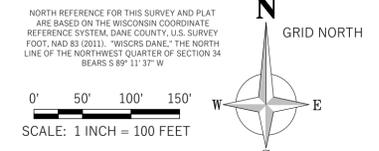
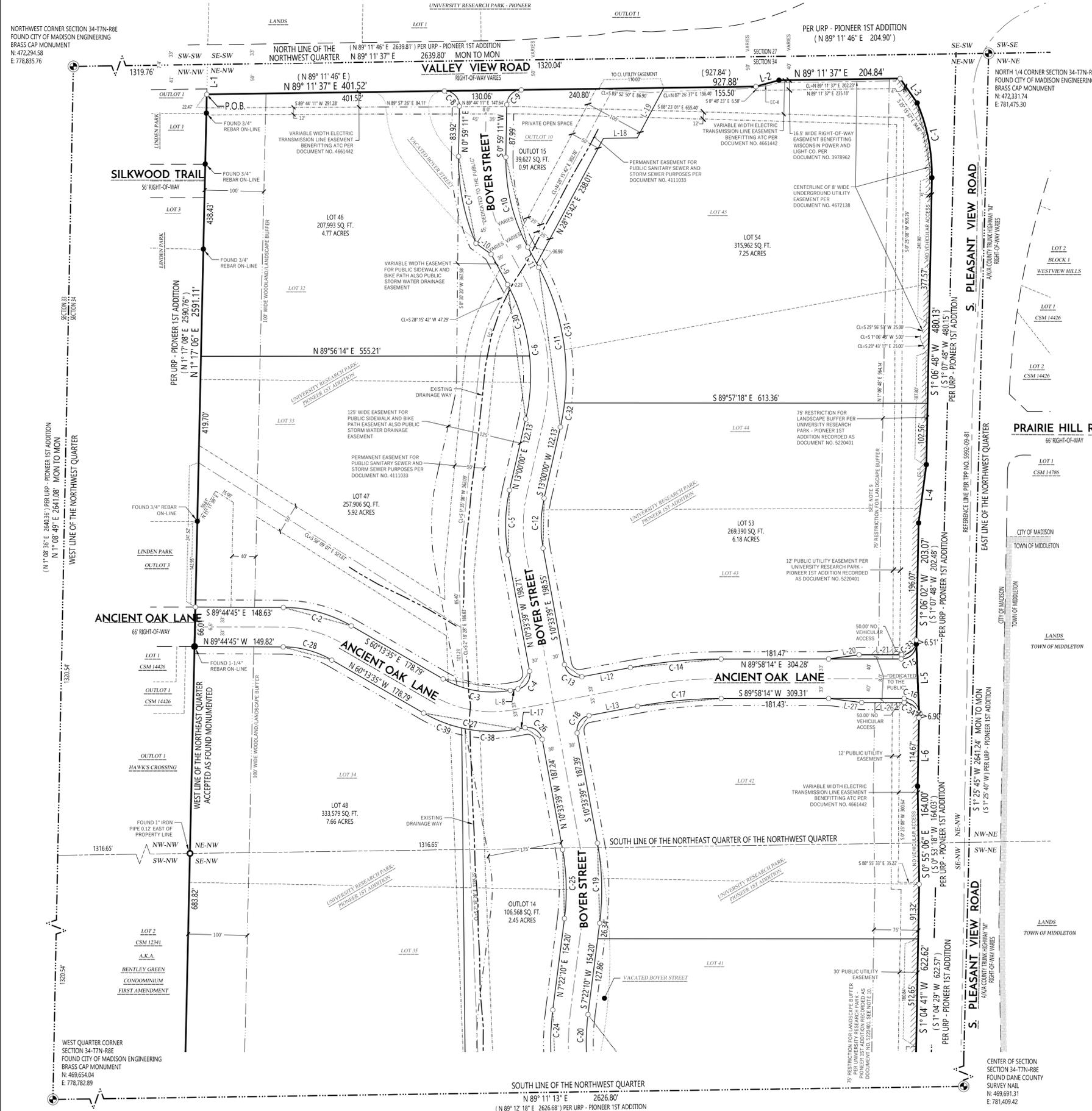


UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS OF BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, A PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

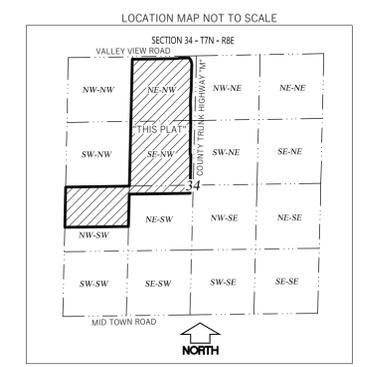


NORTHWEST CORNER SECTION 34-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 472,294.58
E: 778,835.76



- PUBLIC STREET 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 HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC STREET 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 STREET 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.
- 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 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.
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- PUBLIC STORM SEWER 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 HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM SEWER FACILITIES 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.
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- PUBLIC STORM WATER DRAINAGE 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 PUBLIC STORM WATER DRAINAGE PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER DRAINAGE FACILITIES 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 STORM WATER DRAINAGE FACILITIES 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.
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- LEGEND**
- FOUND PLSS SECTION MONUMENT TYPE NOTED
 - FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
 - RECORDED AS
 - PLAT BOUNDARY LINE
 - NO HIGHWAY ACCESS
 - PLATTED LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - CHORD LINE
 - EXISTING EASEMENT
 - EASEMENT LINE
 - LANDSCAPING BUFFER
 - QUARTER-QUARTER LINE
- NOTES**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF MAY 10TH, 17TH, AND 24TH, 2021.
 - ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
 - ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR - 1.55 LBS./LIN. FT.
 - ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED, AND ARE RESERVED FOR THE PURPOSE OF OPEN SPACE.
 - OUTLOTS 12 AND 15 HAVE PUBLIC SIDEWALK AND BIKE PATH EASEMENTS ACROSS THEIR ENTIRETY.
 - OUTLOTS 12-14 HAVE PUBLIC STORMWATER MANAGEMENT EASEMENTS ACROSS THEIR ENTIRETY.
 - UTILITY EASEMENTS - NO POLES 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. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED. WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBLEASER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
 - ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
 - ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS AS ISSUED.
 - THE 75-FOOT LANDSCAPING BUFFER STRIP SHOWN PER UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION RECORDED AS DOCUMENT NO. 5220401, IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE BUILDING OF BUSHES HEREON IS PROHIBITED, AND THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OR OUTLOT OWNER. ALL VEGETATION PLACED OR EXISTING WITHIN THE EASTERLY 30 FEET OF THE LANDSCAPING BUFFER STRIP AS DESIGNATED ON THIS PLAT SHALL NOT EXCEED 15 FEET IN HEIGHT TO AVOID INTERFERENCE WITH OVERHEAD UTILITIES. ANY EXISTING VEGETATION EXCEEDING 15 FEET IN HEIGHT WITHIN THE RESTRICTED 30-FOOT AREA SHALL BE REMOVED BY THE LOT OWNER AND ANY SUCH NEW VEGETATION SHALL BE PROHIBITED.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

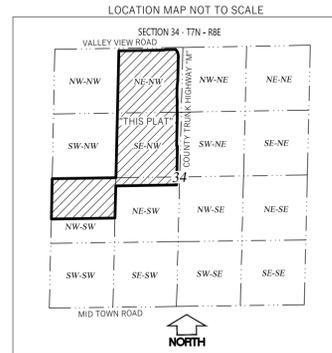
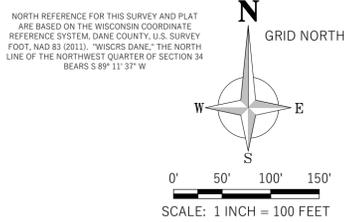


SURVEYED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS OF BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTHWEST CORNER SECTION 34-T7N-R8E
 FOUND CITY OF MADISON ENGINEERING
 BRASS CAP MONUMENT
 N: 472,294.58
 E: 778,835.76

(N 1°08'36" E 264.63') PER URP - PIONEER 1ST ADDITION
 (N 1°08'45" E 264.08') MON TO MON
 WEST LINE OF THE NORTHWEST QUARTER

(S 1°19'31" W 2642.71') PER URP - PIONEER 1ST ADDITION
 (S 1°19'15" W 2641.66') MON TO MON
 WEST LINE OF THE SOUTHWEST QUARTER

(N 1°19'31" E 823.02') PER URP - PIONEER 1ST ADDITION
 (N 0°55'16" E) PER HAWK'S LANDING GOLF CLUB

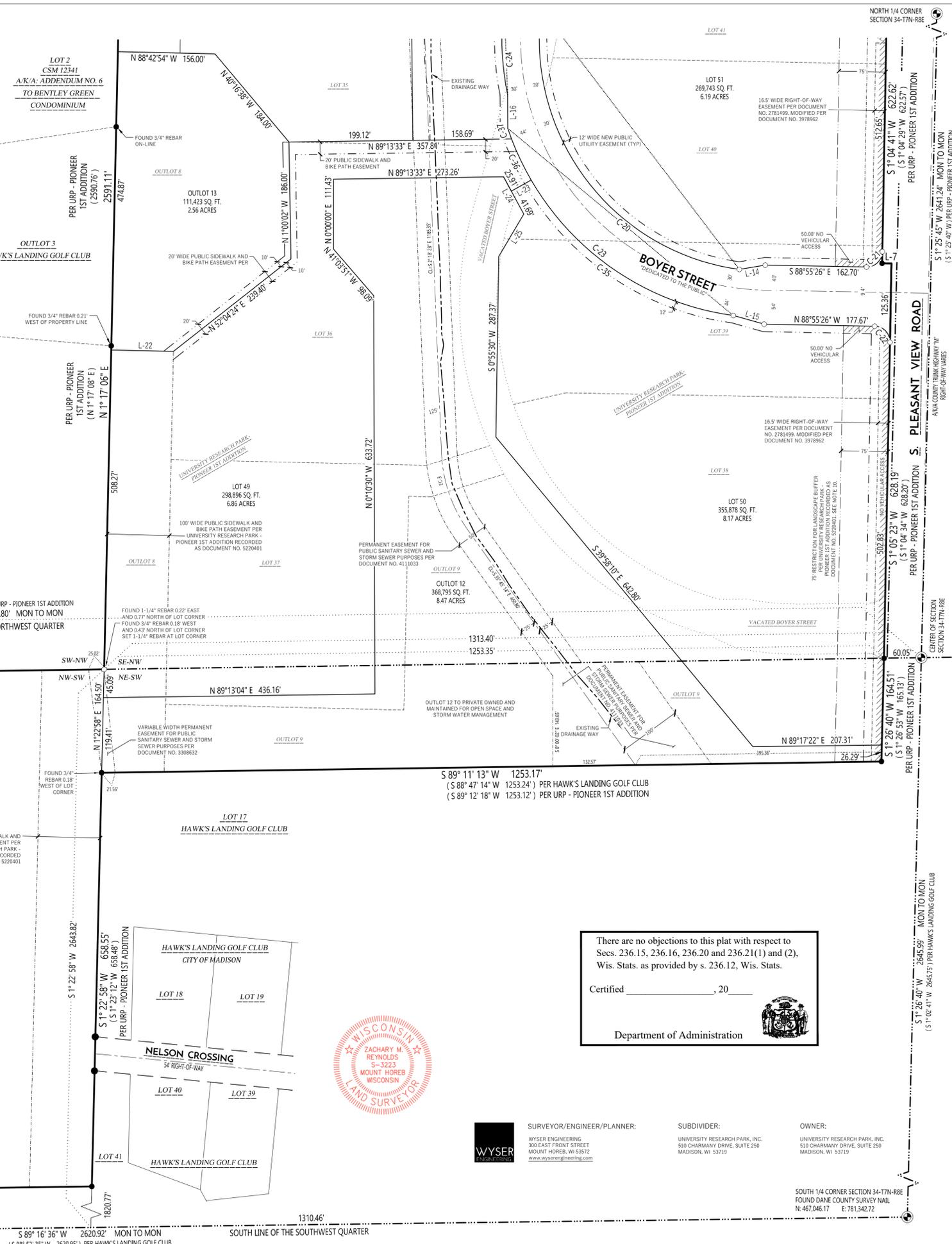
(N 88°46'38" E 1313.36') PER HAWK'S LANDING GOLF CLUB
 (N 89°11'13" E 2626.80') MON TO MON
 (N 89°12'18" E 1313.34') PER URP - PIONEER 1ST ADDITION
 SOUTH LINE OF THE NORTHWEST QUARTER

OUTLOT 7
 UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION
 OUTLOT 11
 1,079,838 SQ. FT.
 24.79 ACRES
 PRIVATE OPEN SPACE

OUTLOT 7 IS A PRIVATE OPEN SPACE OUTLOT FOR THE PURPOSES OF CONSERVING THE EXISTING TREE COVER AND NATURAL CHARACTER ON THAT PARCEL. OUTLOT 7 IS SUBJECT TO A TREE PRESERVATION PLAN APPROVED BY AND ON FILE WITH THE CITY OF MADISON. BE ENFORCED BY THE SUBDIVIDER, THEIR SUCCESSOR OR ASSIGNS. DEVELOPMENT WITHIN OUTLOT 7, INCLUDING BUILDING OR GRADING, PERMIT ISSUANCE, IS PROHIBITED IN ORDER TO PROTECT NATURAL HABITAT FOR PLANT AND ANIMAL LIFE, WOODLANDS, AND OTHER RESOURCES BENEFICIAL TO THE COMMUNITY. NEITHER THIS RESTRICTION, NOR THE TREE PRESERVATION PLAN, SHALL PROHIBIT THE CONSTRUCTION, MAINTENANCE AND THE ASSOCIATED GRADING FOR THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE PUBLIC SIDEWALK AND BIKE PATH EASEMENT SHOWN AND GRANTED WITHIN THIS OUTLOT 7.

SOUTHWEST CORNER SECTION 34-T7N-R8E
 FOUND CITY OF MADISON ENGINEERING
 BRASS CAP MONUMENT
 N: 467,013.08
 E: 778,722.00

(S 89°11'13" W 1312.51')
 (S 89°12'18" W 1312.46')
 PER URP - PIONEER 1ST ADDITION



NORTH 1/4 CORNER SECTION 34-T7N-R8E

SOUTH 1/4 CORNER SECTION 34-T7N-R8E
 FOUND DANE COUNTY SURVEY NAIL
 N: 467,046.17
 E: 781,342.72

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SURVEYOR/ENGINEER/PLANNER:
 WYSER ENGINEERING
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

SUBDIVIDER:
 UNIVERSITY RESEARCH PARK, INC.
 510 CHARMANY DRIVE, SUITE 250
 MADISON, WI 53719

OWNER:
 UNIVERSITY RESEARCH PARK, INC.
 510 CHARMANY DRIVE, SUITE 250
 MADISON, WI 53719

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	5003	S 11° 17' 06" W
L-2	40.29	N 74° 49' 21" E
L-3	5003	S 35° 15' 57" E
L-4	98.54	S 7° 35' 59" W
L-5	116.09	S 2° 16' 29" E
L-6	121.67	S 1° 06' 02" W
L-7	15.00	S 88° 56' 11" E
L-8	12.83	N 79° 21' 23" E
L-9	57.70	N 28° 34' 50" W
L-10	31.54	N 54° 35' 49" W
L-11	38.75	S 28° 34' 50" E
L-12	83.41	N 79° 21' 23" E
L-13	83.57	N 79° 21' 23" E
L-14	42.10	N 80° 34' 07" E
L-15	51.29	N 74° 29' 15" W
L-16	53.73	N 0° 14' 49" W
L-17	12.66	S 79° 21' 23" W
L-18	57.20	N 89° 11' 44" E
L-19	94.98	N 28° 15' 42" E
L-20	52.02	N 82° 14' 12" E
L-21	71.89	N 89° 58' 14" E
L-22	100.00	S 88° 42' 54" E
L-23	36.38	N 60° 59' 40" E
L-24	67.61	S 28° 44' 26" E
L-25	78.49	S 30° 50' 21" W
L-26	71.84	S 89° 58' 14" W
L-27	56.34	N 82° 53' 33" W

CERTIFICATE OF CITY OF MADISON TREASURER

I, CRAIG FRANKLIN, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT.

DATE _____ CRAIG FRANKLIN, CITY TREASURER, CITY OF MADISON

CERTIFICATE OF DANE COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

PUBLIC SANITARY SEWER 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 CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES 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.

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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.

PUBLIC UTILITY 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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE 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 OR ANY PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE 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 OR ANY REGISTERED PUBLIC UTILITY COMPANY AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE REGISTERED PUBLIC UTILITY 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, AND ANY OTHER PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON, AND THE OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

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.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, 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 THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, I HAVE SURVEYED, DIVIDED AND MAPPED UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN PART OF THE NE1/4 OF THE NW1/4, THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 1319.76 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 06 SECONDS WEST, 50.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD AT THE NORTHWEST CORNER OF LOT 32 OF AFORESAID UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 927.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 49 MINUTES 21 EAST, 40.29 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 204.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PLEASANT VIEW ROAD ALSO KNOWN AS COUNTY TRUNK HIGHWAY "M"; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD SOUTH 35 DEGREES 15 MINUTES 57 SECONDS EAST, 50.03 FEET TO A POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 128.49 FEET ON THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 299.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 11 MINUTES 52 SECONDS EAST, FOR 127.50 FEET TO THE START OF TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 06 MINUTES 48 SECONDS WEST, 480.13 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 07 DEGREES 35 MINUTES 59 SECONDS WEST, 98.54 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 06 MINUTES 02 SECONDS WEST, 202.59 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 116.50 FEET TO SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 06 MINUTES 02 SECONDS WEST, 114.77 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 06 SECONDS WEST, 164.00 FEET, THENCE CONTINUING ALONG SAID SOUTH 01 DEGREE 06 SECONDS WEST, 164.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD AND SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 34; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 26 MINUTES 40 SECONDS WEST, 164.51 FEET TO THE NORTH LINE OF LOT 17 OF HAWK'S LANDING GOLF CLUB RECORDED ON JUNE 7, 2000 IN VOLUME 57-150B OF PLATS ON PAGES 605-614 AS DOCUMENT NO. 3219695; THENCE SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 1253.17 FEET TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE OF LOT 17 AND CONTINUING SOUTH 01 DEGREES 22 MINUTES 58 SECONDS WEST, 658.55 FEET TO A LINE OF LOT 41 OF SAID HAWK'S LANDING GOLF CLUB; THENCE ALONG SAID LINE OF LOT 41 SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 1312.51 FEET TO THE WEST LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE, ALSO BEING AN EASTERLY SEGMENT OF SAID LOT 41 OF HAWK'S LANDING GOLF CLUB NORTH 01 DEGREES 19 MINUTES 15 SECONDS EAST, 923.02 FEET TO WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 34 AND SEGMENT OF SAID LOT 41 OF HAWK'S LANDING GOLF CLUB NORTH 89 DEGREES 11 MINUTES 13 SECONDS EAST, 1313.40 FEET TO THE NORTHERLY MOST SEGMENT OF THE WESTERLY LINE OF SAID LOT 41; THENCE ALONG SAID WESTERLY LINE OF LOT 41 AND CONTINUING ALONG SAID PLAT AND ALONG THE EAST LINE OF LINDEN PARK, RECORDED DECEMBER 5, 2005 IN VOLUME 58-095B OF PLATS ON PAGES 488-493 AS DOCUMENT NO. 4139208 NORTH 01 DEGREE 17 MINUTES 06 SECONDS EAST, 2951.11 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 4,483,825 SQUARE FEET OR 102.93 ACRES

DATED THIS 8TH DAY OF AUGUST, 2022.

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



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	128.49	299.00	24° 37' 16"	S 11° 11' 52" E	127.50	S 23° 30' 30" E	S 1° 06' 46" W
C-2	120.04	233.00	29° 31' 10"	S 74° 59' 10" E	118.72	S 89° 44' 45" E	S 60° 13' 35" E
C-3	117.80	167.00	40° 25' 02"	S 80° 26' 06" E	115.38	S 60° 13' 35" E	N 79° 21' 23" E
C-4	39.23	25.00	89° 55' 02"	N 34° 23' 52" E	35.33	N 79° 21' 23" E	N 10° 33' 39" E
C-5	108.97	265.00	23° 33' 39"	N 1° 13' 11" W	108.21	N 10° 33' 39" E	N 13° 00' 00" E
C-6	232.23	320.00	41° 34' 50"	N 7° 47' 25" W	227.17	N 13° 00' 00" E	N 28° 34' 50" W
C-7	148.66	345.00	24° 51' 16"	N 11° 26' 27" W	148.49	N 23° 52' 05" W	N 0° 59' 11" E
C-8	40.05	25.00	91° 47' 34"	N 44° 54' 36" W	35.90	N 0° 59' 11" E	S 89° 11' 37" W
C-9	38.49	25.00	88° 12' 26"	S 45° 05' 24" W	34.80	S 89° 11' 37" W	S 0° 59' 11" W
C-10	156.56	303.40	29° 34' 00"	S 13° 47' 49" E	154.83	S 0° 59' 11" W	S 28° 34' 50" E
C-11	275.77	380.00	41° 34' 50"	S 7° 47' 25" E	269.76	S 28° 34' 50" E	S 13° 00' 00" W
C-12	84.30	205.00	23° 33' 39"	S 1° 13' 11" W	83.71	S 13° 00' 00" W	S 10° 33' 39" E
C-13	39.31	25.00	90° 04' 58"	S 55° 36' 08" E	35.38	S 10° 33' 39" E	N 79° 21' 23" E
C-14	154.32	833.00	10° 36' 52"	N 84° 39' 48" E	154.10	N 79° 21' 23" E	N 89° 58' 14" E
C-15	38.78	25.00	88° 52' 12"	N 45° 32' 08" E	35.00	N 89° 58' 14" E	N 1° 06' 02" E
C-16	39.76	25.00	91° 07' 48"	N 44° 27' 52" W	35.70	N 1° 06' 02" E	S 89° 58' 14" W
C-17	142.09	767.00	10° 36' 52"	S 84° 39' 48" W	141.89	S 89° 58' 14" W	S 79° 21' 23" W
C-18	39.23	25.00	89° 55' 02"	S 34° 23' 52" W	35.33	S 79° 21' 23" W	S 10° 33' 39" E
C-19	134.57	430.00	17° 55' 49"	S 1° 35' 44" E	134.02	S 10° 33' 39" E	S 7° 22' 10" W
C-20	580.36	370.00	89° 52' 12"	S 37° 33' 56" E	522.67	S 7° 22' 10" W	S 82° 30' 02" E
C-21	39.27	25.00	89° 59' 53"	N 46° 04' 37" E	35.35	S 88° 55' 26" E	N 1° 04' 41" E
C-22	39.28	25.00	90° 00' 49"	N 43° 55' 02" E	35.36	N 1° 05' 23" E	N 88° 55' 26" W
C-23	494.20	444.00	63° 46' 26"	N 50° 36' 49" W	469.08	N 82° 30' 02" W	N 18° 43' 37" W
C-24	144.77	430.00	19° 17' 26"	N 2° 16' 33" W	144.09	N 11° 55' 16" E	N 7° 22' 10" E
C-25	115.79	370.00	17° 55' 49"	S 1° 35' 44" E	115.32	S 7° 22' 10" W	S 10° 33' 39" E
C-26	39.31	25.00	90° 04' 58"	N 55° 36' 08" W	35.38	N 10° 33' 39" W	S 79° 21' 23" W
C-27	164.36	233.00	40° 25' 02"	N 80° 26' 06" W	94.46	S 79° 21' 23" W	N 60° 13' 35" W
C-28	86.04	167.00	29° 31' 10"	N 74° 59' 10" W	85.09	N 60° 13' 35" W	N 89° 44' 45" W
C-29	106.20	320.00	19° 00' 55"	N 3° 29' 32" E	105.72	N 13° 00' 00" E	N 6° 00' 55" E
C-30	126.03	320.00	22° 33' 54"	N 17° 17' 52" W	125.21	N 6° 00' 55" E	N 28° 34' 50" E
C-31	234.86	380.00	35° 24' 45"	S 10° 52' 27" E	231.14	S 28° 34' 50" E	S 6° 49' 56" W
C-32	40.91	380.00	6° 10' 04"	S 9° 54' 58" W	40.89	S 6° 49' 56" W	S 13° 00' 00" W
C-33	38.78	25.00	88° 52' 12"	N 45° 32' 08" E	35.00	N 89° 58' 14" E	N 1° 06' 02" E
C-34	39.76	25.00	91° 07' 48"	N 44° 27' 52" W	35.70	N 1° 06' 02" E	S 89° 58' 14" W
C-35	403.77	444.00	52° 06' 16"	N 56° 26' 54" W	390.00	N 82° 30' 02" W	N 30° 23' 46" W
C-36	72.51	444.00	9° 21' 26"	N 25° 43' 03" W	72.43	N 30° 23' 46" W	N 21° 02' 20" W
C-37	17.92	444.00	2° 18' 44"	N 19° 52' 59" W	17.92	N 21° 02' 20" W	N 18° 43' 37" W
C-38	95.12	233.00	23° 23' 26"	N 88° 56' 55" W	94.46	S 79° 21' 23" W	N 77° 15' 12" W
C-39	69.24	233.00	17° 01' 36"	N 68° 44' 24" W	68.99	N 77° 15' 12" W	N 60° 13' 35" W

EASEMENT CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
EC-1	33.61	3047.00	0° 37' 55"	S 0° 47' 51" W	33.61	S 1° 06' 49" W	S 0° 28' 54" W
EC-2	88.64	225.00	22° 34' 21"	S 16° 58' 29" W	88.07	S 28° 15' 39" W	S 5° 41' 18" W
EC-3	131.86	225.00	33° 34' 39"	S 19° 05' 48" E	129.98	S 2° 18' 28" E	S 35° 53' 08" E
EC-4	82.92	295.00	16° 06' 19"	S 82° 44' 08" E	82.65	S 89° 12' 43" E	N 74° 40' 58" E

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED FOR:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719



SURVEYED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

OFFICE OF THE REGISTER OF DEEDS
_____, COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____

REGISTER OF DEEDS