



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 3, McAllen 120 Business Park.

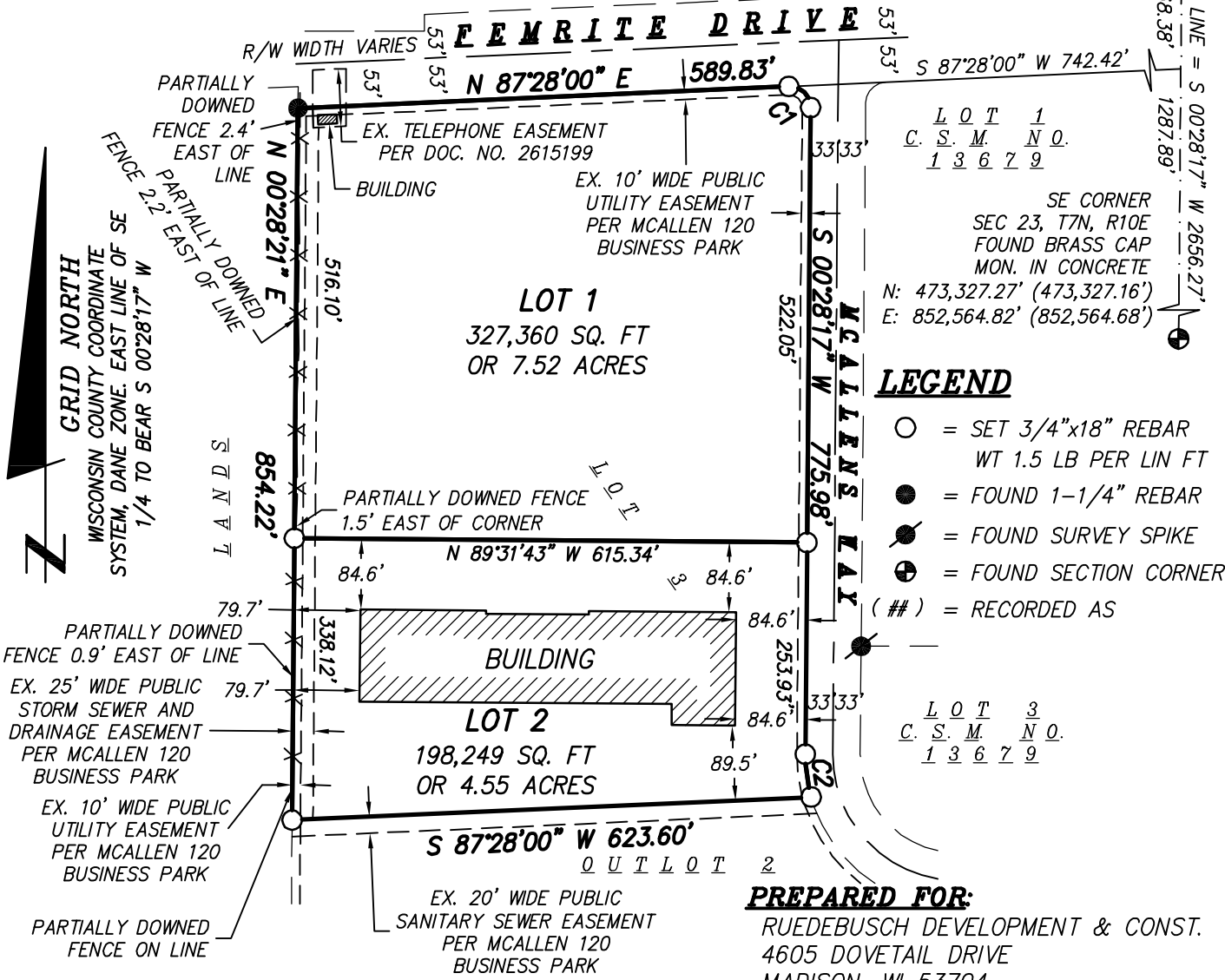
SCALE 1" = 200'



CURVE TABLE:

C#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00	S 46°01'52" E	36.27	40.58	93°00'17"
C1		(S 46°01'51" E)			93°00'18"
C2	183.00	S 07°42'06" E	52.03	52.21	16°20'46"

E 1/4 CORNER
SEC 23, T7N, R10E
FOUND 1-1/4" REBAR
N: 475,983.45'
E: 852,586.67'



NOTES:

1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-774080-MAD. SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS FOR THE SUBJECT PARCELS.

2.) THERE ARE NO WETLANDS OR FLOOD PLAIN ON THIS PARCEL PER THE RECORDED MCALLEN 120 BUSINESS PARK PLAT.

NOTES CONTINUED ON SHEET 2

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

(REV. 2-2-16)

Sheet 1 of 3

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 3, McAllen 120 Business Park.

NOTES:

- 3.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS, RECORDED IN DOC. NO. 4581371.
- 4.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS RECORDED IN DOC. NO. 4581372.
- 5.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS RECORDED IN DOC. NO. 4595887.
- 6.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOC. NO. 4849551.
- 7.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS RECORDED IN DOC. NO. 4849552.
- 8.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C429G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- 9.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 10.) PER MGO 16.23(9)(d)2.0: ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THIS CERTIFIED SURVEY. 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 BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARD WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALL SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NO IMPEDE THE ANTICIPATED FLOW OF WATER.
- IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION. (AM BY ORD. 13,639,-623-04: ORD-08-00094, 8-23-08)
- 11.) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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.
- 12.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDED, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
- 13.) THE LOTS O THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENTS OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTIONS HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 3, McAllen 120 Business Park.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of the SE 1/4 of the SE 1/4, Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, also being all of Lot 3, McAllen 120 Business Park, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S 00°28'17" W along the east line of said SE 1/4, 1368.38 feet; thence S 87°28'00" W, 742.42 feet to the northeast corner of said Lot 3 and the point of beginning;

thence along the arc of a curve concaved southwesterly having a radius of 25.00 feet and a long chord bearing S 46°01'52" E, a distance of 36.27 feet to the east line of said Lot 3; thence S 00°28'17" W along said east line, 775.98 feet; thence continuing along said east line and the arc of a curve concaved northeasterly having a radius of 183.00 feet and a long chord bearing S 07°42'06" E, a distance of 52.03 feet to the southeast corner of said Lot 3; thence S 87°28'00" W along the south line of said Lot 3, 623.60 feet to the southwest corner of said Lot 3; thence N 00°28'21" E along the west line of said Lot 3, 854.22 feet to the northwest corner of said Lot 3; thence N 87°28'00" E along the north line of said Lot 3, 589.83 feet to the point of beginning. This parcel contains 525,609 square feet or 12.07 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

McAllen Properties 120 LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said McAllen Properties 120 LLC, has caused these presents to be signed by its corporate officer listed below and Madison, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

McAllen Properties 120, LLC

STATE OF WISCONSIN)
DANE COUNTY)

Claude E. McAllen

Personally came before me this _____ day of _____, 20____, Claude E. McAllen its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

SURVEYORS SEAL

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 3, McAllen 120 Business Park.

CONSENT OF MORTGAGEE:

Anchorbank, FSB, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchorbank, FSB, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

Anchorbank, FSB

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Signature

Personally came before me this ____ day of _____, 20____, _____ its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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 of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Natalie Erdman
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL