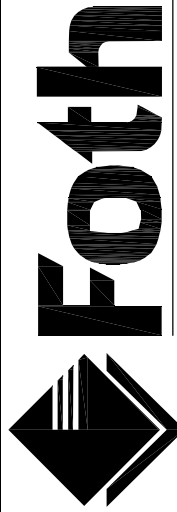
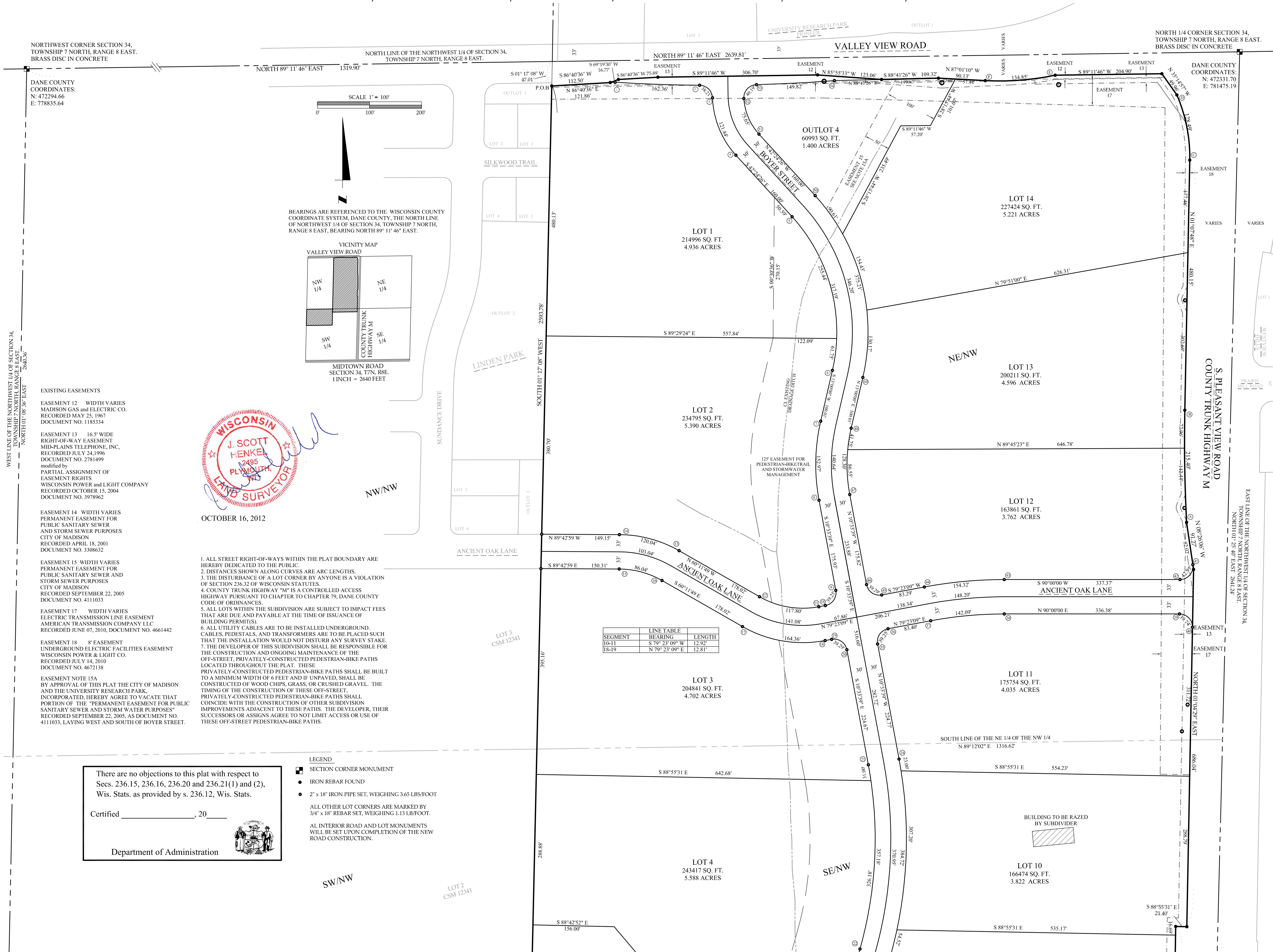


UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.



