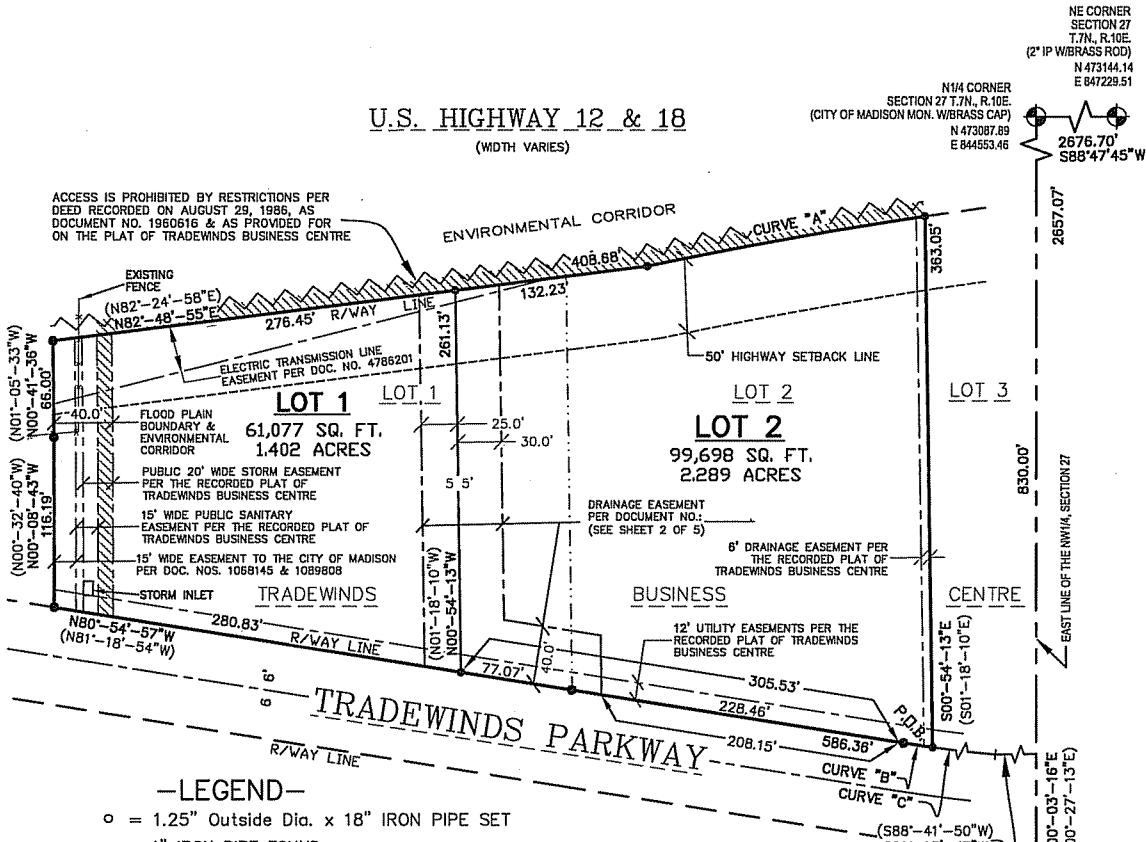


CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF TRADEWINDS BUSINESS CENTRE, LOCATED IN THE NE 1/4 OF THE NW1/4, SECTION 27, T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN



ACCESS IS PROHIBITED BY RESTRICTIONS PER DEED RECORDED ON AUGUST 29, 1986, AS DOCUMENT NO. 1960616 & AS PROVIDED FOR ON THE PLAT OF TRADEWINDS BUSINESS CENTRE

