

CERTIFIED SURVEY MAP

Lots Twenty-Two (22) and Twenty-Six (26), Old Sauk Trails Park First Addition, located in parts of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the of the Southwest 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

- ① Chord: 133.89'
Course: N 44°31'33" W
Arc Length: 134.63'
Radius: 370.00'
Delta: 20°50'53"
Tan In: N34°06'06"W
Tan Out: N54°57'00"W

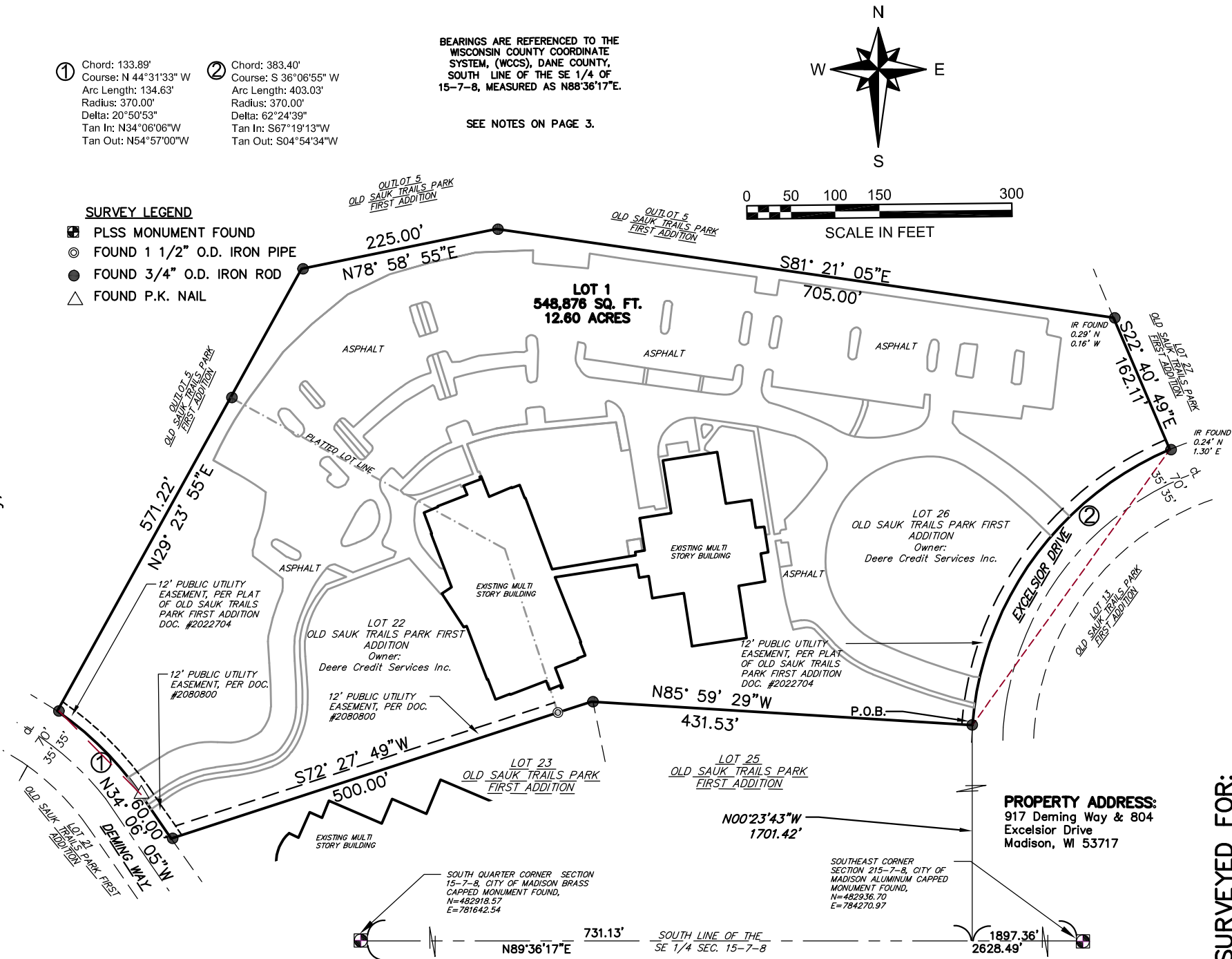
② Chord: 383.40'
Course: S 36°06'55" W
Arc Length: 403.03'
Radius: 370.00'
Delta: 62°24'39"
Tan In: S67°19'13"W
Tan Out: S04°54'34"W

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, SOUTH LINE OF THE SE 1/4 OF 15-7-8, MEASURED AS N88°36'17"E.

SEE NOTES ON PAGE 3.

