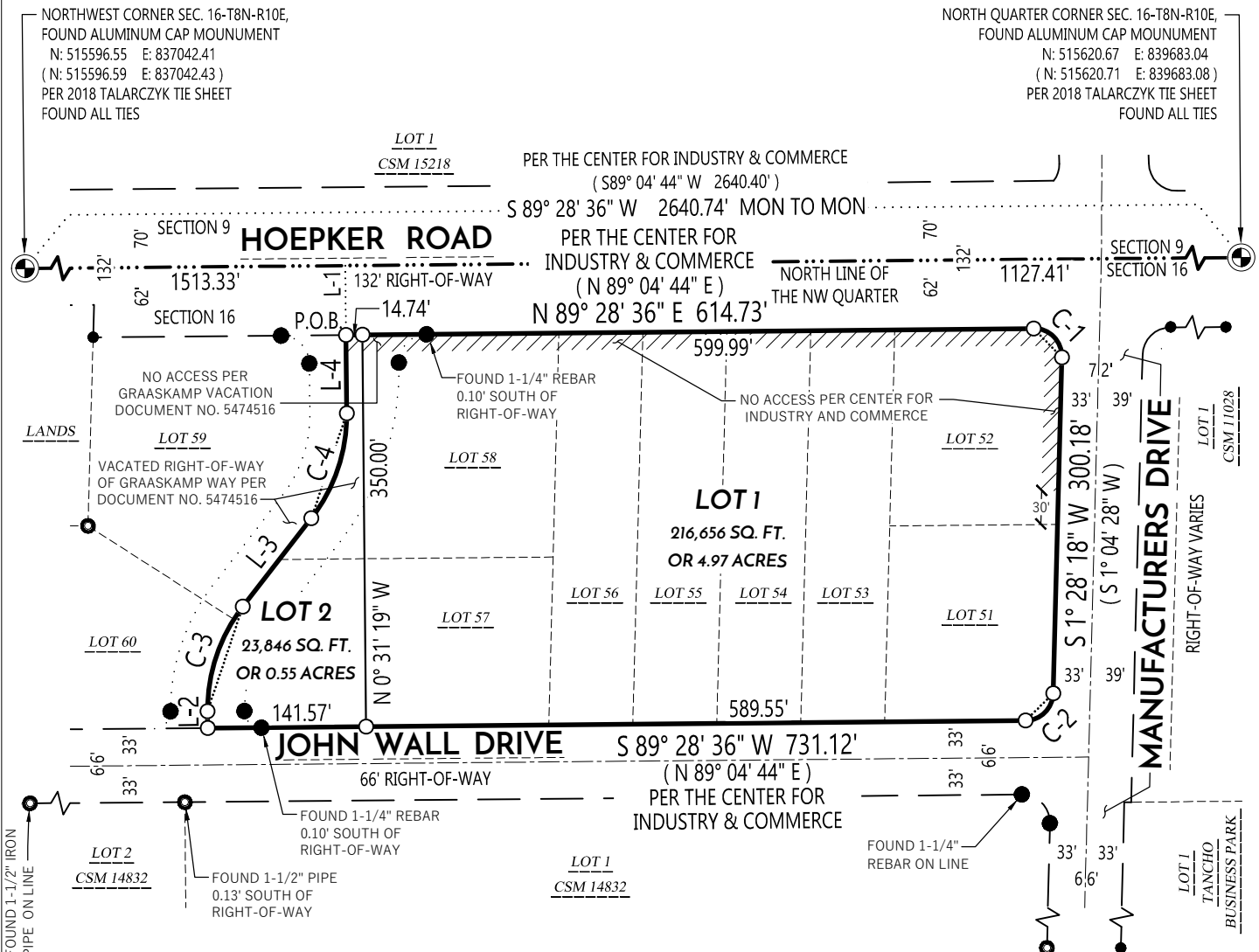


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 51-58, AND VACATED AND DISCONTINUED GRAASKAMP WAY RIGHT-OF-WAY PER DOCUMENT NO. 5474516, IN THE CENTER FOR INDUSTRY & COMMERCE RECORDED IN VOLUME 58-024B OF PLATS OF DANE COUNTY ON PAGES 129-134 AS DOCUMENT NO. 3708481, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



| LINE TABLE | | |
|------------|-----------------|----------|
| LINE # | BEARING | DISTANCE |
| L-1 | S 0° 31' 19" E | 62.00' |
| L-2 | N 0° 31' 21" W | 15.00' |
| L-3 | N 37° 48' 46" E | 100.02' |
| L-4 | N 0° 31' 19" W | 70.15' |

