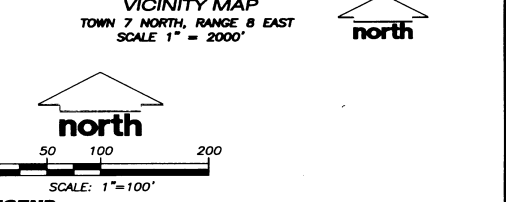
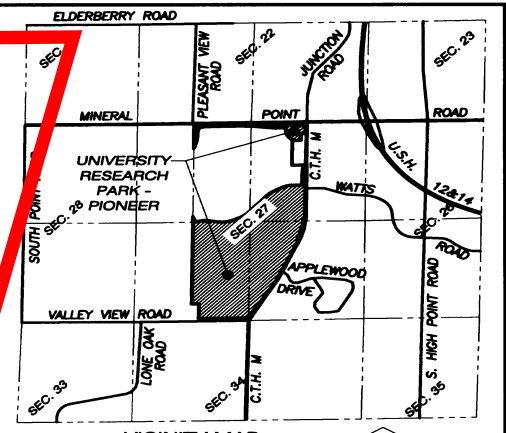


UNIVERSITY RESEARCH PARK - PIONEER

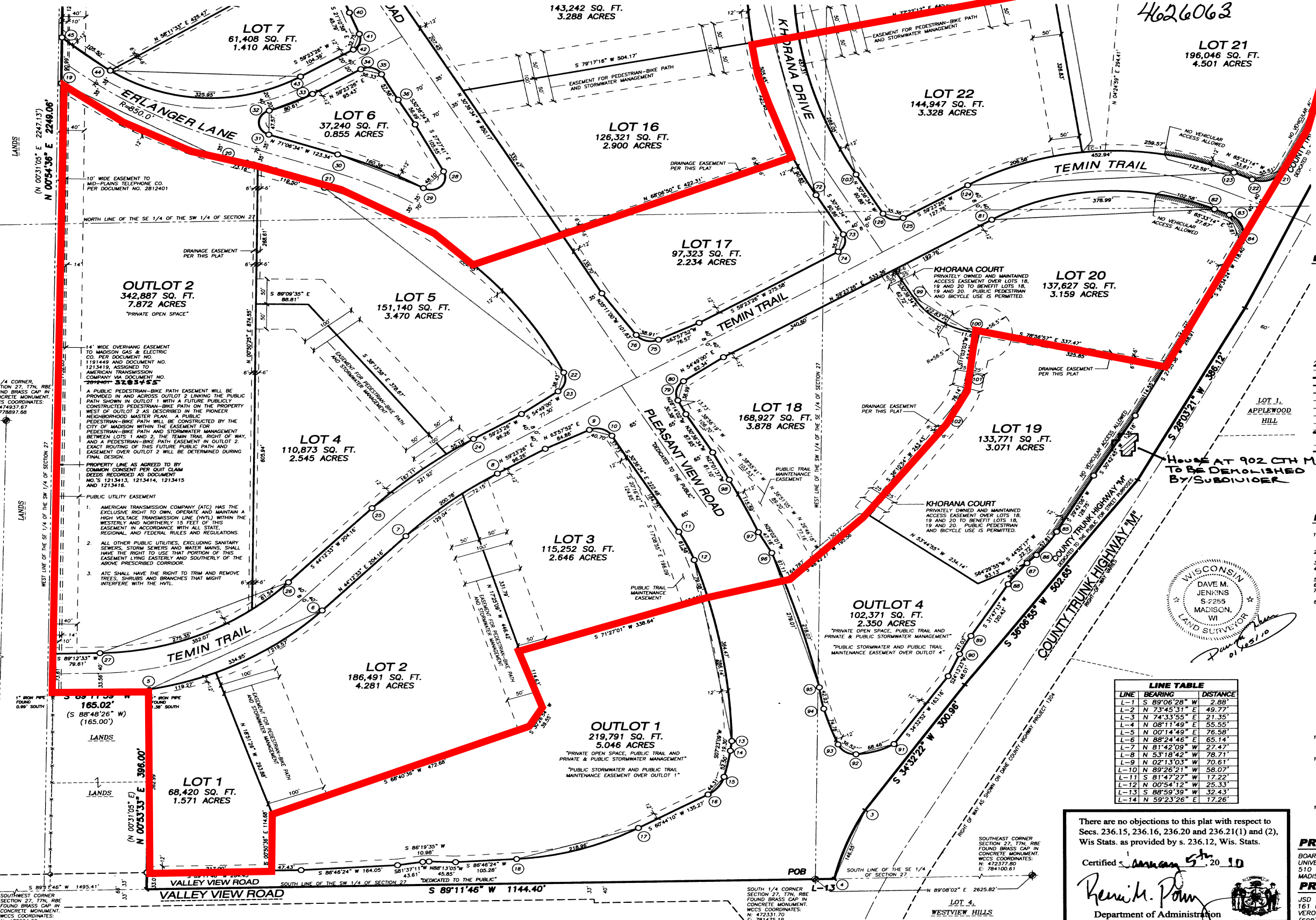
PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE
SUBSOIL INFORMATION INDICATES THE PRESENCE OF BEDROCK LESS THAN (9) FEET BELOW THE SURFACE IN SEVERAL LOCATIONS WITHIN THIS PLAT. LOT OWNERS SHALL VERIFY THE LOCATION OF BEDROCK AND DETERMINE THE APPROPRIATE DESIGN TO MITIGATE ANY ADVERSE EFFECTS ON SAID CONSTRUCTION.



