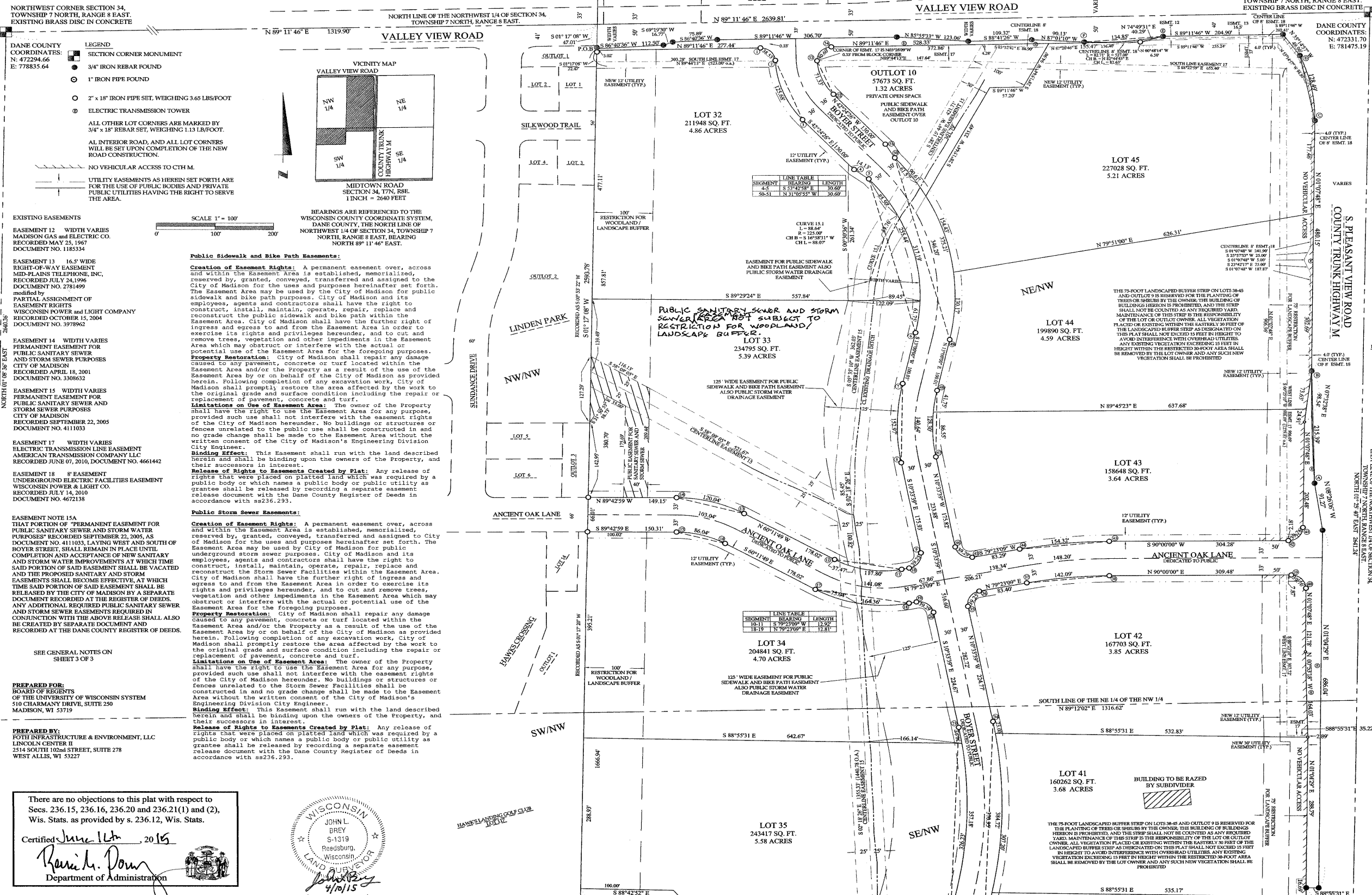


UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER 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.

Document No. 5220401



DANE COUNTY COORDINATES:
N: 472294.66
E: 778385.64

LEGEND

- SECTION CORNER MONUMENT
- 3/4" IRON REBAR FOUND
- 1" IRON PIPE 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

EASEMENT 14 WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED APRIL 18, 2001 DOCUMENT NO. 3396332

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, 2010, DOCUMENT NO. 4661442

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

SEE GENERAL NOTES ON SHEET 3 OF 3

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.

Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by 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.

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 Sewer 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.

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 Storm Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within 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 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.

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 Sewer 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.

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 Sanitary Sewer and Storm Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within 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 and 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 Sanitary Sewer and 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.

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 Sewer 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.

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.

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. AT WHICH TIME SAID PORTION OF SAID EASEMENT SHALL BE RELEASED BY THE CITY OF MADISON BY A SEPARATE DOCUMENT RECORDED AT THE REGISTER OF DEEDS. ANY ADDITIONAL REQUIRED PUBLIC SANITARY SEWER AND STORM SEWER EASEMENTS REQUIRED IN CONJUNCTION WITH THE ABOVE RELEASE SHALL ALSO BE CREATED BY SEPARATE DOCUMENT AND RECORDED AT THE DANE COUNTY REGISTER OF DEEDS.

PREPARED FOR:
BOARD OF REGENTS
OF THE UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANT DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
LINCOLN CENTER II
2514 SOUTH 102nd STREET, SUITE 278
WEST ALLIS, WI 53227

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 June 11th, 2015

Randy M. Dow
Department of Administration

WISCONSIN
JOHN L. BRYE
S-1319
Roadsburg,
Wisconsin
LAND SURVEYOR

REVISOR 6/3/15
REVISED 3/1/16

Foth
Foth Infrastructure & Environment, LLC
2514 S. 102nd Street
Suite 278, Lincoln Center II
West Allis, WI 53227
Phone: 414-338-7900 Fax: 414-338-7901

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

DANE COUNTY, WISCONSIN

UNIVERSITY RESEARCH PARK PIONEER 1st ADDITION

UNIVERSITY RESEARCH PARK
MADISON, WI

| NO. | BY | DATE | DESCRIPTION |
|-----|-----|----------|---|
| 1 | JSH | JAN 2014 | REVISE R/W & NOTES |
| 2 | JSH | FEB 2014 | REVISE NOTE 15A & ESMT 15 |
| 3 | JLS | SEP 2014 | REVISE 30' EASE, 75' BUFFER |
| 4 | DMJ | MAR 2015 | ADD 18" R.C. LAUNCHER RESTRICTIONS TO Sewer GAS/PT. |

| 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
1 of 3

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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.

Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within 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 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.

