

DANE COUNTY CERTIFIED SURVEY MAP

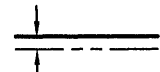
LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T. 7 N., R. 10 E., IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED.
- FOUND 3/4" # REBAR
- FOUND 1 1/4" # REBAR

(S89°03'01"W) "RECORDED AS" INFORMATION

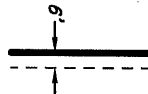
(2673.62 DCC MAD) CITY OF MADISON DANE CO. COORD. SYSTEM RECORD DATA



*DIMENSIONS UNLESS OTHERWISE NOTED

(PER PLAT OF TRADESMEN COMMERCE PARK) PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.



PUBLIC DRAINAGE EASEMENT PER NOTES 3 AND 4 ON PAGE 2.

WEST 1/4 CORNER OF SECTION 26 T7N, R10E, FOUND ALUMINUM CAP MONUMENT IN SQUARE BOX DANE CO COORDINATES/1991 (BASED ON MCFARLAND NGS STATION):
 N 470487.10
 E 847208.59
 CITY OF MADISON PUBLISHED DANE COUNTY COORDINATE SYSTEM COORDINATES/1991:
 N 470487.21
 E 847208.57

CENTER OF SECTION 26 T7N, R10E, FOUND D.O.T. ALUMINUM CAP IN CONCRETE DANE CO COORDINATES/1991 (BASED ON MCFARLAND NGS STATION):
 N 470574.69
 E 849881.00
 CITY OF MADISON PUBLISHED DANE COUNTY COORDINATE SYSTEM COORDINATES/1991:
 N 470574.76
 E 849880.76

MARSH ROAD INDUSTRIAL SUBDIVISION

LOT 11

(N87°43'32"E, 2673.82)
 (N87°43'32"E, 2673.70)
 (N87°07'24"E, 2673.62 DCC MAD)
N88°07'22"E 2673.85'
 (W 1/4 COR. TO CENTER SEC.)

LOT 9

N88°07'22"E 2256.45'
 (N87°43'52"E) (N87°43'32"E)

N88°07'22"E 417.40'

S00°33'22"E 208.70'
 (N00°57'17"W)

S00°33'04"E 30.00'

N00°33'04"W 386.75'

S81°19'14"W 46.94'

TRADESMEN COMMERCE PARK

N86°45'24"E 168.67'

N2°20'48"E 127.37'

S90°00'00"E 28.63'

S89°26'56"W 206.50'

S59°24'12"E 40.77'

N61°21'32"E 31.76'

S78°44'34"E 202.97'

N61°21'32"E 31.76'

N84°02'42"E 413.85'

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* SEE NOTE 3 AND DETAIL ON SHEET 2 - RELEASING OF EXISTING PUBLIC DRAINAGE EASEMENTS SET FORTH BY TRADESMEN COMMERCE PARK

LOT 1

345,901 sq. ft.
 7.9408 acres

75' SETBACK FROM WETLAND - SEE NOTE NO. 8 FOR DETAILS

ARC=806.19
 DELTA=84°08'12"
 CHORD=735.68
 CHORD BEARING=S47°22'50"W
 RADIUS=549.00'
 A TAN. BEARING=N05°18'44"E

SURVEY REQUESTED BY:
 KIPP STREET PROPERTIES, LLC
 C/O KEN KOSCIK CONSTRUCTION, INC.
 4214 MAJOR AVENUE
 MADISON, WI 53716-1619
 SURVEYED BY:
 VIERBICHER ASSOCIATES
 999 FOURIER DRIVE, #201
 MADISON, WI 53717

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 26-7-10 BEARING N 88°07'22" E AS PER THE WISDOT DANE COUNTY COORDINATE SYSTEM



