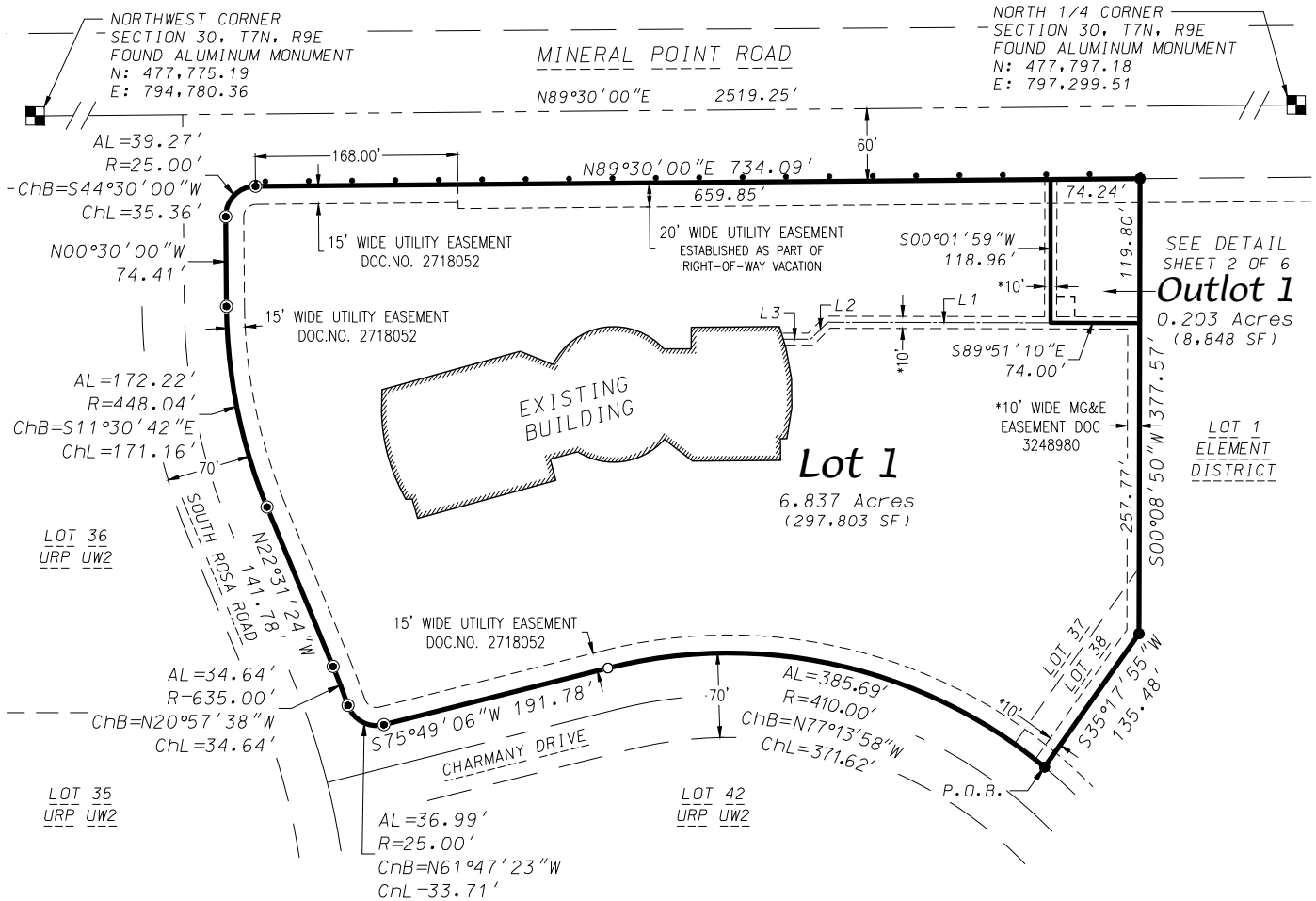
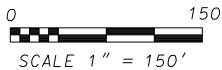


CERTIFIED SURVEY MAP

**PART OF LOT 37 AND PART OF LOT 38 OF THE PLAT OF UNIVERSITY RESEARCH PARK
UNIVERSITY OF WISCONSIN-MADISON SECOND ADDITION AND PART OF THE VACATED PORTION
OF MINERAL POINT ROAD, ALL BEING PART OF THE NE1/4 OF THE NW1/4 OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN**



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEMS (DANE ZONE)



LINE TABLE

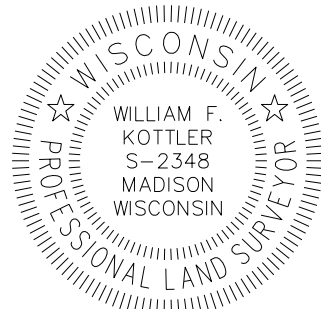
LINE#	DIRECTION	LENGTH
L1	N89°51'10"W	185.00'
L2	S45°08'50"W	20.00'
L3	N89°51'10"W	23.00'

LEGEND

- DANE COUNTY PLSS MONUMENT
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4"x18" REBAR@1.50#/LF SET
- () RECORDED AS
- URP UW2 UNIVERSITY RESEARCH PARK
UNIVERSITY OF WISCONSIN-MADISON
SECOND ADDITION
- NO ACCESS

NOTES:

- No vehicular access to Mineral Point Road.
- Monument and ties for the Northwest corner of Section 30, T7N, R9E were found intact as shown on Carl Sandsnes tie sheet dated March 10, 2004.
- Monument and ties for the North 1/4 of Section 30, T7N, R9E were found intact as shown on Carl Sandsnes tie sheet dated February 16, 2016.



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER/SUBDIVIDER:
UNIVERSITY RESEARCH PARK
505 S ROSA RD UNIT 201
MADISON, WI 53719

DATE: January 18, 2024

F.N.: 23-07-120

C.S.M. NO. _____

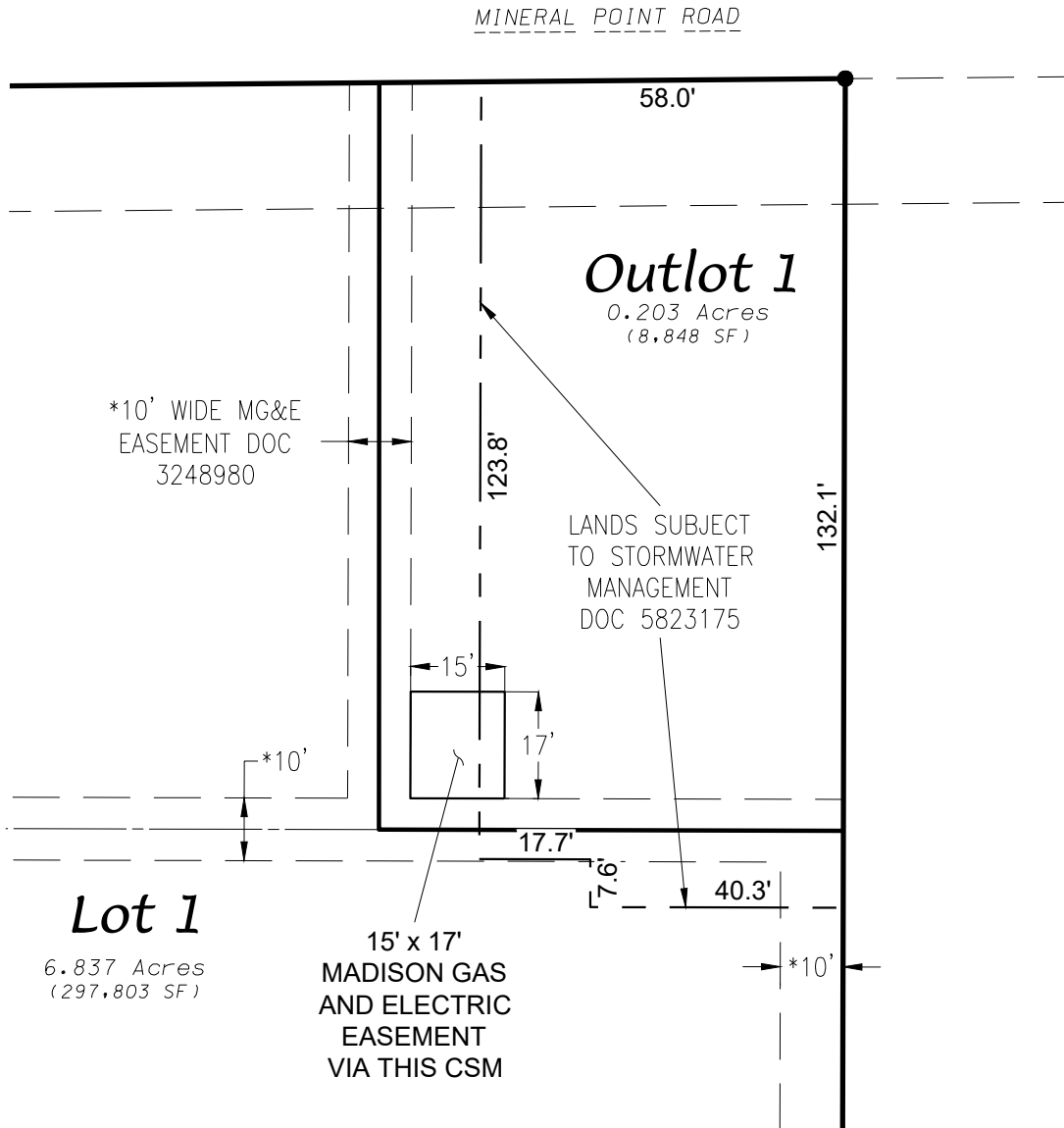
DOC. NO. _____

VOL. _____ SHEET _____

SHEET: 1 OF 6

CERTIFIED SURVEY MAP

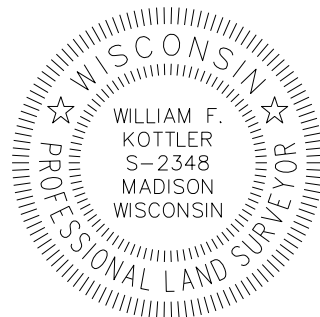
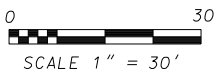
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TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



OUTLOT 1 DETAIL



BEARINGS ARE REFERENCED TO THE
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UNIVERSITY OF WISCONSIN-MADISON SECOND ADDITION AND PART OF THE VACATED PORTION
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TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

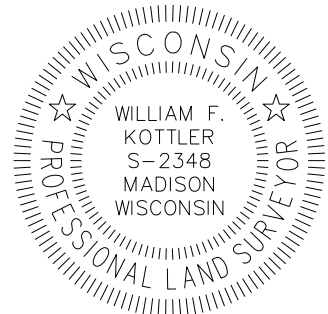
I, William F. Kottler, Professional Land Surveyor, S-2348, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Verona, Dane County, Wisconsin and under the direction of the owner(s) listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof, and that this land is located in

All of Lot 37 and part of Lot 38 of the Plat of University Research Park University of Wisconsin - Madison Second Addition recorded in Volume 57-39B of plats, pages 146-150 as Document No. 2718052, and part of the vacated portion of Mineral Point Road by City of Madison resolution no. RES-21-00411, All being part of the NE1/4 of the NW1/4 of Section 30, Township 7 North, Range 9 East, City of Madison, Dane county, Wisconsin, containing 306,651 square feet (7.040 acres) described as follows:

BEGINNING at the Southwest corner of Lot 1 Certified Survey Map 10343, recorded in Volume 61 of Certified Surveys, pages 32-35, as Document No. 3461981; thence along the North right-of-way line of Charmany Drive, 385.69 feet along the arc of a curve to the left with a radius of 410.00 feet and chord of N77°13'58"W, 371.62 feet; thence continuing along said North right-of-way line, S75°49'06"W, 191.78 feet; thence continuing along said North right-of-way line 36.99 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of N61°47'23"W, 33.71 feet to the East right-of-way line of South Rosa Road; thence along said East right-of-way line, N20°57'38"W, 34.64 feet; thence continuing along said East right-of-way line, N22°31'24"W, 141.78 feet; thence continuing along said East right-of-way line 172.22 feet along the arc of a curve to the right with a radius of 448.04 feet and chord of N11°30'42"W, 171.16 feet; thence continuing along said East right-of-way line N00°30'00"W, 74.41 feet; thence continuing along said East right-of-way line 39.27 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of N44°30'00"E, 35.36 feet to the South right-of-way line of Mineral Point Road; thence along said South right-of-way line, N89°30'00"E, 734.09 feet to the West line of Lot 1 of said Certified Survey Map 10343; thence along said West line S00°08'50"W, 377.57 feet; thence continuing along said West line, S35°17'55"W, 135.48 feet to the point of BEGINNING.

Dated this _____ day of _____, _____.

William F. Kottler, Professional Land Surveyor, S-2348




D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 18, 2024

F.N.: 23-07-120

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

SHEET: 3 OF 6

CERTIFIED SURVEY MAP

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TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution 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 _____, _____.

City Clerk, City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

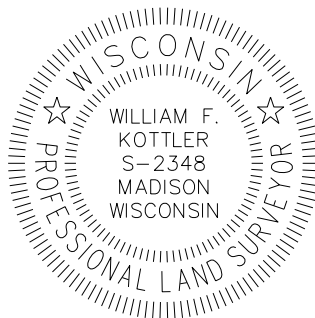
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____ 20____ at _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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SHEET: 4 OF 6

CERTIFIED SURVEY MAP

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TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

UNIVERSITY RESEARCH PARK, INCORPORATED, a Wisconsin non-stock corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said non-stock corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

UNIVERSITY RESEARCH PARK, INCORPORATED does further certify that this map is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said UNIVERSITY RESEARCH PARK, INCORPORATED has caused these presents to be signed by its officer(s),

this _____ day of _____, 20____.

UNIVERSITY RESEARCH PARK, INCORPORATED

signature

print name

title


STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 20____, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My commission expires: _____.




D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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CONSENT OF LEASEHOLDER

FIRST BUSINESS FINANCIAL SERVICES, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, leaseholder on the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said FIRST BUSINESS FINANCIAL SERVICES, INC. has caused these presents to be signed by its officer(s) of said corporation

at _____, Wisconsin this _____ day of _____, 20____.

FIRST BUSINESS FINANCIAL SERVICES, INC.

signature

print name

title

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

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

Notary Public, Dane County, Wisconsin

My commission expires: _____.




D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 18, 2024

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