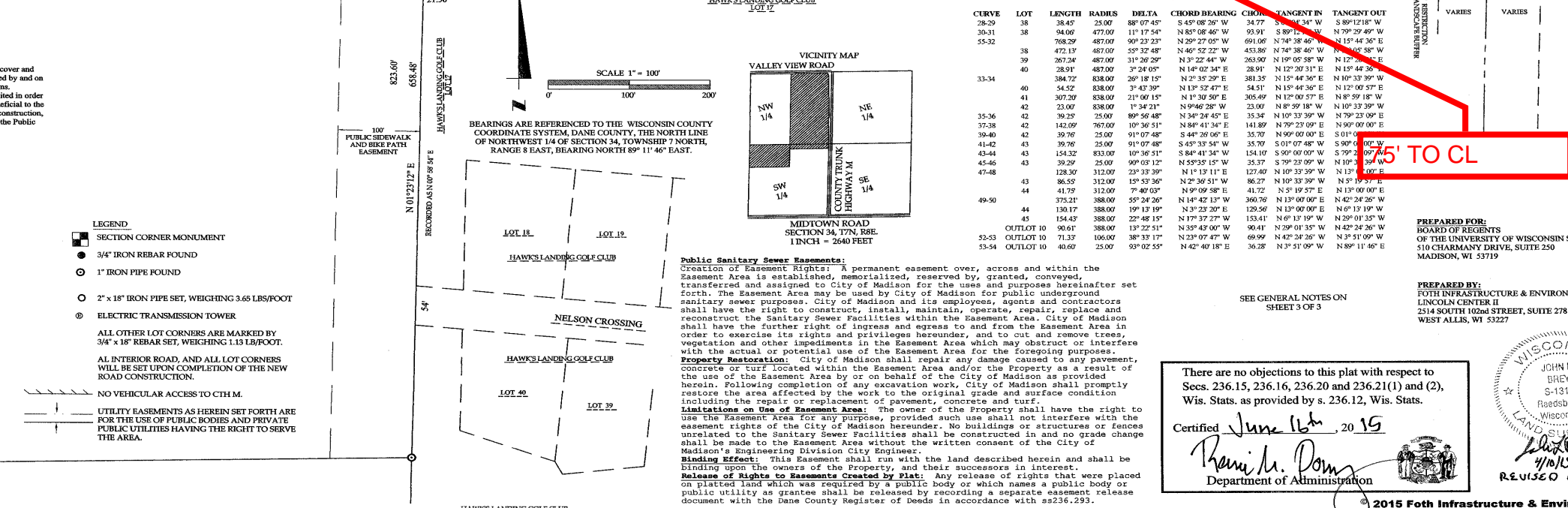
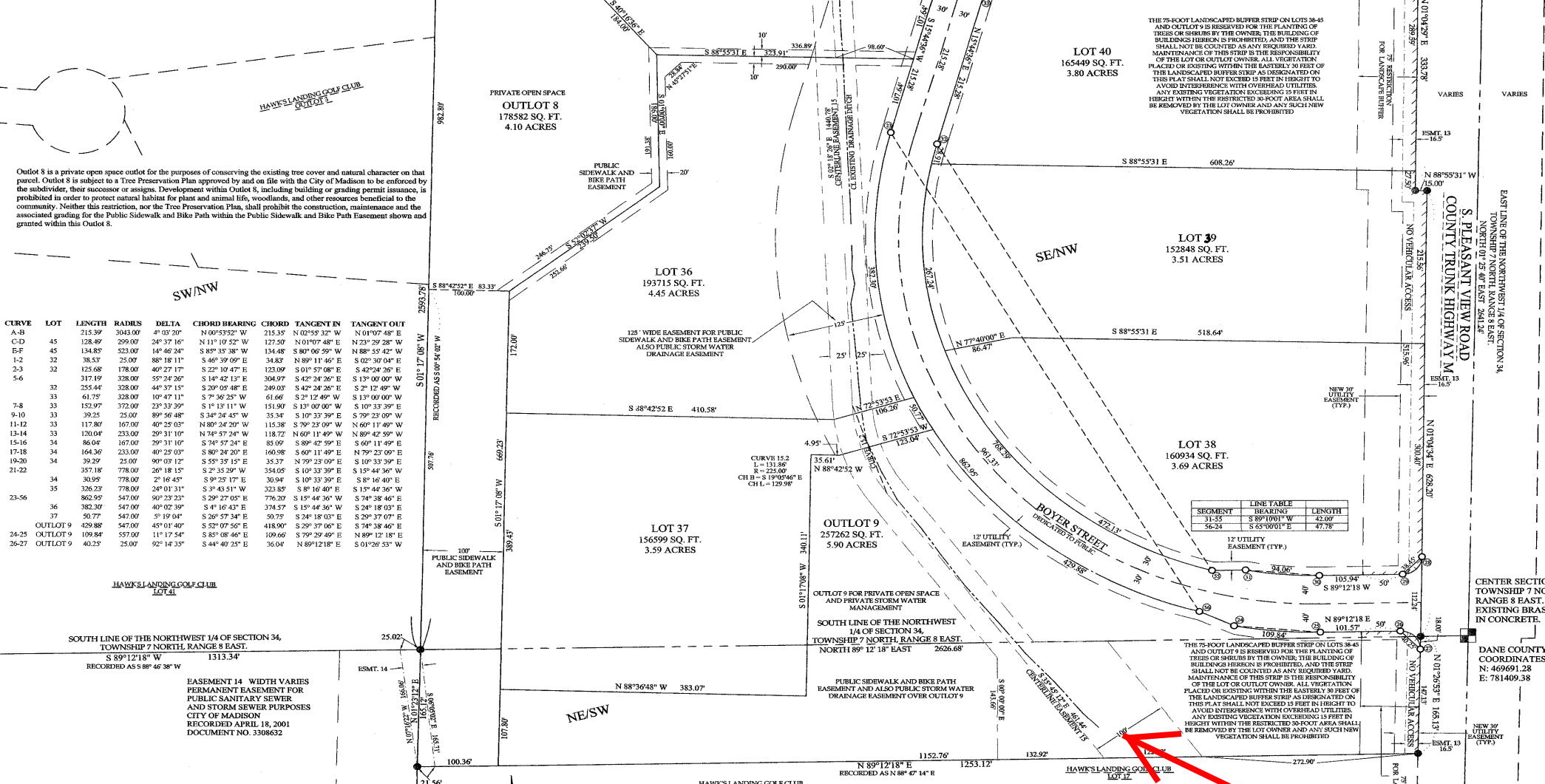
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

EXISTING EASEMENTS

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. 3979962

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

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 SEWER EASEMENTS SHALL BECOME EFFECTIVE, AT WHICH TIME SAID PORTION OF SAID EASEMENT SHALL BE RELEASED BY THE CITY OF MADISON BY A SEPARATE DOCUMENT RECORDED AT THE REGISTER OF DEEDS. ANY ADDITIONAL REQUIRED PUBLIC SANITARY SEWER AND STORM SEWER EASEMENTS REQUIRED IN CONJUNCTION WITH THE ABOVE RELEASE SHALL ALSO BE CREATED BY SEPARATE DOCUMENT AND RECORDED AT THE DANE COUNTY REGISTER OF DEEDS.



- LEGEND**
- SECTION CORNER MONUMENT
 - 3/4" IRON REBAR FOUND
 - 1" IRON PIPE 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.

LOT 40
165449 SQ. FT.
3.80 ACRES

THE 75-FOOT LANDSCAPED BUFFER STRIP ON LOTS 38-40 AND OUTLOT 9 IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LANDSCAPED BUFFER STRIP AS DESIGNATED ON THIS PLAN SHALL 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.

| SECTION | LINE TABLE | BEARING | LENGTH |
|---------|---------------|---------|--------|
| 56-24 | S 55°00'01" E | 47.78 | |
| | S 89°12'18" W | 42.00 | |

| CURVE | LOT | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD | TANGENT IN | TANGENT OUT |
|-------|-----------|--------|-----------|---------------|----------------|--------------|---------------|---------------|
| 38-29 | 38 | 38.45 | 25.00 | 88°07'45" | S 49°08'26" W | 34.77 | S 89°12'18" W | S 89°12'18" W |
| 39-31 | 38 | 94.06 | 477.00 | 11°17'54" | N 85°06'46" W | 92.91 | N 79°29'46" W | N 79°29'46" W |
| 55-32 | 38 | 768.29 | 487.00 | 90°23'23" | N 29°27'05" W | 691.06 | N 74°38'46" W | N 15°44'36" E |
| 38-42 | 38 | 472.13 | 487.00 | 55°32'48" | N 46°52'22" W | 453.86 | N 74°38'46" W | N 15°44'36" E |
| 39-39 | 39 | 367.34 | 487.00 | 31°28'25" | N 13°22'44" W | 263.90 | N 19°05'58" W | N 12°00'57" E |
| 40-40 | 40 | 282.91 | 487.00 | 3°24'05" | N 146°02'34" E | 28.91 | N 12°00'57" E | N 15°44'36" E |
| 33-34 | 40 | 384.72 | 838.00 | 26°18'15" | N 2°35'29" E | 381.35 | N 15°44'36" E | N 10°33'39" W |
| 35-36 | 40 | 54.52 | 838.00 | 3°43'39" | N 13°52'47" E | 54.51 | N 15°44'36" E | N 12°00'57" E |
| 37-38 | 42 | 142.09 | 767.00 | 10°36'51" | N 84°41'34" E | 141.89 | N 79°23'09" E | N 90°00'00" E |
| 39-40 | 42 | 39.76 | 25.00 | 91°07'48" | S 44°38'36" E | 35.70 | N 90°00'00" E | S 01°00'00" E |
| 41-42 | 43 | 39.76 | 25.00 | 91°07'48" | S 44°38'36" E | 35.70 | N 90°00'00" E | S 01°00'00" E |
| 43-44 | 43 | 154.32 | 833.00 | 10°36'51" | S 84°41'34" W | 154.10 | S 90°00'00" E | S 79°23'09" W |
| 45-46 | 43 | 39.29 | 25.00 | 90°03'12" | N 59°32'15" W | 35.37 | S 79°23'09" W | N 10°33'39" W |
| 47-48 | 43 | 128.30 | 312.00 | 23°33'39" | N 15°11'14" W | 125.60 | N 10°33'39" W | N 13°00'00" E |
| 49-50 | 43 | 86.55 | 312.00 | 15°33'39" | N 2°36'51" W | 86.27 | N 10°33'39" W | N 5°19'57" E |
| 44-45 | 44 | 41.79 | 312.00 | 7°40'03" | N 9°09'38" E | 41.72 | N 5°19'57" E | N 13°00'00" E |
| 49-50 | 44 | 375.21 | 388.00 | 55°24'26" | N 14°42'13" W | 360.76 | N 13°00'00" E | N 42°24'26" W |
| 51-52 | 44 | 130.17 | 388.00 | 19°13'19" | N 3°22'30" E | 125.56 | N 13°00'00" E | N 6°13'19" W |
| 45 | 154.43 | 388.00 | 22°48'15" | N 17°37'27" W | 153.41 | N 6°13'19" W | N 29°01'35" W | N 3°51'09" W |
| 53-54 | OUTLOT 10 | 90.61 | 388.00 | 13°22'51" | N 35°43'00" W | 90.41 | N 29°01'35" W | N 42°24'26" W |
| 55-56 | OUTLOT 10 | 71.37 | 106.00 | 38°33'17" | N 23°07'47" W | 69.99 | N 42°24'26" W | N 89°12'18" E |
| 53-54 | OUTLOT 10 | 40.69 | 25.00 | 92°02'55" | N 42°46'18" E | 38.28 | N 3°51'09" W | N 89°12'18" E |

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 June 16th, 2015
 Department of Administration

PREPARED FOR:
 BOARD OF REGENTS
 OF THE UNIVERSITY OF WISCONSIN SYSTEM
 510 CHARMANY DRIVE, SUITE 250
 MADISON, WI 53719

PREPARED BY:
 FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
 LINCOLN CENTER II
 2514 SOUTH HOBBS STREET, SUITE 278
 WEST ALLIS, WI 53227

WISCONSIN
 JOHN L. BIREY
 S-1319
 READINGSBURG,
 WISCONSIN
 LAND SURVEYOR

REVISION 6/3/15

Foth
 Foth Infrastructure & Environment, LLC
 2514 S. 102nd Street
 Suite 278, Lincoln Center II
 West Allis, WI 53227
 Phone: 414-356-7900 Fax: 414-356-7901

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE 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
 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 | JLB | SEP 2014 | REVISE 30' EASE, 75' BUFFER |

DATE OF PREPARATION

| BY | DATE |
|-----|---------|
| JSH | 10/2011 |
| JSH | 9/2012 |
| JSH | 9/2012 |

HORIZONTAL SCALE: 1"=100'