- LEGEND**
- SECTION CORNER MONUMENT AS NOTED
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - CUT CROSS SET IN BOULDER
 - 1-1/4" X 24" REBAR SET, WEIGHING 4.30 LB./LN.FT.
 - ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB./LN. FT.
 - ALL EXTERIOR MONUMENTS HAVE BEEN SET. THE CITY OF MADISON HAS MARKED PLACING THE INTERIOR MONUMENTS FOR A REASONABLE TIME AND A SURETY BOND HAS BEEN EXECUTED.
 - UNMONUMENTED ANGLE POINT
 - PREVIOUSLY RECORDED INFORMATION
 - BUILDING
 - FENCE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - SECTION LINE
 - NO VEHICULAR ACCESS ALLOWED
 - UTILITY EASEMENTS - ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLE PLACEMENTS SHALL BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
 - THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
 - UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS S 89°11'46" W.
 - ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
 - SEE SHEET 8 OF 9 FOR CURVE DATA.
 - BUILDING LOCATED ON LOT 18 WILL BE REMOVED.
 - PROPOSED VALLEY VIEW ROAD, PLEASANT VIEW ROAD, MINERAL POINT ROAD AND COUNTY HIGHWAY "M" ALIGNMENTS PROPOSED BY OTHERS.
 - ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DRAINAGE EASEMENTS 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 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 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 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 IMPEDER THE ANTICIPATED FLOW OF WATER.
 - NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDVISION OF A PREVIOUSLY SUBMITTED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
 - 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.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMITS.
 - THE CITY WILL NOT INSTALL LIGHTING IN THE ALLEYS, BUT THE DEVELOPER OR PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE PRIVATE LIGHTING IN THE ALLEY RIGHT OF WAY. SUCH PRIVATE LIGHTING WILL BE OPERATED AND MAINTAINED BY THE DEVELOPER OR PROPERTY OWNERS.
 - 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 THIS PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 8 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS OR CRUSHED GRAVEL. THE TRIMMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL CONFORM 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.
 - SEE PLAT BOUNDARY DETAIL ON SHEET 8 OF 9.



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 89°06'28" W	2.88'
L-2	N 73°45'31" E	49.77'
L-3	N 74°33'55" E	21.35'
L-4	N 08°11'49" E	55.55'
L-5	N 07°14'49" E	76.58'
L-6	N 89°24'49" E	65.14'
L-7	N 81°42'09" W	27.47'
L-8	N 53°18'42" W	78.71'
L-9	N 02°13'03" W	70.61'
L-10	N 89°26'21" W	58.07'
L-11	S 81°43'27" W	17.22'
L-12	N 07°54'12" W	25.33'
L-13	S 89°59'39" W	32.43'
L-14	N 59°23'26" E	17.26'

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 *January 5th 2010*

Renita M. Ponn
Department of Administration

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Engineers • Surveyors • Planners

PROJECT NO: 03-1323 SURVEYED BY: JK
FILE NO: 0-45 DRAWN BY: SO
FIELDBOOK/PK: 187/33 CHECKED BY: JK
SHEET 1 OF 9 APPROVED BY: DMJ

