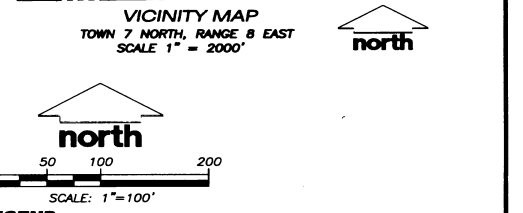
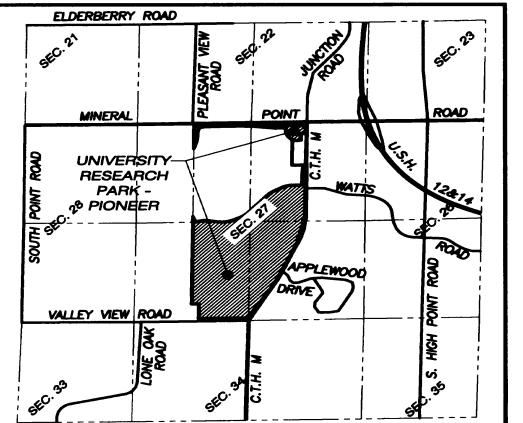
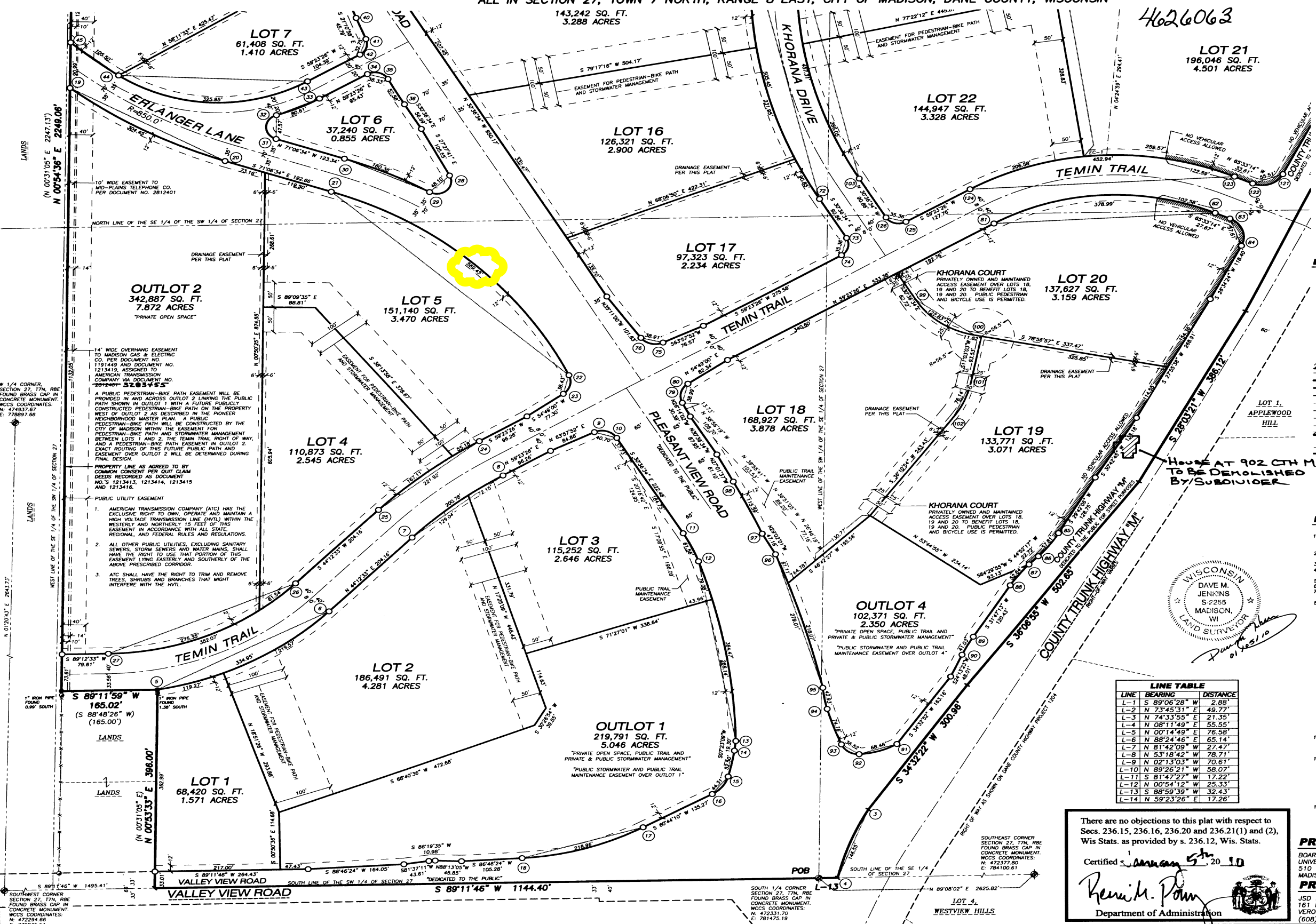


UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE
SUBSOIL INFORMATION INDICATES THE PRESENCE OF BEDROCK LESS THAN (8) FEET BELOW THE SURFACE IN SEVERAL LOCATIONS WITHIN THIS PLAT. LOT OWNERS SHALL VERIFY THE LOCATION OF BEDROCK AND DETERMINE THE APPROPRIATE DESIGN TO MITIGATE ANY ADVERSE EFFECTS ON SAID CONSTRUCTION.



- LEGEND**
- SECTION CORNER MONUMENT AS NOTED
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - CUT CROSS SET IN BOULDER
 - 1-1/4" X 24" REBAR SET, WEIGHING 4.30 LB./LN.FT.
 - ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB./LN. FT.
 - ALL EXTERIOR MONUMENTS HAVE BEEN SET. THE CITY OF MADISON HAS MARKED PLACING THE INTERIOR MONUMENTS FOR A REASONABLE TIME AND A SURETY BOND HAS BEEN EXECUTED.
 - UNMONUMENTED ANGLE POINT
 - PREVIOUSLY RECORDED INFORMATION
 - BUILDING
 - FENCE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - SECTION LINE
 - NO VEHICULAR ACCESS ALLOWED
- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS S 89°11'46" W.
 - ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
 - SEE SHEET 8 OF 9 FOR CURVE DATA.
 - BUILDING LOCATED ON LOT 18 WILL BE REMOVED.
 - PROPOSED VALLEY VIEW ROAD, PLEASANT VIEW ROAD, MINERAL POINT ROAD AND COUNTY HIGHWAY "M" ALIGNMENTS PROPOSED BY OTHERS.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE 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 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE OR LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 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 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 IMPED THE ANTICIPATED FLOW OF WATER.
 - NOTE: IN THE EVENT OF A CITY OF MADISON PLANNING COMMISSION AND/OR COMMON COUNCIL APPROVED REDVISION OF A PREVIOUSLY SUBMITTED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
 - 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.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMITS.
 - THE CITY WILL NOT INSTALL LIGHTING IN THE ALLEY RIGHT OF PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE PRIVATE LIGHTING IN THE ALLEY RIGHT OF PROPERTY OWNERS. SUCH PRIVATE LIGHTING WILL BE OPERATED BY THE DEVELOPER OR PROPERTY OWNERS.
 - THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THIS PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 8 FEET AND IF IMPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS OR CRUSHED GRAVEL. THE TRIMMING OF THE CONSTRUCTION OF OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL CONSIDER WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.
 - SEE PLAT BOUNDARY DETAIL ON SHEET 8 OF 9.

WISCONSIN
DAVE M. JENKINS
MADISON, WI
LAND SURVEYOR
Punch
01/15/10

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 89°06'28" W	2.88'
L-2	N 73°45'31" E	49.77'
L-3	N 74°33'55" E	21.35'
L-4	N 08°11'49" E	55.55'
L-5	N 07°14'49" E	76.58'
L-6	N 89°24'49" E	65.14'
L-7	N 81°42'09" W	27.47'
L-8	N 53°18'42" W	78.71'
L-9	N 02°13'03" W	70.61'
L-10	N 89°26'21" W	58.07'
L-11	S 81°42'09" W	17.22'
L-12	N 07°54'12" W	25.33'
L-13	S 89°59'39" W	32.43'
L-14	N 59°23'26" E	17.26'

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 *January 5th 2010*

Reinhold P. Pann
Department of Administration

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

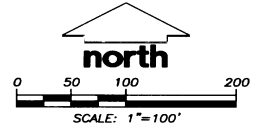
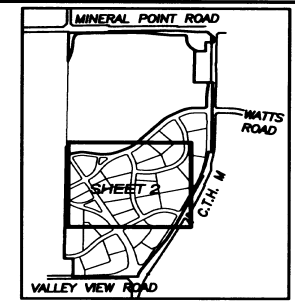
JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: 03-1323 SURVEYED BY: JK
FILE NO: 0-45 DRAWN BY: SD
FIELDBOOK/PK: 187/33 CHECKED BY: JK
SHEET 1 OF 9 APPROVED BY: DMJ

UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE
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LEGEND

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- 1-1/4" REBAR FOUND
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NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS S 89°11'46" W.
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5. SEE SHEET 8 OF 9 FOR CURVE DATA.
6. BUILDING LOCATED ON LOT 19 WILL BE REMOVED.
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8. ALL LOTS WITHIN THIS PLAT ARE 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 PERMETER OF THE PLAT. FOR PURPOSES OF 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, WHERE 2 OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 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 12 FEET IN WIDTH ALONG THE PERMETER 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 IMPERE THE ANTICIPATED FLOW OF WATER.
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14. SEE PLAT BOUNDARY DETAIL ON SHEET 8 OF 9.

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 January 5th, 2010
 [Signature]
 Department of Administration

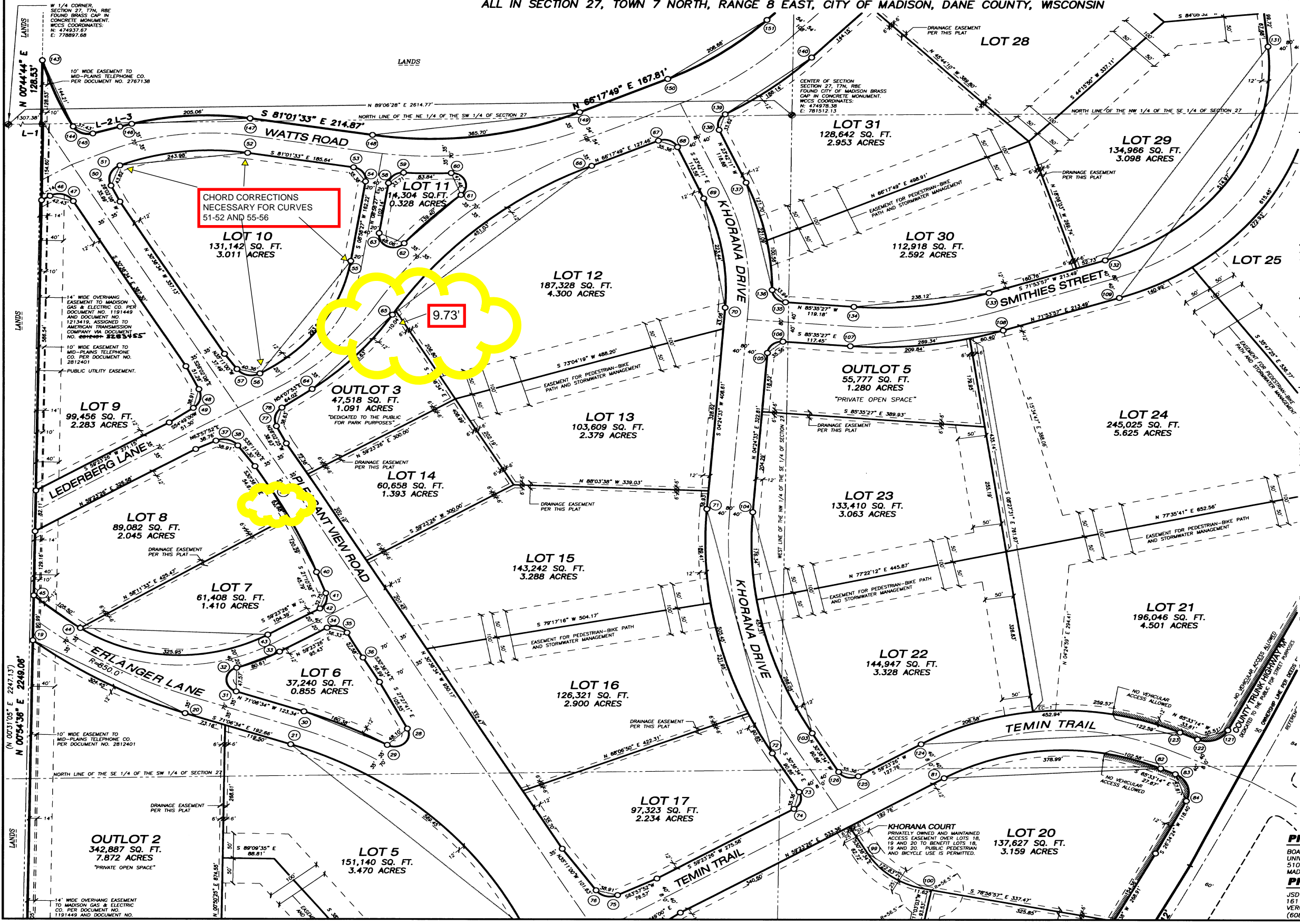
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PREPARED FOR:
 BOARD OF REGENTS
 UNIVERSITY OF WISCONSIN SYSTEM
 510 CHARMANY DRIVE, SUITE 250
 MADISON, WI 53719

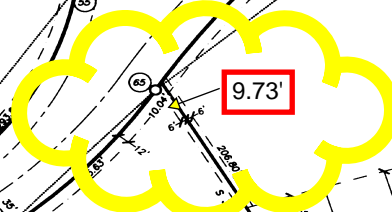
PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SD
FIELDBOOK/PP: 187/33	CHECKED BY: JK
SHEET 2 OF 9	APPROVED BY: DMJ



CHORD CORRECTIONS NECESSARY FOR CURVES 51-52 AND 55-56



W 1/4 CORNER SECTION 27, T7N, R8E FOUND BRASS CAP IN CONCRETE MONUMENT. WCCS COORDINATES: N: 474937.67 E: 778897.68

10' WIDE EASEMENT TO MID-PLAINS TELEPHONE CO. PER DOCUMENT NO. 2767138

14" WIDE OVERHANG EASEMENT TO MADISON GAS & ELECTRIC CO. PER DOCUMENT NO. 1191449 AND DOCUMENT NO. 1213419, ASSIGNED TO AMERICAN TRANSMISSION COMPANY VIA DOCUMENT NO. 2283455

10' WIDE EASEMENT TO MID-PLAINS TELEPHONE CO. PER DOCUMENT NO. 2812401

PUBLIC UTILITY EASEMENT.

10' WIDE EASEMENT TO MID-PLAINS TELEPHONE CO. PER DOCUMENT NO. 2812401

NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27

14" WIDE OVERHANG EASEMENT TO MADISON GAS & ELECTRIC CO. PER DOCUMENT NO. 1191449 AND DOCUMENT NO.

10' WIDE EASEMENT TO MID-PLAINS TELEPHONE CO. PER DOCUMENT NO. 2812401

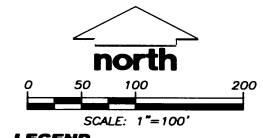
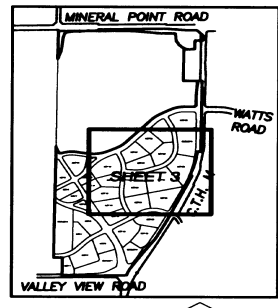
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UNIVERSITY RESEARCH PARK - PIONEER

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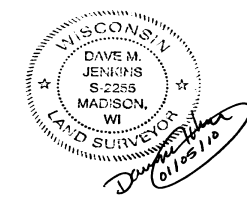
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified *January 5th* 2010

Bonnie M. Pomeroy
Department of Administration

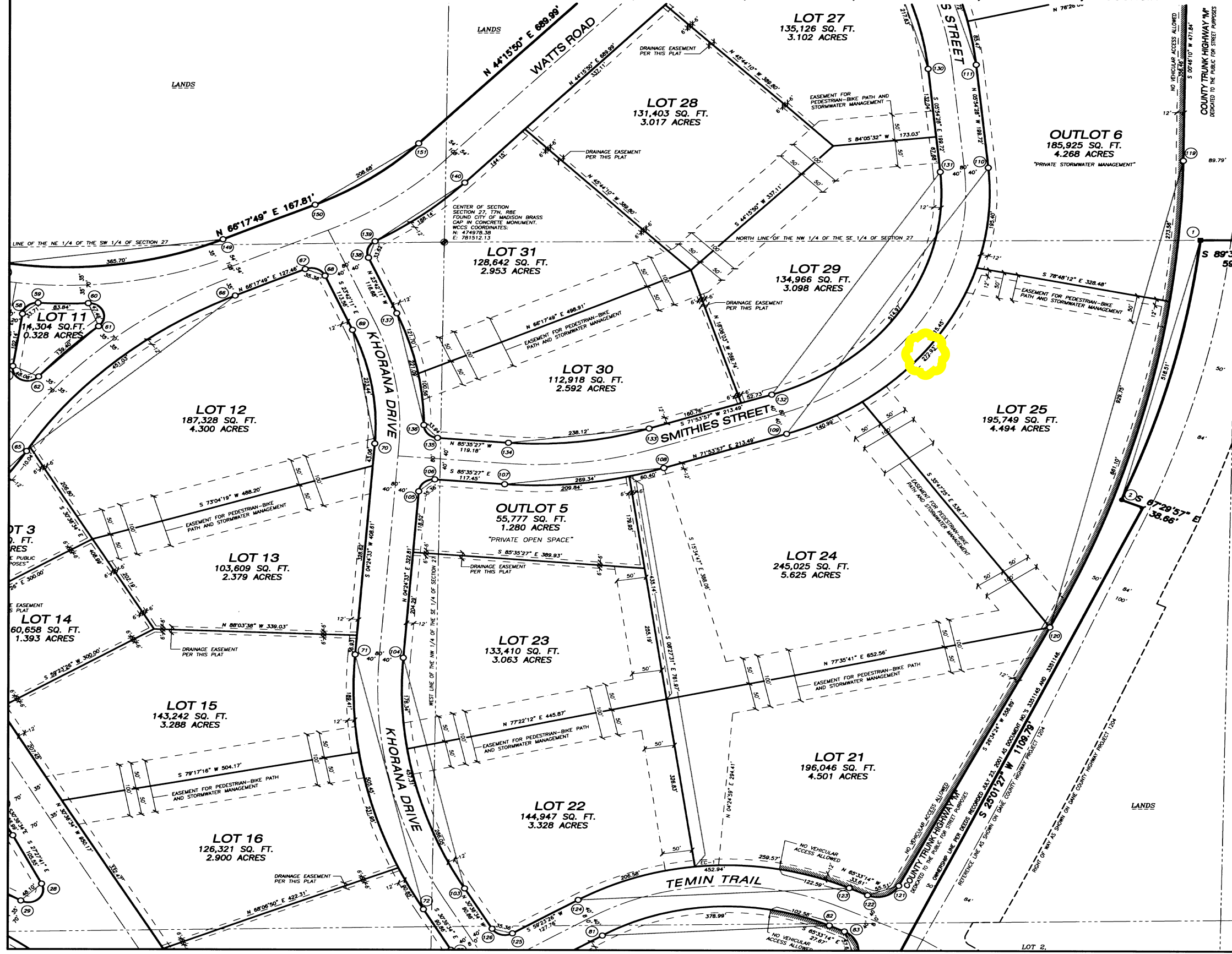


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BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM
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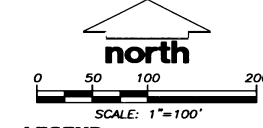
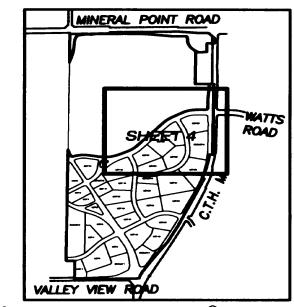
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FILE NO: 0-45	DRAWN BY: SO
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SHEET 3 OF 9	APPROVED BY: DMJ



UNIVERSITY RESEARCH PARK - PIONEER

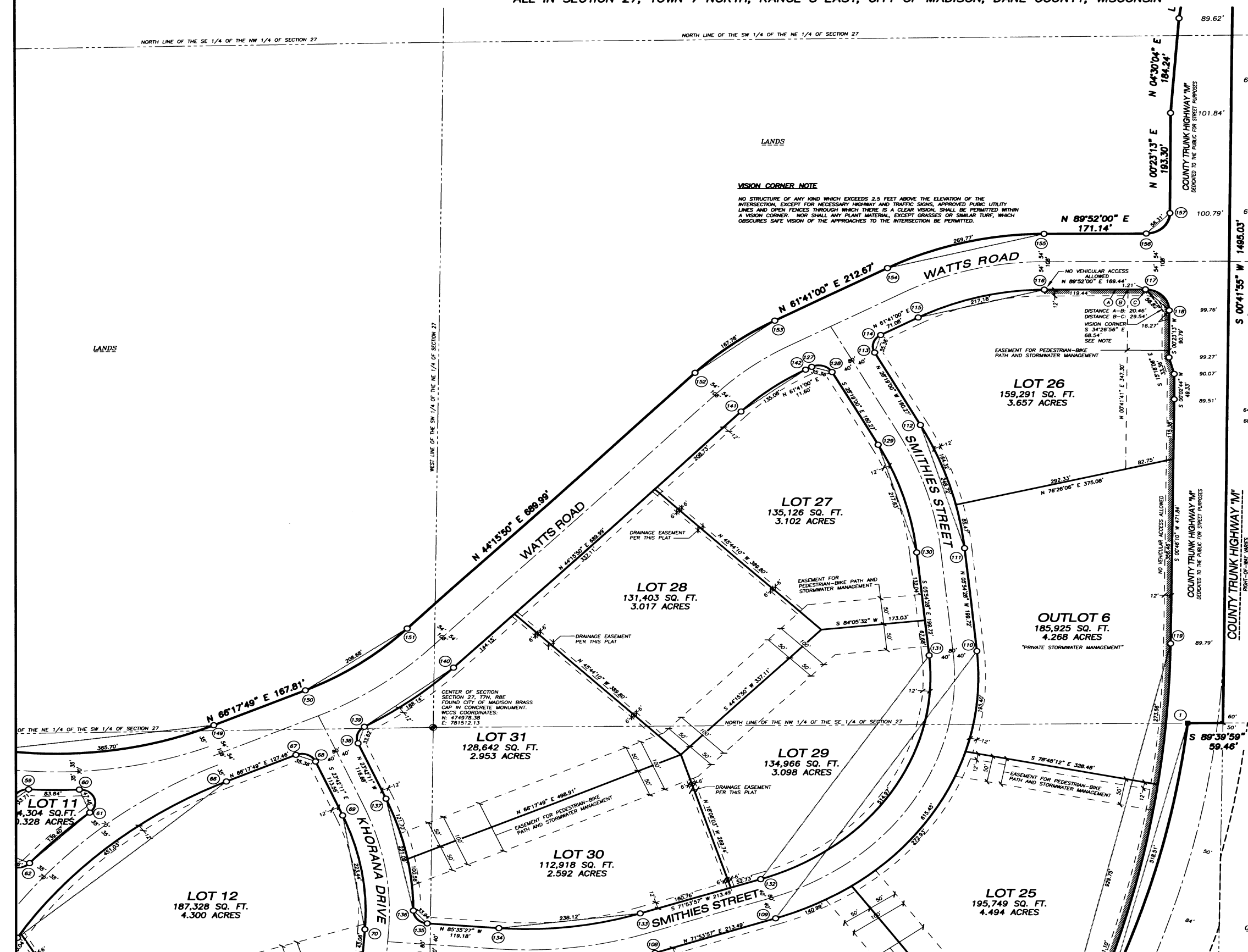
PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE
SUBSOIL INFORMATION INDICATES THE PRESENCE OF BEDROCK LESS THAN (9) FEET BELOW THE SURFACE IN SEVERAL LOCATIONS WITHIN THIS PLAT. LOT OWNERS SHALL VERIFY THE LOCATION OF BEDROCK AND DETERMINE THE APPROPRIATE DESIGN TO MITIGATE ANY ADVERSE EFFECTS ON SAID CONSTRUCTION.



- LEGEND**
- SECTION CORNER MONUMENT AS NOTED
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - CUT CROSS SET IN BOULDER
 - 1-1/4" x 24" REBAR SET, WEIGHING 4.30 LB./L.F.T.
 - ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" x 24" REBAR SET, WEIGHING 1.50 LB./L.F.T.
 - ALL EXTERIOR MONUMENTS HAVE BEEN SET. THE CITY OF MADISON HAS HAD THEM PLACED. THE INTERIOR MONUMENTS FOR A REASONABLE TIME AND A SURETY BOND HAS BEEN EXECUTED.
 - UNMONUMENTED ANGLE POINT
 - PREVIOUSLY RECORDED INFORMATION
 - BUILDING
 - FENCE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - CENTERLINE
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 - NO VEHICULAR ACCESS ALLOWED
 - UTILITY EASEMENTS - ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
 - THE DISTURBANCE OF A LOT CORNER 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 THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

- NOTES**
1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS S 89°14'41" W.
 2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 3. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 4. COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
 5. SEE SHEET 8 OF 9 FOR CURVE DATA.
 6. BUILDING LOCATED ON LOT 19 WILL BE REMOVED.
 7. PROPOSED VALLEY VIEW ROAD, PLEASANT VIEW ROAD, MINERAL POINT ROAD AND COUNTY HIGHWAY "M" ALIGNMENTS PROVIDED BY OTHERS.
 8. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 8 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 PERMETER OF THE PLAT. FOR PURPOSES OF 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE 2 OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 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 12 FEET IN WIDTH ALONG THE PERMETER 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 IMPED THE ANTICIPATED FLOW OF WATER.
 9. 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.
 10. 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.
 11. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMITS.
 12. THE CITY WILL NOT INSTALL LIGHTING IN THE ALLEYS. THE DEVELOPER OR PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE PRIVATE LIGHTING IN THE ALLEY RIGHT OF WAY. SUCH PRIVATE LIGHTING WILL BE OPERATED AND MAINTAINED BY THE DEVELOPER OR PROPERTY OWNERS.
 13. THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THIS PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 8 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED WITH WOOD CHIPS, GRASS OR CRUSHED GRAVEL. THE TRAILING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL CONCLUDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.
 14. SEE PLAT BOUNDARY DETAIL ON SHEET 8 OF 9.



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 January 5th, 2010

Renee M. Downey
Department of Administration

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMAYN DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

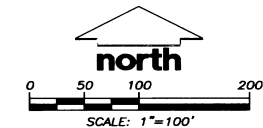
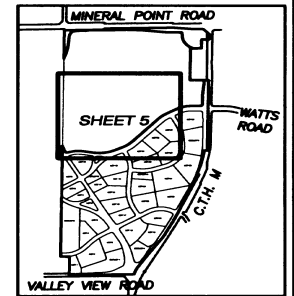
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SD
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SHEET 4 OF 9	APPROVED BY: DMJ

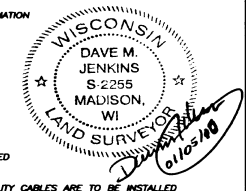
UNIVERSITY RESEARCH PARK - PIONEER

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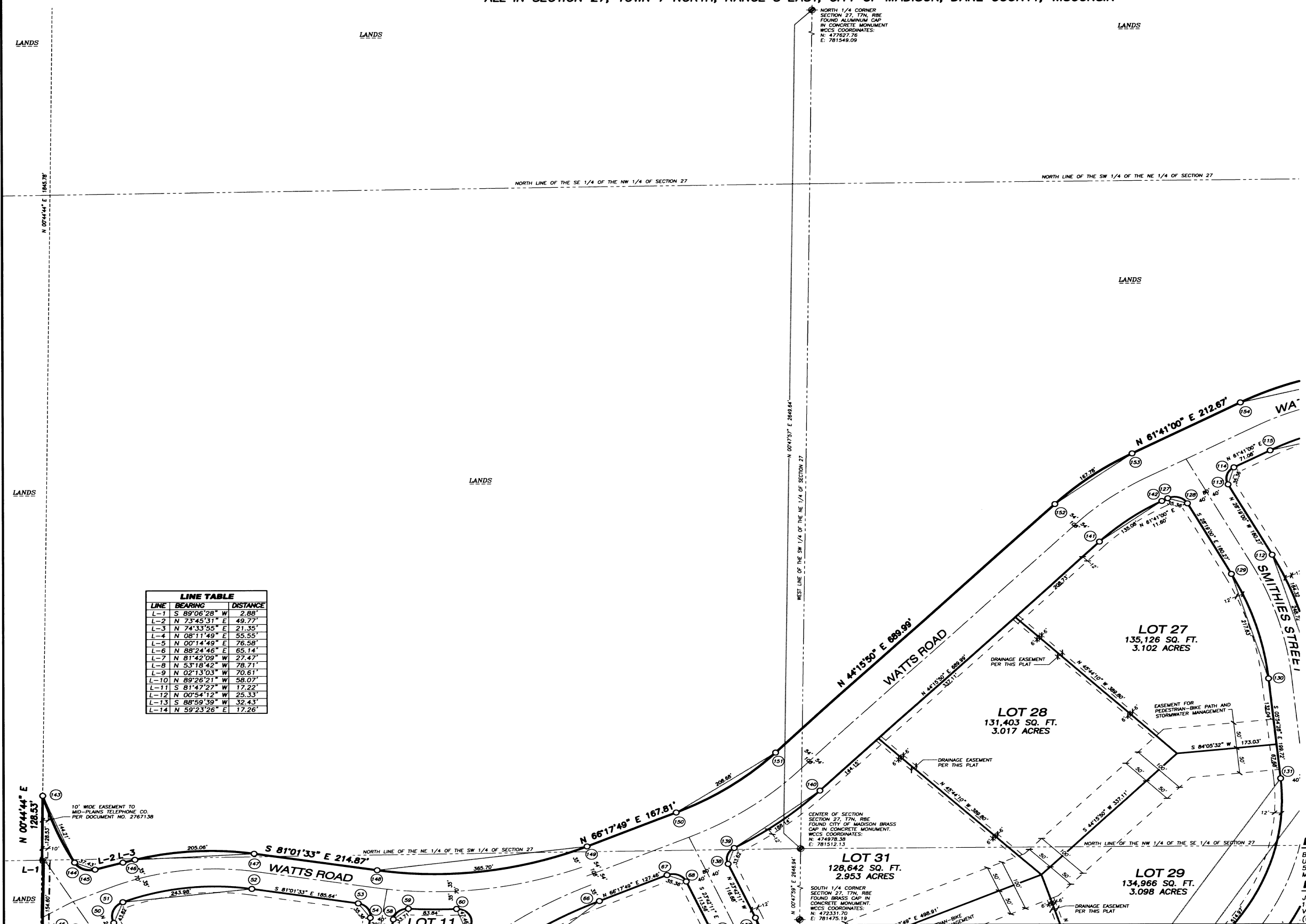


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 13. SEE PLAT BOUNDARY DETAIL ON SHEET 8 OF 9.

LINE	BEARING	DISTANCE
L-1	S 89°06'28" W	2.88'
L-2	N 73°45'31" E	49.77'
L-3	N 74°33'55" E	21.35'
L-4	N 08°11'49" E	55.55'
L-5	N 00°14'49" E	76.58'
L-6	N 88°24'46" E	65.14'
L-7	N 81°42'09" W	27.47'
L-8	N 53°18'42" W	78.71'
L-9	N 02°13'03" W	70.81'
L-10	N 89°26'21" W	58.07'
L-11	N 81°47'27" W	17.22'
L-12	N 00°54'12" W	25.33'
L-13	N 88°59'39" W	32.43'
L-14	N 59°23'26" E	17.26'



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 January 5th, 2010

Renee L. Pomeroy
Department of Administration

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
151 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

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Engineers • Surveyors • Planners

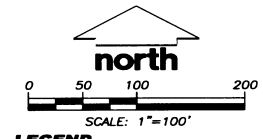
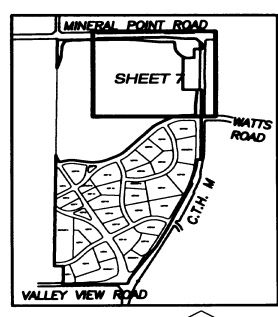
PROJECT NO: 03-1323	SURVEYED BY: JK
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FIELDBOOK/PG: 187/33	CHECKED BY: JK
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SHEET 5 OF 9

UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

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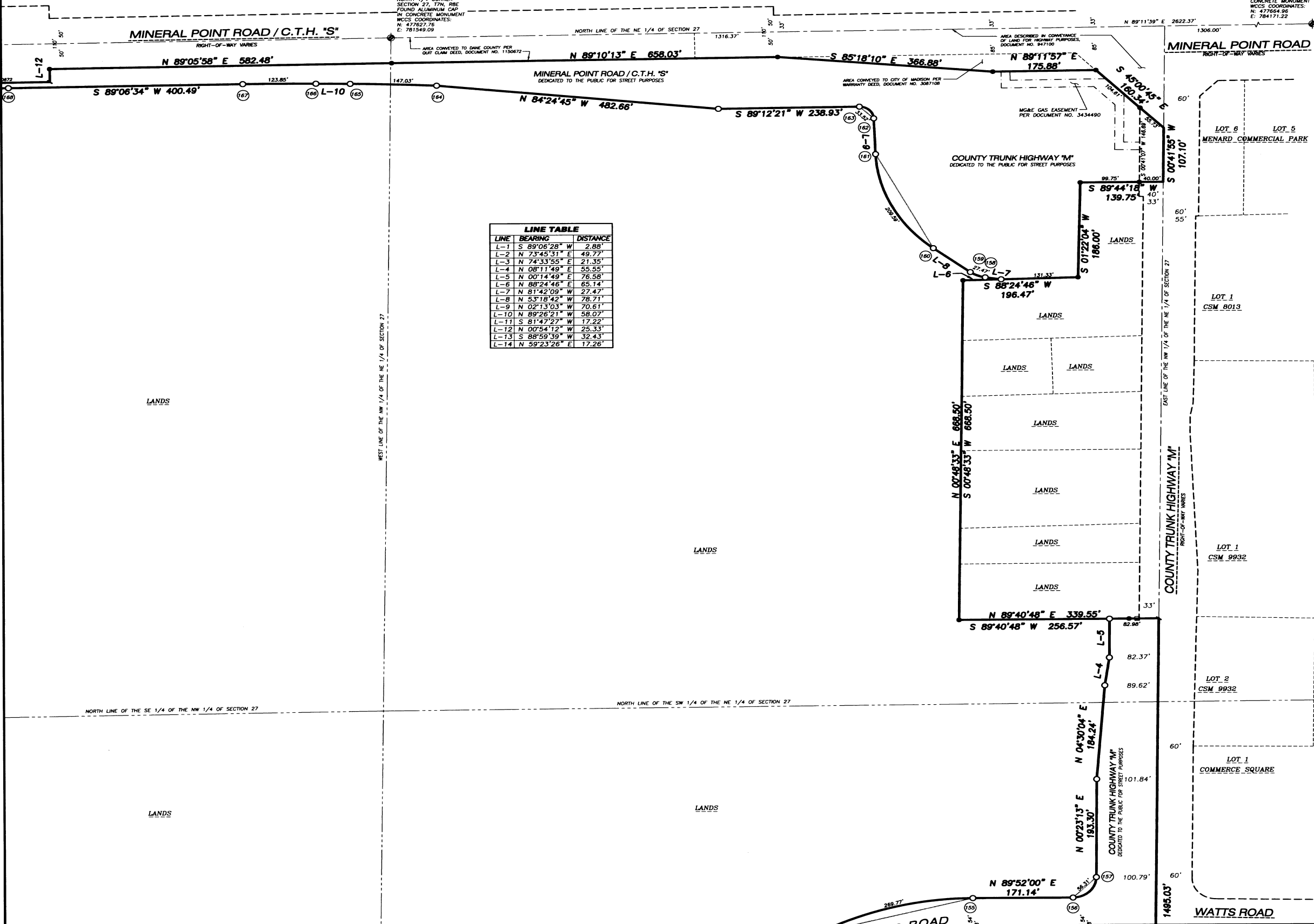
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Certified *[Signature]* 5/10/10

[Signature]
Renee M. Downey
Department of Administration

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UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:

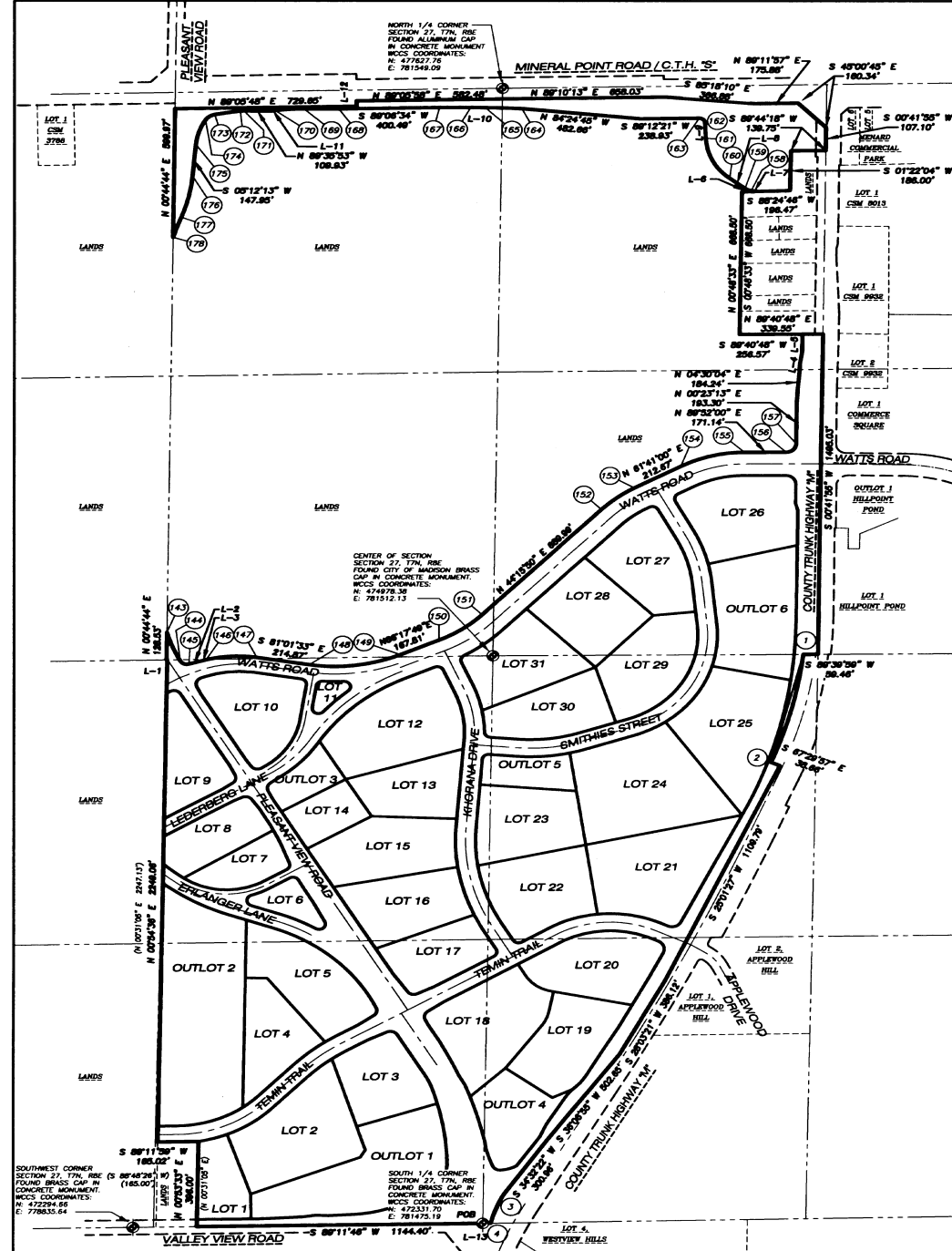
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Engineers • Surveyors • Planners

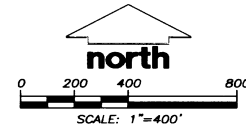
PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: JK
FIELDBOOK/PG: 187/35	CHECKED BY: SO
SHEET 7 OF 9	APPROVED BY: DMJ

UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



PLAT BOUNDARY DETAIL



- LEGEND**
- SECTION CORNER MONUMENT AS NOTED
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - CUT CROSS SET IN BOULDER
 - 1-1/4" x 24" REBAR SET, WEIGHING 4.30 LB/LN.FT.; ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" x 24" REBAR SET, WEIGHING 1.50 LB/LN.FT.
 - ALL EXTERIOR MONUMENTS HAVE BEEN SET. THE CITY OF MADISON HAS MARKED PLACING THE INTERIOR MONUMENTS FOR A REASONABLE TIME AND A SURETY BOND HAS BEEN EXECUTED.
 - UNMONUMENTED ANGLE POINT
 - PREVIOUSLY RECORDED INFORMATION
 - PLAT BOUNDARY LINE
 - LOT LINE
 - RUSH-DE-WAY LINE
 - EXISTING LOT LINE
 - CENTERLINE
 - SECTION LINE

CURVE	LOT	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD	TANGENT IN	TANGENT OUT
1-2		520.20	1860.00	16'01"28"	S 14'29'19" W	518.51	S 06'28'35" W	S 22'30'03" W
3-4		147.08	500.00	16'51"14"	S 14'32'20" W	146.55	S 34'32'22" W	S 13'06'43" W
5-6		340.56	540.00	36'08'05"	N 62'16'35" E	334.95	N 80'20'38" E	N 44'12'33" E
7-8		201.37	760.00	15'10'53"	N 51'47'59" E	200.78	N 44'12'33" E	N 59'23'26" E
9-10		129.20	760.00	09'44'25"	N 49'04'45" E	129.04	N 44'12'33" E	N 53'56'58" E
11-12		44.73	30.00	85'25'34"	S 73'19'21" E	40.70	S 63'57'52" E	S 30'36'34" E
12-13		61.67	300.00	11'46'39"	S 24'43'15" E	61.56	S 30'36'34" E	S 18'49'55" E
14-15		286.86	1170.50	14'02'30"	S 07'56'22" E	286.14	S 14'57'37" E	S 07'23'09" W
15-16		52.53	472.00	06'18'33"	S 11'50'13" W	52.50	S 07'23'09" W	S 14'59'18" W
17-18		220.86	486.00	26'02'14"	S 73'45'17" W	218.96	S 14'59'18" W	S 80'44'10" W
19-20		305.97	885.00	19'48'32"	S 61'12'18" E	300.45	S 51'18'02" E	S 71'06'34" E
21-22		565.39	700.00	46'16'40"	S 47'58'14" E	550.15	S 71'06'34" E	S 24'49'54" E
22-23		41.70	30.00	79'38'54"	S 14'59'33" W	38.43	S 24'49'54" E	S 54'49'00" W
24-25		222.57	840.00	15'10'53"	S 51'47'59" W	221.92	S 59'23'26" W	S 44'12'33" W
26-27		167.38	840.00	11'25'01"	S 49'55'04" W	167.11	S 59'23'26" W	S 55'37'34" W
28-29		361.28	460.00	45'00'00"	S 66'42'33" W	359.07	S 44'12'33" W	S 89'12'33" W
29-30		181.65	460.00	10'12'11"	S 49'12'38" W	181.54	S 44'12'33" W	S 54'22'44" W
31-32		279.63	460.00	34'49'49"	S 71'47'38" W	275.35	S 54'22'44" W	S 89'12'33" W
32-33		64.71	25.00	148'18'28"	S 46'41'33" W	48.10	S 27'27'41" W	S 59'09'13" W
33-34		160.68	770.00	11'57'21"	N 65'07'53" W	160.38	N 59'09'13" W	N 71'06'34" W
34-35		62.88	25.00	144'06'58"	N 00'56'55" E	47.57	N 71'06'34" W	N 73'00'24" E
35-36		80.80	340.00	13'36'58"	N 66'11'55" E	80.61	N 73'00'24" E	N 59'23'26" E
37-38		40.67	25.00	93'12'57"	S 74'00'06" E	36.33	S 59'23'26" E	S 27'23'37" E
39-40		57.59	1026.00	03'12'57"	S 29'00'06" E	57.58	S 27'23'37" E	S 30'36'34" E
41-42		42.33	30.00	80'51'08"	S 75'36'34" E	38.91	N 63'57'52" E	S 35'11'00" E
43-44		184.04	985.00	10'42'19"	S 25'15'25" E	183.77	S 30'36'34" E	S 21'10'58" E
44-45		63.68	985.00	03'42'14"	S 28'45'27" E	63.67	S 44'12'33" E	S 26'54'20" E
46-47		729.63	985.00	07'00'05"	S 23'24'18" E	729.29	S 26'54'20" E	S 21'10'58" E
47-48		35.71	25.00	81'51'07"	S 18'27'52" W	32.75	S 21'10'58" E	S 59'23'26" W
48-49		344.58	300.00	65'48'36"	N 87'42'16" W	325.95	S 59'23'26" W	N 54'47'58" W
49-50		105.57	815.00	07'25'18"	N 51'05'19" W	105.50	N 54'47'58" W	N 47'22'40" W
50-51		47.12	30.00	90'00'00"	S 75'36'34" E	42.43	S 59'23'26" E	S 30'36'34" E
51-52		42.33	30.00	80'51'08"	S 14'23'26" W	38.91	S 26'02'08" E	S 54'49'00" W
52-53		49.14	30.00	93'50'33"	N 20'53'08" E	43.82	N 26'02'08" W	N 67'48'25" E
53-54		225.75	415.00	31'10'02"	N 83'23'26" E	222.92	N 67'48'25" E	S 81'01'33" E
54-55		39.27	25.00	90'00'00"	S 36'01'33" E	35.36	S 81'01'33" E	S 08'58'27" W
55-56		286.42	320.00	51'17'02"	S 34'36'58" W	276.96	S 08'58'27" W	S 60'15'29" W
56-57		44.27	30.00	84'33'31"	N 72'27'45" W	40.36	S 60'15'29" W	N 35'11'00" W
58-59		37.00	25.00	84'47'16"	N 51'22'05" E	33.71	N 08'58'27" E	S 86'14'17" E
59-60		83.89	720.00	06'40'33"	S 89'34'33" E	83.84	S 86'14'17" E	N 87'05'10" E
60-61		62.53	25.00	143'18'23"	S 21'15'38" E	47.46	N 87'05'10" E	S 50'23'33" W
61-62		139.55	850.00	09'24'25"	S 45'41'20" E	139.40	S 50'23'33" W	S 40'59'08" W
62-63		64.75	25.00	147'59'19"	N 65'01'13" W	48.06	S 40'59'08" W	N 08'58'27" E
64-65		206.92	535.00	22'09'36"	N 43'03'05" E	205.63	N 54'47'58" W	N 31'58'17" E
65-66		467.29	780.00	34'19'32"	N 49'08'03" E	460.34	N 31'58'17" E	N 66'17'49" E
67-68		9.73	780.00	00'42'54"	N 32'19'45" E	9.73	N 31'58'17" E	N 32'41'11" E
69-70		457.56	780.00	33'36'38"	N 49'29'30" E	451.03	N 32'41'11" E	N 66'17'49" E
71-72		39.27	25.00	90'00'00"	S 68'42'11" E	35.36	N 66'17'49" E	S 23'42'11" W
73-74		225.70	460.00	28'06'44"	S 09'38'49" E	223.44	S 23'42'11" E	S 04'24'33" W
75-76		513.40	840.00	35'01'07"	S 13'06'01" E	505.45	S 04'24'33" W	S 30'36'34" E
77-78		189.82	840.00	12'56'50"	S 02'03'52" E	189.41	S 04'24'33" W	S 08'32'17" E
79-80		232.69	840.00	15'52'19"	S 16'28'27" E	231.95	S 08'32'17" E	S 24'24'36" E
81-82		90.89	840.00	06'11'58"	S 27'30'35" E	90.85	S 24'24'36" E	S 30'36'34" E
83-84		39.27	25.00	90'00'00"	S 14'23'26" W	35.36	S 30'36'34" E	S 59'23'26" W
85-86		42.33	30.00	80'51'08"	N 75'36'34" W	38.91	S 63'57'52" W	N 35'11'00" W
87-88		41.98	30.00	80'10'01"	N 14'02'52" E	38.63	N 26'02'05" W	S 54'07'53" E
89-90		42.44	30.00	81'03'02"	N 14'17'29" E	38.99	N 26'14'02" W	N 54'49'00" E
91-92		393.97	410.00	55'03'20"	N 86'55'06" E	378.99	N 59'23'26" E	S 65'33'14" E
93-94		64.32	40.00	92'07'38"	S 19'29'25" E	57.61	S 65'33'14" E	S 26'34'24" W
95-96		57.98	219.00	15'10'11"	S 37'17'11" W	57.81	S 29'42'06" W	S 44'52'17" W
97-98		52.75	231.00	13'05'04"	S 38'19'45" W	52.64	S 44'52'17" W	S 31'47'13" W
99-100		41.06	311.00	07'33'50"	S 28'00'18" W	41.03	S 31'47'13" W	S 24'13'23" W

LINE	BEARING	DISTANCE
L-1	S 89°06'28" W	2.88'
L-2	N 73°45'31" E	49.77'
L-3	N 74°33'55" E	21.35'
L-4	N 08°11'49" E	55.55'
L-5	N 00°14'49" E	76.58'
L-6	N 88°24'46" E	65.14'
L-7	N 81°42'09" W	27.47'
L-8	N 53°18'42" W	78.71'
L-9	N 02°13'03" W	70.61'
L-10	N 89°26'21" W	58.07'
L-11	S 81°47'27" W	17.22'
L-12	N 00°54'12" W	25.33'
L-13	S 88°59'39" W	32.43'
L-14	N 59°23'26" E	17.26'

CURVE	LOT	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD	TANGENT IN	TANGENT OUT
91-92		69.19	137.00	28'56'16"	S 73°03'44" W	68.46	S 58'35'36" W	S 87°31'52" W
92-93		38.87	32.00	69'35'36"	N 57°40'20" W	36.52	N 57°40'20" W	N 25°52'32" W
93-94		74.81	575.00	07'27'16"	N 19°08'54" W	74.76	N 19°08'54" W	N 15°25'32" W
94-95		43.00	219.00	11'14'58"	N 09'47'47" W	42.93	N 15°25'32" W	N 04°10'18" W
95-96		279.32	1703.50	09'23'41"	N 16°51'02" W	279.01	N 12°09'11" W	N 21°32'52" W
	OUTLOT 4	18	61.11	1703.50	07'20'22"	61.11	N 15°49'20" W	N 19°29'33" W
			18	61.11	1703.50	07'20'22"	N 20°31'13" W	N 21°32'52" W
97-98		115.61	1698.00	03'54'04"	N 25°04'35" W	115.59	N 23°07'33" W	N 27°01'37" W
99-100		126.55	150.00	48'20'23"	S 54'46'46" E	122.83	S 30'36'34" E	S 78°56'57" E
101-102		76.75	175.00	25'07'46"	S 23'36'56" W	76.14	S 11°03'03" W	S 36°10'54" W
103-104		464.50	760.00	35'01'07"	N 07'23'09" W	457.31	N 30'36'34" W	N 04°24'33" E
	22	287.77	760.00	21'41'41"	N 19°45'44" W	286.05	N 30'36'34" W	N 08°54'53" W
	23	176.73	760.00	13'19'26"	N 02'15'10" W	176.34	N 08°54'53" W	N 04°24'33" E
105-106		39.27	25.00	90'00'00"	N 49°24'33" E	35.36	N 04°24'33" E	S 85°35'27" E
107-108		271.08	690.00	22'30'36"	N 83°09'15" E	269.34	S 85°35'27" E	N 71°53'57" E
	OUTLOT 5	24	60.42	690.00	05'01'02"	60.40	N 74°24'28" E	N 71°53'57" E
109-110		665.41	490.00	77'48'25"	N 32°59'44" E	615.45	N 71°53'57" E	N 05°54'28" W
	24	141.48	490.00	16'32'35"	N 63°37'39" E	140.99	N 71°53'57" E	N 55°21'22" E
	25	327.21	490.00	38'15'40"	N 36'12'32" E	321.17	N 55°21'22" E	N 17°05'42" E
	OUTLOT 6	196.72	490.00	23'00'10"	N 05°35'37" E	195.40	N 17°05'42" E	N 05°54'28" W
111-112		250.31	640.00	22'24'32"	N 17°06'44" W	248.72	N 05°54'28" W	N 28°19'00" W
	OUTLOT 6	26	85.53	640.00	07'39'26"	85.47	N 05°54'28" W	N 13°33'54" W
113-114		164.78	640.00	14'45'06"	N 20°56'27" W	164.32	N 13°33'54" W	N 28°19'00" W
115-116		219.38	446.00	28'11'00"	N 16°41'00" E	217.81	N 28°19'00" W	N 81°41'00" E
117-118		63.20	40.00	90'31'13"	S 44°52'24" E</			

UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, WISCONSIN REGISTERED LAND SURVEYOR S-2255, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE CITY OF MADISON GENERAL ORDINANCES AND BY THE DIRECTION OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "UNIVERSITY RESEARCH PARK WEST" IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LANDS THEREOF, BEING LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°11'46" WEST, 1144.40 FEET TO THE SOUTHWEST CORNER OF LANDS OWNED BY RUNG; THENCE NORTH 00°53'33" EAST ALONG THE EAST LINE OF THE SAID RUNG PARCEL, 396.00 FEET; THENCE SOUTH 89°11'59" WEST ALONG THE NORTH LINE OF THE SAID RUNG PARCEL, 165.02 FEET TO A PROPERTY LINE AS AGREED TO AND DESCRIBED IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NO.'S 1213413, 1213414, 1213415 AND 1213416; THENCE NORTH 00°54'36" EAST ALONG THE SAID DESCRIBED LINE, 2249.06 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27; THENCE SOUTH 89°06'28" WEST ALONG THE SAID SOUTH LINE, 2.88 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE NORTH 00°44'44" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27, 128.53 FEET TO A POINT OF NON-TANGENT CURVE; THENCE SOUTHEASTERLY 144.58 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 206.62 FEET ALONG THE CHORD WHICH BEARS SOUTH 22°08'28" EAST, 144.23 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY 40.42 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 67°38'34" EAST, 37.43 FEET; THENCE NORTH 73°45'51" EAST, 49.77 FEET; THENCE NORTH 74°33'55" EAST TO A POINT OF CURVE; THENCE NORTHEASTERLY 206.62 FEET ALONG THE ARC OF A 485.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS NORTH 86°46'11" EAST, 205.06 FEET; THENCE SOUTH 81°01'33" EAST, 214.87 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 370.71 FEET ALONG THE ARC OF A 650.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS NORTH 82°38'08" EAST, 365.70 FEET; THENCE NORTH 66°14'49" EAST, 87.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 209.96 FEET ALONG THE ARC OF A 546.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS NORTH 55°16'49" EAST, 208.68 FEET; THENCE NORTH 44°15'50" EAST, 689.99 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 168.83 FEET ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS NORTH 52°58'25" EAST, 167.78 FEET; THENCE NORTH 61°41'00" EAST, 212.67 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 272.51 FEET ALONG THE ARC OF A 554.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS NORTH 75°46'30" EAST, 269.77 FEET; THENCE NORTH 89°52'01" EAST, 171.14 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 62.47 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS NORTH 45°07'36" EAST, 56.31 FEET; THENCE NORTH 00°23'13" EAST, 193.30 FEET; THENCE NORTH 04°30'04" EAST, 184.24 FEET; THENCE NORTH 08°11'49" EAST, 55.55 FEET; THENCE NORTH 00°14'49" EAST, 76.58 FEET; THENCE SOUTH 89°40'48" WEST, 256.57 FEET; THENCE NORTH 00°48'33" EAST, 668.50 FEET; THENCE NORTH 88°24'46" EAST, 65.14 FEET; THENCE NORTH 11°42'09" WEST, 27.47 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 27.75 FEET ALONG THE ARC OF A 56.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS NORTH 67°30'25" WEST, 27.47 FEET; THENCE NORTH 53°18'42" WEST, 78.71 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 216.70 FEET ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS NORTH 27°45'52" WEST, 209.59 FEET; THENCE NORTH 02°13'03" WEST, 70.61 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 37.10 FEET ALONG THE ARC OF A 24.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS NORTH 46°30'21" WEST, 33.52 FEET; THENCE NORTHWESTERLY 198.28 FEET ALONG THE ARC OF A 84°24'45" WEST, 482.66 FEET TO A POINT OF NON-TANGENT CURVE; THENCE NORTHWESTERLY 147.03 FEET ALONG THE ARC OF A 3968.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS NORTH 88°22'41" WEST, 147.03 FEET; THENCE NORTH 89°26'21" WEST, 58.07 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 123.85 FEET ALONG THE ARC OF A 4899.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 89°50'07" WEST, 123.85 FEET; THENCE SOUTH 89°06'34" WEST, 400.49 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 139.19 FEET ALONG THE ARC OF A 5066.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS SOUTH 89°53'48" WEST, 139.19 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 116.41 FEET ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 86°14'14" WEST, 116.29 FEET; THENCE SOUTH 81°47'27" WEST, 17.22 FEET; THENCE NORTH 89°35'53" WEST, 109.93 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 13.71 FEET ALONG THE ARC OF A 99.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 86°26'05" WEST, 13.70 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY 104.11 FEET ALONG THE ARC OF A 1976.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 80°57'30" WEST, 104.10 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY 48.07 FEET ALONG THE ARC OF A 56.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 55°52'58" WEST, 44.78 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY 121.14 FEET ALONG THE ARC OF A 256.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 18°45'38" WEST, 120.02 FEET; THENCE SOUTH 05°12'13" WEST, 147.95 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 198.28 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS SOUTH 13°19'06" WEST, 197.62 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 100.10 FEET ALONG THE ARC OF A 1400.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 19°23'06" WEST, 100.07 FEET TO THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE NORTH 00°44'44" EAST ALONG THE SAID WEST LINE, 599.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD; THENCE NORTH 89°05'48" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 729.65 FEET; THENCE NORTH 00°54'12" WEST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 25.33 FEET; THENCE NORTH 89°05'58" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 582.48 FEET; THENCE NORTH 89°10'13" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 658.03 FEET; THENCE SOUTH 85°18'10" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 366.88 FEET; THENCE NORTH 89°11'57" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 175.88 FEET; THENCE SOUTH 45°00'45" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 180.34 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE SOUTH 00°41'55" WEST ALONG THE SAID EAST LINE, 107.10 FEET; THENCE SOUTH 89°44'18" WEST, 139.75 FEET; THENCE SOUTH 01°22'04" WEST, 186.00 FEET; THENCE SOUTH 88°24'46" WEST, 196.47 FEET; THENCE SOUTH 00°48'33" WEST, 668.50 FEET; THENCE NORTH 89°40'48" EAST, 339.55 FEET TO THE AFORESAID EAST LINE; THENCE SOUTH 00°41'55" WEST ALONG THE SAID EAST LINE, 1495.03 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE SOUTH 89°39'59" WEST ALONG THE SAID SOUTH LINE, 59.46 FEET TO A POINT OF NON-TANGENT CURVE; THENCE SOUTHWESTERLY 520.20 FEET ALONG THE ARC OF A 1860.00 FOOT RADIUS CURVE TO RIGHT, THE LONG CHORD WHICH BEARS SOUTH 14°29'19" WEST, 518.51 FEET; THENCE SOUTH 67°29'57" EAST, 38.66 FEET; THENCE SOUTH 25°01'27" WEST, 109.79 FEET; THENCE SOUTH 28°03'21" WEST, 386.12 FEET; THENCE SOUTH 36°06'55" WEST, 502.65 FEET; THENCE SOUTH 34°32'22" WEST, 300.96 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 147.08 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 21°32'20" WEST, 146.55 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 27; THENCE SOUTH 88°59'39" WEST ALONG THE SAID SOUTH LINE, 32.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,748,915 SQUARE FEET OR 154.934 ACRES.
DAVE M. JENKINS, S-2255
WISCONSIN LAND SURVEYOR
DATE 01/05/10



CORPORATE OWNER'S CERTIFICATE

THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID BOARD HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID BOARD FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

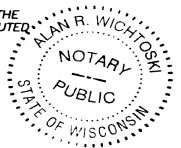
COMMON COUNCIL, CITY OF MADISON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, CHARLES PRUITT, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED ON THIS 8th DAY OF January, 2010.

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
CHARLES PRUITT
PRESIDENT
THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss
PERSONALLY CAME BEFORE ME THIS 10th DAY OF January, 2010
THE ABOVE NAMED CHARLES PRUITT, PRESIDENT OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Alan R. Wichtosky
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 10/21/13



CONSENT OF LESSEE CERTIFICATE

UNIVERSITY RESEARCH PARK, INCORPORATED, A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, LESSEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, AS OWNER.

WITNESS THE HAND AND SEAL OF UNIVERSITY RESEARCH PARK, INCORPORATED, LESSEE, THIS 11th DAY OF January, 2010.

MARK D. BUGHER,
ASSISTANT SECRETARY/TREASURER

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS 6th DAY OF January, 2010, THE ABOVE NAMED MARK D. BUGHER, ASSISTANT SECRETARY/TREASURER, UNIVERSITY RESEARCH PARK, INCORPORATED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Paula Romeo
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES Aug 11, 2013

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS PLAT KNOWN AS "UNIVERSITY RESEARCH PARK - PIONEER", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT No. RES-09-00896, FILE ID No. 16102, ADOPTED ON THE 22nd DAY OF OCTOBER, 2009, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS 8th DAY OF January, 2010.

Maribeth Witzel-Behl
MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN
DATE 1-8-2010

CITY OF MADISON TREASURER CERTIFICATE

I, DAVID GAWENDA, BEING DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 8th DAY OF January, 2010, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER".

DAVID GAWENDA, TREASURER,
CITY OF MADISON, DANE COUNTY, WISCONSIN
DATE 1/8/10

DANE COUNTY TREASURER CERTIFICATE

I, DAVID WORZALA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 11th DAY OF January, 2010, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER".

DAVID WORZALA, TREASURER,
DANE COUNTY, WISCONSIN
DATE 1/8/2010

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS 11th DAY OF January, 2010, AT 2:32 O'CLOCK, P.M. AND RECORDED IN VOLUME 59-076B OF PLATS ON

PAGES 349 THROUGH 357 AS DOCUMENT NUMBER 4626063

Kristi Chlebowski, Register of Deeds,
DANE COUNTY, WISCONSIN

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 January 5th, 2010
Paula Romeo
Department of Administration

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719
PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060
PROJECT NO: 03-1323 SURVEYED BY: JK
FILE NO: 0-45 DRAWN BY: SO
FIELDBOOK/PG: 187/33 CHECKED BY: JK
DATE: SHEET 9 OF 9 APPROVED BY: DMJ