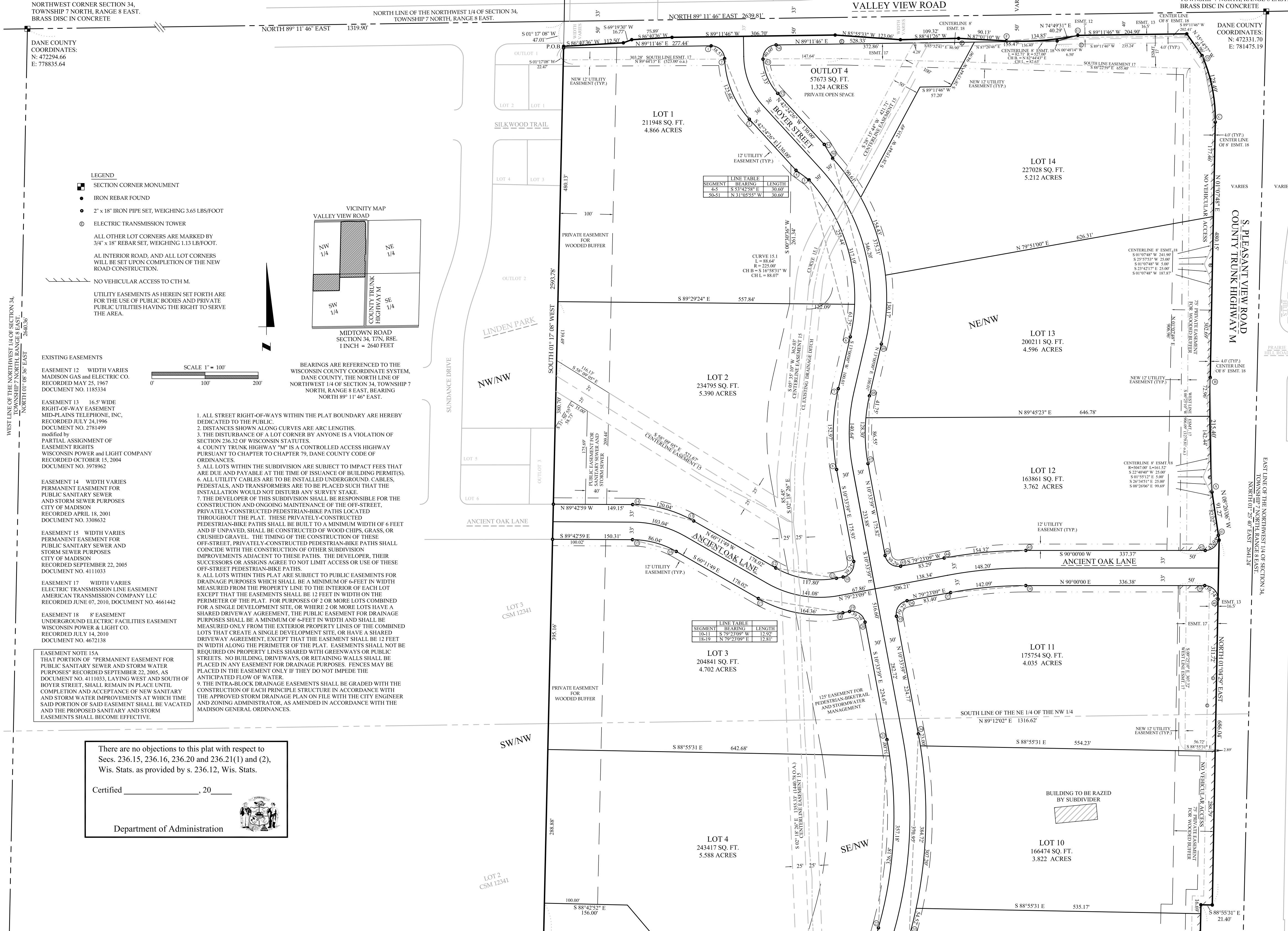


UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

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.