SURVEY LEGEND

- PLSS MONUMENT FOUND
- FOUND 1 1/2" O.D. IRON PIPE
- FOUND 3/4" O.D. IRON ROD
- FOUND P.K. NAIL



SURVEYED FOR:
Fujifilm Cellular Dynamics
525 Science Drive
Madison, WI 53711

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

John M. Schulz, P.L.S. 3253

Dated this 20th day of October, 2022



DRAFT

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SURVEYOR'S CERTIFICATE

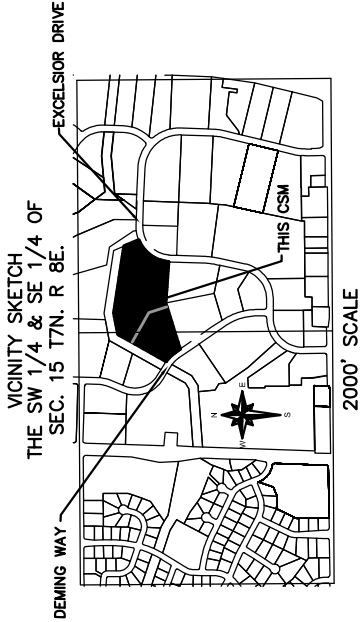
I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Fujifilm Cellular Dynamics, Inc. a Wisconsin corporation, that I have surveyed and mapped Lots 22 and 26 of Old Sauk Trails Park First Addition, located in parts of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, bounded and described as follows:

Commencing at the South Quarter Corner of Section 15, Township 7 North, Range 8 East; thence bearing N89°36'17"E along the South line of the Southeast 1/4, a distance of 731.13 feet; thence bearing N00°23'43"W, a distance of 1701.42 feet to the Southeast corner of Lot 26 of Old Sauk Trails Park First Addition and the Point of Beginning; thence bearing N85°59'29"W, along the South line of said Lot 26, a distance of 431.53 feet; thence bearing S72°27'49"W along the South line of Lots 26 and 22 of said Plat, a distance of 500.00 feet to the Northeastly line of Deming Way; thence bearing N34°06'05"W along said line, a distance of 60.00 feet; thence 134.63 feet along an arc of curve to the left, whose radius is 370.00 feet, and whose chord bears N44°31'33"W, a distance of 133.89 feet; thence bearing N29°23'55"E along the Northwestly lines of Lots 26 and 22 of said Plat, a distance of 571.22 feet; thence N78°58'55"E along the North line of said Lot 26, a distance of 225.00 feet; thence S81°21'05"E along the North line of said Lot 26, a distance of 705.00 feet; thence S22°40'49"E, along the East line of said Lot 26, a distance of 162.11 feet to the Northwestly line of Excelsior Drive; thence 403.03 feet along the arc of a curve to the left, whose radius is 370.00 feet, and whose chord bears S36°06'55"W, a distance of 383.40 feet to the Point of Beginning. Containing 12.60± acres (548,876± Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey and map by the direction of Fujifilm Cellular Dynamics, Inc. a Wisconsin corporation Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Madison ordinances in surveying, dividing and mapping of same.



RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

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John M. Schulz, P.L.S. 3253

Dated this 20th day of October, 2022



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GENERAL NOTES:

- A. All Lots within this Certified Survey Map shall be 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/Certified Survey. 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 lots that 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/Certified Survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be place in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved revision of a previously subdivided property, the underlying public easements for drainage purposes are released by those required and created by the current approved subdivision. The intra-block drainage easement shall be graded with the construction of each principal 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.
- B. All lots created by this Certified Survey Map are individually responsible of compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- C. Bearings are referenced to the South line of the SE 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear N89°36’17”E.
- D. The lot contains two buildings
- E. Existing Right-of-Way widths were compiled from OLD SAUK TRAILS PARK FIRST ADDITION PLAT.
- F. Public Utility Easements as previously set forth by the Old Sauk Trails Park First Addition Plat are for the use by Public Bodies and Private Public Utilities having the right to serve the area.
- G. Lots of the Certified Survey Map are subject to the following recorded documents based on a First American Title Insurance Company Subdivision Approval Report No. NCS-1105312-MAD, effective date of December 30, 2021.
 - 1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Sauk Trails Park First Addition, as recorded in June 3, 1987 in Volume 56-26A of Plats, Page 70 as Document No. 2022704, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin
 - o the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 2. Utility Easement to Wisconsin Power and Light Company and Mid-Plains Telephone Company, dated February 5, 1988, recorded/ filed May 12, 1988 in Volume 11416, Page 73 as Document No. 2080800.
- H. Part of the lands surveyed are determined to be in Zone "X" per FEMA flood map number 55025C0383G.

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Dated this 20th day of October, 2022

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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 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 the _____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20 ____,
at _____, _____, and recorded in Volume _____ of Certified Survey Maps on
Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

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CORPORATE OWNER’S CERTIFICATE

Fujifilm Cellular Dynamics, Inc., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

_____, Fujifilm Cellular Dynamics Inc. _____ day of _____, 2022.

STATE OF WISCONSIN }
DANE COUNTY } SS

Personally came before me this _____ day of _____, 2022, the above named _____ and _____

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____.

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_____ DRAFT _____

John M. Schulz, P.L.S. 3253

Dated this 20th day of October, 2022

