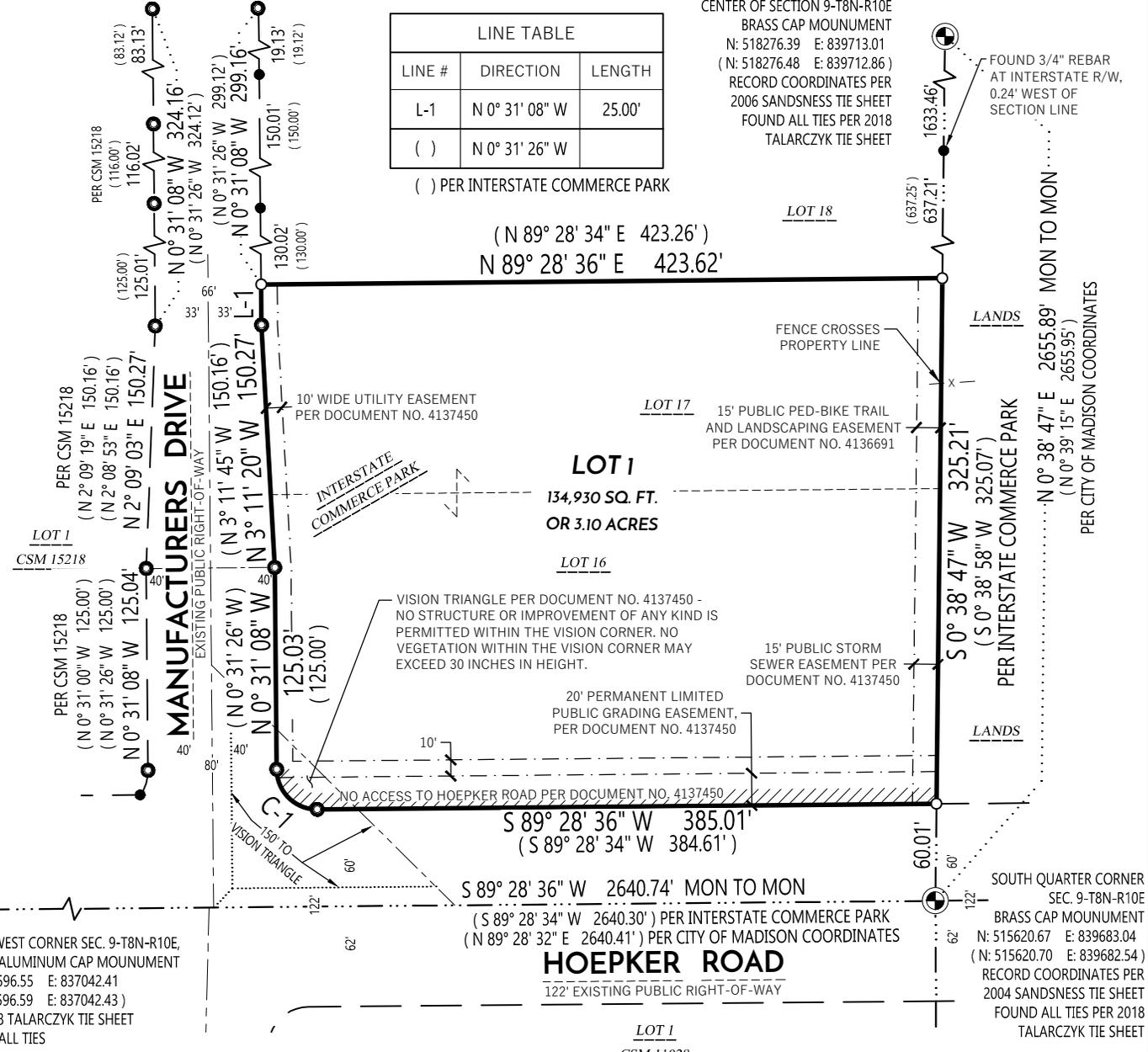


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 0° 31' 08" W	25.00'
()	N 0° 31' 26" W	

() PER INTERSTATE COMMERCE PARK

CENTER OF SECTION 9-T8N-R10E
BRASS CAP MOUNUMENT
N: 518276.39 E: 839713.01
(N: 518276.48 E: 839712.86)
RECORD COORDINATES PER
2006 SANDSNESS TIE SHEET
FOUND ALL TIES PER 2018
TALARCYK TIE SHEET

FOUND 3/4" REBAR
AT INTERSTATE R/W,
0.24' WEST OF
SECTION LINE

LOT 1
CSM 15218

LOT 17

LOT 18

LOT 16

LOT 1

LOT 1
CSM 11028

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.27'	25.00'	90° 00' 16"	N 45° 31' 16" W	35.36'	S 89° 28' 36" W	N 0° 31' 08" W
()	35.36'		90° 00' 00"	N 45° 31' 08" W	25.00'	S 89° 28' 34" W	N 0° 31' 26" W

() PER INTERSTATE COMMERCE PARK

LEGEND

- SECTION CORNER FOUND / RECOVERED
-
-
- 3/4" X 18" REBAR SET; 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- NO ACCESS
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 1ST, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011). GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T8N, R10E, BEARS S 89° 28' 36" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



File: W:\2025\231153_I. Wall - Wheelhouse, Manufacturers Dr., Madison (dwg)\231153_CSM.dwg Layout: CSM 1 of 4 User: zreynolds Plotfile: Apr 09, 2025 - 10:47:00m



PREPARED BY:
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www.wyserengineering.com

PREPARED FOR:
WHEELHOUSE STORAGE -
MADISON EAST, LLC
1818 PARMENTER ST.
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231153
SHEET NO: 1 of 4

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DOC. NO. _____
C.S.M. NO. _____

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OTHER MATTERS OF TITLE

- LANDS CONTAINED WITHIN INTERSTATE COMMERCE PARK PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS
- THE OWNER OF LOTS 16, 17, AND 18, INTERSTATE COMMERCE PARK, MAY BE REQUIRED TO CONVEY, AT NO COST, PRIVATE INGRESS AND EGRESS RIGHTS TO MANUFACTURERS DRIVE TO THE BENEFIT OF THE OWNER OF THE APPROXIMATELY FIVE (5) ACRE UNPLATTED TRACT OF LAND IMMEDIATELY EAST OF AND ADJACENT TO INTERSTATE COMMERCE PARK. INGRESS AND EGRESS LOCATION WILL BE CONVEYED AND APPROVED AT THE TIME DEVELOPMENT PLANS ARE APPROVED FOR LOTS 16, 17 AND 18, INTERSTATE COMMERCE PARK, BY THE CITY OF MADISON.
- ALL LOTS WITHIN INTERSTATE COMMERCE PARK ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT 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. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
- THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32.
- THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCE.
- THIS PARCEL IS SUBJECT TO AVIGATION EASEMENTS RECORDED AS DOCUMENT NOS. 4111035 & 4121457, AND CORRECTED BY DOCUMENT NO. 4128118. PER THE HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, THE OWNERS OF THIS PARCEL SHALL KEEP THE AIRSPACE ABOVE 988 FEET CLEAR AND FREE FROM ANY AND ALL FENCES, CROPS, TREES, POLES, BUILDINGS, STRUCTURES AND OTHER OBSTRUCTIONS OF ANY KIND OR NATURE WHATSOEVER.

LEGAL DESCRIPTION - AS FURNISHED AND SURVEYED

LOTS SIXTEEN (16) AND SEVENTEEN (17), INTERSTATE COMMERCE PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

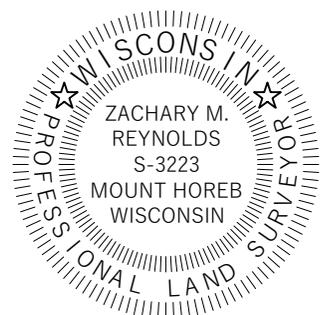
SAID PARCEL CONTAINS 134,930 SQUARE FEET OR 3.10 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WHEELHOUSE STORAGE - MADISON EAST, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED FOR:
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1818 PARMENTER ST.
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231153
SHEET NO: 2 of 4

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OWNER'S CERTIFICATE

WHEELHOUSE STORAGE - MADISON EAST, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
WHEELHOUSE STORAGE - MADISON EAST, LLC
AUTHORIZED MEMBER

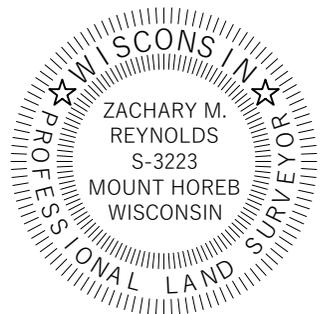
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE

NAMED AUTHORIZED MEMBER OF WHEELHOUSE STORAGE - MADISON EAST, LLC, _____,
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



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MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 20 ____.

DATED THIS _____ 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 _____, 20 ____.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER,
SECRETARY OF THE PLAN COMMISSION

DATE:



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) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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SHEET NO: 4 of 4