

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S50°09'00"W	40.30'
L2	N01°52'38"W	72.39'
L3	N88°07'22"E	40.14'

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG. BACK	TAN BRG. AHEAD
C1	08°07'42"	483.00'	68.52'	N 85°23'05" E	68.46'		
C2	08°07'42"	417.00'	59.16'	N 85°23'05" E	59.11'		
C3	91°19'34"	615.00'	980.27'	N 43°47'09" E	879.75'		
C4	14°24'06"	615.00'	154.62'	N 82°14'48" E	154.21'		
C5	35°35'38"	615.00'	382.06'	N 57°14'50" E	375.94'		
C6	32°45'20"	615.00'	351.59'	N 23°04'21" E	346.82'		
C7	04°39'35"	615.00'	50.01'	N 04°21'54" E	50.00'		
C8	03°24'44"	615.00'	41.99'	N 02°04'44" E	41.98'		
C9	00°33'07"	5799.59'	55.87'	S 45°45'20" E	55.87'		
C10	38°32'52"	110.00'	74.01'	S 66°45'01" E	72.62'		
C11	08°15'23"	110.00'	163.44'	N 88°23'44" E	153.18'		
C12	42°10'33"	90.00'	66.25'	N 65°21'19" E	64.78'		
C13	31°27'24"	90.00'	49.41'	S 77°49'43" E	48.79'		
C14	23°50'11"	110.00'	45.76'	S 74°01'07" E	45.43'		
C15	49°05'11"	90.00'	72.10'	S 81°23'37" E	74.77'		
C16	22°08'01"	90.00'	39.48'	S 81°37'03" E	39.16'		
C17	22°53'30"	110.00'	43.95'	S 33°49'47" E	43.66'		
C18	29°51'55"	110.00'	57.34'	S 60°12'30" E	56.69'		
C19	12°14'20"	90.00'	113.47'	S 39°01'18" E	108.10'		

GENERAL NOTES FROM C.S.M. 15489:

- This Certified Survey Map is subject to the following Documents:
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4441244.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4458046.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4458047.
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4751050.
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4807545.
- No construction shall be allowed on the proposed Outlots. Prior to the future development of the proposed Outlots, subsequent subdivision and zoning approvals will be required, including eliminating the split zoning of proposed Outlot 1, and creating buildable lots from the Outlots.
- Each Outlot is responsible for compliance with M.G.C. Chapter 37 at the time they develop.
- All Lots and Outlots within this certified survey map shall be subject to public easements for drainage purposes which shall be a minimum of six feet in width measured from the property line to the interior of each Lot or Outlot except that the easements shall be 12 feet in width on the perimeter of the certified survey map. For purposes of two (2) or more Lots or Outlots combined for a single development site, or where two (2) or more Lots or Outlots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined Lots or Outlots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved subdivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Public Utility Easements. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin statutes. Utility easements as herein set forth are for the use of public bodies and private utility utilities having the right to serve the area.

Notes from the Plat of Tradesmen Commerce Park which apply to this Plat:

- All new utility lines shall be placed underground unless the City of Madison Plan Commission approves otherwise.
- Building coverage on Lot 10 of Tradesmen Commerce Park is restricted to a maximum of 30%.
- Subsoil information indicates that lots within this Certified Survey Map may encounter bedrock as shallow as five (5) feet. Lot owners shall verify this information and determine appropriate design to mitigate any adverse effects on any of the buildings.
- Subsoil information indicates that lots within this Certified Survey Map may encounter groundwater as shallow as six and one half (6.5) feet. Lot owners shall verify this information and determine appropriate design to mitigate any adverse effects on any of the buildings.
- The lots of this land division may experience noise levels exceeding the levels in S. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
- Access to IH 90/39 is controlled by WS-DOT Plat #1001-02-21.
- No improvements or structures are allowed between the right-of-way line of Interstate Highway 39 & 90 and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.283, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Wetland line is per a delineation completed by NRC Inc. Developer has concurrence from regulating agencies.
- Outlot 3 is hereby dedicated to the public for permanent open space and public storm water management facilities.
- All the lots within this subdivision are subject to payment fees that are due and payable within fourteen days of the issuance of building permit(s).
- 75 foot setback from wetland - no buildings or pavement within setback area. Use of setback area limited to those uses permitted in an environmental corridor and as approved by the City Engineer/or the Capital Area Regional Plan Commission.