0 100' 200'

PROJECT ID 11J021

SHEET 2 of 3

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

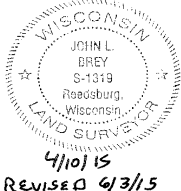
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY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

I, JOHN L. BREY, Wisconsin Professional Surveyor hereby certify:

THAT I have surveyed, divided, and mapped the UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION, being a subdivision of PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHEAST 1/4 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 N 89°11'46" E, 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 S 01°17'08" W, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD TO THE POINT OF BEGINNING;
 THENCE CONTINUE S 01°17'08" W, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
 THENCE S 89°12'18" W, 1313.34 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34;
 THENCE S 01°19'31" W, 823.56 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
 THENCE N 89°12'18" E, 1312.46 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
 THENCE N 01°23'12" E, 658.48 FEET, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
 THENCE N 89°12'18" E, 1253.12 FEET, ALONG THE NORTH LINE LOT 17 OF HAWKS LANDING GOLF CLUB TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE N 01°26'53" E, 165.13 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
 THENCE N 01°04'34" E, 628.20 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE N 88°55'31" W, 15.00 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE N 01°04'29" E, 333.78 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE S 88°55'31" E, 21.40 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE N 01°04'29" E, 686.04 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE N 08°26'06" W, 91.27 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.39 FEET, HAVING A CHORD BEARING AND DISTANCE OF N 09°53'22" W, 215.35 FEET, AND A RADIUS OF 3043.00 FEET;
 THENCE N 01°07'48" E, 480.15 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
 THENCE ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF N 11°10'52" W, 127.50 FEET, AND A RADIUS OF 298.00 FEET;
 THENCE N 35°14'57" W, 49.96 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M TO THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 89°11'46" W, 204.90 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.83 FEET, HAVING A CHORD BEARING AND DISTANCE OF S 85°35'38" W, 134.48 FEET, AND A RADIUS OF 523.00 FEET;
 THENCE N 87°01'10" W, 90.13 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 88°41'26" W, 109.32 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE N 85°55'33" W, 123.06 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 89°11'46" W, 206.70 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 86°40'36" W, 75.89 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 69°19'30" W, 16.77 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
 THENCE S 86°40'36" W, 112.50 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 103.67 ACRES, MORE OR LESS.
 THAT I have made such survey, land division, and plat at the direction of THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, 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 and the City of Madison Land Subdivision Regulations.

John L. Brey
 John L. Brey, PLS S-1319



SOUTHWEST CORNER SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, EXISTING BRASS DISC IN CONCRETE

DANE COUNTY COORDINATES:
 N: 467013.36
 E: 778721.84

PREPARED FOR:
 BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
 510 CHARMANY DRIVE, SUITE 250
 MADISON, WI 53719

PREPARED BY:
 FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
 LINCOLN CENTER II
 2514 SOUTH 102ND STREET, SUITE 278
 WEST ALLIS, WI 53227

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 NATURAL RESOURCES COMMITTEE
 STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND CORPORATE SECRETARY, JANE S. RADUE, AND ITS CORPORATE SEAL AFFIXED ON THIS 9th DAY OF March, 2016.

Jane S. Radue
 JANE S. RADUE
 EXECUTIVE DIRECTOR AND CORPORATE SECRETARY
 THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

STATE OF WISCONSIN)
 COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME ON THIS 9th DAY OF March, 2016, THE ABOVE NAMED JANE S. RADUE, EXECUTIVE DIRECTOR AND CORPORATE SECRETARY OF THE UNIVERSITY OF WISCONSIN SYSTEM, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Dennis Sloan Lattis
 DENNIS SLOAN LATTIS
 NOTARY PUBLIC

MY COMMISSION EXPIRES is permanent

WEST 1/4 CORNER SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, EXISTING BRASS DISC IN CONCRETE

DANE COUNTY COORDINATES:
 N: 469654.83
 E: 778782.95

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, RECORDED AS S 01°19'31" W, 823.56' RECORDED AS S 01°19'31" W, 823.56'

