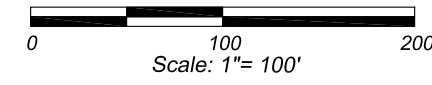


PRELIMINARY PLAT

MADISON YARDS at HILL FARMS

Lot 2, Certified Survey Map No. XXXXX, as recorded in Volume XX of Certified Survey Maps of Dane County on Pages XX-XX, being part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin



Bearings referenced to the North line of the Northwest 1/4, Section 20, bearing N89°25'29" W

Northwest Corner Section 20-7-9 Found Brass Cap Monument

North 1/4 Corner Section 20-7-9 Found Brass Cap Monument

Surveyor's Certificate

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the City of Madison, and under the direction of the owners listed herein, I have surveyed, divided and mapped MADISON YARDS AT HILL FARMS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:
Commencing at the North 1/4 Corner of said Section 20; thence S89°25'29"E, 932.83 feet along the North line of said Northwest 1/4; thence S00°34'31"W, 118.91 feet to the intersection of the Southerly right of way line of University Avenue and the Westerly right of way line of North Segoe Road; thence thence S02°04'30"E, 726.27 feet along said Westerly right of way line to the Northerly right of way line of Sheboygan Avenue; thence S82°57'14"W, 642.36 feet along said Northerly right of way line; thence continuing along said Northerly right of way line N84°03'12"W, 665.71 feet to the Easterly line of Lot 2, Certified Survey Map No. 4009; thence N06°15'10"E, 219.81 feet (recorded as N06°24'28"E, 220.33 feet) along said Easterly line; thence continuing along said Easterly line N87°06'09"E, 32.82 feet (recorded as N88°09'17"E, 32.76 feet); thence continuing along Easterly line N02°03'41"W, 408.68 feet (recorded as N01°50'43"W, 408.47 feet) to said Southerly right of way line; thence N80°50'53"E, 391.33 feet along said Southerly right of way line; thence continuing along said Southerly right of way line N86°57'53"E, 846.16 feet to the point of beginning; Containing 912,576 square feet, or 20.950 acres.

Daniel V. Birrenkott, PLS S-1531

Owner's Certificate

As owner, State of Wisconsin Building Commission Payables does hereby certify that it has caused the land described on this plat or MADISON YARDS AT HILL FARMS to be surveyed, divided, mapped and dedicated as represented on this plat. It also certifies that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

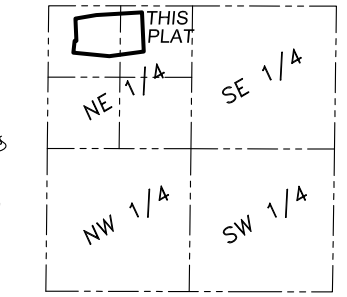
City of Madison
Department of Administration
Dane County Zoning and Land Regulation Committee

Authorized Representative
Wisconsin Building Commission Payables

State of Wisconsin)
County of Dane ss)

Personally came before me this ____ day of _____, 20____, the above-named xxxxxxxxxxxxxx to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____
Notary Public



