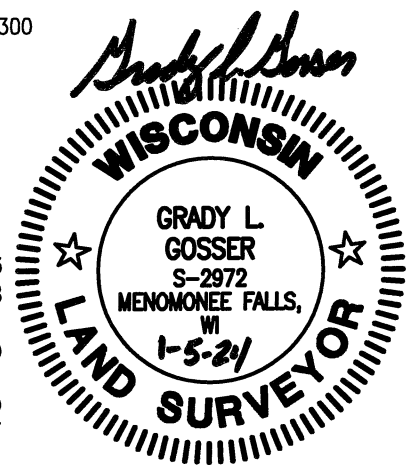
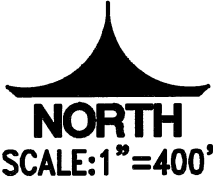
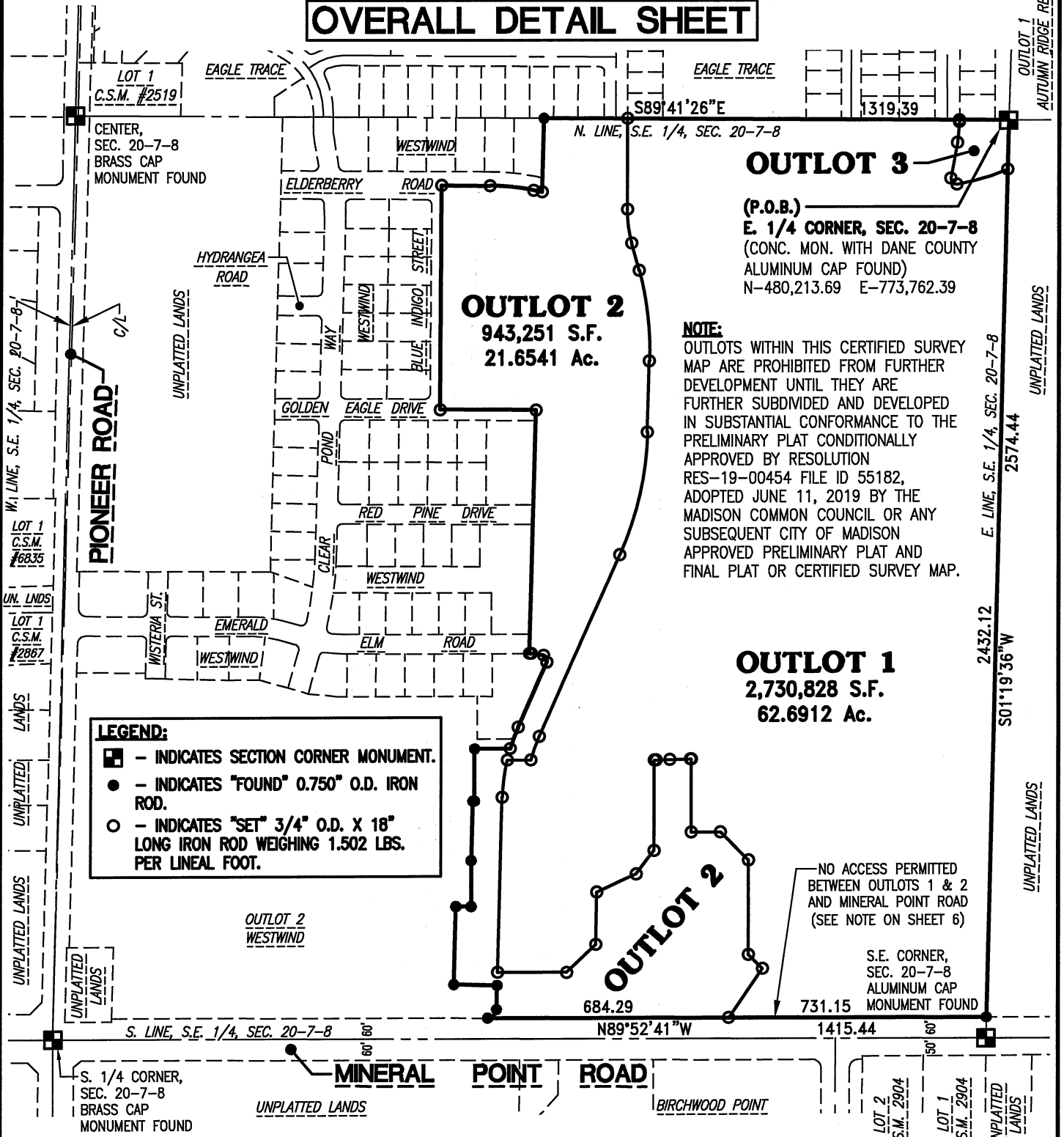


CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



GENERAL NOTES:

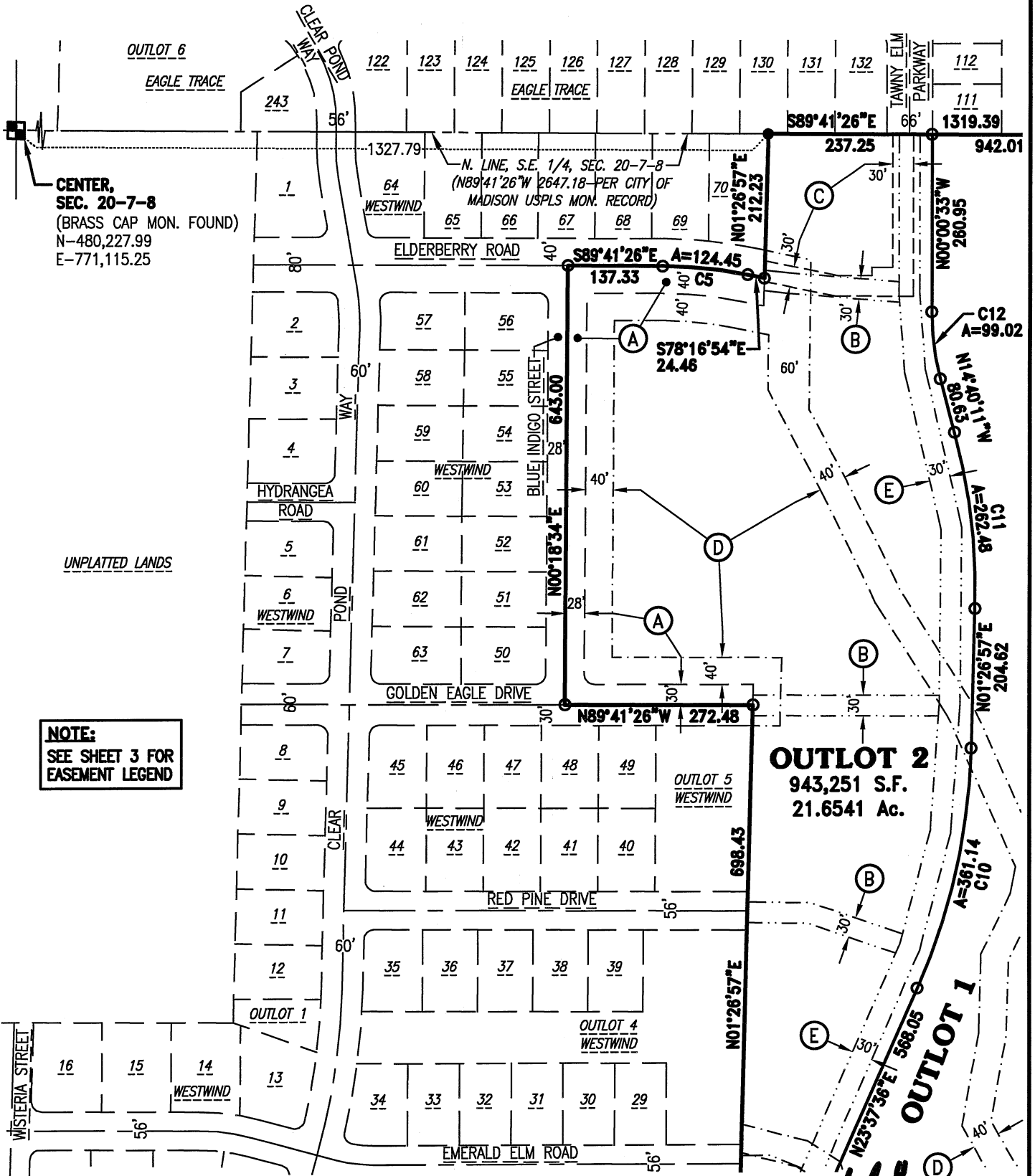
- ALL BEARINGS ARE REFERENCED WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD-83 (1991), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, BEARS N89°52'41"W.
- LOTS/BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 5th DAY OF JANUARY, 2024
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
 SHEET 1 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



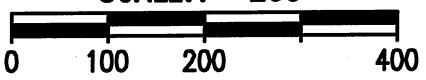
CENTER, SEC. 20-7-8
(BRASS CAP MON. FOUND)
N-480,227.99
E-771,115.25

OUTLOT 2
943,251 S.F.
21.6541 Ac.

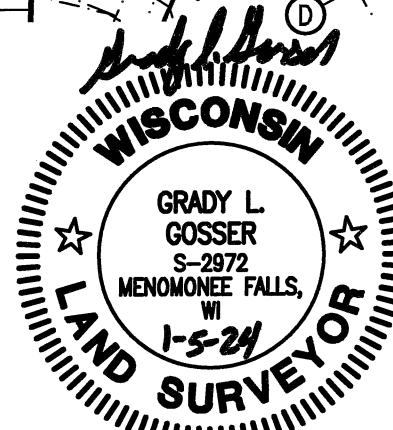
NOTE:
SEE SHEET 3 FOR
EASEMENT LEGEND



SCALE: 1"=200'



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



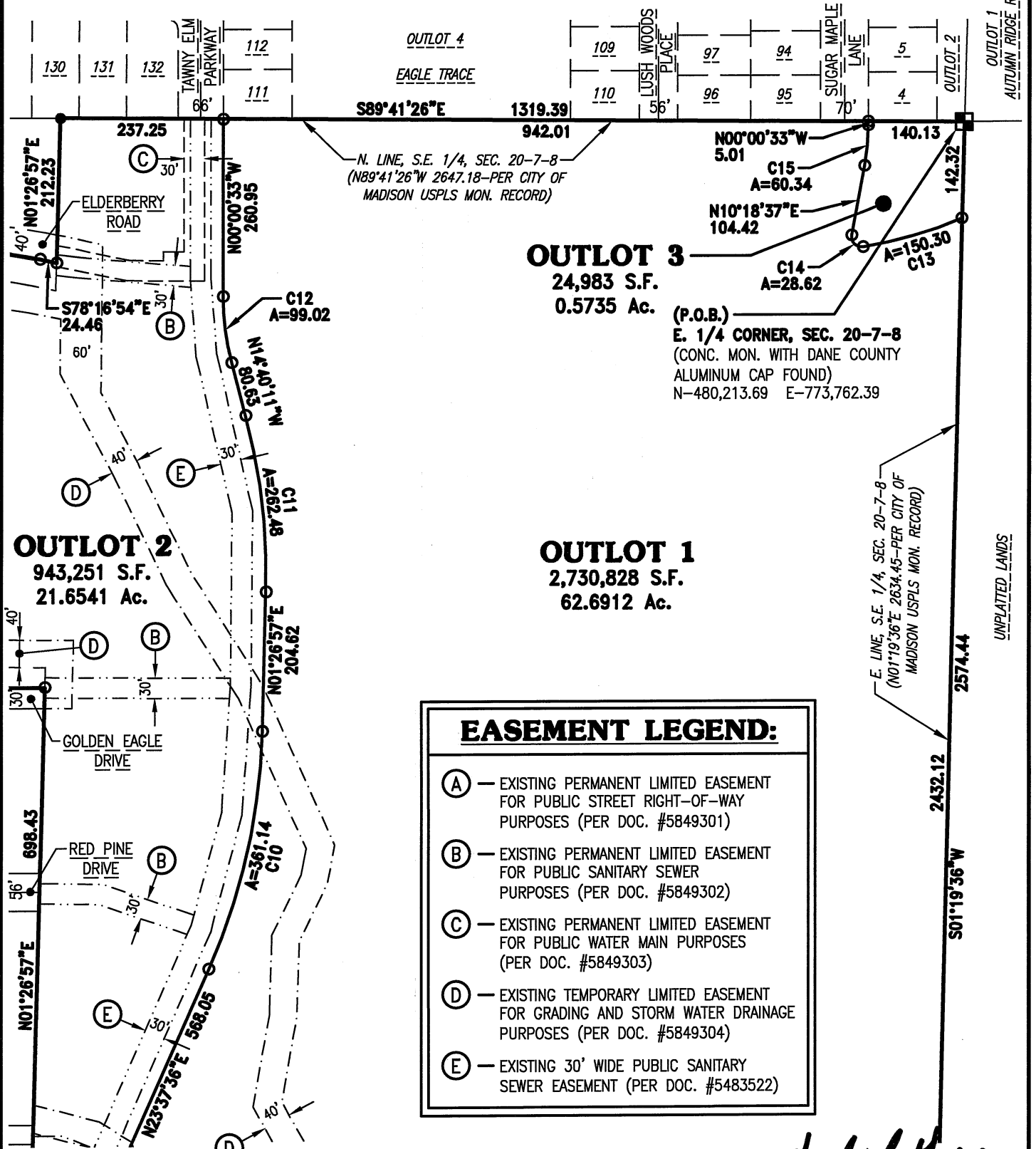
DRAFTED THIS 5th DAY OF JANUARY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
SHEET 2 OF 9

H:\C300\311\12041-02\Survey\CSM\530CSM02.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



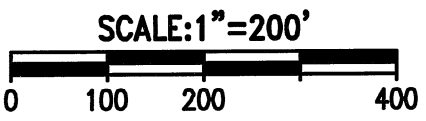
OUTLOT 3
24,983 S.F.
0.5735 Ac.

OUTLOT 1
2,730,828 S.F.
62.6912 Ac.

OUTLOT 2
943,251 S.F.
21.6541 Ac.

EASEMENT LEGEND:

- (A) — EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES (PER DOC. #5849301)
- (B) — EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES (PER DOC. #5849302)
- (C) — EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC WATER MAIN PURPOSES (PER DOC. #5849303)
- (D) — EXISTING TEMPORARY LIMITED EASEMENT FOR GRADING AND STORM WATER DRAINAGE PURPOSES (PER DOC. #5849304)
- (E) — EXISTING 30' WIDE PUBLIC SANITARY SEWER EASEMENT (PER DOC. #5483522)



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481



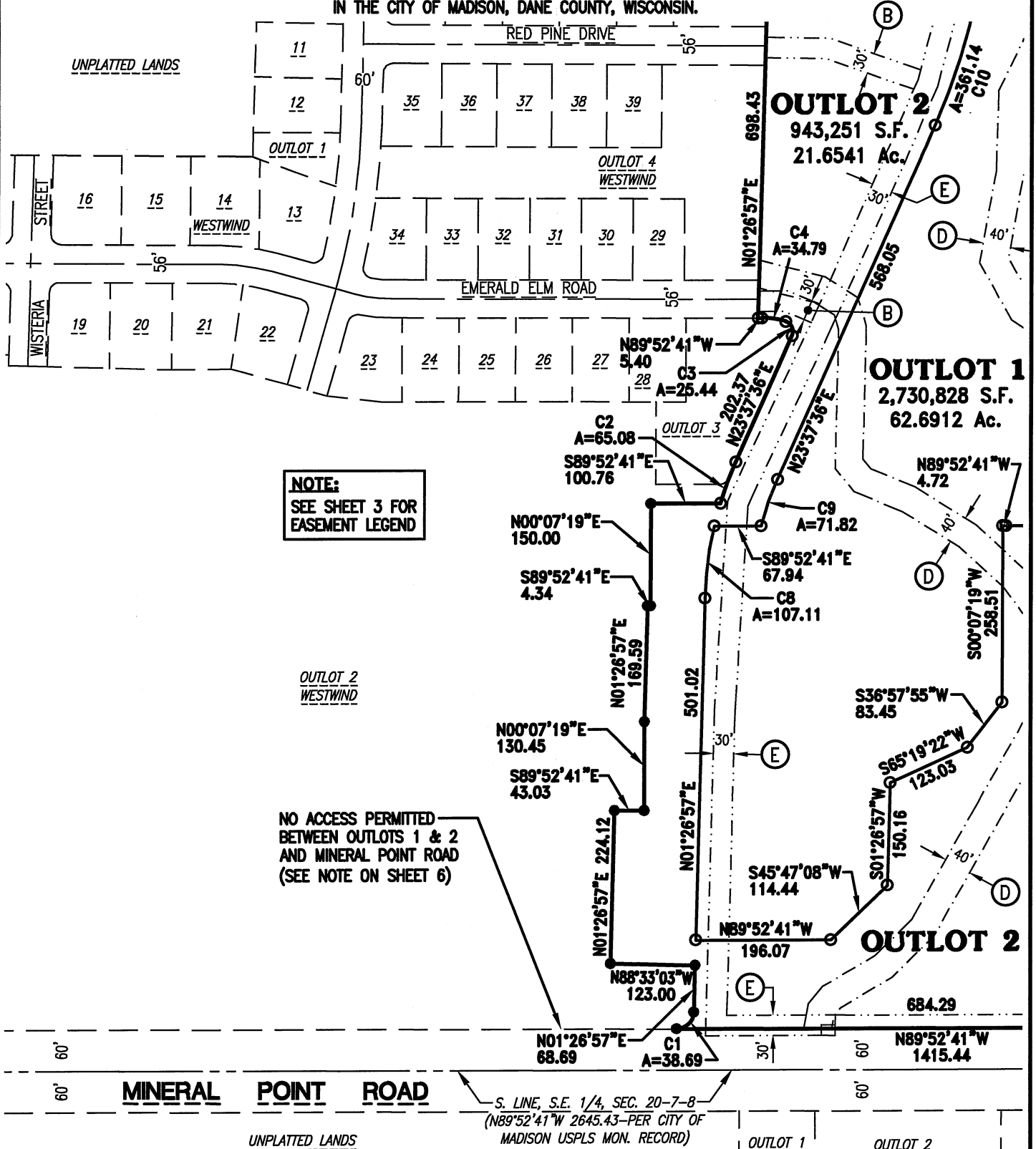
DRAFTED THIS 5th DAY OF JANUARY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
SHEET 3 OF 9

H:\C300\311\12041-02\Survey\CSM\530CSM02.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

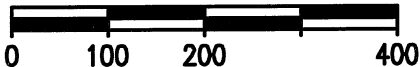


NOTE:
SEE SHEET 3 FOR
EASEMENT LEGEND

NO ACCESS PERMITTED
BETWEEN OUTLOTS 1 & 2
AND MINERAL POINT ROAD
(SEE NOTE ON SHEET 6)



SCALE: 1" = 200'



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005

Phone: (262) 790-1480
Fax: (262) 790-1481

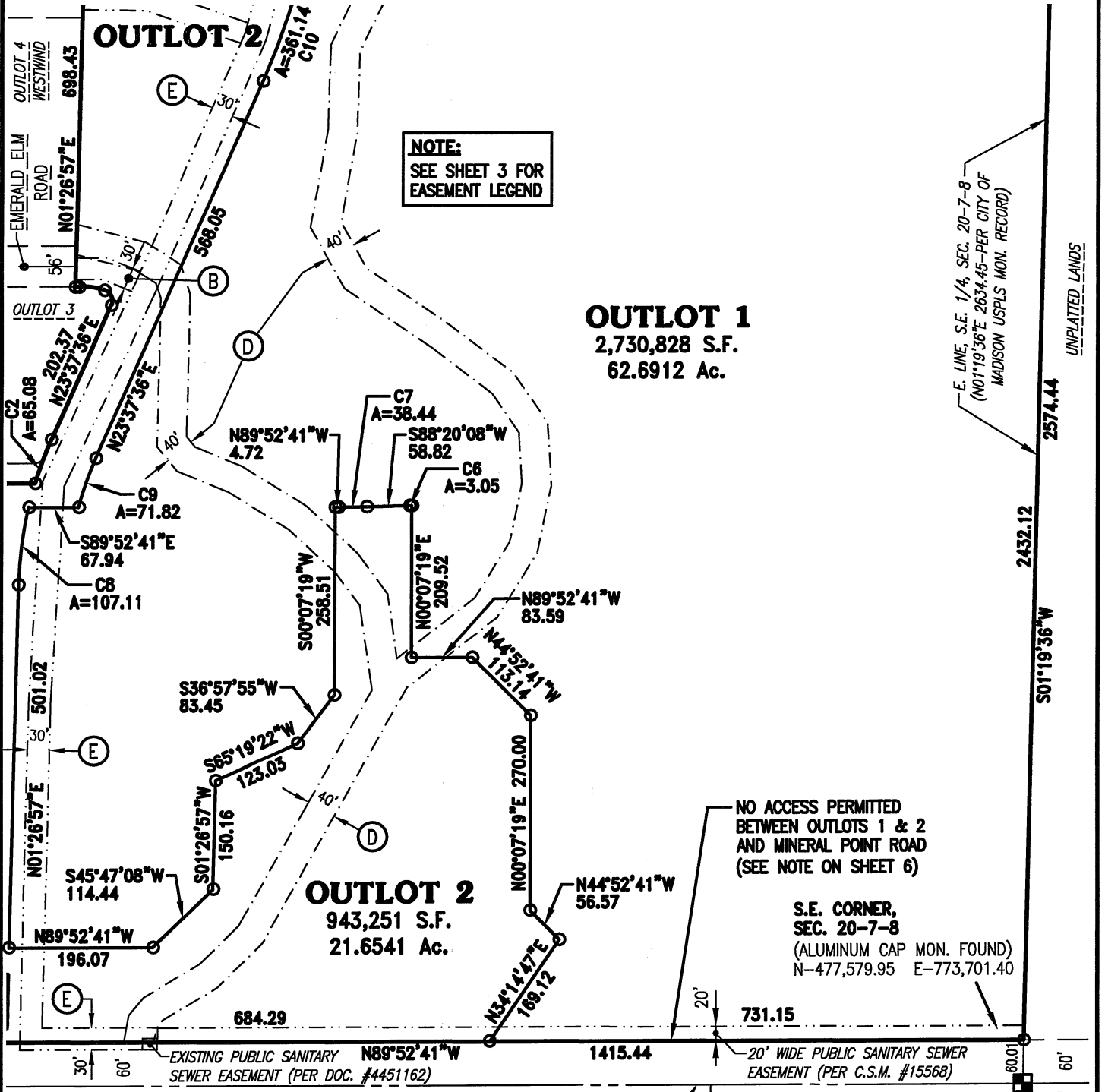


DRAFTED THIS 5th DAY OF JANUARY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO.

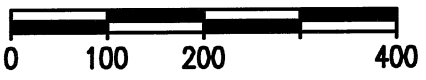
BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



H:\C300\311\12041-02\Survey\CsM\530CSM02.dwg



SCALE: 1" = 200'



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



DRAFTED THIS 5th DAY OF JANUARY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
SHEET 5 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

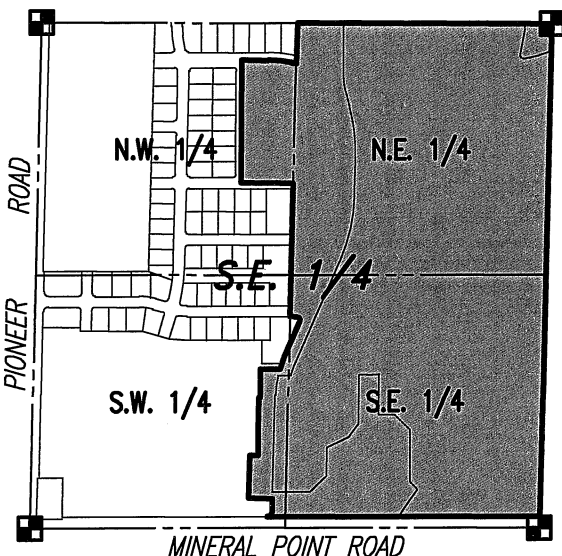
- Outlots 1, 2 and 3 are responsible for compliance with stormwater management requirements, applicable to their respective Outlots, under Madison General Ordinance 37 at the time of development of each Outlot, and both Outlots are required to cooperate, with regard to the two planned regional stormwater detention facilities, which will be owned and operated by the City, pursuant to a private "Stormwater Management Agreement", on file with the City made between the owner of Outlot 1 and the owner of Outlot 2, which Agreement has been approved by the City of Madison, and signed by both owners, as a condition for the approval of this CSM.
- Outlot 1 will be owned separately from Outlots 2 and 3. The purpose of this C.S.M. is to create three Outlots that can be owned by two separate private entities. Future development would be done via Subdivision Plat or Certified Survey Map of these Outlots.

ACCESS RESTRICTION FOR MINERAL POINT ROAD:

- No private access shall be permitted between either Outlot 1 and Outlot 2 and Mineral Point Road. Future public street connections to Mineral Point Road for public right of way dedicated by a Final Plat or other land division that has been reviewed and approved by the City of Madison shall be permitted.

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	25.00	88°40'22"	38.69	34.94	N45°47'08"E	S89°52'41"E	N01°26'57"E
C2	533.00	6°59'47"	65.08	65.04	N20°07'42.5"E	N16°37'49"E	N23°37'36"E
C3	15.00	97°10'05"	25.44	22.50	N24°57'26.5"W	N23°37'36"E	N73°32'29"W
C4	122.00	16°20'12"	34.79	34.67	N81°42'35"W	N73°32'29"W	N89°52'41"W
C5	625.00	11°24'32"	124.45	124.24	S83°59'10"E	S89°41'26"E	S78°16'54"E
C6	1167.00	0°09'00"	3.05	3.05	S88°24'38"W	S88°29'08"W	S88°20'08"W
C7	1233.00	1°47'11"	38.44	38.44	S89°13'43.5"W	S88°20'08"W	N89°52'41"W
C8	533.00	11°30'49"	107.11	106.93	N07°12'21.5"E	N01°26'57"E	N12°57'46"E
C9	467.00	8°48'39"	71.82	71.74	N19°13'16.5"E	N14°48'57"E	N23°37'36"E
C10	933.00	22°10'39"	361.14	358.89	N12°32'16.5"E	N23°37'36"E	N01°26'57"E
C11	933.00	16°07'08"	262.48	261.61	N06°36'37"W	N01°26'57"E	N14°40'11"W
C12	387.00	14°39'38"	99.02	98.75	N07°20'22"W	N14°40'11"W	N00°00'33"W
C13	585.00	14°43'15"	150.30	149.89	S73°38'22.5"W	S66°16'45"W	S81°00'00"W
C14	15.00	109°18'37"	28.62	24.47	N44°20'41.5"W	S81°00'00"W	N10°18'37"E
C15	335.00	10°19'10"	60.34	60.25	N05°09'02"E	N10°18'37"E	N00°00'33"W

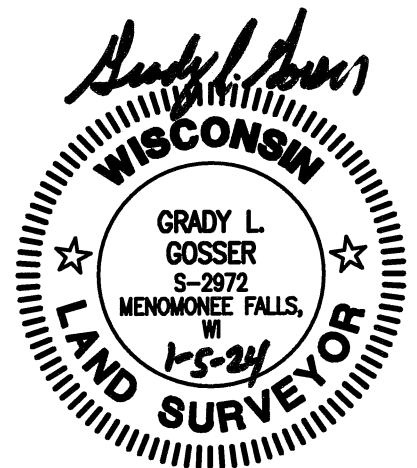


LOCALITY MAP:

S.E. 1/4, SEC. 20,
T. 7 N., R. 8 E.
SCALE: 1"=1000'



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481



DRAFTED THIS 5th DAY OF JANUARY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-02
SHEET 6 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 1 of Certified Survey Map No. 15568. recorded in the office of the Register of Deeds for Dane County on December 23, 2020, in Volume 112 of Certified Survey Maps, at Pages 237 through 245 inclusive, as Document No. 5677345, being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

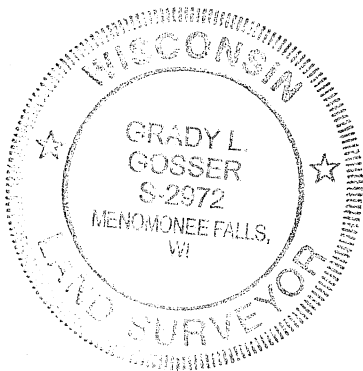
Said Parcel contains 3,699,062 Square Feet (or 84.9188 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **UNITED HERRLING LAND LLC**, owner of said lands.

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

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

Dated this 5th day of JANUARY, 2024.



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

UNITED HERRLING LAND LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, this _____ day of _____, 20 _____.

**UNITED HERRLING LAND LLC
By: MCS Investments, Inc., Sole Member**

Gary Milske, President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Gary Milske, President of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLANNING COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission on this _____ day of _____, 20____.

Matthew Wachter, Secretary

CITY OF 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 right conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth L. Witzel-Behl, City Clerk

OFFICE OF THE REGISTER OF DEEDS, DANE COUNTY, WISCONSIN:

Received for recording on _____, 20____, at _____ o'clock ____ M, and recorded in Volume _____ of CSMs on page(s) _____, Document No. _____.

Kristi Chlebowski, Register of Deeds

