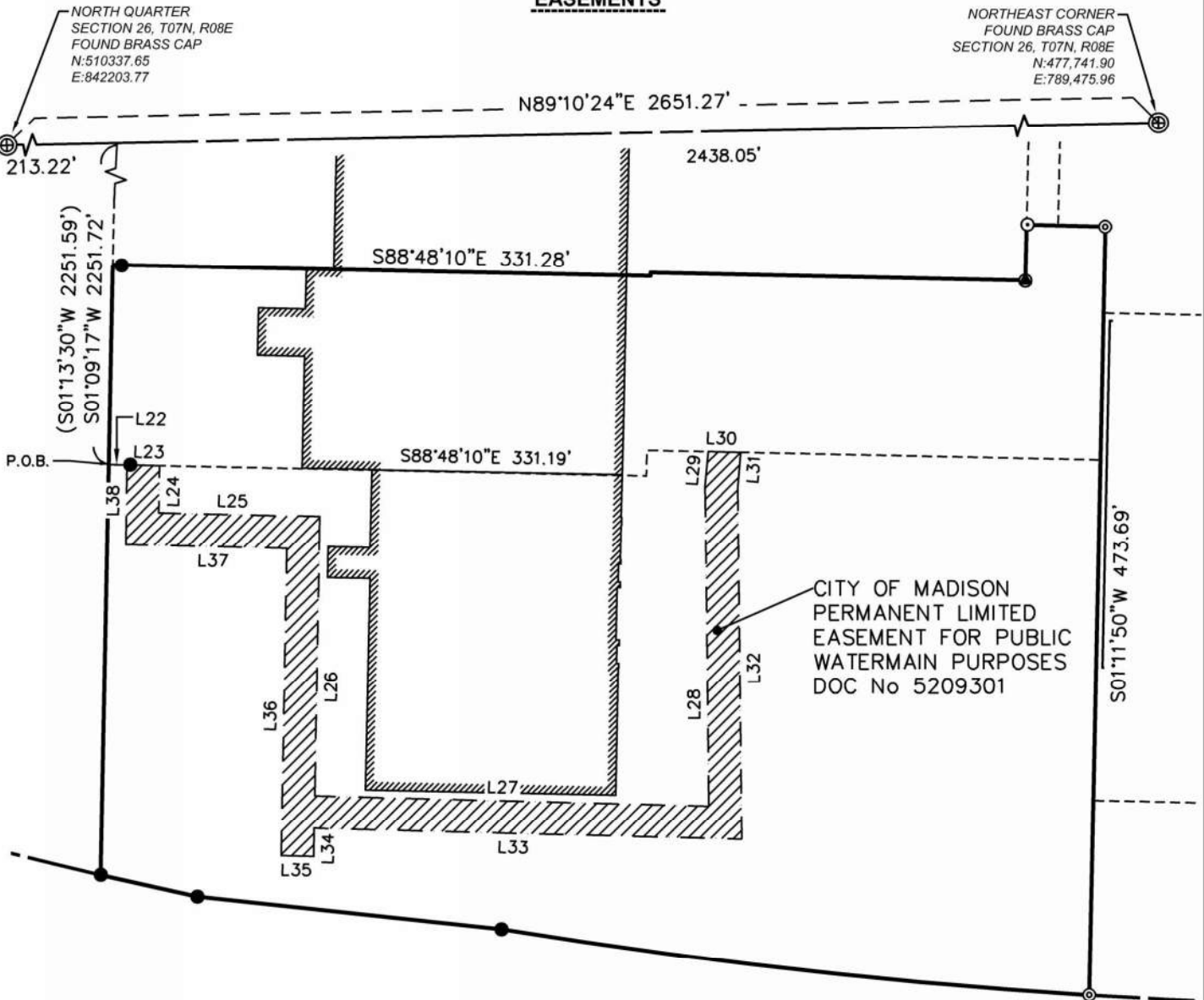
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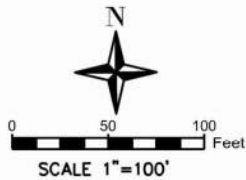
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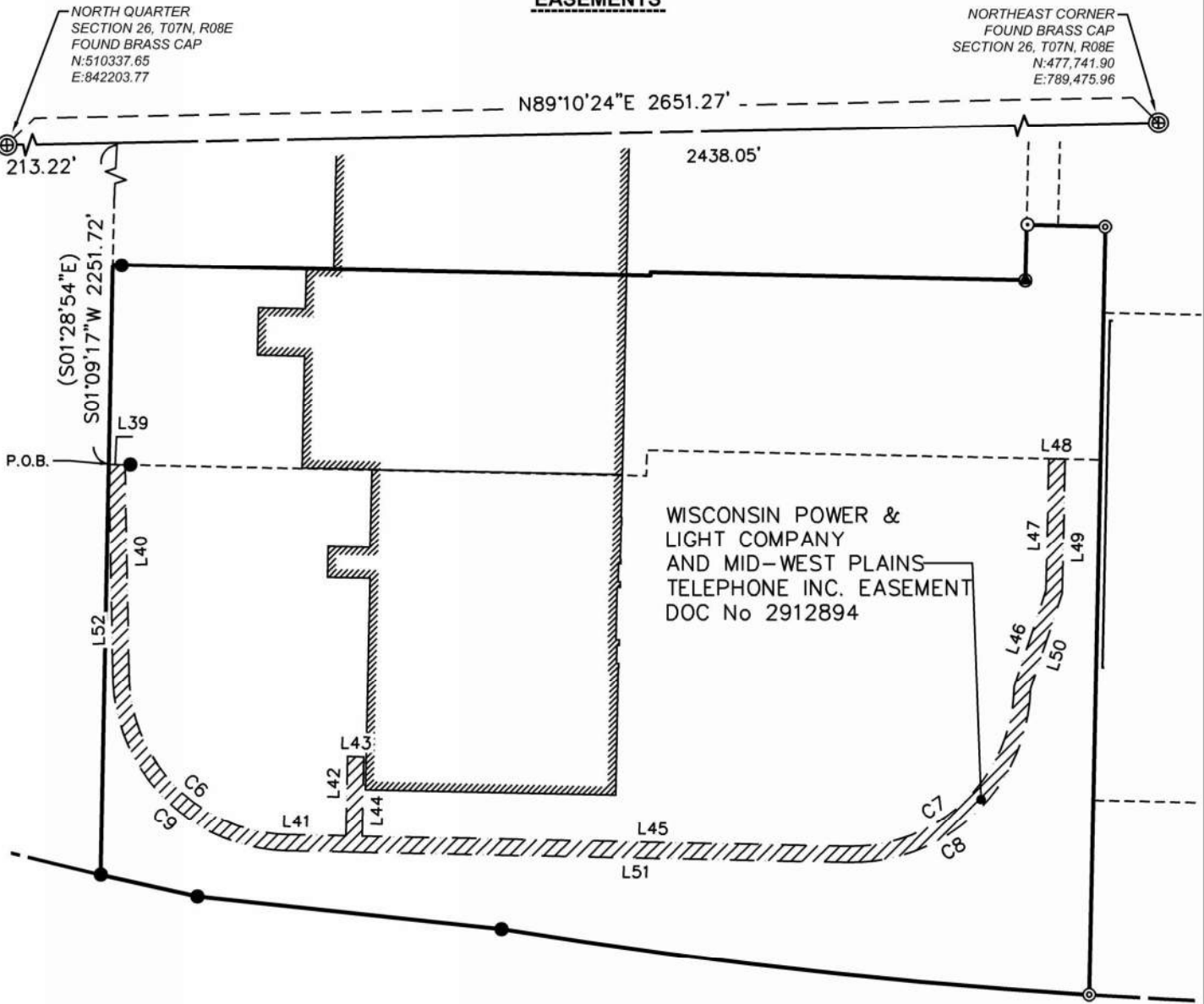
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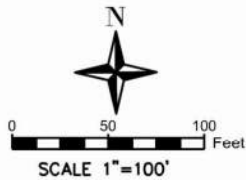
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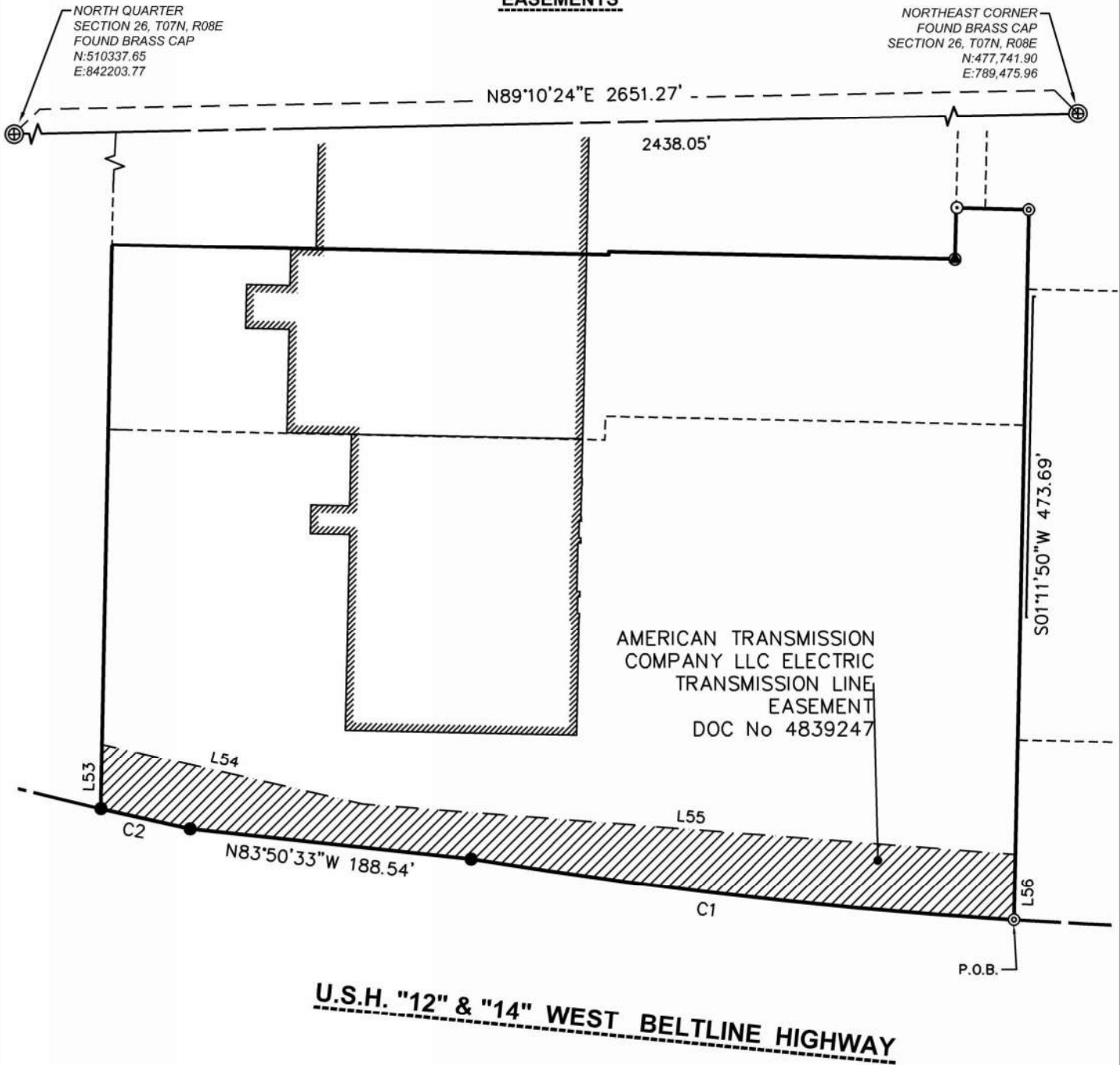
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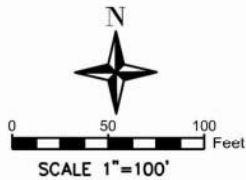
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PROJECT NO: 26003