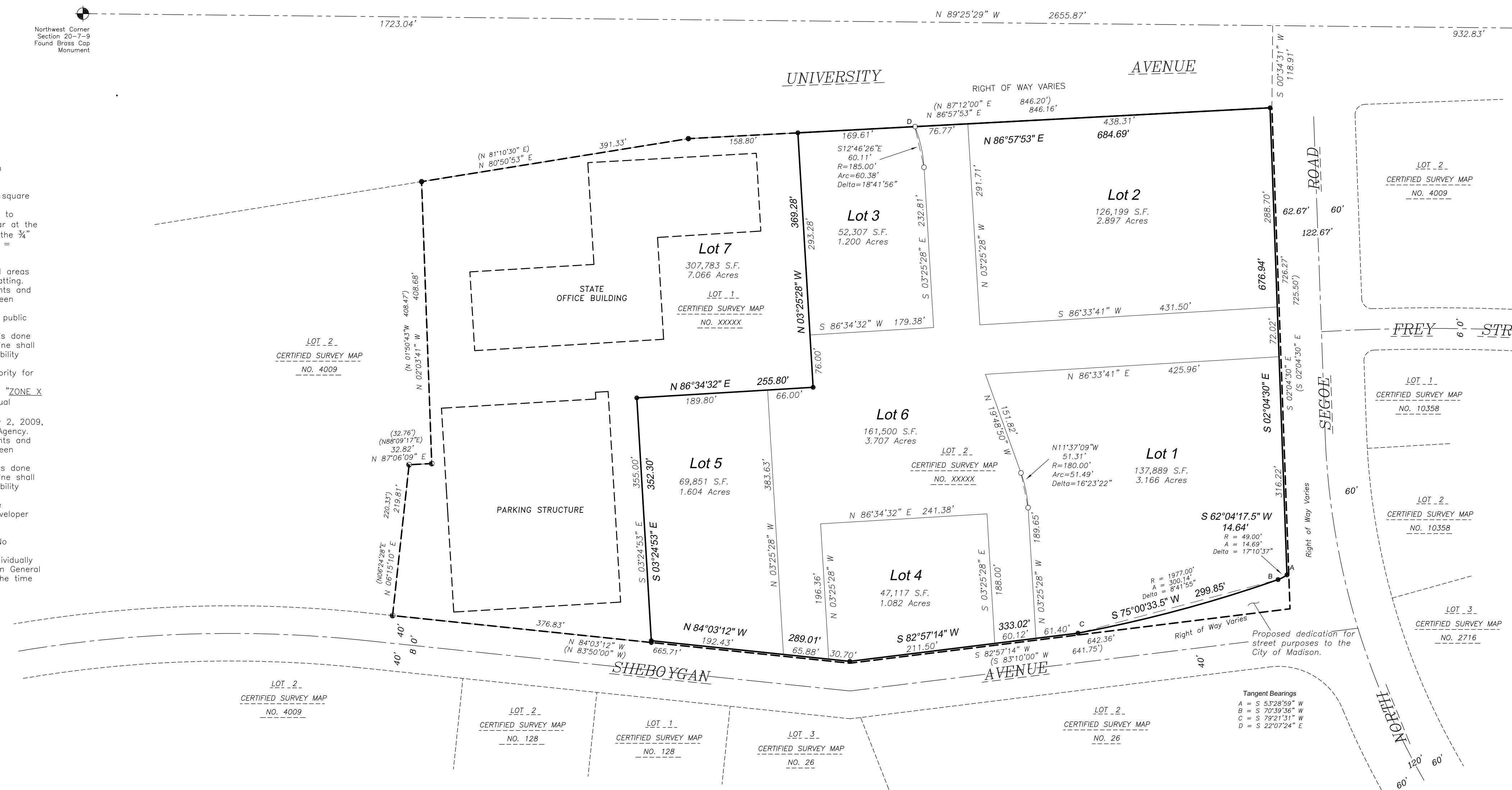
LOCATION SKETCH
SECTION 20, T7N, R9E
CITY OF MADISON
WIS. STAT.

NOTES:

- Existing zoning is City of Madison SE Suburban Employment District
- The proposed number of lots is 7.
- Gross area in this preliminary plat = 912,576 square feet or 20.954 acres.
- Contour interval: 1 foot. Elevations referenced to NAVD(88) datum. Site benchmarks are the 3/4" Iron Bar at the Southeast corner of the parcel, Elev. = 941.52; and the 3/4" Iron Bar at the Southwest corner of the parcel, Elev. = 946.91.
- Utility easements shall be added as required.
- This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- All lots within this subdivision to be served by public sewer and water.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The following is required as an approving authority for this Preliminary Plat: City of Madison.
- The lands within this subdivision are located in "ZONE X UNSHADED (Areas determined to be outside 0.2% annual chance Floodplain), FLOOD INSURANCE RATE MAP Community-Panel No. 55025C04040, effective January 2, 2009, as published by the Federal Emergency Management Agency.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- Wetlands, if present, have been delineated.
- This plat shows above-ground improvements. No guarantee is made for below-ground structures.
- All lots created by this subdivision plat are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.

