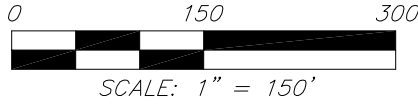


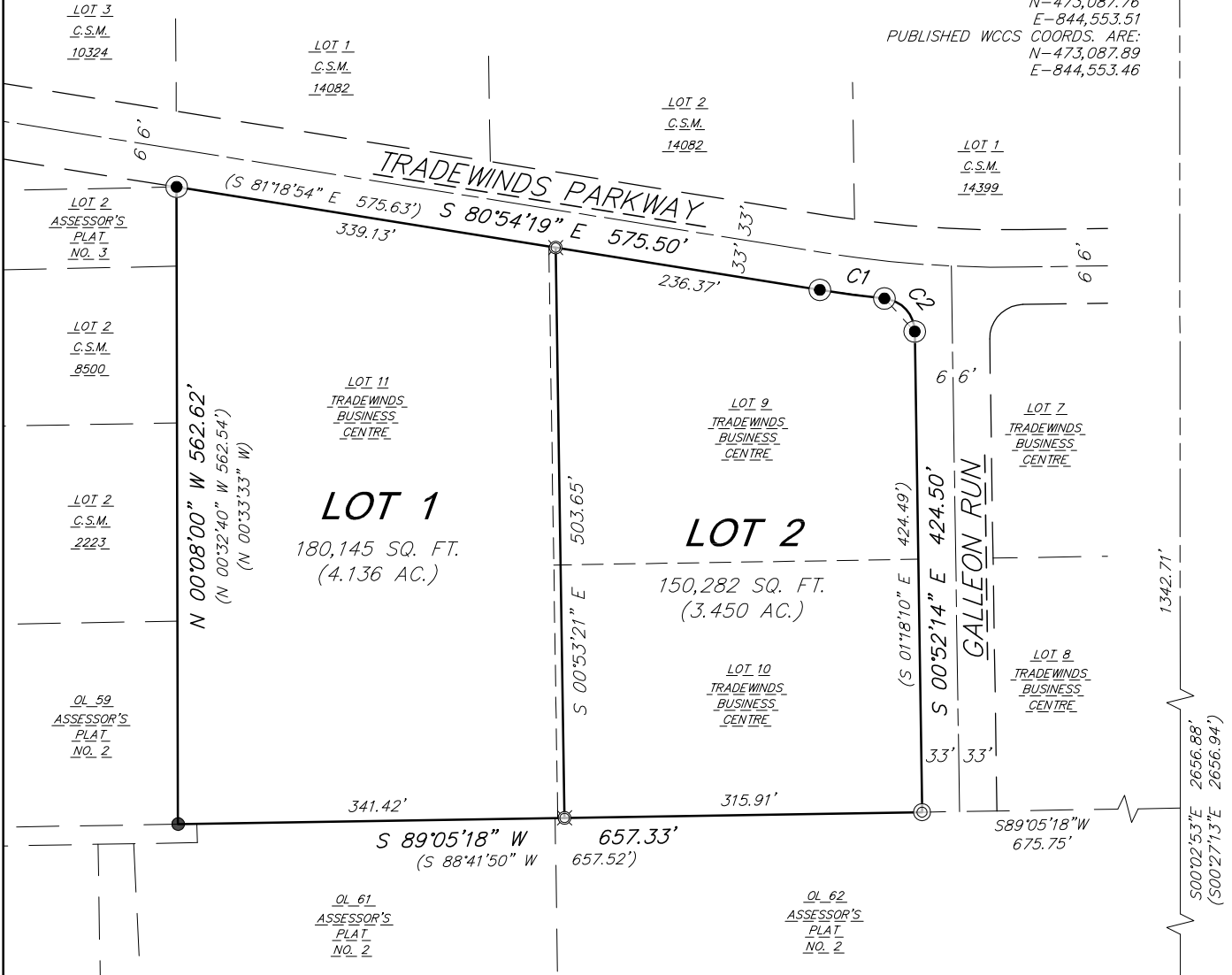
CERTIFIED SURVEY MAP No. _____

LOTS 9, 10 AND 11, TRADEWINDS BUSINESS CENTRE, AS RECORDED IN VOLUME 58-033B OF PLATS, ON PAGES 179-180, AS DOCUMENT NUMBER 3764226, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTE: SEE SHEET 2 FOR EASEMENT DETAILS AND SHEET 3 FOR NOTES.

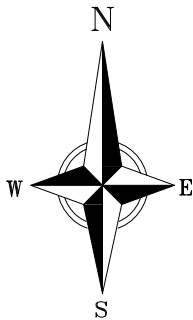


NORTH 1/4 CORNER SECTION 27, T07N, R10E, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:
 N-473,087.76
 E-844,553.51
 PUBLISHED WCCS COORDS. ARE:
 N-473,087.89
 E-844,553.46



CURVE 1 (C1)
 R=1033.00'
 I=03°11'28"
 (I=03°10'49")
 L=57.54'
 (L=57.34')
 LCB=S82°28'12"E
 (LCB=S82°54'18.5"E)
 LC=57.53'
 (LC=57.33')

CURVE 2 (C2)
 R=30.00'
 I=82°43'37"
 (I=83°11'33")
 L=43.32'
 (L=43.56')
 LCB=S42°32'51"E
 (LCB=S42°53'56.5"E)
 LC=39.65'
 (LC=39.83')



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT-OF-WAY LINE OF TRADEWINDS PARKWAY MEASURED AS BEARING S80°54'19"E

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⦿ FOUND 1-1/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

CENTER OF SECTION 27, T07N, R10E, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:
 N-470,430.88
 E-844,555.74
 PUBLISHED WCCS COORDS. ARE:
 N-470,430.82
 E-844,555.62

vierbicher
 planners | engineers | advisors



FN: 200076
 DATE: 08/17/2020
 REV:
 Drafted By: MZIE
 Checked By: MMAR

SURVEYED FOR:
 Marshall Park Investments, LLC
 c/o Mark Membrino
 11520 E. Creek Road
 Darien, WI 53114

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

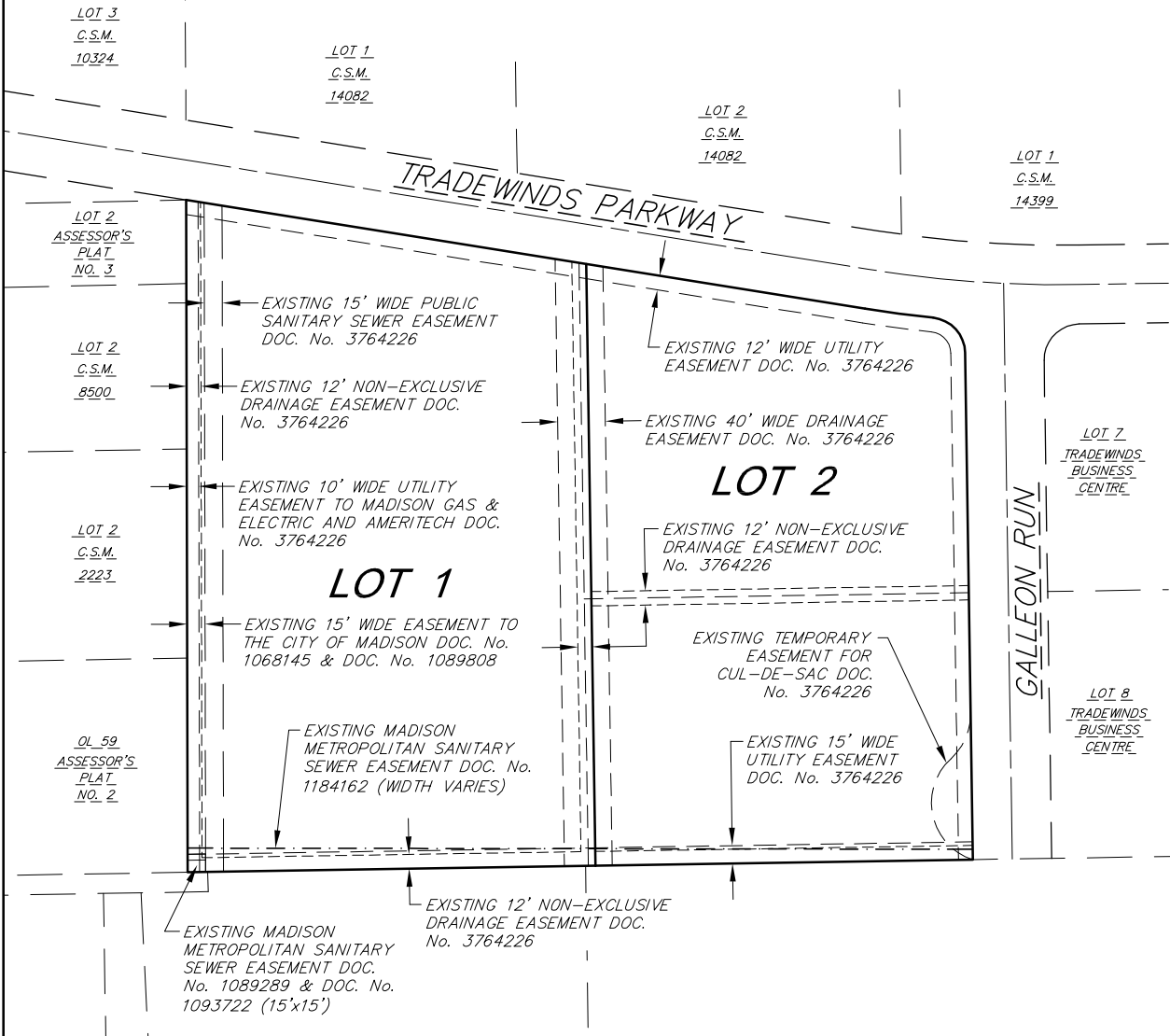
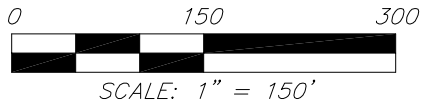
SHEET 1 OF 6

Phone: (800) 261-3898

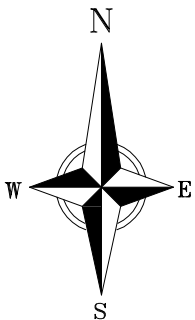
CERTIFIED SURVEY MAP No. _____

LOTS 9, 10 AND 11, TRADEWINDS BUSINESS CENTRE, AS RECORDED IN VOLUME 58-033B OF PLATS, ON PAGES 179-180, AS DOCUMENT NUMBER 3764226, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTE: SEE SHEET 3 FOR NOTES.



EASEMENT DETAILS



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 200076
DATE: 08/17/2020
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Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Marshall Park
Investments, LLC
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Darien, WI 53114

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
2 OF 6

CERTIFIED SURVEY MAP No. _____

LOTS 9, 10 AND 11, TRADEWINDS BUSINESS CENTRE, AS RECORDED IN VOLUME 58-033B OF PLATS, ON PAGES 179-180, AS DOCUMENT NUMBER 3764226, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. Notes from the plat of TRADEWINDS BUSINESS CENTRE:

-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 or street line. The disturbance of a survey stake 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.

-All lots created by this Subdivision Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.

-City of Madison shall enforce a Regional 100-year flood elevation of approximately 855.25 USGS Datum (=9.65 City of Madison Datum) on all lots of this Subdivision Plat.

-Subsoil information indicates the majority of this site contains loosely placed fill from hydraulic dredging. All structures shall be designed by a structural engineer, after review of the developer's subsoil report on file with the City Engineer. Basements are not recommended.

-All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.

-The intra-block drainage easements 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 Ordinance.

-The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

2. This Certified Survey Map is subject to the following Documents:

-Declaration of Conditions, Covenants, and Restrictions recorded as Doc. No. 3632744.

-Declaration of Covenants, Conditions, and Restrictions for Storm Water Detention and Drainage Cross Easement Maintenance of Storm Water Management Measures recorded as Doc. No. 3774418.

-Declaration of Conditions and Covenants recorded as Doc. No. 3867652.

-Declaration of Conditions and Covenants recorded as Doc. No. 3867653.

3. All lots within this Plat shall be subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 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 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. Easements shall not be required on 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. In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

20 Aug 2020 - 7:45a M:\Membrino\200076 - Tradewinds (Lots 9-11)\CADD\200076_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

LOTS 9, 10 AND 11, TRADEWINDS BUSINESS CENTRE, AS RECORDED IN VOLUME 58-033B OF PLATS, ON PAGES 179-180, AS DOCUMENT NUMBER 3764226, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

MPI Tradewinds I LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2020.

MPI Tradewinds I LLC

By: _____
 Managing Member

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2020, the above named _____, to me known to be the persons 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, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2020.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2020, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

 Notary Public, State of Wisconsin

My Commission expires: _____

20 Aug 2020 - 7:44a M:\Membrino\200076 - Tradewinds (Lots 9-11)\CADD\200076_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

LOTS 9, 10 AND 11, TRADEWINDS BUSINESS CENTRE, AS RECORDED IN VOLUME 58-033B OF PLATS, ON PAGES 179-180, AS DOCUMENT NUMBER 3764226, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the 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 this _____ day of _____, 20_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON APPROVAL

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

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

LEGAL DESCRIPTION

All of Lots 9, 10 and 11, TRADEWINDS BUSINESS CENTRE, as recorded in Volume 58-033B of Plats, on pages 179-180, as Document Number 3764226, Dane County Registry and located in the Northeast Quarter of the Northwest Quarter of Section 27, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said description contains 330,428 square feet or 7.586 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land 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 State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

20 Aug 2020 - 7:43a M:\Membrino\200076 - Tradewinds (Lots 9-11)\CADD\200076_CSM.dwg by: mzie