S 01°19'31" W, 2642.17'

S 01°19'31" W, 1818.61'

WEST 1/4 CORNER SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, EXISTING BRASS DISC IN CONCRETE

DANE COUNTY COORDINATES:
 N: 469654.83
 E: 778782.95

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, RECORDED AS S 01°19'31" W, 823.56' RECORDED AS S 01°19'31" W, 823.56'

S 01°19'31" W, 2642.17'

S 01°19'31" W, 1818.61'

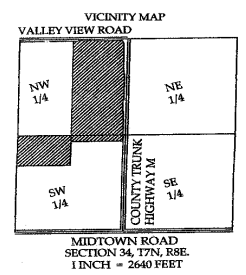
OUTLET 7
 1080516 SQ. FT.
 24.80 ACRES
 PRIVATE OPEN SPACE

Outlet 7 is a private open space outlet for the purposes of conserving the existing tree cover and natural character on that parcel. Outlet 7 is subject to a Tree Preservation Plan approved by and on file with the City of Madison to be enforced by the subdivider, their successor or assigns. Development within Outlet 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 Outlet 7.

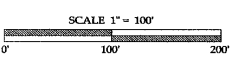
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST.
 S 89°12'18" W 1313.34'
 RECORDED AS S 89°12'18" W 1313.34'

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

- LEGEND
- SECTION CORNER MONUMENT
 - 3/4" IRON REBAR FOUND
 - 1" IRON PIPE 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 HERIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



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.



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 June 16th, 2016

Brian M. Down
 Brian M. Down
 Department of Administration

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS PLAT KNOWN AS "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT No. RES. 15-2016, FILE ID No. 35237, ADOPTED ON THE 19th DAY OF MAY, 2016, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS 17th DAY OF March, 2016.

Maribeth Witzel-Behl
 MARIBETH WITZEL-BEHL, CLERK
 CITY OF MADISON, DANE COUNTY, WISCONSIN

March 14, 2016
 DATE

CITY OF MADISON TREASURER CERTIFICATE

I, DAVID GAWENDA, BEING DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS OF MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 14th DAY OF March, 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION".

David Gawenda
 DAVID GAWENDA, TREASURER
 CITY OF MADISON, DANE COUNTY, WISCONSIN

3-14-16
 DATE

DANE COUNTY TREASURER CERTIFICATE

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE DANE COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 14th DAY OF March, 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION".

Adam Gallagher
 ADAM GALLAGHER, TREASURER
 DANE COUNTY, WISCONSIN

3-14-16
 DATE

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS 14th DAY OF March, 2016, AT 3:58

O'CLOCK, P M., AND RECORDED IN VOLUME 60-0488 OF PLATS,

ON PAGES 257 THROUGH 259, AS DOCUMENT NUMBER 5220401

Kristi Chlebowski
 KRISTI CHLEBOWSKI, REGISTER OF DEEDS,
 DANE COUNTY, WISCONSIN

Foth
 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 FOR SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE, IT MAY NOT BE USED WITHOUT THE 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
 MADISON, WI**

DANE COUNTY, WISCONSIN

| REVISION / ISSUE | | DESCRIPTION | DATE |
|------------------|-----------------------------|-------------|----------|
| 1 | REVISE R/W & NOTES | | JAN 2014 |
| 2 | REVISE NOTE 15A & ESMT 15 | | FEB 2014 |
| 3 | REVISE 30' EASE, 75' BUFFER | | SEP 2014 |

| DATE OF PREPARATION | | |
|---------------------|----|---------|
| SURVEYED | BY | DATE |
| JSH | | 10/2011 |
| JSH | | 9/2012 |
| JSH | | 9/2012 |
| CHECKED | | |

HORIZONTAL SCALE: 1"=100'

PROJECT ID 11J021

SHEET 3 of 3