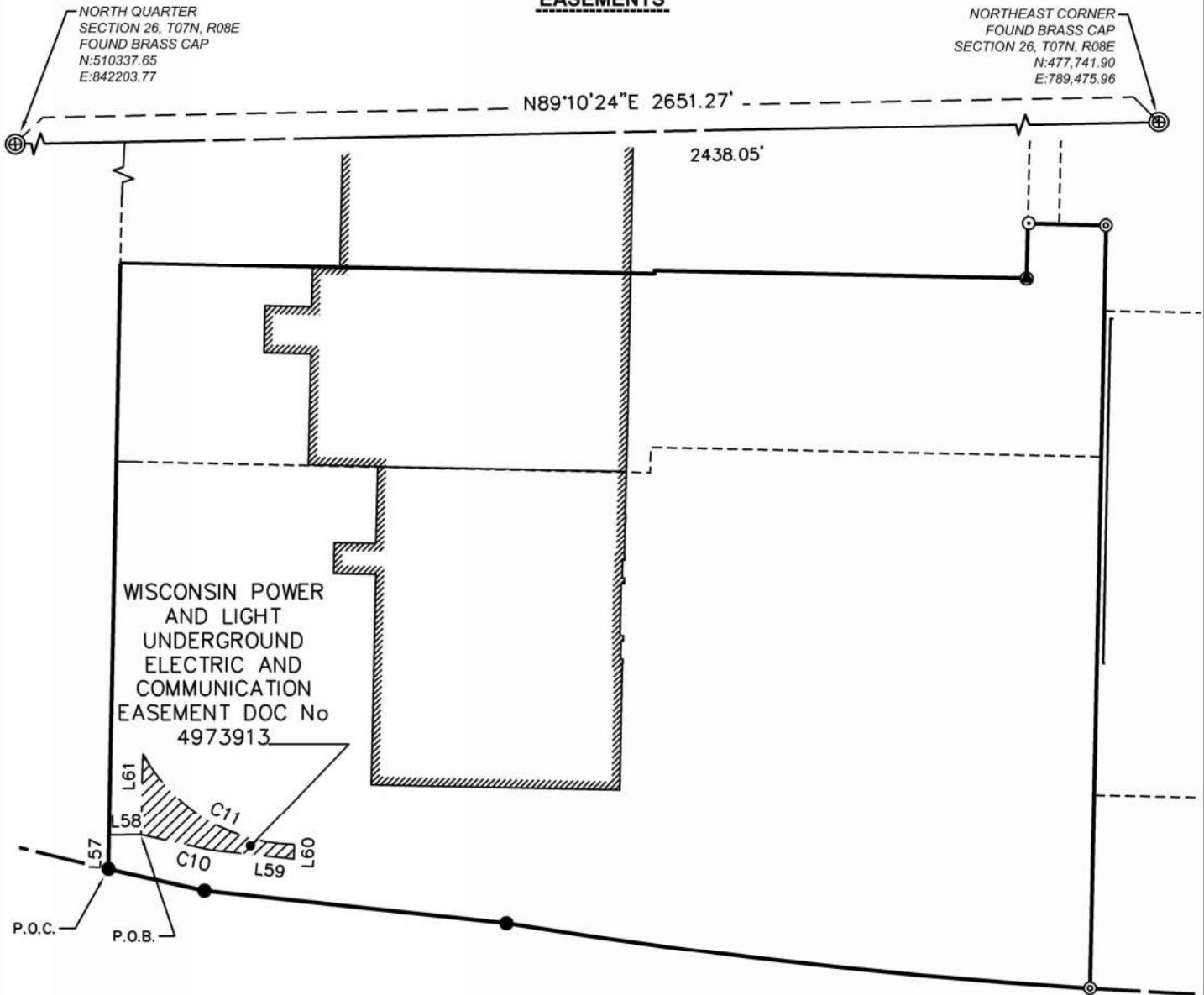
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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

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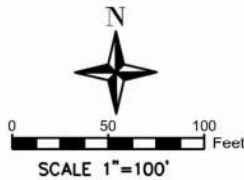
EASEMENTS



U.S.H. "12" & "14" WEST BELTLINE HIGHWAY

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" I.P. FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- DRILL HOLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- NO VEH. ACCESS



NOTES

1. FIELD WORK PERFORMED ON JAN 29, 2026.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-08, BEARS S89°10'24"W.
3. SEE SHEET 3 & 4 FOR LINE AND CURVE TABLE.
4. SEE SHEETS 5-10 FOR EASEMENTS



SIGNED: XX/XX/2025



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Suite 1
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SURVEY PREPARED FOR:
ICONICA INC.
901 Deming Way, Suite 102
MADISON, WI 53717

FIELD WORK DATE: JAN 29TH, 2026
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LEGAL DESCRIPTION

PART OF LOT 2 OF CERTIFIED SURVEY MAP 3422 RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON FEBRUARY 15, 1980 IN VOLUME 13 ON PAGES 250-253 AS DOCUMENT NUMBER 1657742, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED MAY 19, 1980 IN VOLUME 1918 ON PAGE 22 AS DOCUMENT NUMBER 1665646, SAID PARCEL OF LANDS LOCATED IN THE THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 26, AFORESAID; THENCE N89°10'24"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 213.22 FEET; THENCE S01°09'17"W 2128.72 FEET TO A POINT ON THE WEST LINE OF SAID CSM 3422 AND THE POINT OF BEGINNING; THENCE S 88°48'10"E, 331.28 FEET; THENCE N01°11'50"E, 2.01 FEET; THENCE S 88°48'10"E, 230.88 FEET; THENCE N 01°18'35"E, 34.42 FEET; THENCE S 88°41'25"E, 48.50 FEET TO THE EAST LINE OF SAID CSM 3422; THENCE S 01°11'50"W ALONG SAID EASTERLY LINE, 473.69 FEET TO THE SOUTHERLY LINE OF SAID CSM 3422, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 AND 14 AND A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT ON THE SOUTHERLY LINE OF SAID CSM 3422 WHICH HAS A RADIUS OF 3679.72 FEET AND A CHORD WHICH BEARS N 83°34'42"W, 364.30 FEET; THENCE N83°50'33"W, ALONG SAID SOUTHERLY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 AND 14, 188.54 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT ON SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF CSM 3422, WHICH HAS A RADIUS OF 3694.72 AND A CHORD WHICH BEARS N 77°20'46"W, 61.05 FEET TO THE WEST LINE OF CSM 3422; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 AND 14, N 01°09'17"E, 375.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 253,263 SQUARE FEET OR 5.814 ACRES.

SURVEYOR'S CERTIFICATE

I, BRETT KARNs, PROFESSIONAL LAND SURVEYOR S-2874, DO HEREBY CERTIFY THAT BY DIRECTION OF ICONICA, INC., 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.



BRETT KARNs, S-2874
PROFESSIONAL LAND SURVEYOR

DATE

NOTES:

- 1) THE INTENT OF THIS CERTIFIED SURVEY MAP IS TO COMBINE TO THE PARCELS 0708-261-0085-5 AND 0708-261-0084-7 INTO ONE LOT.
- 2) EACH LOT CREATED BY THIS CERTIFIED SURVEY MAP IS SUBJECT TO THE STORMWATER REQUIREMENTS OF MADISON GENERAL ORDINANCES CHAPTER 37 AT THE TIME OF THE DEVELOPMENT OR REDEVELOPMENT.
- 3) THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 55025C0395G, DATED 01/02/2009.
- 4) CURRENT ZONING IS REGIONAL MIXED USE (RMX).
- 5) ACCESS EASEMENT AGREEMENT BETWEEN CSM 3422 LOTS 1 AND 2 AND THE PROPERTY TO THE EAST AS NOTED ON CSM 3422.



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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2026.

DATE
SECRETARY,
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2026.

_____, CLERK
CITY OF MADISON



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CORPORATE OWNER'S CERTIFICATE

MADISON METROPOLITAN SCHOOL DISTRICT (MMSD), 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, AND MAPPED 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 MADISON METROPOLITAN SCHOOL DISTRICT (MMSD HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

BY: _____
NATALIE REW, COMPTROLLER

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026,
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, [_____] COUNTY, WISCONSIN

MY COMMISSION EXPIRES



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