Notes:

- = Found 1" Iron Pipe
 - = Found 3/4" Iron Bar
 - = 1-1/4" O.D. x 30" Iron Rebar
- Set, Weight = 4.303 Lbs/Ft
- All other lot and outlot corners set with 1" x 18" Iron Pipes. Weight = 1.68 Lbs/Ft



City of Madison Treasurer Certificate:

I, David Gawenda, being the 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 ____ day of _____, 20____, on any of the lands included in the plat of MADISON YARDS AT HILL FARMS.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

County Treasurer's Certificate

I, Adam Gallagher, being the duly elected, qualified and acting treasurer for the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ day of _____, 20____, affecting any of the lands included in this plat of MADISON YARDS AT HILL FARMS.

Adam Gallagher, Treasurer
Dane County

Register of Deeds Certificate

Received for recording this ____ day of _____, 20____, at _____ o'clock, ____ m., and recorded in Volume _____ of Plats on Pages _____ as Document No. _____

Kristi Chlebowski, Register of Deeds
Dane County

City of Madison Certificate

Resolved that this plat known as MADISON YARDS AT HILL FARMS, located in the City of Madison was approved by

Resolution No. RES-xx-xxxxx, I.D. No. xxxxxx, and adopted on this ____ day of _____, 20____, and further resolve that the conditions of said approval were fulfilled on ____ day of _____, 20____.

Dated this ____ day of _____, 20____.

Maribeth Witzel-Behl, Clerk
City of Madison

Surveyor:
BIRRENKOTT SURVEYING
BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

November 14, 2017
Rev: November 22, 2017
Rev: December 4, 2017
Rev: January 15, 2018
Rev: January 17, 2018
Rev: July 31, 2018

Owner of record:
State of Wisconsin
Building Commission Payables
P.O. Box 7869
Madison, WI 53707-7869

Developer / Subdivider:
SG Hill Farms LLC
889 E. Johnson Street
Fond du Lac, WI 54935

Engineer:
SmithGroupJJR
44 E. Milfill Street
Madison, WI 53703

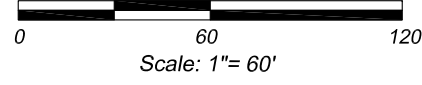
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration

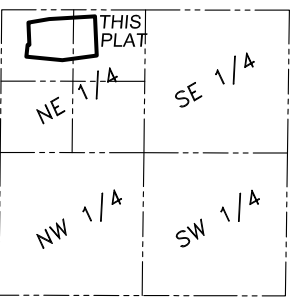
PRELIMINARY PLAT
MADISON YARDS
at HILL FARMS

