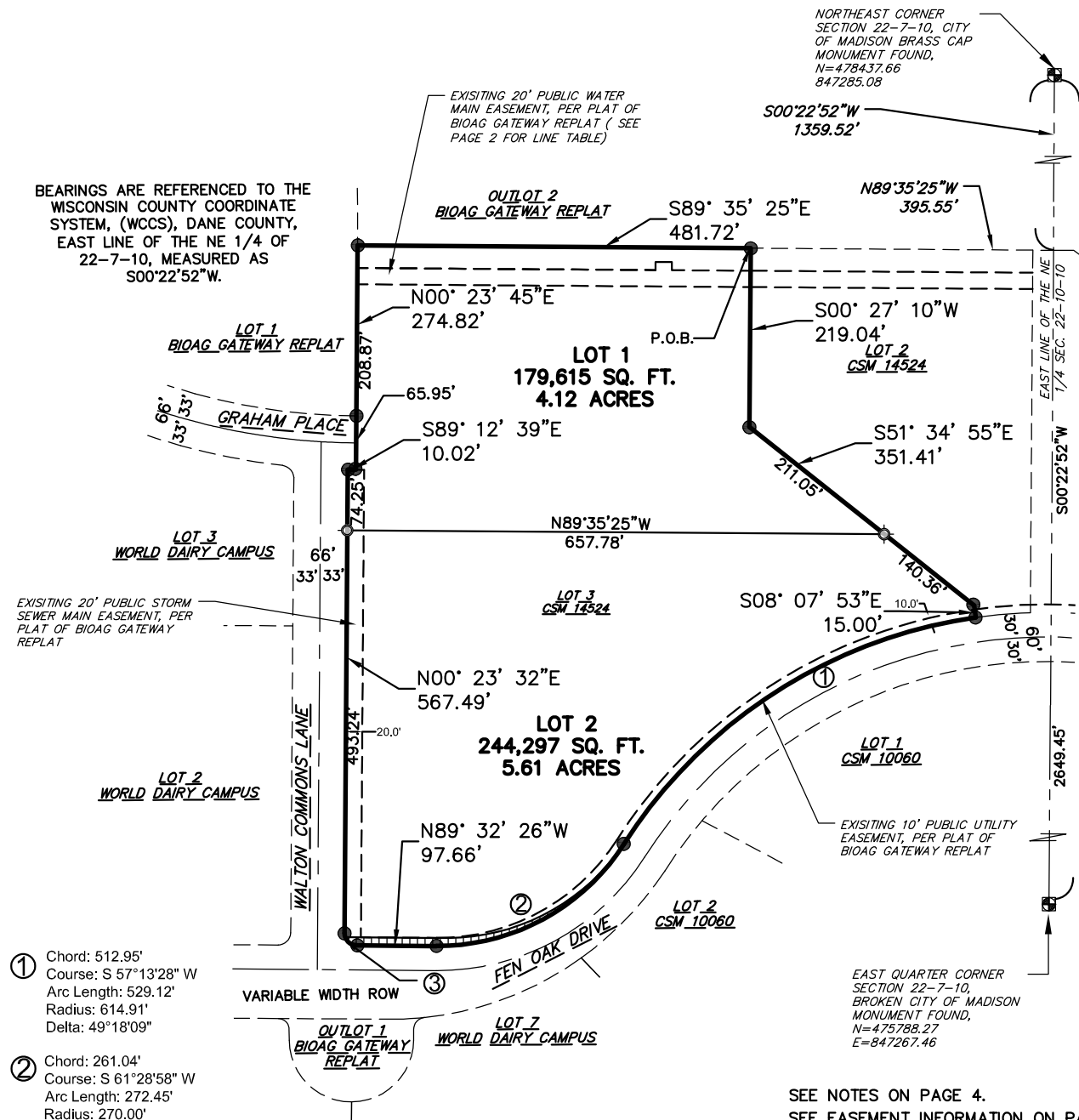


CERTIFIED SURVEY MAP

Being all of Lot 3 of Certified Survey Map 14524, located in the SE 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.



