BIOAG GATEWAY REPLAT

BEING A REPLAT OF ALL OT LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57–012B OF PLATS, ON PAGES 44–45, AS DOCUMENT NUMBER 2659470, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 22, ALSO LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

5007/165

LEGEND

- ¾" SOLID IRON ROD FOUND
- 1–1/4" SOLID IRON ROD FOUND
- YELLOW PLASTIC CAP FOUND MAYO–2020
- 1–1/4" X 24" SOLID IRON RE–ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- FOUND PK NAIL
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT 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 THE AREA.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- DRAINAGE ARROW SEE NOTE 6

TYPICAL DRAINAGE EASEMENTS: (see note)

LOCATION MAP
NOT TO SCALE
T07N, R10E

NOTES:

1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lot, not create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required in 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 impede the anticipated flow of water.

2) In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3) 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.

4) Contours as shown on this map were provided to the Surveyor by the City of Madison.

5) Note per plat of World Dairy Campus Plat. Former Outlot 2 is a public storm sewer, sanitary sewer, telephone, water main, gas and electricity easement and is a private street easement for vehicular access for the benefit of Lots 1 through 12 and Outlot 1 of said plat.

6) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is NAVD88

7) See Sheet 2 for curve table.

8) Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.

Date: 06–11–2013
Plat View: Final Plat
\PROJECTS\BSE1602\DWG\BSE1602FP.DWG

OUTLOT 2
295,843 SQ. FT.
6.7916 ACRES
PRIVATE OPEN SPACE FOR FUTURE DEVELOPMENT PURPOSES

LOT 1
143,127 SQ. FT.
3.2857 ACRES

LOT 2
655,020 SQ. FT.
15.0372 ACRES

LOT 3
242,252 SQ. FT.
5.5615 ACRES

OUTLOT 1
13,056 SQ. FT.
0.2997 ACRES
PRIVATE FOR PRIVATE ACCESS PURPOSES

GRAPHIC SCALE
SCALE : ONE INCH = ONE HUNDRED FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) AS THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER BEARS N 00°22'52"E

EASEMENT DETAIL
SCALE=1"=40'

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 13th, 2013
Department of Administration

WISCONSIN MICHELLE BURG S-2020 Sun Prairie WI LAND SURVEYOR
06/11/2013

Rev'd: 06/10/2013 MXB
Rev'd: 06/11/2013 MXB

SURVEYED
CITY OF MAD
210 MARTIN
MADISON, WI

SURVEYED
Burg
surve
1400 E. Wa
Madison, W
Fax: 608.25
email: Mburs
www.burgs

SHEET 1 OF 2

EXHIBIT A

Subject (Outlot 1, BioAg Gateway Replat)