Foth Infrastructure & Environment, LLC
2514 S. 102nd Street
Suite 278, Lincoln Center II
West Allis, WI 53227
Phone: 414-336-7900 Fax: 414-336-7901

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UNIVERSITY RESEARCH PARK PIONEER ADDITION

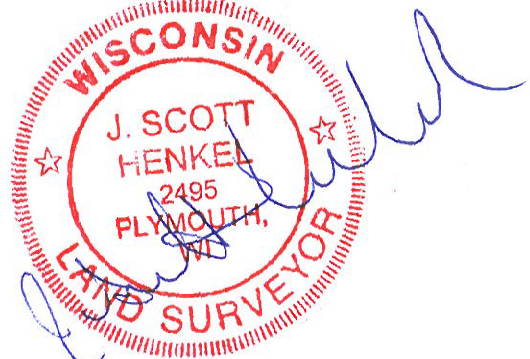
UNIVERSITY RESEARCH PARK, INC.
MADISON, WI

CITY OF MADISON, WISCONSIN

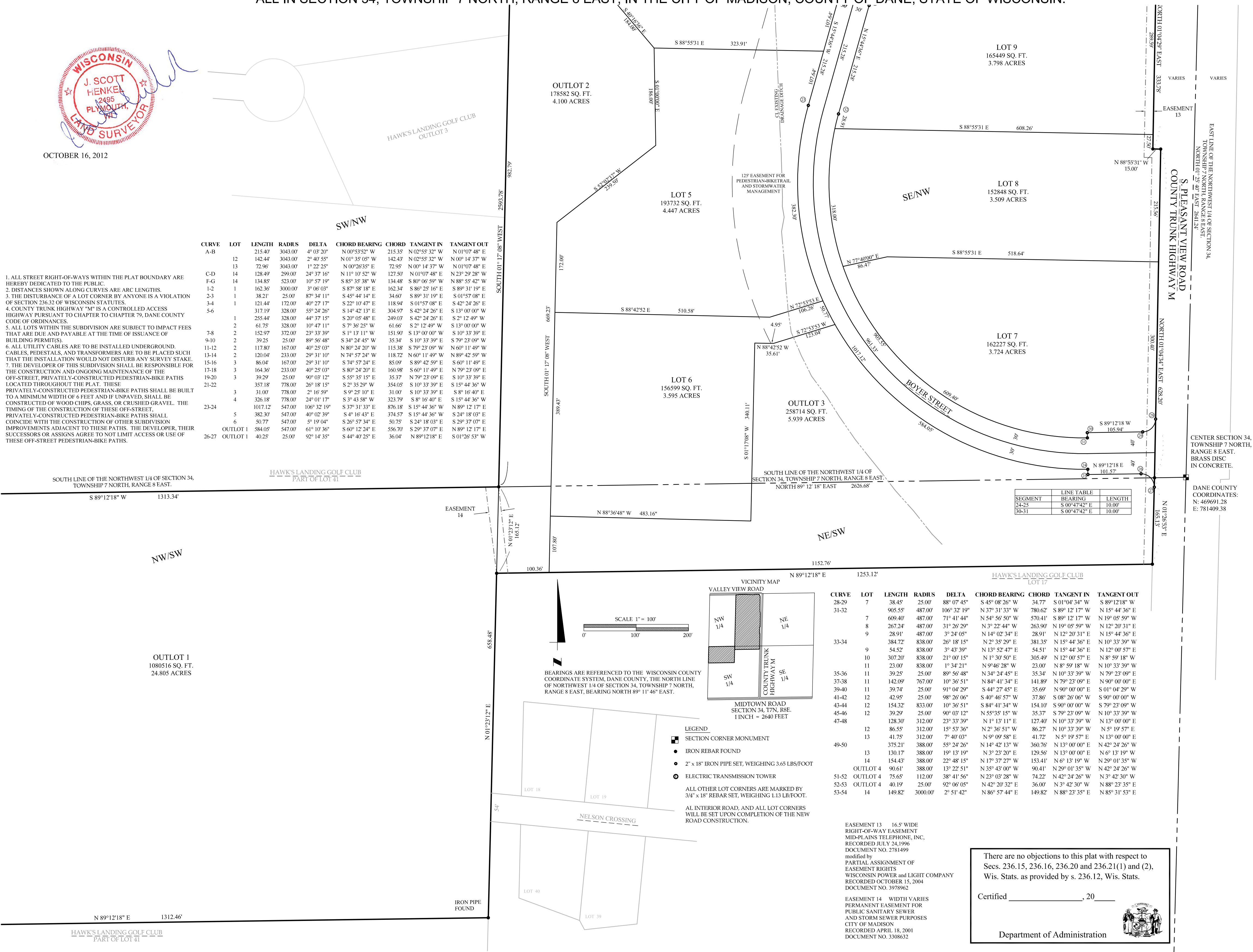
DANE COUNTY

UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.



OCTOBER 16, 2012



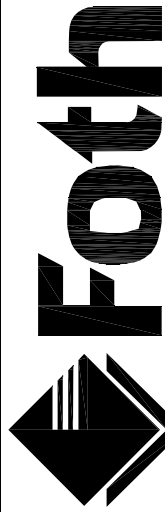
EASEMENT 13 - 16.5' WIDE
RIGHT-OF-WAY EASEMENT
MID-PLAINS TELEPHONE, INC.
RECORDED JULY 24, 1996
DOCUMENT NO. 2781499
modified by
PARTIAL ASSIGNMENT OF
EASEMENT RIGHTS
WISCONSIN POWER AND LIGHT COMPANY
RECORDED OCTOBER 15, 2004
DOCUMENT NO. 3978962

EASEMENT 14 - WIDTH VARIES
PERMANENT EASEMENT FOR
PUBLIC SANITARY SEWER
AND STORM SEWER PURPOSES
CITY OF MADISON
RECORDED APRIL 18, 2001
DOCUMENT NO. 3308632

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



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UNIVERSITY RESEARCH PARK PIONEER ADDITION

UNIVERSITY RESEARCH PARK, INC.
MADISON, WI

CITY OF MADISON, WISCONSIN

DANE COUNTY

REVISION / ISSUE		DESCRIPTION	
NO.	BY	DATE	
1	JSH	10/16/12	
2	JSH	9/20/12	
3	JSH	9/20/12	
4	JSH	9/20/12	
5	JSH	9/20/12	
6	JSH	9/20/12	
7	JSH	9/20/12	
8	JSH	9/20/12	
9	JSH	9/20/12	
10	JSH	9/20/12	

DATE OF PREPARATION		
SURVEYED	BY	DATE
JSH	JSH	10/2011
DRAWN	JSH	9/2012
DESIGNED	JSH	9/2012
CHECKED	.	.

HORIZONTAL SCALE: 1"=100'
0 100' 200'

PROJECT ID 11J021

SHEET
2 of 3

UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

I, J. SCOTT HENKEL, hereby certify:

THAT I have surveyed, divided, and mapped the UNIVERSITY RESEARCH PARK - PIONEER ADDITION, being a subdivision of:

PART THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST;
THENCE NORTH 89°11'46" EAST, 1319.90 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 01°17'08" WEST, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD AND THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°17'08" WEST, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 89°12'18" WEST, 1313.34 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 01°19'31" WEST, 823.56 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 89°12'18" EAST, 1312.46 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 01°23'12" EAST, 658.48 FEET, ALONG SAID EAST LINE;
THENCE NORTH 89°12'18" EAST, 1253.12 FEET, ALONG THE NORTH LINE LOT 17 OF HAWKS LANDING GOLF CLUB TO THE WEST LINE OF COUNTY TRUNK HIGHWAY M;
THENCE NORTH 01°26'53" EAST, 165.13 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 01°04'34" EAST, 628.20 FEET, ALONG SAID WEST LINE;
THENCE NORTH 88°55'31" WEST, 15.00 FEET, ALONG SAID WEST LINE;
THENCE NORTH 01°04'29" EAST, 333.78 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 88°55'31" EAST, 21.40 FEET, ALONG SAID WEST LINE;
THENCE NORTH 01°04'29" EAST, 686.04 FEET, ALONG SAID WEST LINE;
THENCE NORTH 08°26'06" WEST, 91.27 FEET, ALONG SAID WEST LINE;
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00°53'52" WEST, 215.35 FEET, AND A RADIUS OF 3043.00 FEET;
THENCE NORTH 01°07'48" EAST, 480.15 FEET, ALONG SAID WEST LINE;
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'52" WEST, 127.50 FEET, AND A RADIUS OF 299.00 FEET;
THENCE NORTH 35°14'57" WEST, 49.96 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD;
THENCE SOUTH 89°11'46" WEST, 204.90 FEET, ALONG SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 8°35'38" WEST, 134.48 FEET, AND A RADIUS OF 523.00 FEET;
THENCE NORTH 87°01'10" WEST, 90.13 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 88°41'26" WEST, 109.32 FEET, ALONG SAID SOUTH LINE;
THENCE NORTH 85°55'33" WEST, 123.06 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 89°11'46" WEST, 306.70 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 86°40'36" WEST, 75.89 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 69°19'30" WEST, 16.77 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 86°40'36" WEST, 112.50 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS **103.677 ACRES**, MORE OR LESS.

THAT I have made such survey, land division, and plat at the direction of UNIVERSITY RESEARCH PARK, INCORPORATED, the owner of said land.

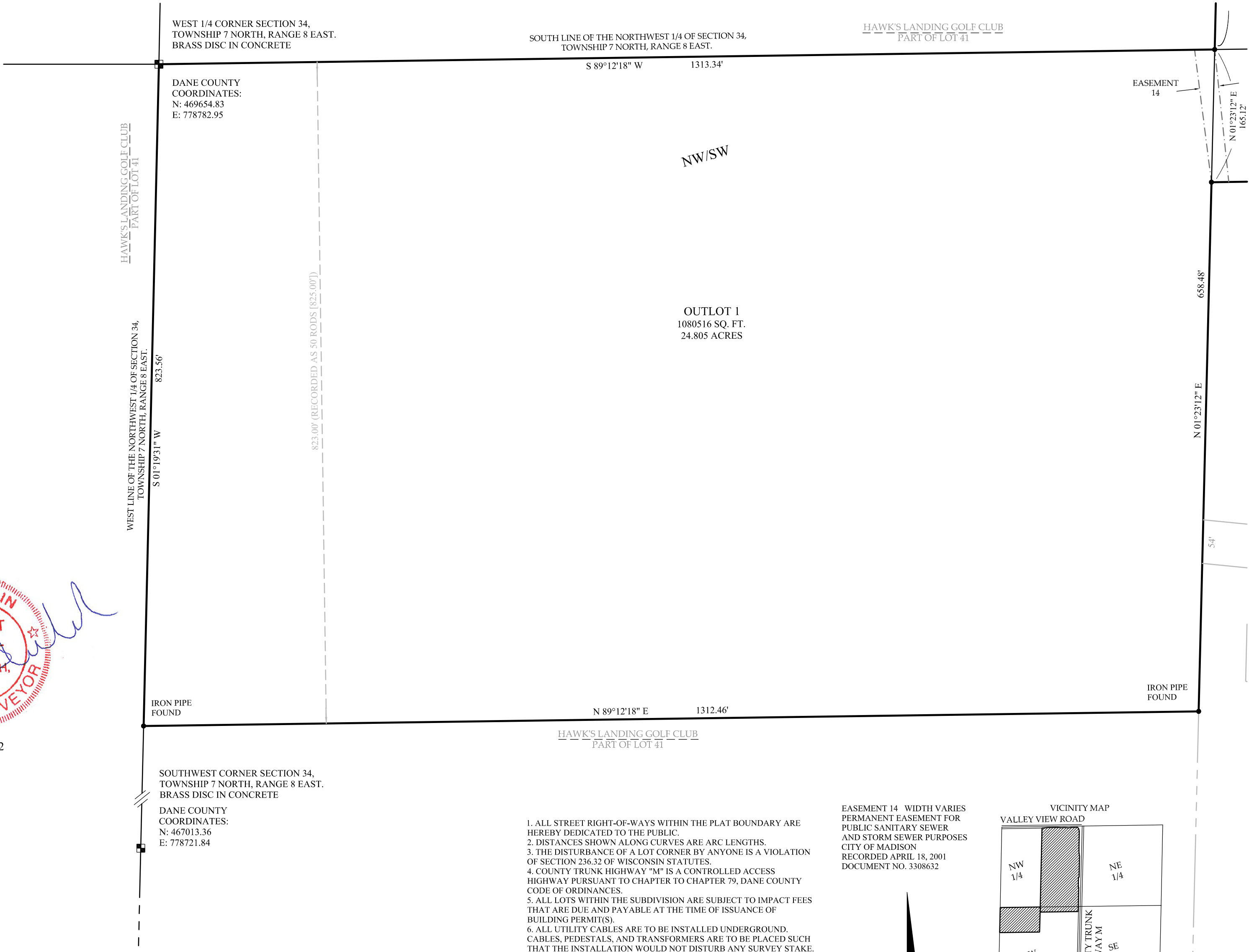
THAT such plat is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