Part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin

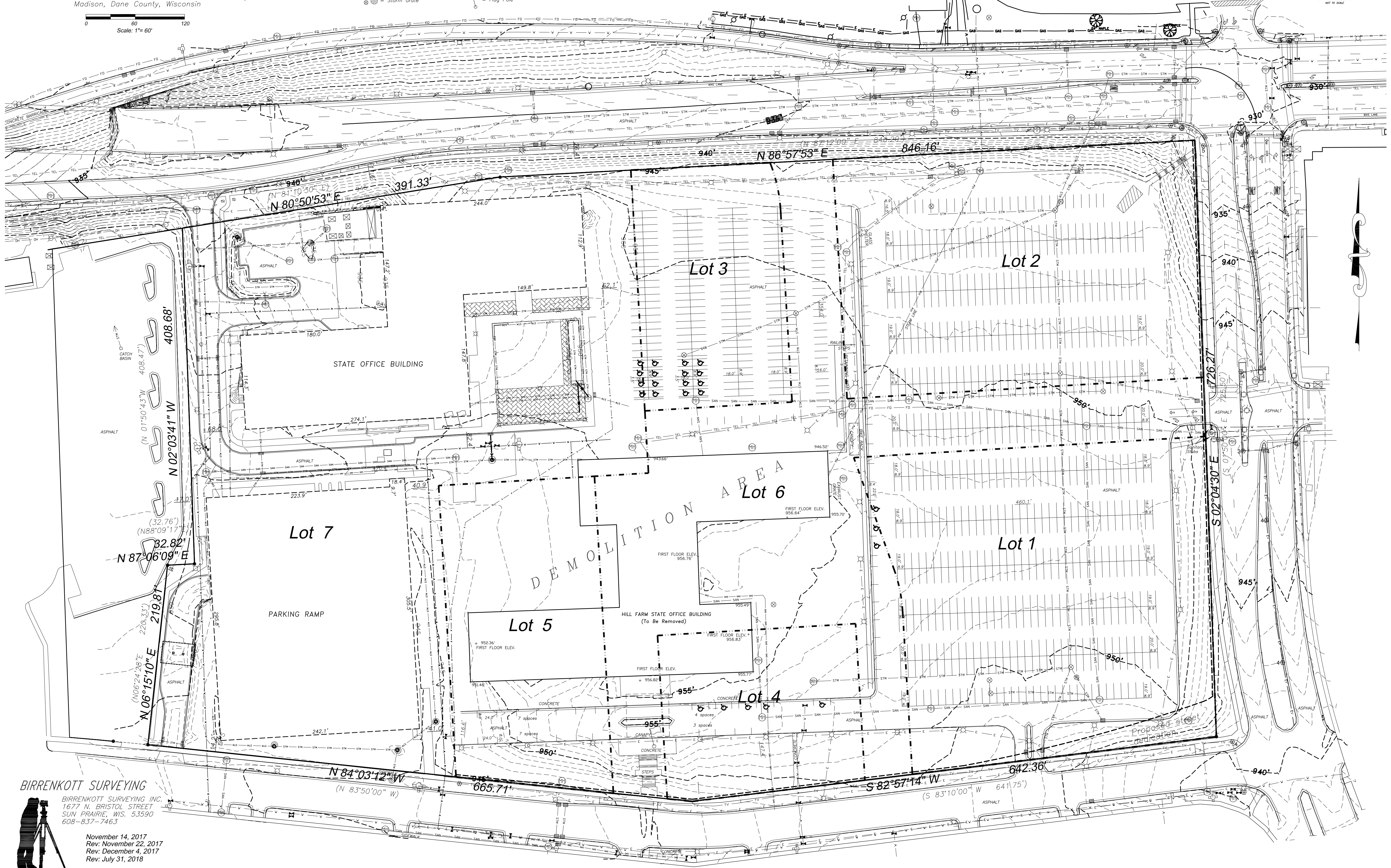


Legend:

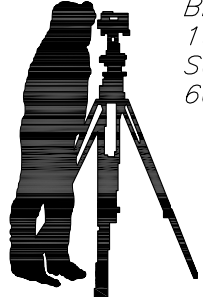
- = Found 3/4" Iron Bar
- ⊕ = MANHOLE (SAN, STORM, MG&E)
- ⊙ = Light Pole
- ⊕ = Utility Pole
- ⊕ = Shutoff Valve
- ⊕ = Fire Hydrant
- ⊕ = Soil Boring
- ⊕ = Curb Inlet
- ⊕ = Storm Grate
- ⊕ = Traffic Signs
- ⊕ = Traffic Light
- ⊕ = Electric Transformer
- ⊕ = Air Conditioner
- ⊕ = Hand Holes
- ⊕ = Propane Tank Caps
- ⊕ = Flag Pole
- ⊕ = Handicap Parking Stall
- XXX'X' = Distance from Lot Line to Building
- () = Previously Recorded Data
- BOC = Back of Curb
- — — — — = Overhead Utilities
- — — — — = Sanitary Sewer
- — — — — = Storm Sewer
- — — — — = Water Main
- — — — — = Buried Electric
- — — — — = Buried Telephone
- — — — — = Buried Television
- — — — — = Buried Gas Main
- — — — — = Buried Steam Line
- — — — — = Hand Railing
- - - - - = Proposed Lot Lines



LOCATION SKETCH
 SECTION 20, T7N, R9E
 CITY OF MADISON
 WIS. 53590



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