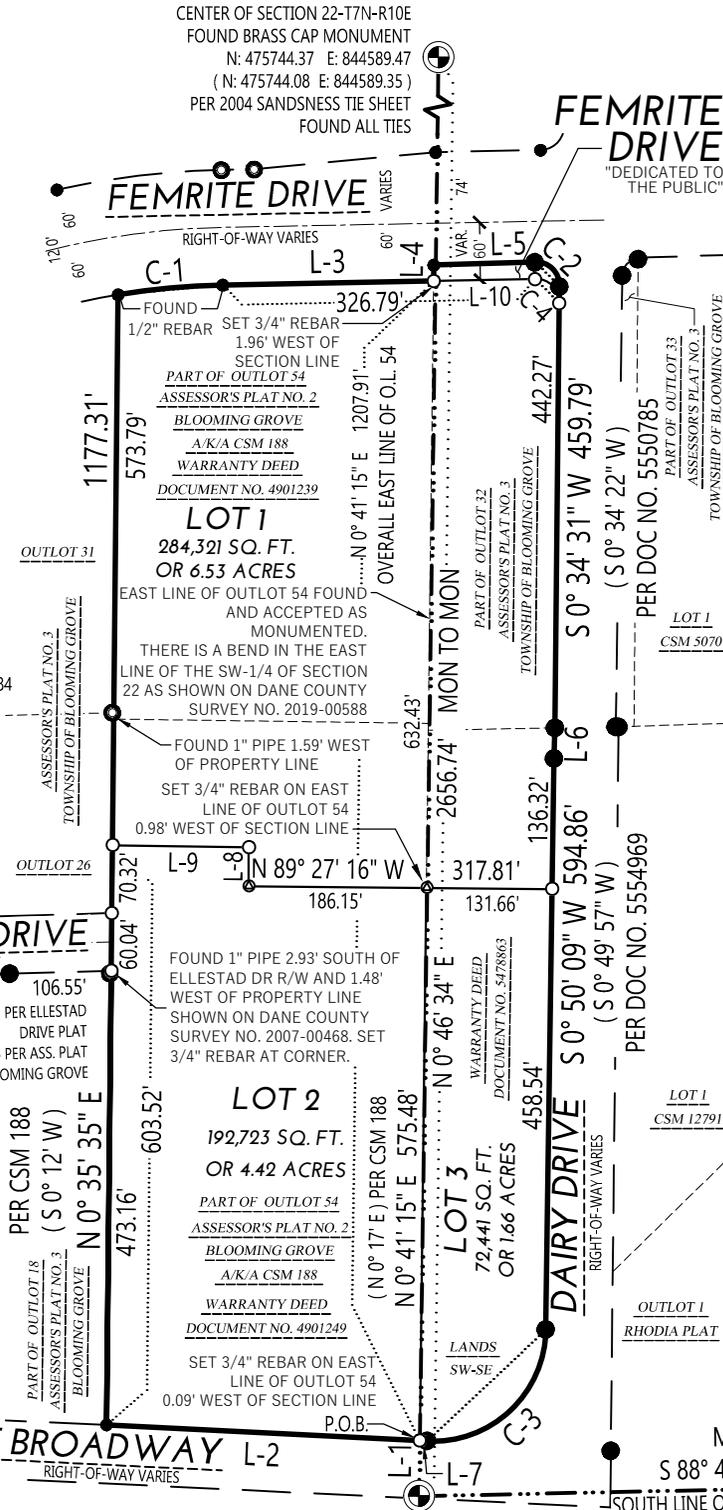


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE - A/K/A CSM 188, RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGE 188 AS DOCUMENT NO. 1126265, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3, TOWNSHIP OF BLOOMING GROVE, AND UNPLATTED LANDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

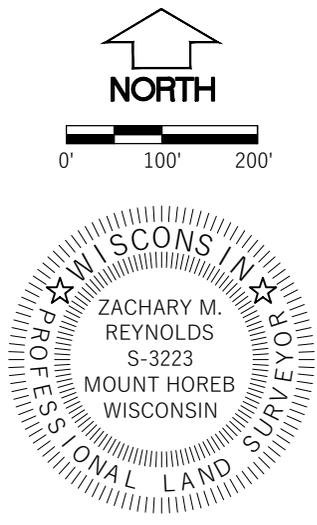
LINE #	BEARING	DISTANCE
L-1	N 0° 41' 15" E	57.89'
(*)	N 0° 41' 08" E	57.80'
(**)	NORTHERLY	57.8'
L-2	N 87° 09' 48" W	328.27'
(*)	N 87° 09' 55" W	328.37'
(**)	N 87° 18' W	331.6'
L-3	N 88° 53' 40" E	220.80'
(***)	N 88° 22' W	
L-4	N 0° 41' 15" E	16.48'
(*)	N 0° 41' 08" E	
(***)	N 0° 17' E	
L-5	N 88° 20' 03" E	105.75'
(*)	N 88° 53' 49" E	
L-6	S 1° 42' 52" W	31.89'
(****)	S 1° 39' 08" W	
L-7	N 86° 54' 04" W	7.51'
(*)	N 86° 54' 26" W	
L-8	N 0° 09' 38" W	40.65'
L-9	N 89° 14' 45" W	142.29'
L-10	N 88° 53' 40" E	105.99'

(*) PER DANE CO. SURVEY 2019-00558
 (**) PER V. 820, P. 259, DOC. NO. 1163984
 (***) PER CSM 188
 (****) PER DOCUMENT NO. 5554969



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	109.98'	758.60'	8° 18' 23"	N 84° 44' 29" E	109.88'	N 80° 35' 34" E	N 88° 53' 40" E
(*)		759.02'		N 84° 18' E			N 88° 22' E
(**)		758.6'					N 85° 31' E
C-2	40.25'	25.00'	92° 14' 28"	S 45° 32' 43" E	36.04'	N 88° 20' 03" E	S 0° 34' 31" W
(**)		118.00'		S 45° 33' 03" E		N 88° 19' 32" E	S 0° 34' 22" W
C-3	190.01'	118.00'	92° 15' 47"	S 46° 58' 02" W	170.14'	S 0° 50' 09" W	N 86° 54' 04" W
(***)		25.00'		S 46° 57' 45" W		S 0° 49' 57" W	N 86° 54' 26" W
C-4	40.00'	25.00'	91° 40' 51"	S 45° 15' 54" W	35.87'	N 88° 53' 40" E	S 0° 34' 31" W
(*)							

(*) PER CSM 188
 (**) PER DOCUMENT NO. 5554968
 (***) PER DOCUMENT NO. 5554969
 (****) PER PLAT OF RIGHT OF WAY REQUIRED US 12 & 18
 FED. AID PROJECT NO. 268-C
 USH 12 & 18



- LEGEND**
- SECTION CORNER
 - FOUND / RECOVERED
 - 3/4" REBAR FOUND, UNLESS NOTED
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 3/4" REBAR SET 2.55 LB/FT
 - MAG NAIL SET
 - CSM BOUNDARY
 - CSM INTERIOR LOT LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - PLATTED LINE
 - RECORDED INFORMATION

- NOTES:**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF OCTOBER 28TH, AND NOVEMBER 16, 2020.
 - NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T7N, R10E, BEARS S 88°47' 39" W.
 - THE LOTS CREATED BY THIS CSM ARE RESPONSIBLE TO MEET THE CRITERIA OF MGO 37 FOR NEW DEVELOPMENT WITH REGARD TO STORMWATER MANAGEMENT.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SEE SHEETS 2-4 OF 7 FOR FURTHER DETAILS ON EASEMENTS AND EXISTING IMPROVEMENTS.

SOUTH QUARTER CORNER OF SECTION 22-T7N-R10E
 FOUND BRASS CAP MONUMENT
 N: 473087.87 E: 844553.48
 (N: 473087.89 E: 844553.46)
 PER 2004 SANDSNESS TIE SHEET
 FOUND 3 TIES FROM 2016 TIE SHEET, SET 1 NEW TIE

NORTHEAST CORNER OF SECTION 22-T7N-R10E
 FOUND 2" PIPE WITH BRASS ROD IN MIDDLE
 N: 473144.20 E: 847229.51
 (N: 473144.14 E: 847229.51)
 PER 2004 SANDSNESS TIE SHEET
 FOUND ALL TIES

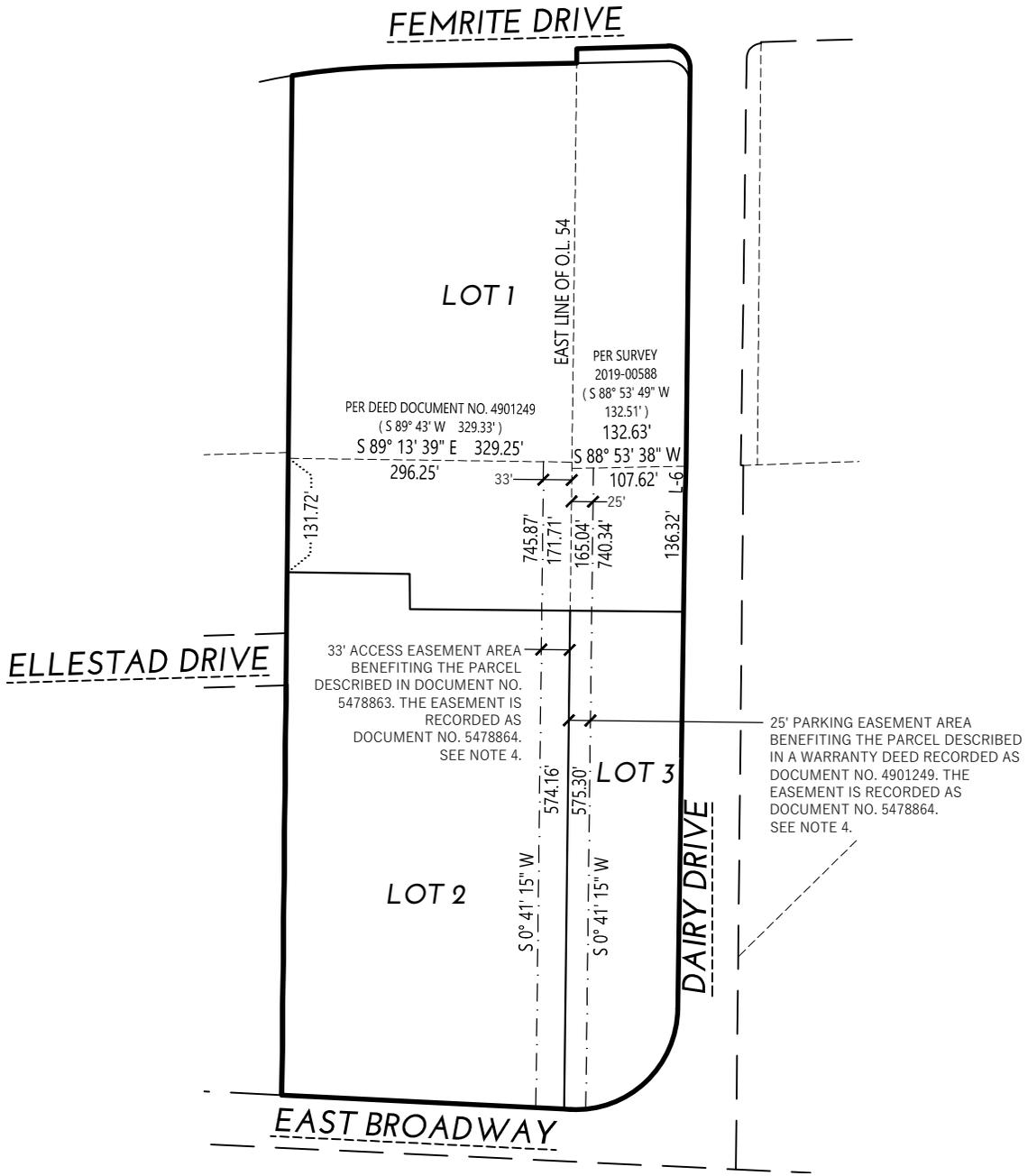
File: C:\Projects\200753_Newcomb - FCC Flex Building\DWG\200753-CSM.dwg Layout: CSM 1 OF 7 User: Zach Plotted: Mar 17, 2021 - 9:14am

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CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE - A/K/A CSM 188, RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGE 188 AS DOCUMENT NO. 1126265, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3, TOWNSHIP OF BLOOMING GROVE, AND UNPLATTED LANDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING EASEMENT DETAIL

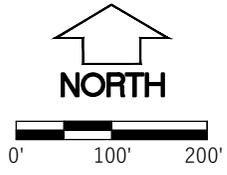


LEGEND

- CSM BOUNDARY
- CSM INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 7 FOR FURTHER DETAILS ON NEW EASEMENTS.
3. SEE SHEET 4 OF 7 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS.
4. BOTH EXISTING PARKING AND ACCESS EASEMENTS SHOWN HEREON SHALL BE AMENDED OR RELEASED AS NECESSARY WITH THE DEVELOPMENT OR REDEVELOPMENT OF LOT 1 OR LOT 2 OF THIS CSM.



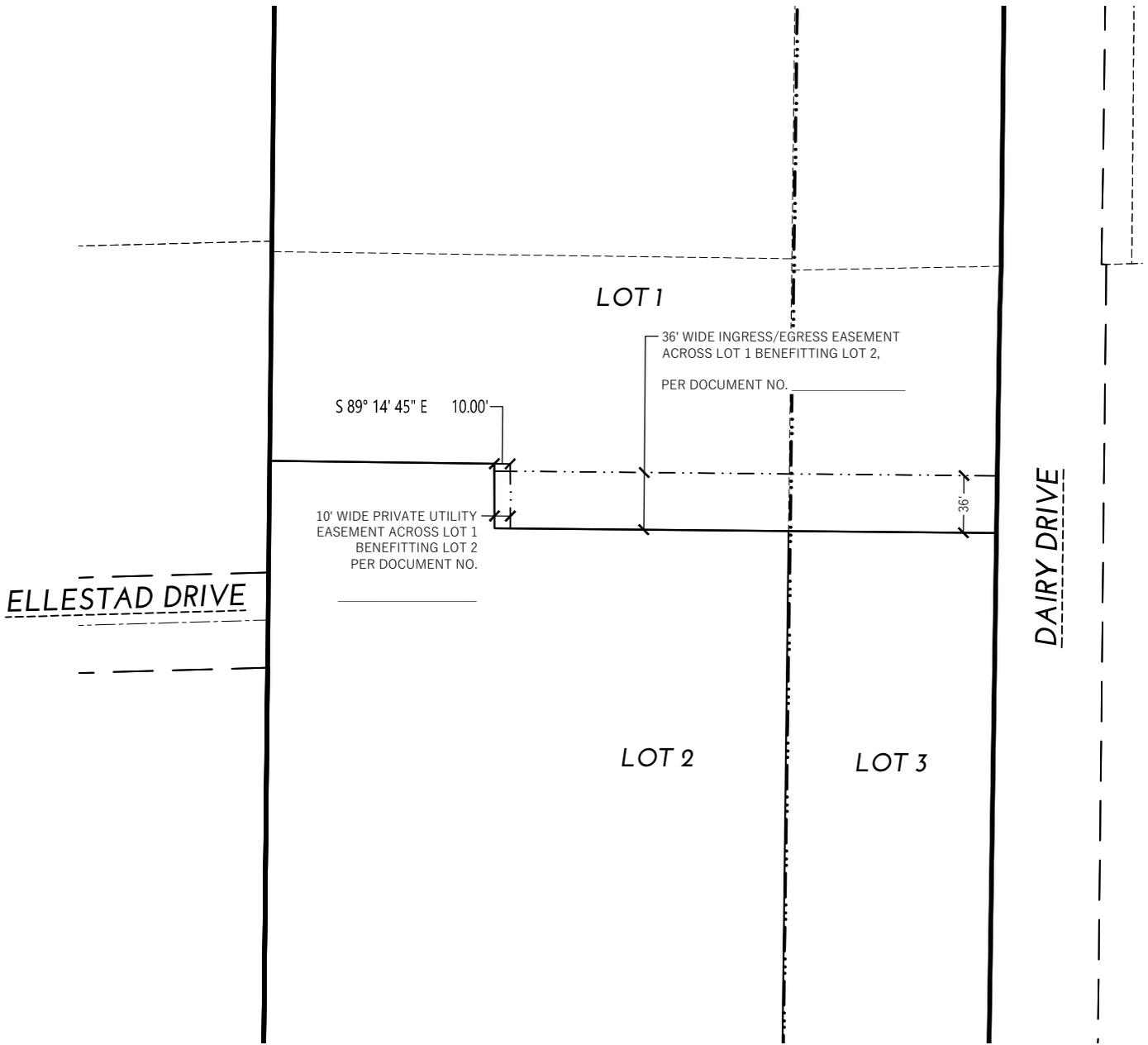
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		APPROVED BY: WPW	SHEET NO: 2 of 7	C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE - A/K/A CSM 188, RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGE 188 AS DOCUMENT NO. 1126265, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3, TOWNSHIP OF BLOOMING GROVE, AND UNPLATTED LANDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NEW EASEMENT DETAIL

