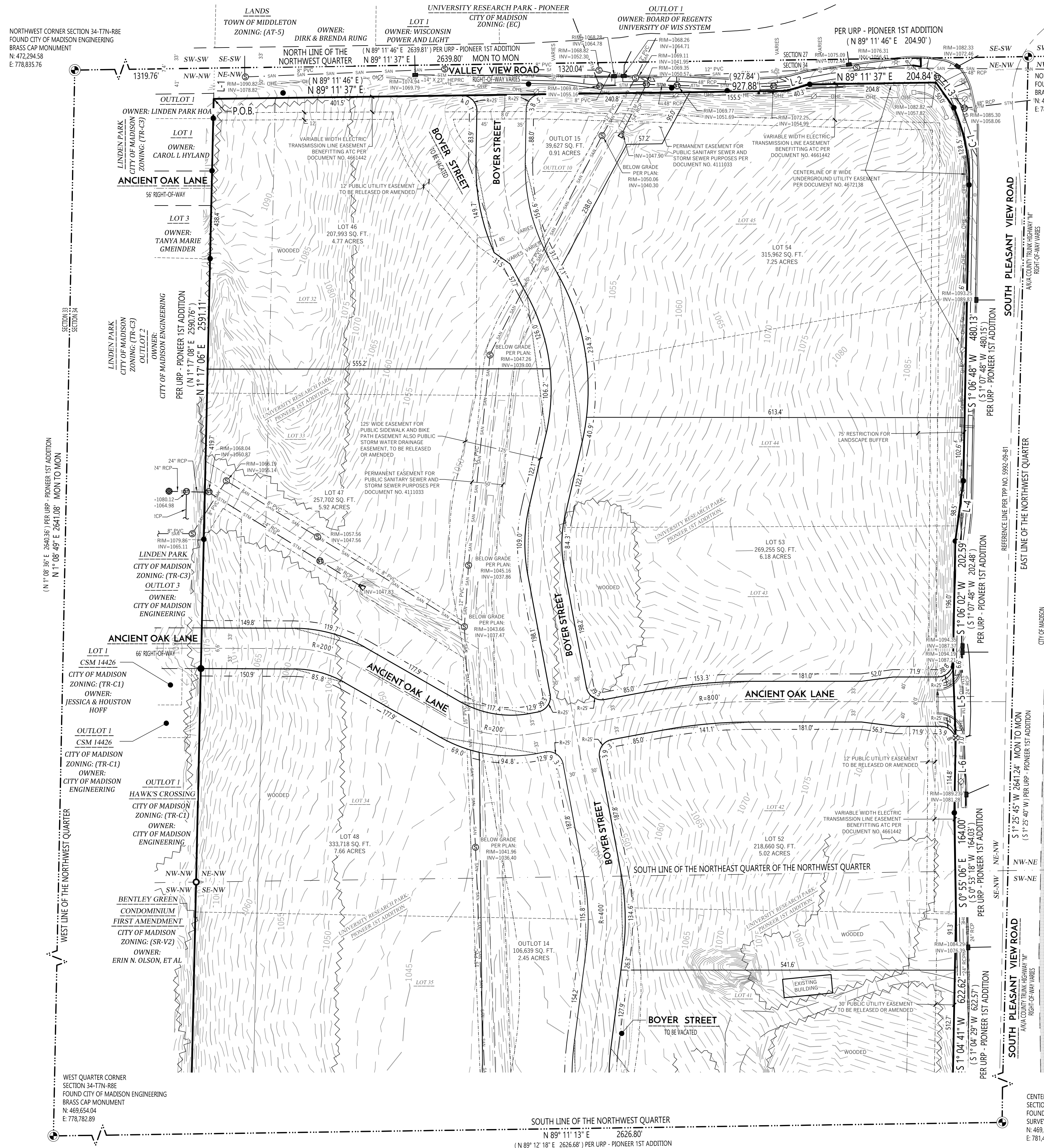


PRELIMINARY PLAT of UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTHWEST CORNER SECTION 34-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 472,294.58
E: 778,835.76



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> FOUND PLSS SECTION MONUMENT TYPE NOTED FLATTED LINE FOUND 3/4" REBAR FOUND 1-1/4" REBAR FOUND 1" IRON PIPE EXISTING SEPTIC VENT EXISTING SANITARY OR SEPTIC MANHOLE EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING CURB STOP WATER VALVE EXISTING GAS VALVE EXISTING GAS TEST STATION EXISTING STORM MANHOLE EXISTING CATCH BASIN EXISTING INLET EXISTING UTILITY VAULT EXISTING TRANSFORMER EXISTING LIGHT POLE EXISTING UTILITY PEDESTAL EXISTING UTILITY POLE VERTICAL BENCHMARK (XXX) RECORDED AS | <ul style="list-style-type: none"> PLAT BOUNDARY LINE RIGHT-OF-WAY LINE CENTERLINE SECTION/QUARTER LINE EXISTING EASEMENT PROPOSED EASEMENT SETBACK/RESTRICTION LINE EDGE OF WOODS / TREE LINE EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING WATER MAIN EXISTING OVERHEAD ELECTRIC EXISTING ELECTRIC EXISTING COMMUNICATION EXISTING FENCE LINE EDGE OF PAVEMENT EDGE OF GRAVEL ASPHALT PAVEMENT GRAVEL OR RIP RAP CONTOUR MAJOR CONTOUR MINOR STRUCTURE INFORMATION PER RECORD INFORMATION |
|---|--|

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MAY 10TH, 17TH, & 24TH, JULY 26TH, AND OCTOBER 18TH, 2021.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 BEARS N 89° 11' 37" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WITH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012 ADJUSTMENT (NAVD83(12)). SITE BENCHMARK IS A CITY OF MADISON BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 34-T7N-R8E - 1150.09
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOLE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL IS 1 FOOT AND HAVE BEEN DETERMINED BY A COMBINATION OF FIELD DATA AND DANE COUNTY LIDAR DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 59025C03956 DATED JANUARY 02, 2009
- CURRENT PARCEL ZONING IS EC FOR THE PORTIONS OF THE PARCEL IN THE NORTH HALF OF SECTION 34, AND CM FOR THE PORTIONS OF THE PARCEL IN THE SOUTH HALF OF SECTION 34.
- ALL STREET RIGHT-OF-WAYS SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED FOR OPEN SPACE PURPOSES AND EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.

LEGAL DESCRIPTION

A RECONFIGURATION OF ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 34, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 1319.76 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 06 SECONDS WEST, 500.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW ROAD AT THE NORTHWEST CORNER OF LOT 32 OF AFORESAID UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, ALSO BEING THE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 927.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 45 MINUTES 21 EAST, 40.29 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 204.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PLEASANT VIEW ROAD ALSO KNOWN AS COUNTY TRUNK HIGHWAY "M"; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD SOUTH 35 DEGREES 35 MINUTES 57 SECONDS EAST, 50.03 FEET TO A POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 128.48 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 299.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 11 MINUTES 52 SECONDS EAST, FOR 127.50 FEET TO THE START OF TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 08 MINUTES 48 SECONDS WEST, 480.13 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 07 DEGREES 35 MINUTES 59 SECONDS WEST, 38.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 08 MINUTES 48 SECONDS WEST, 202.59 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 48 SECONDS EAST, 116.60 FEET TO SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 08 MINUTES 48 SECONDS WEST, 114.77 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 55 MINUTES 06 SECONDS EAST, 164.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 01 MINUTES 41 WEST, 53.65 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 01 MINUTES 41 WEST, 522.62 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 11 SECONDS EAST, 15.00 FEET; THENCE SOUTH 01 DEGREE 08 MINUTES 48 SECONDS WEST, 428.19 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD AND SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 34; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 08 MINUTES 48 SECONDS WEST, 164.51 FEET TO THE NORTH LINE OF LOT 17 OF HAWK'S LANDING GOLF CLUB RECORDED ON JUNE 7, 2000 IN VOLUME 57-1508 OF PLATS ON PAGES 608-614 AS DOCUMENT NO. 321969; THENCE SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 125.31 FEET TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE OF LOT 17 AND CONTINUING SOUTH 01 DEGREE 22 MINUTES 58 SECONDS WEST, 658.55 FEET TO A LINE OF LOT 41 OF HAWK'S LANDING GOLF CLUB; THENCE ALONG SAID LINE OF LOT 41 SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 1332.34 FEET TO THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE, ALSO BEING AN EASTERLY SEGMENT OF SAID LOT 41, OF HAWK'S LANDING GOLF CLUB NORTH 01 DEGREE 19 MINUTES 15 SECONDS EAST, 423.02 FEET TO WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 34 AND SEGMENT OF SAID LOT 41 OF HAWK'S LANDING GOLF CLUB NORTH 89 DEGREES 11 MINUTES 13 SECONDS EAST, 1313.40 FEET TO THE NORTHERLY MOST SEGMENT OF THE WESTERLY LINE OF SAID LOT 41; THENCE ALONG SAID WESTERLY LINE OF LOT 41 AND CONTINUING ALONG SAID PLAT AND ALONG THE EAST LINE OF LINDEN PARK, RECORDED DECEMBER 5, 2005 IN VOLUME 58-0955 OF PLATS ON PAGES 488-493 AS DOCUMENT NO. 4130208, NORTH 01 DEGREE 37 MINUTES 06 SECONDS EAST, 2091.11 FEET BACK TO THE POINT OF BEGINNING.

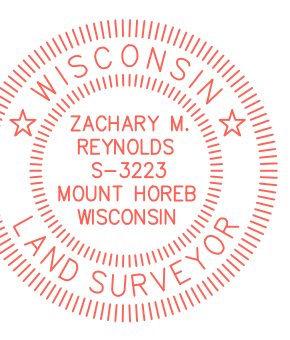
ABOVE DESCRIBED PARCEL CONTAINS 4,483,825 SQUARE FEET OR 102.93 ACRES

PRAIRIE HILL ROAD
66' RIGHT-OF-WAY

LOT 1
CSM 14786
CITY OF MADISON
ZONING: (SR-C3)
OWNER:
608 REAL ESTATE AND
CONSTRUCTION LLC
CITY OF MADISON
TOWN OF MIDDLETON

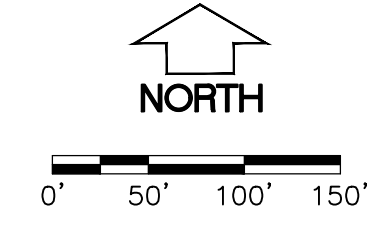
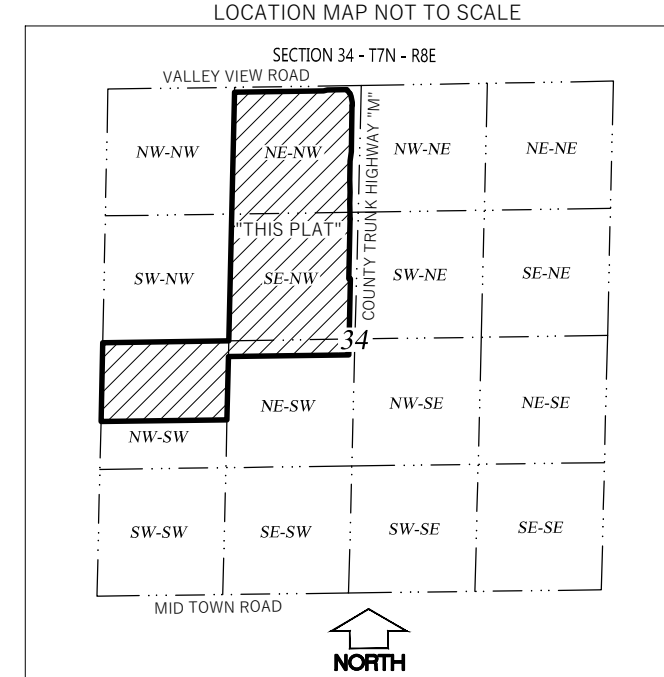
LANDS
TOWN OF MIDDLETON
ZONING: (AT-5)
OWNER:
THE HIGH-SPRING
LIMITED PARTNERSHIP

LANDS
TOWN OF MIDDLETON
ZONING: (AT-5)
OWNER:
THE HIGH-SPRING
LIMITED PARTNERSHIP



CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	128.49'	299.00'	24° 37' 16"	S11° 11' 52"E	127.50'	S23° 30' 30"E	S1° 06' 46"W

LINE #	LENGTH	DIRECTION
L-1	50.03'	S1° 17' 06"W
L-2	40.29'	N74° 49' 21"E
L-3	50.03'	S35° 15' 57"E
L-4	98.54'	S7° 35' 59"W
L-5	116.50'	S2° 15' 46"E
L-6	114.77'	S1° 06' 02"W
L-7	15.00'	S88° 56' 11"E



CENTER OF SECTION
SECTION 34-T7N-R8E
FOUND DANE COUNTY
SURVEY NAIL
N: 469,691.31
E: 781,409.42

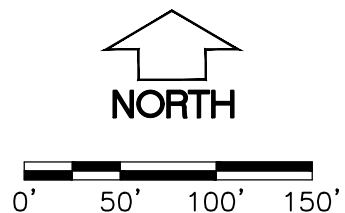
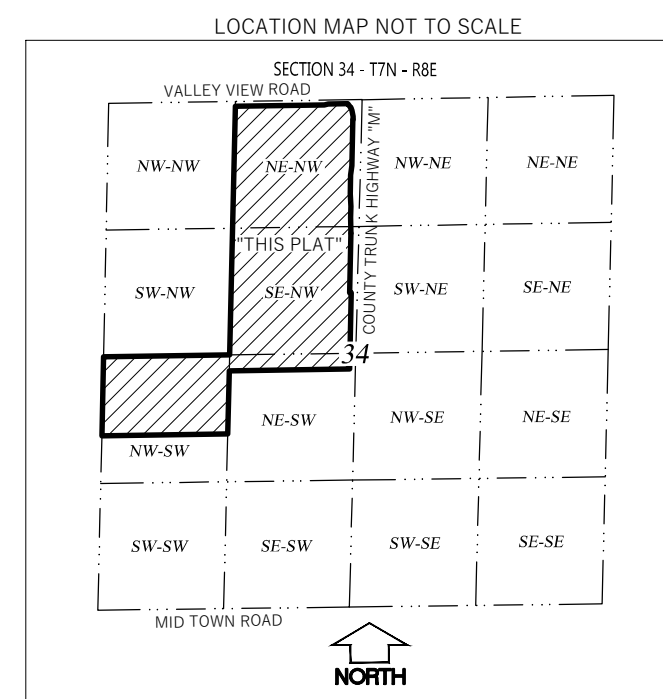
SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

OWNER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

PRELIMINARY PLAT of UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTHWEST CORNER SECTION 34-77N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 472,294.58
E: 778,835.76

(N 1° 08' 36" E 264.93') PER URP - PIONEER 1ST ADDITION
(N 1° 08' 45" E 264.08') MON TO MON
WEST LINE OF THE NORTHWEST QUARTER

(N 88° 46' 38" E 1313.36') PER HAWK'S LANDING GOLF CLUB
(N 89° 12' 18" E 1313.34') PER URP - PIONEER 1ST ADDITION
(N 89° 11' 13" E 1313.40')

NW-SW
WEST QUARTER CORNER
SECTION 34-77N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 469,654.04
E: 778,782.89

(S 1° 19' 31" W 2642.71') PER URP - PIONEER 1ST ADDITION
(S 1° 19' 15" W 2641.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER

(N 1° 19' 31" E 823.02') PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E) PER HAWK'S LANDING GOLF CLUB

(S 1° 19' 31" W 2642.71') PER URP - PIONEER 1ST ADDITION
(S 1° 19' 15" W 2641.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER

(N 1° 19' 31" E 823.02') PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E) PER HAWK'S LANDING GOLF CLUB

(S 1° 19' 31" W 2642.71') PER URP - PIONEER 1ST ADDITION
(S 1° 19' 15" W 2641.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER

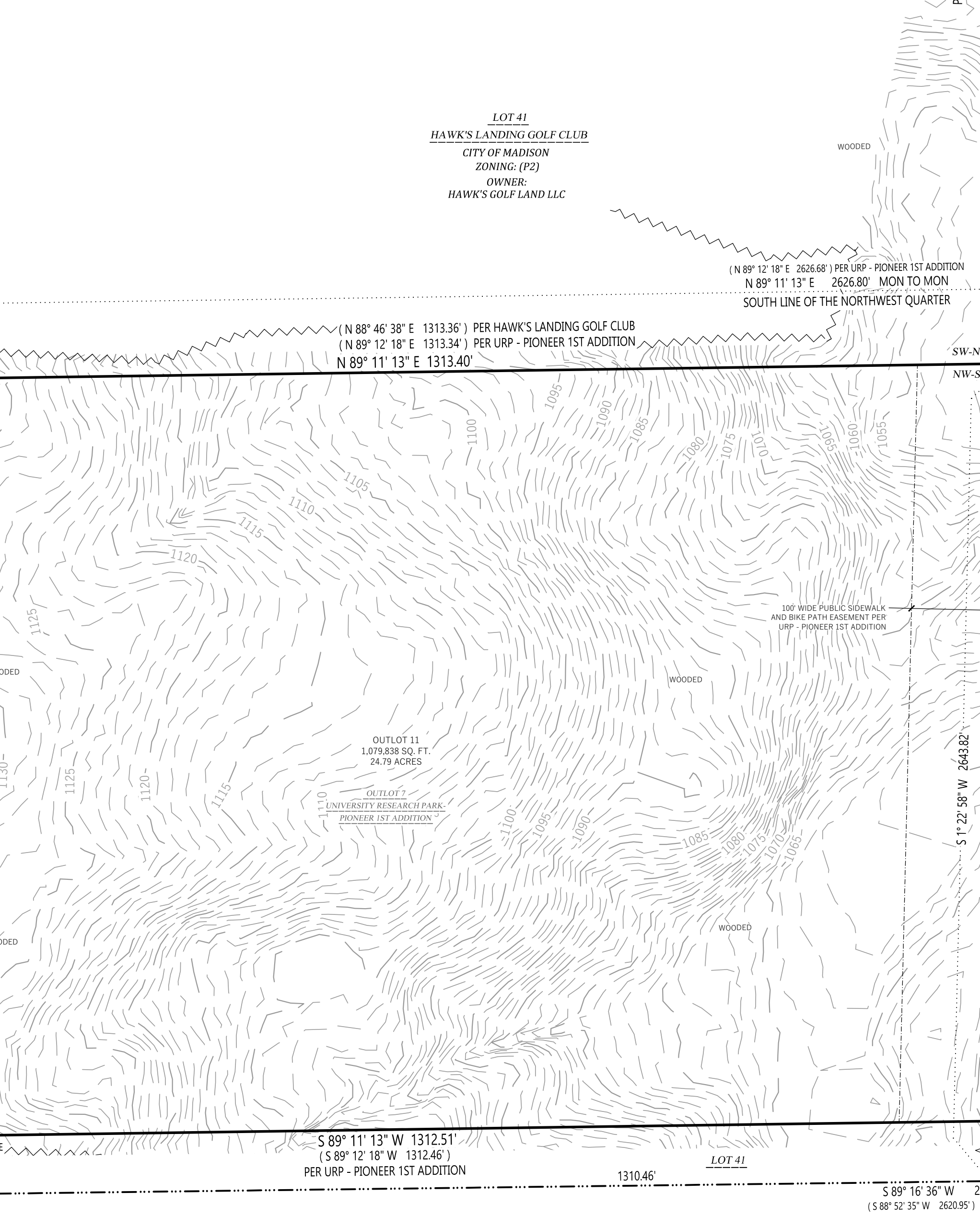
(N 1° 19' 31" E 823.02') PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E) PER HAWK'S LANDING GOLF CLUB

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(S 1° 19' 15" W 2641.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER

(N 1° 19' 31" E 823.02') PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E) PER HAWK'S LANDING GOLF CLUB

(S 1° 19' 31" W 2642.71') PER URP - PIONEER 1ST ADDITION
(S 1° 19' 15" W 2641.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER

(N 1° 19' 31" E 823.02') PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E) PER HAWK'S LANDING GOLF CLUB



LOT 41
HAWK'S LANDING GOLF CLUB
CITY OF MADISON
ZONING: (P2)
OWNER:
HAWK'S GOLF LAND LLC

OUTLOT 3
HAWK'S LANDING GOLF CLUB
CITY OF MADISON
ZONING: (SR-V2)
OWNER:
CITY OF MADISON PARKS
GREENSIDE PARK

LOT 17
HAWK'S LANDING GOLF CLUB
CITY OF MADISON
ZONING: (P2)
OWNER:
HAWK'S GOLF LAND LLC

HAWK'S LANDING GOLF CLUB
CITY OF MADISON
ZONING: (SR-C1)
OWNER:
JOHN & PATARA
HORN

LOT 18
OWNER:
JOHN & PATARA
HORN

LOT 19
OWNER:
KEVIN & LINDA
MULLANE

NELSON CROSSING
54' RIGHT-OF-WAY

LOT 40
OWNER:
STEVEN & KIMBERLY
GANT

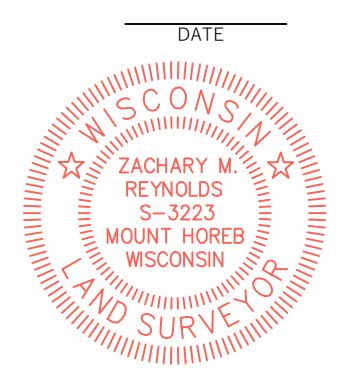
LOT 39
OWNER:
CRAIG DAMA &
SHIMEI YAN

LOT 41
HAWK'S LANDING GOLF CLUB

SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH ALL OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN SECTION 16.23 OF MADISON GENERAL ORDINANCES.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
112 EAST MARK STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

OWNER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

SOUTH 1/4 CORNER SECTION 34-77N-R8E
FOUND DANE COUNTY SURVEY NAIL
N: 467,046.17 E: 781,342.72

(S 89° 16' 36" W 2620.92') MON TO MON
(S 88° 52' 35" W 2620.95') PER HAWK'S LANDING GOLF CLUB

NORTH 1/4 CORNER SECTION 34-77N-R8E

(S 1° 04' 41" W 622.62') PER URP - PIONEER 1ST ADDITION
(S 1° 04' 29" W 622.57')

(S 1° 25' 45" W 2641.24') MON TO MON
(S 1° 25' 40" W) PER URP - PIONEER 1ST ADDITION

(S 1° 04' 41" W 622.62') PER URP - PIONEER 1ST ADDITION
(S 1° 04' 29" W 622.57')

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(S 1° 25' 45" W 2641.24') MON TO MON
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