GRAPHIC SCALE FEET



SCALE: 1"=150'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

SHEET 1 OF 4

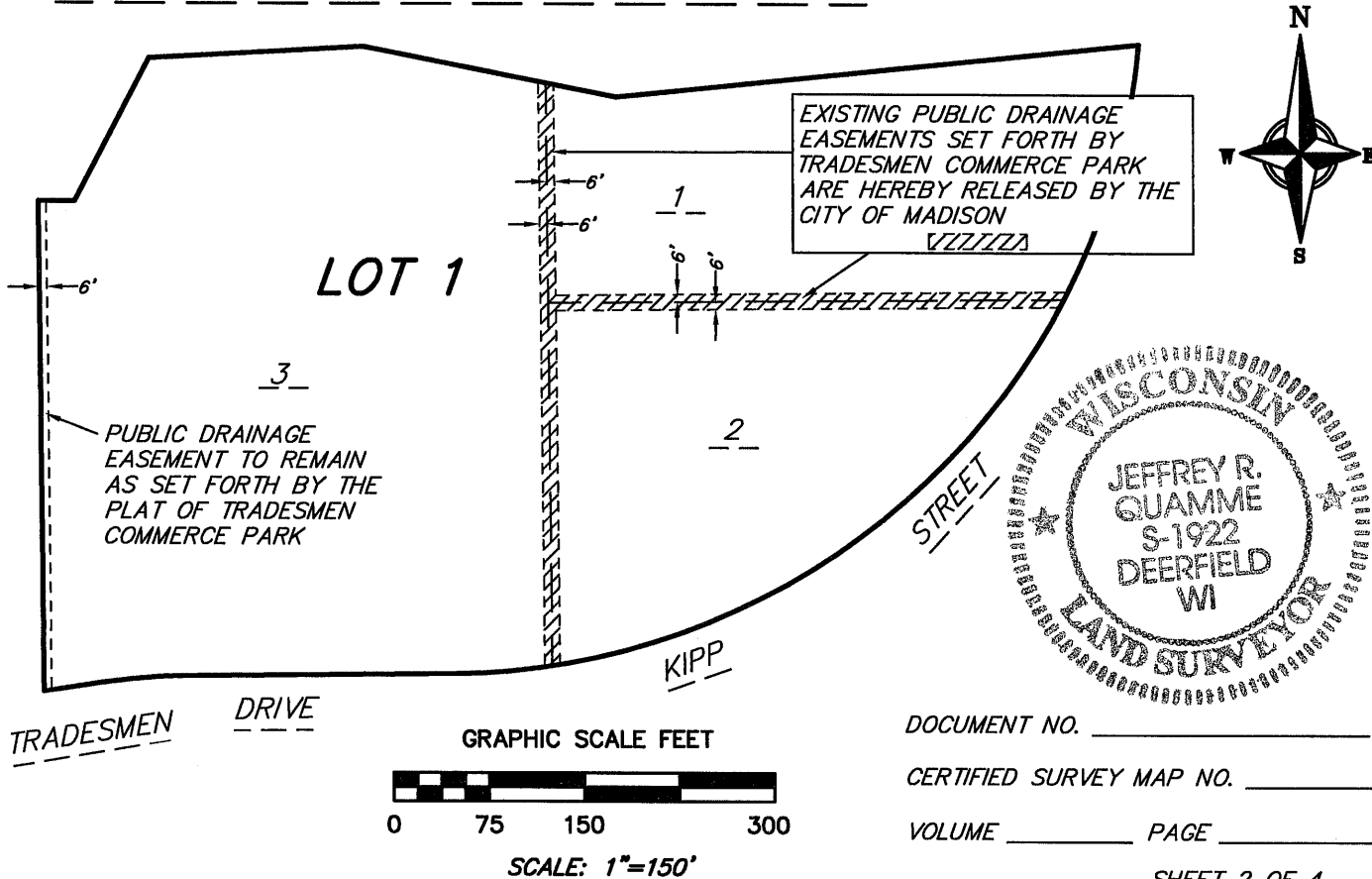
DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING
 LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF
 SECTION 26, T. 7 N., R. 10 E., IN THE CITY OF MADISON,
 DANE COUNTY, WISCONSIN.

NOTES:

- 1) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
 - 2) WETLAND LINE IS PER A DELINEATION COMPLETED BY NRC INC. CONCURRENCE FROM REGULATING AGENCIES HAS BEEN OBTAINED.
 - 3) THE LOT WITHIN THIS CSM IS SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES (AS ORIGINALLY SET FORTH BY TRADESMEN COMMERCE PARK) AS SHOWN ON THE FACE OF THIS CSM. 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 ONLY EXIST, AS ONLY SHOWN ON THE FACE OF THIS CSM, ALONG THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT. 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.
- NOTE: THE EXISTING UNDERLYING PUBLIC DRAINAGE EASEMENTS ALONG THE COMMON LOT LINES OF LOTS 1, 2, AND 3, ARE HEREBY RELEASED BY THE CITY OF MADISON AS SHOWN PER THE DETAIL BELOW.
- NOTE: 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.
- 4) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
 - 5) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1/2 SECOND.
 - 6) SUBSOIL INFORMATION INDICATES THAT LOTS WITHIN THIS PLAT MAY ENCOUNTER BEDROCK AS SHALLOW AS FIVE (5) FEET. LOT OWNERS SHALL VERIFY THIS INFORMATION AND DETERMINE APPROPRIATE DESIGN TO MITIGATE AND ADVERSE EFFECTS ON ANY OF THE BUILDINGS.
 - 7) THE LOT WITHIN THIS CSM IS SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).
 - 8) 75 FOOT SETBACK FROM WETLAND - NO BUILDINGS OR PAVEMENT WITHIN SETBACK AREA. USE OF SETBACK AREA LIMITED TO THOSE USES PERMITTED IN AN ENVIRONMENTAL CORRIDOR AND AS APPROVED BY THE CITY ENGINEER / OR THE CAPITAL AREA REGIONAL PLAN COMMISSION.
 - 9) SUBSOIL INFORMATION INDICATES THAT LOTS WITHIN THIS CSM MAY ENCOUNTER GROUNDWATER AS SHALLOW AS SIX AND ONE HALF (6.5) FEET. LOT OWNERS SHALL VERIFY THIS INFORMATION AND DETERMINE APPROPRIATE DESIGN TO MITIGATE AND ADVERSE EFFECTS ON ANY OF THE BUILDINGS.
 - 10) THIS CSM IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 4441244.
 - 11) THIS CSM IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NO. 4458046.
 - 12) THIS CSM IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NO. 4458047.

PUBLIC DRAINAGE EASEMENT RELEASE DETAIL



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING LOCATED IN PART OF THE NW ¼ OF THE SW ¼ OF SECTION 26, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

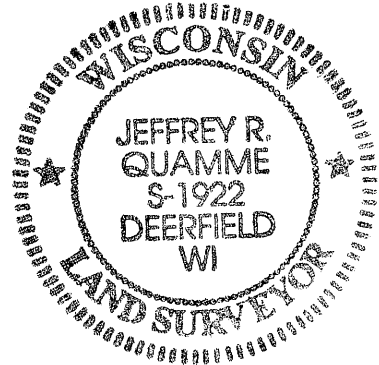
SURVEYOR'S CERTIFICATE

I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Kipp Street Properties, LLC, owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lots 1, 2 and 3, Tradesmen Commerce Park, being located in part of the NW ¼ of the SW ¼ of Section 26, T 7 N, R 10 E, in the City of Madison, Dane County, Wisconsin.

Containing 345,901 sq. ft., more or less.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

Dated this 21st day of October, 2009.
Revised this _____ day of _____, _____.



Jeffrey R. Quamme, R.L.S. No. 1922

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ___ day of _____, 20__ and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed and released by said Certified Survey Map to the City of Madison for public use.

Dated this ___ day of _____, 20__.

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.

Mark A. Olinger, Secretary Plan Commission

Date

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING LOCATED IN PART OF THE NW ¼ OF THE SW ¼ OF SECTION 26, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Kipp Street Properties, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company consents to the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. Kipp Street Properties, LLC, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

- Plan Commission, City of Madison
- Common Council, City of Madison

IN WITNESS WHEREOF, the said Kipp Street Properties, LLC, has caused these presents to be signed by Thomas J. Pellitteri on this _____ day of _____, 20_____.

Kipp Street Properties, LLC

By: _____
Thomas J. Pellitteri, Member

STATE OF WISCONSIN)
DANE COUNTY) SS

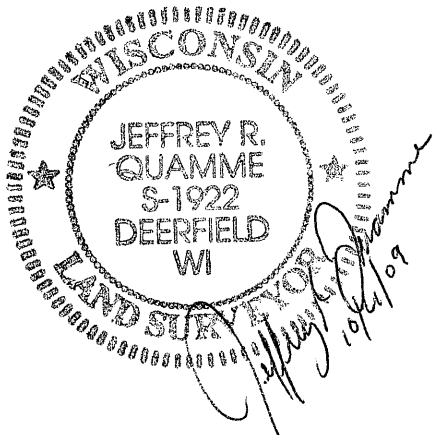
Personally came before me this _____ day of _____, 20____, Thomas J. Pellitteri, Member of Kipp Street Properties, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Member, and acknowledged that he executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public, _____, Wisconsin
My Commission Expires _____

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ day of _____, _____, at _____ O'CLOCK
____.M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF DANE COUNTY ON
PAGE(s) _____
DOCUMENT NUMBER _____
CERTIFIED SURVEY NUMBER _____

Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____