- ① Chord: 512.95'
Course: S 57°13'28" W
Arc Length: 529.12'
Radius: 614.91'
Delta: 49°18'09"
- ② Chord: 261.04'
Course: S 61°28'58" W
Arc Length: 272.45'
Radius: 270.00'
Delta: 57°48'55"
- ③ Chord: 21.20'
Course: N 44°42'28" W
Arc Length: 23.56'
Radius: 15.00'
Delta: 89°56'59"

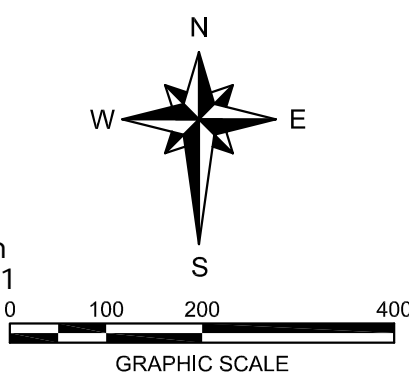
SEE NOTES ON PAGE 4.
SEE EASEMENT INFORMATION ON PAGE 2.

- SURVEY LEGEND**
- PLSS MONUMENT FOUND
 - ⊕ 1 1/2" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - FOUND 3/4" O.D. IRON ROD

OWNER/SUBDIVIDER:
South Central Library System
4610 S Biltmore Ln Suite 101
Madison, WI 53718

PREPARED FOR:
Keller Inc.
711 Lois Drive
Sun Prairie, WI 53590

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



DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
December, 2021

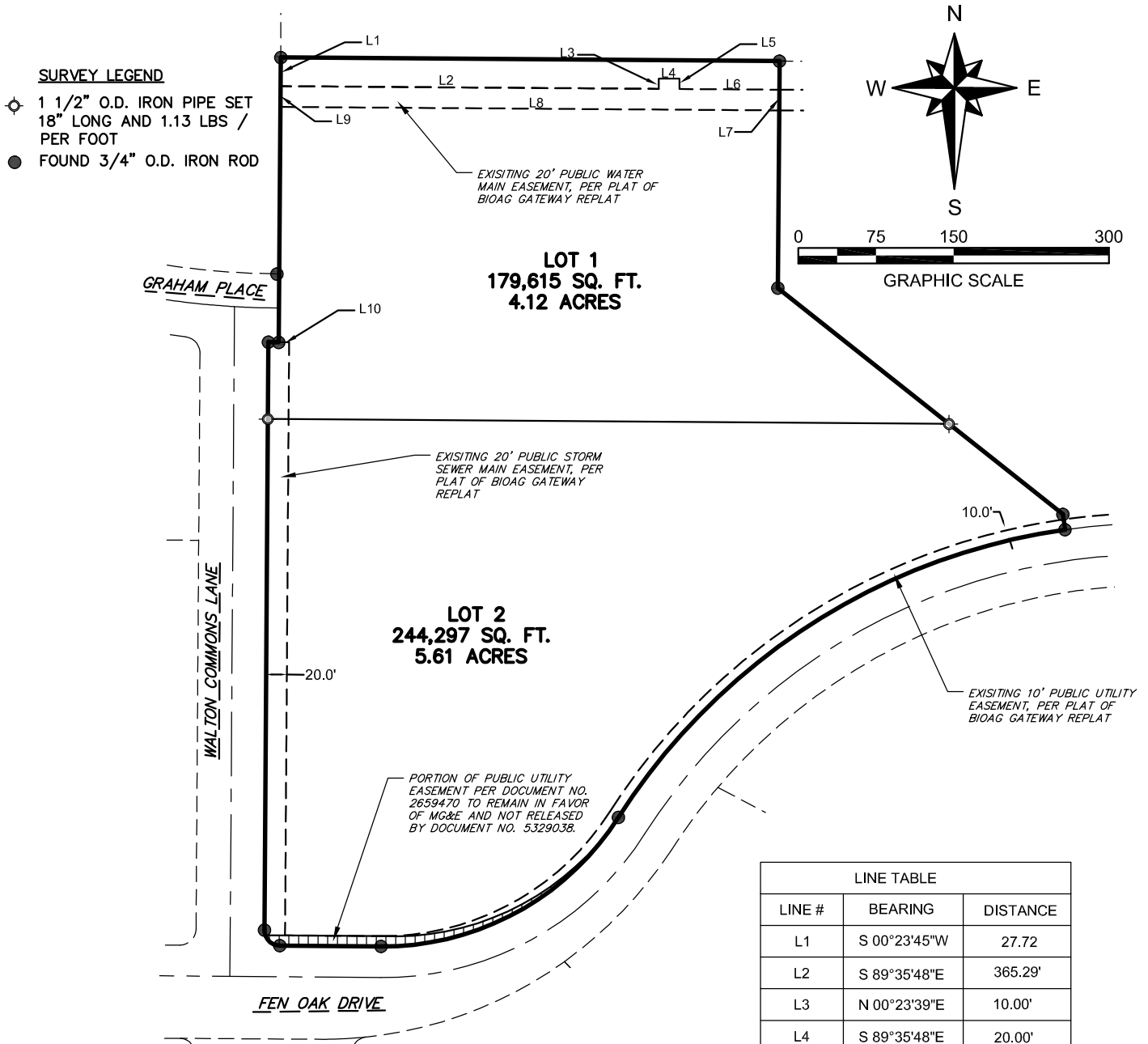
THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (12/06/21)

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CERTIFIED SURVEY MAP

Being all of Lot 3 of Certified Survey Map 14524, located in the SE 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

EASEMENT DETAIL



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Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
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CHECKED BY: CHRIS RUETTEN, PLS (12/06/21)

CERTIFIED SURVEY MAP

Being all of Lot 3 of Certified Survey Map 14524, located in the SE 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

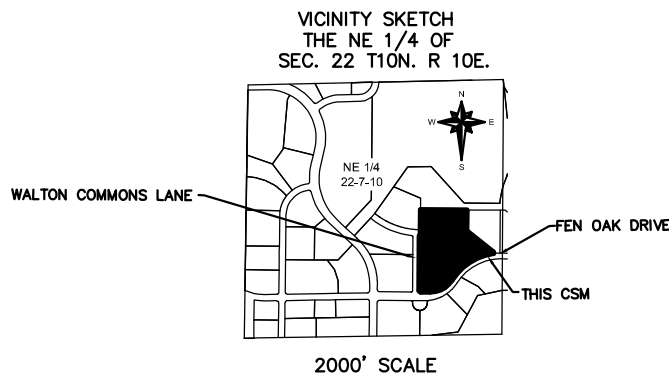
I, Chris Ruetten, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), that I have surveyed, divided and mapped a division of Lot 3 of Certified Survey Map 14524, located in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Lot 3, Certified Survey Map 14524, recorded in Volume 100 of Certified Survey Maps, Pages 120–126, as Document No. 5329587, located in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 9.73 acres (423,912 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of the 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 Village of Raymond 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.

OWNER/SUBDIVIDER:

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DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
December, 2021

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CHECKED BY: CHRIS RUETTEN, PLS (12/06/21)

SHEET 3 OF 6

CERTIFIED SURVEY MAP

Being all of Lot 3 of Certified Survey Map 14524, located in the SE 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

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 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 redivision of a previously subdivided property, the underlying public easements for drainage purposes are released by those required and created by the current approved subdivision.
- 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 East line on the NE 1/4 of Section 23, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear S00°22'52"W.
- D. All Lots are vacant of buildings.
- E. Existing Right-of-Way widths were compiled from THE BIOAG GATEWAY REPLAT and CSM 14524.
- F. All lots created by this CSM are individually responsible for compliance with the requirements of MGO Chapter 37 at the time of development.
- G.. Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.
- H. Notes from the BIOAG GATEWAY PLAT.
 1. 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.
 2. Lot/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- I. Declaration of covenants, conditions and restrictions for World Dairy Campus and Bioag Gateway Replat.

OWNER/SUBDIVIDER:

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Waukesha, WI 53188



THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (12/06/21)

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
December, 2021

CERTIFIED SURVEY MAP

Being all of Lot 3 of Certified Survey Map 14524, located in the SE 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 10 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 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

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DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
December, 2021

CERTIFIED SURVEY MAP

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CORPORATE OWNER'S CERTIFICATE

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

_____, does further certify that this CSM is required to be submitted to the following for approval or objection: City of Madison Plan Commission

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, Business and Workplace Services Associate Vice President, and _____, Real Estate and Planning Director, The American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2021.

_____, Vice President

_____ Countersigned
_____, Real Estate and Planning Director

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2021, the above named _____,

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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Chris Ruetten, P.L.S. 2942

Dated this 6TH day of
December, 2021

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