NE CORNER SECTION 27 T.7N., R.10E. (2" IP W/BRASS ROD) N 473144.14 E 847229.51

N1/4 CORNER SECTION 27 T.7N., R.10E. (CITY OF MADISON MON. W/BRASS CAP) N 473067.89 E 844553.46

2676.70' S88°47'45"W

LOT 1
61,077 SQ. FT.
1.402 ACRES

LOT 2
99,698 SQ. FT.
2,289 ACRES

TRADEWINDS BUSINESS CENTRE

—LEGEND—

- = 1.25" Outside Dia. x 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ⊕ = STORM INLET (ROUND)
- P.O.B. = POINT OF BEGINNING
- ~~~~~ = NO VEHICULAR ACCESS
- ||||| = ENVIRONMENTAL CORRIDOR

—CURVE DATA "A"—

RADIUS: 3117.75'
DELTA: 03°-31'-45"
LENGTH: 192.04'
CHORD: (N79°-21'-43"E) 179'-45'-39"
 (N79°-45'-39"E) 192.01'

—CURVE DATA "B"—

RADIUS: 967.00'
DELTA: 01°-12'-06"
LENGTH: 20.28'
CHORD: (N81°-54'-57"W) 181'-30'-59"W
 (N81°-30'-59"W) 20.28'

—CURVE DATA "C"—

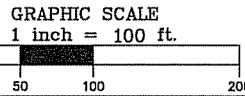
RADIUS: 967.00'
DELTA: 08°-47'-10"
LENGTH: 148.29'
CHORD: (N86°-54'-35"W) 185'-30'-37"W
 (N85°-30'-37"W) 148.14'

—TOTAL CURVE "B" & "C"—

RADIUS: 967.00'
DELTA: 09°-59'-16"
LENGTH: 168.57'
CHORD: (N86°-18'-32"W) 185'-54'-35"W
 (N85°-54'-35"W) 168.35'

- NOTES:
- ALL BUILDINGS AND OUTDOOR RECREATIONAL AREAS SHALL COMPLY WITH THE MADISON GENERAL ORDINANCES SECTION 16.23(3)(D), HIGHWAY LAND USE NOISE PROVISIONS, POLICIES, AND ORDINANCES.
 - 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.
 - DRAINAGE EASEMENTS RESERVED FOR PRIVATE STORMWATER MANAGEMENT PURPOSES IN ACCORD WITH MADISON GENERAL ORDINANCES CHAPTER 37.
 - SIGNIFICANT SCREENING VEGETATION SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE OF LOT 1 AND LOT 2, UPON ANY DEVELOPMENT ON THIS LOT.
 - SUBSOIL INFORMATION INDICATES THE MAJORITY OF THE 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.
 - ANY CONSTRUCTION ON LOTS 1 THROUGH 5 OF THE RECORDED PLAT OF TRADEWINDS BUSINESS CENTRE SHALL REQUIRE COMPLIANCE WITH THE PROVISIONS OF TRANS 405 REGARDING HIGHWAY NOISE MITIGATION.

BEARINGS REFERRED TO THE DANE COUNTY CORNER OF THE NE 1/4, SECTION 27, T.7N., R.10E. BEARING: S88°47'45"W



SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

PROPERTY ADDRESS:
4702 & 4724 TRADEWINDS PARKWAY
MADISON, WI

MERIDIAN

SURVEYING, LLC

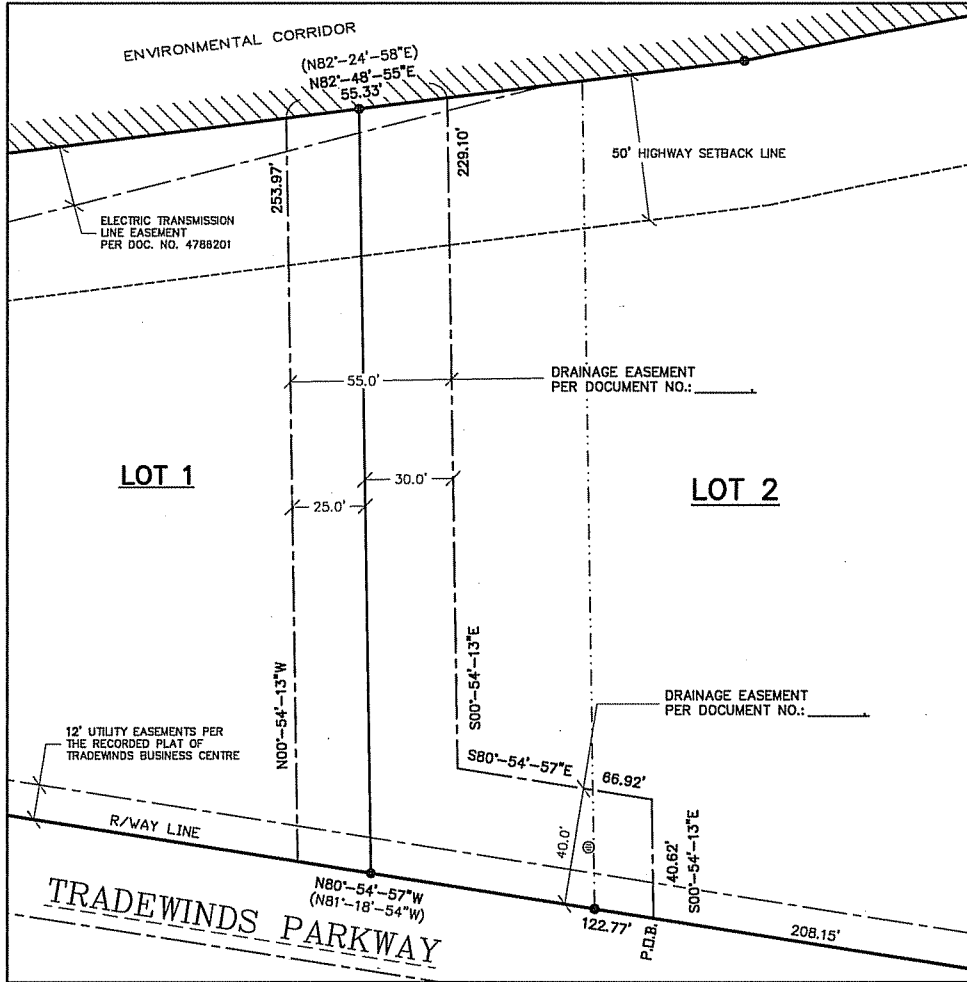
N8774 Firelane 1 Office: 920-893-0881
Menasha, WI 54952 Fax: 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 12-05-14
CHECKED BY: S.C.D.	FIELD BOOK: M-33, PG. 8
JOB NO.: 8025-A171	SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF TRADEWINDS BUSINESS CENTRE, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 27, T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

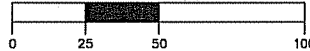
-DRAINAGE EASEMENT DETAIL-



-LEGEND-

- = 1.25" Outside Dia. x 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ⊙ = STORM INLET (ROUND)
- P.O.B. = POINT OF BEGINNING
- ~~~~~ = NO VEHICULAR ACCESS
- ////// = ENVIRONMENTAL CORRIDOR

GRAPHIC SCALE
1 inch = 50 ft.



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4, SECTION 27, T.7N., R.10E. BEARING: S88°47'45"W

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

PROPERTY ADDRESS:
4702 & 4724 TRADEWINDS PARKWAY
MADISON, WI

MERIDIAN
SURVEYING, LLC

N8774 Firelane 1
Menasha, WI 54952

Office: 920-893-0881
Fax: 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 12-05-14
CHECKED BY: S.C.D.	FIELD BOOK: M-33, PG. 8
JOB NO.: 8025-A171	SHEET 2 OF 5

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

ALL OF LOTS 1 AND 2 OF TRADEWINDS BUSINESS CENTRE , LOCATED IN
THE NE1/4 OF THE NW1/4, SECTION 27, T.7N, R.10E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Arlen Ostreng, a parcel of land being all of Lots One (1) and Two (2) of Tradewinds Business Centre Plat of Dane County Records and being located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Seven (7) North, Range Ten (10) East, City of Madison, Dane County, Wisconsin containing 160,775 square feet (3.691 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 27, thence S00°-03'-16"E (recorded as S00°-27'-13"E) 830.00 feet along the east line of the NW1/4 of said Section 27 to a point on the north line of Tradewinds Parkway; thence S89°-05'-47"W (recorded as S88°-41'-50"W) 587.29 feet along said north line; thence continuing along said north line 148.29 feet along the arc of a curve to the right having a radius of 967.00 feet and a chord which bears N86°-30'-37"W (recorded as N86°-54'-35"W) 148.14 feet to the southeast corner of said Lot 2 of Tradewinds Business Centre and the point of beginning; thence continuing along said north line 20.28 feet along the arc of a curve to the right having a radius of 967.00 feet and a chord which bears N81°-30'-59"W (recorded as N81°-54'-57"W) 20.28 feet; thence continuing along said north line N80°-54'-57"W (recorded as N81°-18'-54"W) 586.36 feet; thence N00°-08'-43"W (recorded as N00°-32'-40"W) 116.19 feet; thence N00°-41'-36"W (recorded as N01°-05'-33"W) 66.00 feet to a point on the south line of U.S. Highway 12 & 18; thence N82°-48'-55"E (recorded as N82°-24'-58"E) 408.68 feet along said south line; thence continuing along said south line 192.04 feet along the arc of a curve to the right having a radius of 3117.75 feet and a chord which bears N79°-45'-39"E (recorded as N79°-21'-43"E) 192.01 feet; thence S00°-54'-13"E (recorded as S01°-18'-10"E) 363.05 feet to the point of beginning, being subject to any and all easements and restrictions of record.

Subject to a drainage easement containing 17,078 square feet (0.392 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 27, thence S00°-03'-16"E (recorded as S00°-27'-13"E) 830.00 feet along the east line of the NW1/4 of said Section 27 to a point on the north line of Tradewinds Parkway; thence S89°-05'-47"W (recorded as S88°-41'-50"W) 587.29 feet along said north line; thence continuing along said north line 168.57 feet along the arc of a curve to the right having a radius of 967.00 feet and a chord which bears N85°-54'-35"W (recorded as N86°-18'-32"W) 168.35 feet; thence continuing along said north line N80°-54'-57"W (recorded as N81°-18'-54"W) 208.15 feet to the point of beginning; thence continuing along said north line N80°-54'-57"W (recorded as N81°-18'-54"W) 122.77 feet; thence N00°-54'-13"W 253.97 feet to a point on the south line of U.S. Highway 12 & 18; thence N82°-48'-55"E (recorded as N82°-24'-58"E) 55.33 feet; thence S00°-54'-13"E 229.10 feet; thence S80°-54'-57"E 66.92 feet; thence S00°-54'-13"E 40.62 feet to the point of beginning, being subject to any and all easements and restrictions of record.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing and mapping the same.

Dated this ____ day of _____, 2015

Wisconsin Registered Land Surveyor, S-2791
Steven C. De Jong

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

ALL OF LOTS 1 AND 2 OF TRADEWINDS BUSINESS CENTRE , LOCATED IN
THE NE1/4 OF THE NW1/4, SECTION 27, T.7N, R.10E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

B&R Enterprises of Madison, LLC., 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 corporation caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.236.34 Wisconsin Statutes to be submitted to the City of Madison for approval.

B&R Enterprises of Madison, LLC. – Representative

Witness

Personally appeared before me on the _____ day of _____, 20____. The above named Owner to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____. My commission expires _____

MORTGAGEE'S CERTIFICATE:

Bank of Sun Prairie, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin Mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Steven C. De Jong, Wisconsin Registered Land Surveyor, and consents to the above certificate of B&R Enterprises of Madison, LLC owner.

In witness whereof, Bank of Sun Prairie has caused these presents to be signed by its officers at Madison, Wisconsin, this _____ Day of _____, 2015.

Bank of Sun Prairie

(Signature)

(Title)

Personally appeared before me on the _____ day of _____, 20____. The above named officer(s) of Bank of Sun Prairie, to me known to be the persons who executed the foregoing instrument, as such officers as the deed of said bank by its authority.

Notary Public

_____ County, _____. My commission expires _____

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

ALL OF LOTS 1 AND 2 OF TRADEWINDS BUSINESS CENTRE , LOCATED IN
THE NE1/4 OF THE NW1/4, SECTION 27, T.7N, R.10E, CITY OF MADISON, DANE
COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION:

Approved for recording per City of Madison Plan Commission this _____ Day of _____, 2015

City of Madison Plan Commission

Date

CERTIFICATE OF CITY TREASURER:

Being the duly elected qualified and acting city treasurer of the City of Madison, I hereby certify that in
accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of
_____ on any of the land included in this Certified Survey Map.

City of Madison Treasurer

Date

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
_____, 2015, 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 _____, 2015.

_____, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE:

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

Kristi Chlebowski
Register of Deeds

URBAN DESIGN COMMISSION:

Approved for recording per Urban Design Commission this _____ Day of _____, 2015

Urban Design Commission