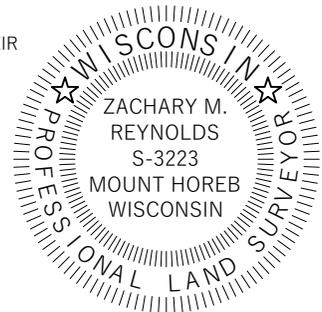


LEGEND

- CSM BOUNDARY
- CSM INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- NEW EASEMENT
- PLATTED LINE

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE PAGE 4 OF 7 FOR DETAILS ON EXISTING IMPROVEMENTS
3. UTILITY COMPANIES WILL EXECUTE EASEMENTS PER THEIR NEEDS ON FUTURE, SEPARATE DOCUMENTS.



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

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

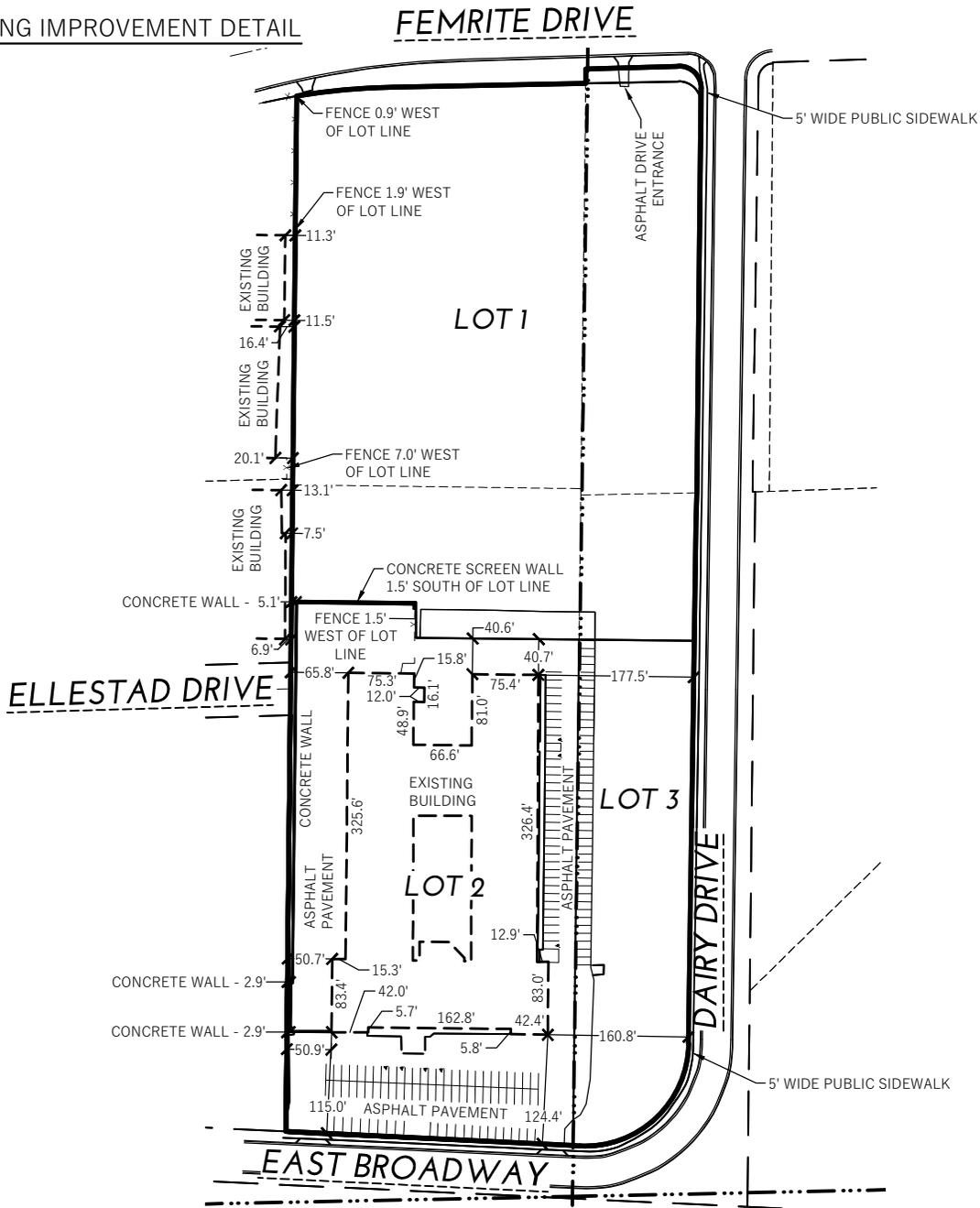
PROJECT NO: 200753
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CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE - A/K/A CSM 188, RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGE 188 AS DOCUMENT NO. 1126265, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3, TOWNSHIP OF BLOOMING GROVE, AND UNPLATTED LANDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING IMPROVEMENT DETAIL

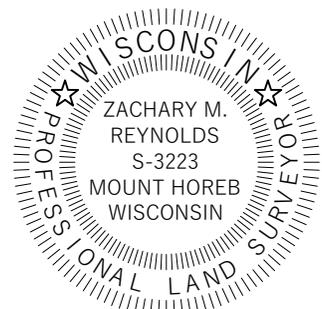


LEGEND

- CSM BOUNDARY
- CSM INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- PLATTED LINE
- EXISTING BUILDING LINE
- EDGE OF CONCRETE

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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