NORTHWEST CORNER SECTION 34,
TOWNSHIP 7 NORTH, RANGE 8 EAST.
BRASS DISC IN CONCRETE

DANE COUNTY
COORDINATES:
N: 472294.66
E: 778835.64

LEGEND

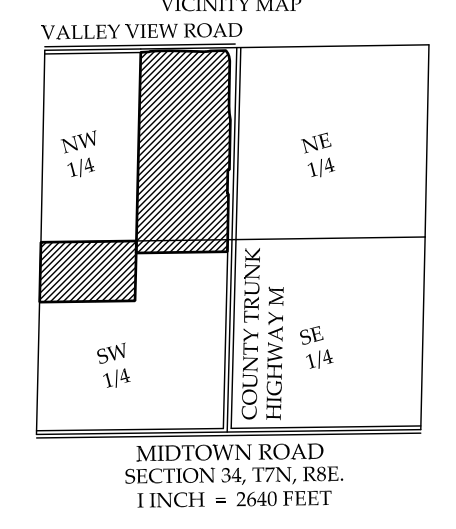
- SECTION CORNER MONUMENT
- IRON REBAR FOUND
- 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
- ELECTRIC TRANSMISSION TOWER

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.

NO VEHICULAR ACCESS TO CTH M.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE
FOR THE USE OF PUBLIC BODIES AND PRIVATE
PUBLIC UTILITIES HAVING THE RIGHT TO SERVE
THE AREA.



EXISTING EASEMENTS

EASEMENT 12 WIDTH VARIES
MADISON GAS AND ELECTRIC CO.
RECORDED MAY 25, 1967
DOCUMENT NO. 1185334

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

EASEMENT 15 WIDTH VARIES
PERMANENT EASEMENT FOR
PUBLIC SANITARY SEWER AND
STORM SEWER PURPOSES
CITY OF MADISON
RECORDED SEPTEMBER 22, 2005
DOCUMENT NO. 4111033

EASEMENT 17 WIDTH VARIES
ELECTRIC TRANSMISSION LINE EASEMENT
AMERICAN TRANSMISSION COMPANY LLC
RECORDED JUNE 07, 2000, DOCUMENT NO. 4661442

EASEMENT 18 8' EASEMENT
UNDERGROUND ELECTRIC FACILITIES EASEMENT
WISCONSIN POWER & LIGHT CO.
RECORDED JULY 14, 2010
DOCUMENT NO. 4672138

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.

- 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 236.32 OF WISCONSIN STATUTES.
- COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT 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 UNSPAVED, 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.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. FOR PURPOSES OF 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE 2 OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 6 FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDING, 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.
- THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

EASEMENT NOTE 15A
THAT PORTION OF "PERMANENT EASEMENT FOR
PUBLIC SANITARY SEWER AND STORM WATER
PURPOSES" RECORDED SEPTEMBER 22, 2005, AS
DOCUMENT NO. 411033, LAYING WEST AND SOUTH OF
BOYER STREET, SHALL REMAIN IN PLACE UNTIL
COMPLETION AND ACCEPTANCE OF NEW SANITARY
AND STORM WATER IMPROVEMENTS AT WHICH TIME
SAID PORTION OF SAID EASEMENT SHALL BE VACATED
AND THE PROPOSED SANITARY AND STORM
EASEMENTS SHALL BECOME EFFECTIVE.

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

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

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND
MAY BE REUSED FOR OTHER APPLICATIONS ONLY IF THE USER OBTAINS
WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.
UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

**UNIVERSITY RESEARCH PARK
PIONEER 1st ADDITION**

**UNIVERSITY RESEARCH PARK, INC.
MADISON, WI**

DANE COUNTY, WISCONSIN

NO.	BY	DATE	DESCRIPTION
1	JSH	JAN 2014	REVISE R/W & NOTES
2	JSH	FEB 2014	REVISE NOTE 15A & ESMT 15
3			
4			
5			
6			
7			

DATE OF PREPARATION

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

HORIZONTAL SCALE: 1"=100'

PROJECT ID 11J021

SHEET
1 of 3