THAT I am in full compliance with the provisions of Chapter 236, Wisconsin State Statutes.

J. Scott Henkel, RLS S-2495-008



OCTOBER 16, 2012



CORPORATE OWNER'S CERTIFICATE

THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID BOARD HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID BOARD FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL, CITY OF MADISON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BRENT SMITH, AND ITS CORPORATE SEAL AFFIXED ON THIS _____ DAY OF _____, 20____.

BRENT SMITH
PRESIDENT
THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

STATE OF WISCONSIN) ss
COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME ON THIS _____ OF _____, 20____, THE ABOVE NAMED BRENT SMITH, PRESIDENT OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES

- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.23 OF WISCONSIN STATUTES.
- COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
- ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS).
- ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND, CABLES, PEDESTALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
- THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 6 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL COINCIDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.

EASEMENT 14 WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED APRIL 18, 2001 DOCUMENT NO. 3308652



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM. DANE COUNTY, THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARING NORTH 89° 11' 46" EAST.

SCALE 1" = 100'

- LEGEND
- SECTION CORNER MONUMENT
 - IRON REBAR FOUND
 - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
 - ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
 - ALL INTERIOR ROAD, AND ALL LOT CORNERS WILL BE SET UPON COMPLETION OF THE NEW ROAD CONSTRUCTION.

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



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UNIVERSITY RESEARCH PARK PIONEER ADDITION

UNIVERSITY RESEARCH PARK, INC.
MADISON, WI

CITY OF MADISON, WISCONSIN

DANE COUNTY

REVISION / ISSUE		DESCRIPTION	
NO.	BY	DATE	
1	JSH		
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6	JSH		
7	JSH		

DATE OF PREPARATION

	BY	DATE
SURVEYED	JSH	10/2011
DRAWN	JSH	9/2012
DESIGNED	JSH	9/2012
CHECKED	.	.

HORIZONTAL SCALE: 1"=100'

0 100' 200'

PROJECT ID 11J021

SHEET
3 of 3