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

PROJECT NO: 200753
SHEET NO: 4 of 7

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CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE - A/K/A CSM 188, RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGE 188 AS DOCUMENT NO. 1126265, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3, TOWNSHIP OF BLOOMING GROVE, AND UNPLATTED LANDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF OUTLOT 54, ASSESSOR'S PLAT NO. 2 TOWNSHIP OF BLOOMING GROVE RECORDED IN VOLUME 9 OF PLATS ON PAGES 49-50 AS DOCUMENT NO. 624628, PART OF OUTLOT 32, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE RECORDED IN VOLUME 13 OF PLATS PAGES 13-14 AS DOCUMENT NO. 777052, AND LANDS DESCRIBED IN A WARRANTY DEED RECORDED ON APRIL 4, 2019 AS DOCUMENT NO. 5478863, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 22, THENCE NORTH 00 DEGREES 41 MINUTES 15 SECONDS EAST, 57.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST BROADWAY, ALSO BEING THE SOUTHEAST CORNER OF PART OF AFORESAID OUTLOT 54 DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NO. 4901249; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF EAST BROADWAY NORTH 87 DEGREES 09 MINUTES 48 SECONDS WEST, 328.27 FEET TO THE SOUTHWEST CORNER OF SAID PART OF OUTLOT 54 DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NO. 4901249, ALSO BEING A POINT ON THE EAST LINE OF OUTLOT 18 OF AFORESAID ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE; THENCE ALONG THE WEST LINE OF SAID OUTLOT 54 AND THE EAST LINE OF SAID OUTLOT 18, NORTH 00 DEGREES 35 MINUTES 35 SECONDS EAST, 1177.31 FEET TO A POINT ON A CURVE OF THE SOUTHERLY RIGHT-OF-WAY OF FEMRITE DRIVE, BEING THE NORTHWEST CORNER OF SAID OUTLOT 54, ALSO BEING THE NORTHEAST CORNER OF OUTLOT 31 OF AFORESAID ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FEMRITE DRIVE AND THE NORTHERLY LINE OF SAID OUTLOT 54, 109.98 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 758.60 FEET, THE CHORD BEARS NORTH 84 DEGREES 44 MINUTES 29 SECONDS EAST, 109.88 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF FEMRITE DRIVE AND THE NORTH LINE OF SAID OUTLOT 54, NORTH 88 DEGREES 53 MINUTES 40 SECONDS EAST, 220.80 FEET TO A POINT ON THE WEST LINE OF AFORESAID OUTLOT 32 AND SAID RIGHT-OF-WAY OF FEMRITE DRIVE, ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT 54; THENCE ALONG THE WEST LINE OF SAID OUTLOT 32 AND SAID RIGHT-OF-WAY OF FEMRITE DRIVE, NORTH 00 DEGREES 41 MINUTES 15 SECONDS EAST, 16.48 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF FEMRITE DRIVE, NORTH 88 DEGREES 20 MINUTES 03 SECONDS EAST, 105.75 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF FEMRITE DRIVE, 40.25 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 45 DEGREES 32 MINUTES 43 SECONDS EAST, 36.04 FEET TO THE WEST RIGHT-OF-WAY OF DAIRY DRIVE AND THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DAIRY DRIVE, SOUTH 00 DEGREES 34 MINUTES 31 SECONDS WEST, 459.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DAIRY DRIVE, SOUTH 01 DEGREES 42 MINUTES 52 SECONDS WEST, 31.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DAIRY DRIVE, SOUTH 00 DEGREES 50 MINUTES 09 SECONDS WEST, 594.86 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DAIRY DRIVE, 190.01 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING RADIUS OF 118.00 FEET, THE CHORD BEARS SOUTH 46 DEGREES 58 MINUTES 02 SECONDS WEST, 170.14 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST BROADWAY AND THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF EAST BROADWAY, NORTH 86 DEGREES 54 MINUTES 04 SECONDS WEST, 7.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 551,736 SQUARE FEET OR 12.67 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



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CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

DANE COUNTY DATA EXCHANGE, 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 STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
DANE COUNTY DATA EXCHANGE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED

MANAGING MEMBER FOR DANE COUNTY DATA EXCHANGE, 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 _____

OWNER'S CERTIFICATE

WI DEVELOPMENT PARTNERS, 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 STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

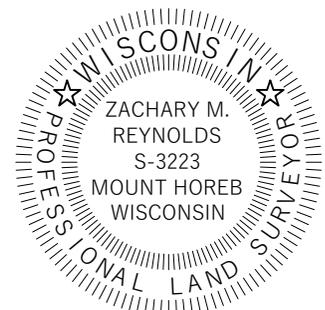
BY: _____
MANAGING MEMBER
WI DEVELOPMENT PARTNERS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED

MANAGING MEMBER FOR WI DEVELOPMENT PARTNERS, 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 _____



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				DOC. NO. _____ C.S.M. NO. _____