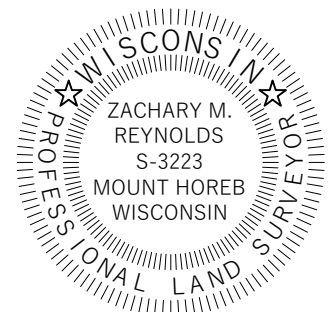
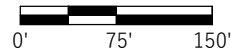
| CURVE TABLE | | | | | | | |
|-------------|--------------|---------|-------------|-----------------|--------------|-----------------|-----------------|
| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| C-1 | 40.14' | 25.00' | 91° 59' 42" | S 44° 31' 33" E | 35.97' | N 89° 28' 36" E | S 1° 28' 18" W |
| C-2 | 38.40' | 25.00' | 88° 00' 18" | S 45° 28' 27" W | 34.73' | S 1° 28' 18" W | S 89° 28' 36" W |
| C-3 | 100.36' | 150.00' | 38° 20' 07" | N 18° 38' 43" E | 98.50' | N 0° 31' 21" W | N 37° 48' 46" E |
| C-4 | 100.71' | 150.52' | 38° 20' 05" | N 18° 38' 43" E | 98.84' | N 37° 48' 46" E | N 0° 31' 19" W |

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON NOVEMBER 30TH, AND DECEMBER 2, 2021.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T8N, R10E, BEARS S 89°28' 36" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EXISTING EASEMENTS AND RESTRICTIONS.



File: W:\2021\210868_Newcomb - CIC Flex Building, Madison, WI\210868_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotted: Jan 10, 2022 - 2:49pm



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PREPARED FOR:
NEWCOMB CONSTRUCTION CO., INC
999 FOURIER DRIVE #102
MADISON, WI 53717

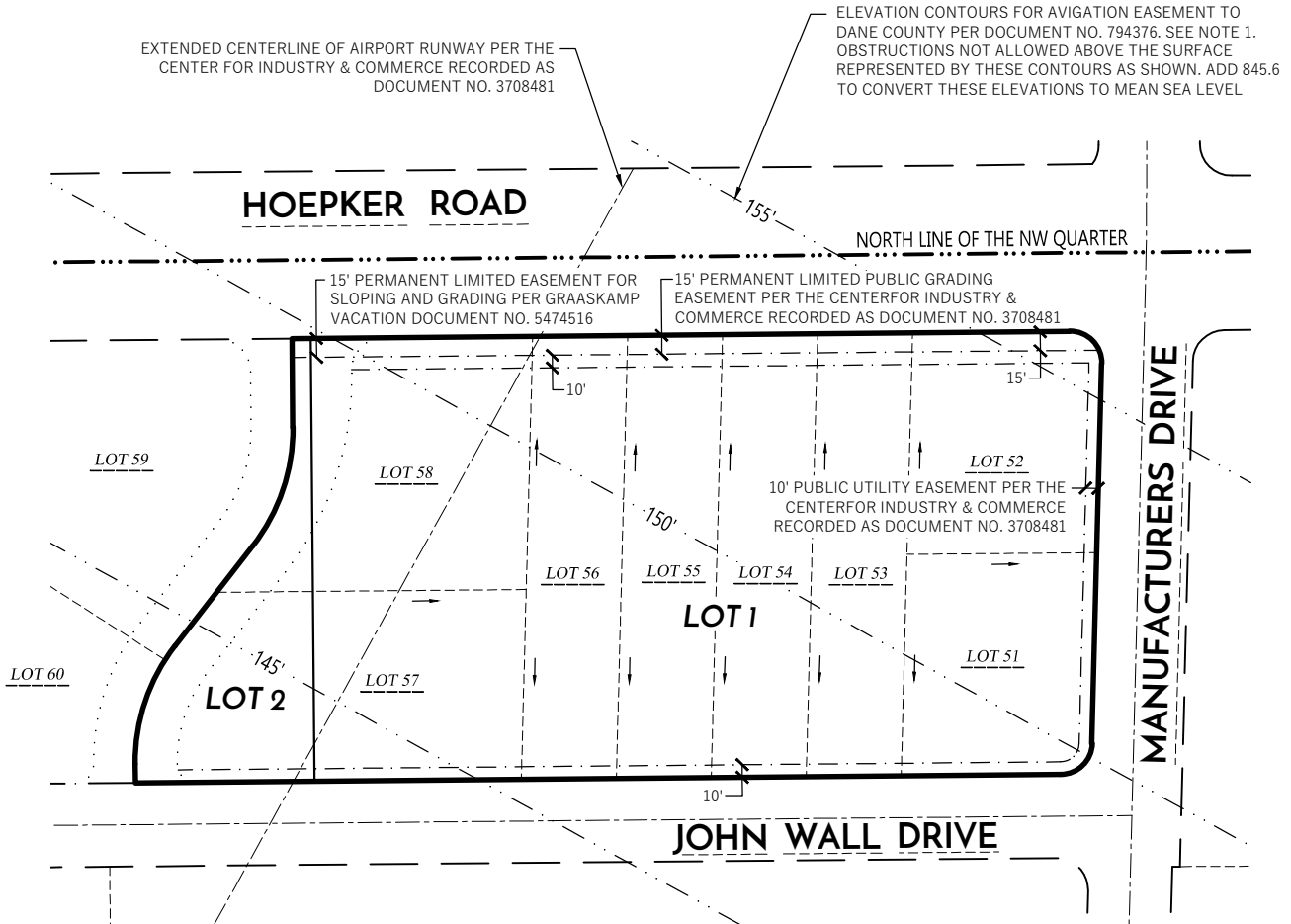
SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 210868
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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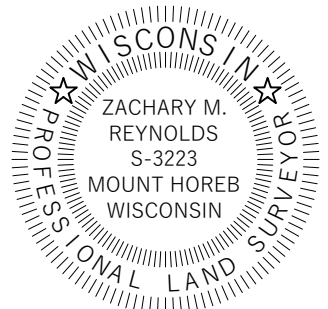
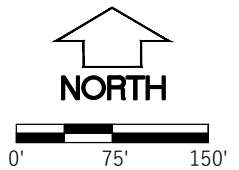


LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY. SEE NOTE 1.
- EXISTING EASEMENT
- DRAINAGE INDICATORS PER PER THE CENTER FOR INDUSTRY & COMMERCE RECORDED AS DOCUMENT NO. 3708481
- RECORDED INFORMATION

NOTES:

1. AVIGATION EASEMENT TO DANE COUNTY PER DOCUMENT NO. 2794376 IS SHOWN PER THE CENTER FOR INDUSTRY & COMMERCE RECORDED AS DOCUMENT NO. 3708481. ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON VERTICAL DATUM. ADD 845.6' TO CONVERT TO U.S.G.S. 1929 MEAN SEA LEVEL ELEVATIONS.
2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 210868
SHEET NO: 1 of 5

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A CONSOLIDATION OF LOTS 51-58, AND VACATED AND DISCONTINUED GRAASKAMP WAY RIGHT-OF-WAY PER DOCUMENT NO. 5474516, IN THE CENTER FOR INDUSTRY & COMMERCE RECORDED IN VOLUME 58-024B OF PLATS OF DANE COUNTY ON PAGES 129-134 AS DOCUMENT NO. 3708481, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 51-58, AND VACATED AND DISCONTINUED GRAASKAMP WAY RIGHT-OF-WAY PER DOCUMENT NO. 5474516, IN THE CENTER FOR INDUSTRY & COMMERCE RECORDED IN VOLUME 58-024B OF PLATS OF DANE COUNTY ON PAGES 129-134 AS DOCUMENT NO. 3708481, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 16, THENCE SOUTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, 1127.41 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 19 SECONDS EAST, 62.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HOEPKER ROAD, AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF HOEPKER ROAD, NORTH 89 DEGREES 28 MINUTES 36 SECONDS EAST, 614.73 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF HOEPKER ROAD, 40.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS S 44 DEGREES 31 MINUTES 33 SECONDS EAST, 35.97 TO THE POINT OF TANGENCY, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF MANUFACTURERS DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF MANUFACTURERS DRIVE, SOUTH 01 DEGREES 28 MINUTES 18 SECONDS WEST, 300.18 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF MANUFACTURERS DRIVE, 38.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 45 DEGREES 28 MINUTES 27 SECONDS WEST, 34.73 FEET TO THE POINT OF TANGENCY, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF JOHN WALL DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF JOHN WALL DRIVE, SOUTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, 731.12 FEET TO THE CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY PER DOCUMENT NO. 5474516; THENCE ALONG SAID CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY, NORTH 00 DEGREES 31 MINUTES 21 SECONDS WEST, 15.00 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY, 100.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THE CHORD BEARS NORTH 18 DEGREES 38 MINUTES 43 SECONDS EAST, 98.50 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY, NORTH 37 DEGREES 48 MINUTES 46 SECONDS EAST, 100.02 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY, 100.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.52 FEET, THE CHORD BEARS NORTH 18 DEGREES 38 MINUTES 43 SECONDS EAST, 98.84 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE OF VACATED AND DISCONTINUED GRAASKAMP WAY, NORTH 00 DEGREES 31 MINUTES 19 SECONDS WEST, 70.15 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 240,502 SQUARE FEET OR 5.52 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF NEWCOMB CONSTRUCTION COMPANY, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2022, 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 _____, 2022.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

File: W:\2021\210868_Newcomb - CIC Flex Building, Madison, WI\210868_CSM.dwg Layout: CSM 3 of 4 User: Zach Plotfile: Jan 10, 2022 - 3:33pm



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300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION CO., INC
999 FOURIER DRIVE #102
MADISON, WI 53717

SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 210868
SHEET NO: 3 of 4

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OWNER'S CERTIFICATE

_____, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
_____, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED

MANAGING MEMBER FOR _____ LLC, _____ TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE

NAMED BANKING ASSOCIATION , _____ AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE
CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER, DATE: _____
SECRETARY OF THE PLAN COMMISSION



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APPROVED BY: WPW

PROJECT NO: 210868
SHEET NO: 4 of 4

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS