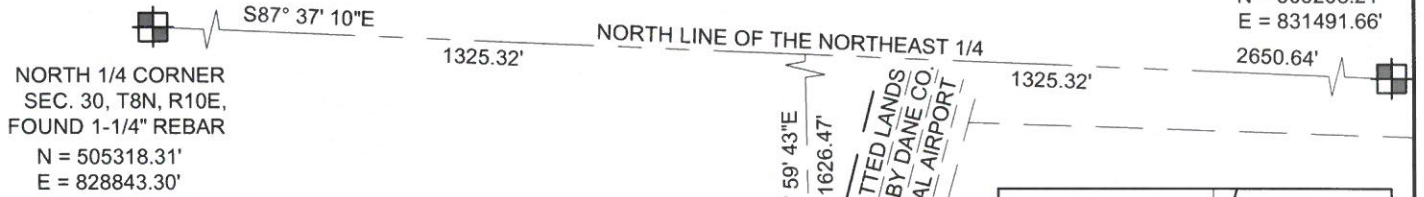


# PLAT OF SURVEY

Of a parcel of land described in Document No. 3717334 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

NORTHEAST CORNER  
SEC. 30, T8N, R10E,  
CALCULATED POSITION  
BASED ON PREVIOUS SURVEYS AND  
COUNTY SURVEYOR RECORDS.  
CORNER FALLS WITHIN DANE CO.  
REGIONAL AIRPORT  
N = 505208.21'  
E = 831491.66'



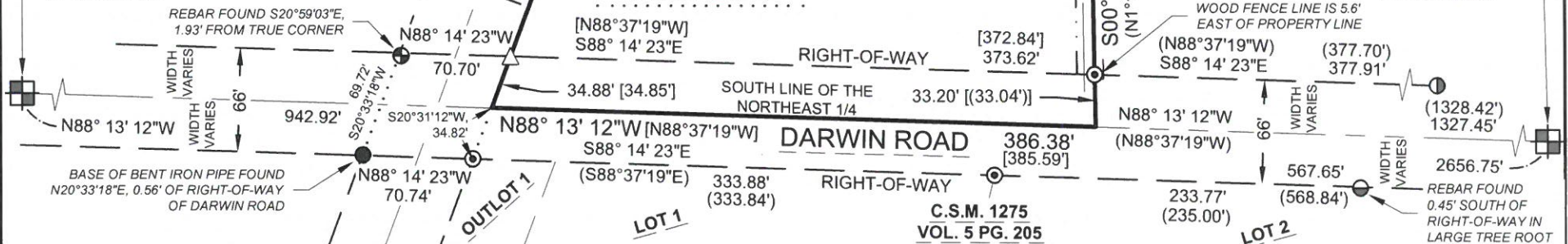
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	523.30'	5762.58'	5°12'11"	N17° 55' 28"E	523.12'
C1a	515.81'	5762.58'	5°07'43" [5°07'39"]	N17° 57' 42"E [N17°33'51"E]	515.64' [515.54']
C1b	7.49'	5762.58'	0°04'28"	N15° 21' 36"E	7.49'
C2	456.01'	5696.58'	4°35'11"	N18° 16' 24"E (S17° 51' 14"W)	455.89' (456.29')

LEGEND	
⊙	- FOUND 3/4" REBAR
⊕	- FOUND 1" REBAR
⊖	- FOUND 1-1/4" REBAR
⊙	- FOUND 1" O.D. IRON PIPE
⊕	- FOUND 1-1/4" O.D. IRON PIPE
△	- FOUND MAG NAIL SHANK
( )	- RECORDED BEARING/LENGTH PER CERTIFIED SURVEY MAPS
[ ]	- RECORDED BEARING/LENGTH PER PLAT OF SURVEY BY S-1983
Ⓢ	- EXISTING SANITARY MANHOLE
—○—○—	- EXISTING CHAIN LINK FENCE
—SAN—	- EXISTING SANITARY SEWER



BEARINGS AND COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, MEASURED TO BEAR SOUTH 87°37'10" EAST.

CENTER OF SECTION  
SEC. 30, T8N, R10E,  
CALCULATED POSITION  
BASED ON PREVIOUS SURVEYS AND  
COUNTY SURVEYOR RECORDS  
N = 502609.20'  
E = 828882.90'



SHEET <b>1 OF 3</b>	PLAT OF SURVEY FOR PARCEL NO. 80 DANE COUNTY REGIONAL AIRPORT 2402 DARWIN RD. MADISON, WI	REVISION		5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	PROJECT No.
		SURVEYED BY: NJW/SMH DRAWN BY: SMH CHECKED BY: NJW APPROVED BY: DATE: NOVEMBER 5, 2019			SHEET NAME:
OVERALL LOT PLAN				SHEET NO. <b>PL-1</b>	

# PLAT OF SURVEY

Of a parcel of land described in Document No. 3717334 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

DANE COUNTY TITLE COMPANY LLC  
LETTER REPORT  
ORDER NUMBER: B-19213888, DATED OCTOBER 25, 2019  
SCHEDULE B-5

EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD AFFECTING THE REAL ESTATE:

- a.) Right of way recorded January 17, 1942 as Document No. 654413 (**BLANKET STORM EASEMENT OVER THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30**)
- b.) Final Judgement recorded July 17, 1957 as Document No. 941885 (**NOT SURVEY RELATED**)
- c.) Lis Pendens recorded July 16, 1965 as Document No. 1136521 (**NOT SURVEY RELATED**)
- d.) Easement recorded November 18, 1968 as Document No. 1228510 (**DOES NOT IMPACT SURVEYED PARCEL, EASEMENT FOR A PARCEL WEST OF THE FORMER SOO LINE RAILROAD**)
- e.) Deed recorded December 20, 1976 as Document No. 1499319 (**PRIOR DEED FOR SUBJECT PROPERTY FROM 1976**)
- f.) Annexation recorded July 29, 1980 as Document No. 1672736 (**DOES NOT IMPACT SURVEYED PARCEL, ANNEXATION FOR FORMER SOO LINE RAILROAD**)
- g.) Affidavit recorded July 24, 2007 as Document No. 4336998 (**DOES NOT IMPACT SURVEYED PARCEL, PRESCRIPTIVE SANITARY SEWER EASEMENT OVER FORMER SOO LINE RAILROAD**)
- h.) Easement recorded July 24, 2007 as Document No. 4336999 (**SEE SHEETS 1 AND 2 FOR EASEMENT LOCATION**)
- i.) Right of Way recorded May 17, 2013 as Document No. 4988542 (**DOES NOT IMPACT SURVEYED PARCEL, RIGHT-OF-WAY FOR PARCEL WEST OF FORMER SOO LINE RAILROAD**)

**DANE COUNTY TITLE COMPANY LLC LETTER REPORT - ORDER NUMBER B-19213888**  
**LEGAL DESCRIPTION**

All that part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 08 North, Range 10 East, in the City of Madison, Dane county, Wisconsin, lying East of the railroad right of way.

more particularly described as follows:

Of a parcel of land described in Document No. 3717334 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 30; Thence South 87°37'10" East along the North line of said Northeast 1/4, 1325.32 feet to the East line of said Southwest 1/4 of the Northeast 1/4; Thence South 00°59'43" East along said East line, 1626.47 feet to the intersection of the monumented East line of said Southwest 1/4 of the Northeast 1/4 and the East right-of-way line of the former SOO line Railroad, which is the point of beginning; Thence South 00°36'10" East along said monumented East line, 186.97 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 2707 recorded in Volume 10 of Certified Survey Maps on page 373 as Document No. 1554531; Thence South 00°54'00" East along said monumented East line, 882.28 feet to the South line of said Northeast 1/4; Thence North 88°13'12" West along said South line, 386.38 feet to the East line of the former East right-of-way line of the SOO Line Railroad; Thence North 20°31'12" East along said East right-of-way line of the former SOO Line Railroad, 597.29 feet to the beginning of a non-tangential curve to the left; Thence along said East right-of-way line, 523.30 feet along the arc of said curve, said curve having a radius of 5762.58 feet, a central angle of 5°12'11" and a chord that bears North 17°55'28" East for a distance of 523.12 feet to the point of beginning.

That the above described parcel of land contains 196,775 square feet or 4.517 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a blanket Storm Easement per Document No. 654413 and a Sanitary Sewer and Access Easement per Document No. 4336999;

That said parcel is subject to the rights of the public over and across Darwin Road as maintained and traveled;


**SURVEYOR'S CERTIFICATE:**

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of Becher Hoppe Associates, Inc., Agent of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said lands and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 8<sup>TH</sup> day of NOVEMBER 2019

  
Riverside Land Surveying, LLC  
Nathan J. Wincentsen  
WI P.L.S. S-2539



SHEET <b>3 OF 3</b>	PLAT OF SURVEY FOR PARCEL NO. 80 DANE COUNTY REGIONAL AIRPORT 2402 DARWIN RD. MADISON, WI	REVISION SURVEYED BY: NJW/SMH DRAWN BY: SMH CHECKED BY: NJW APPROVED BY: DATE: NOVEMBER 5, 2019	 RIVERSIDE LAND SURVEYING LLC	5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	PROJECT No. <b>3167</b>
SHEET NAME: <b>DETAILS AND LEGAL DESCRIPTION</b>				SHEET NO. <b>PL-3</b>	