PRELIMINARY PLAT NOTES:

- The total area of the Preliminary Plat is 2,507,568 square feet or 57.566 acres more or less.
- This survey is based upon field work performed on November 23, 2020. Any changes in site conditions after November 23 are not reflected by this survey.
- Address of Property: 3953, 4001 & 4051 Kipp Street, City of Madison, WI Parcel Number(s): 0710-263-0206-9, 0710-263-0205-1 & 0710-263-0207-7
- Adjacent owner of record information noted on this preliminary plat was obtained from the Access Dane website on 10/04/2021.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that a current title search may disclose.
- Outlot 3 is hereby dedicated to the public for permanent open space and public storm water management facilities.
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SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 6th day of OCTOBER, 2021.

Signed: Michael J. Ziehr, P.L.S. No. 2401

OWNER/SUBDIVIDER:
QRS Company LLC
8500 Greenway Blvd, #202
Middleton, WI 53562

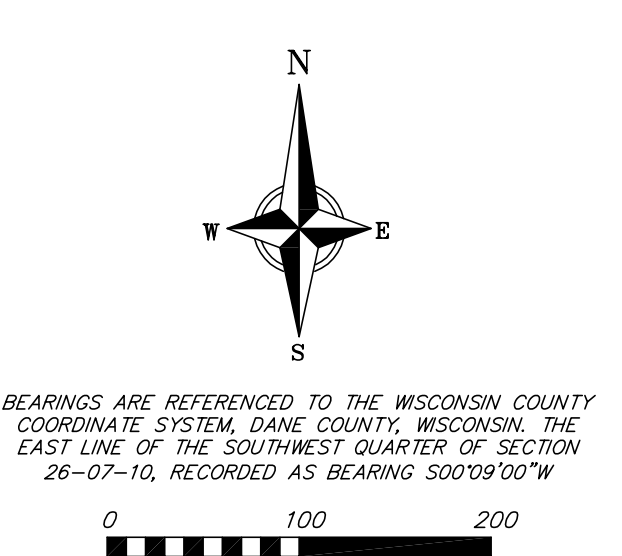
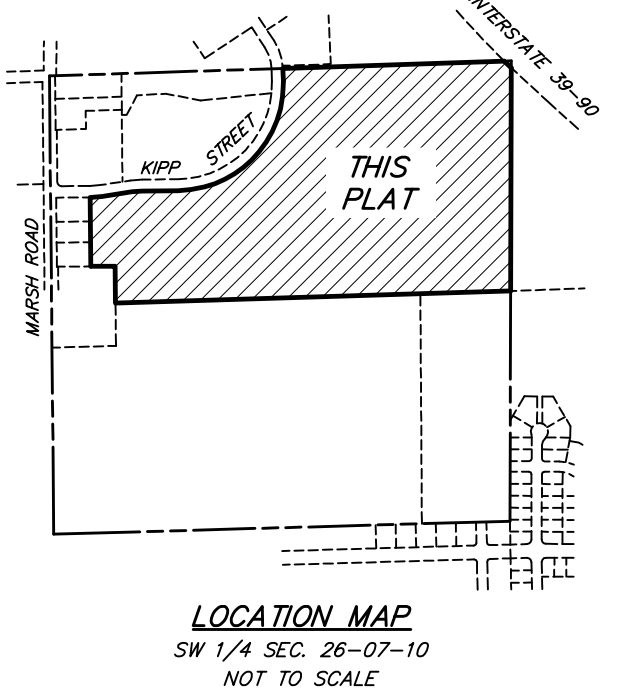
SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

LINE WORK LEGEND

- SAN - SAN - EXISTING SANITARY SEWER LINE
- ST - ST - EXISTING STORM SEWER LINE
- WM - WM - EXISTING WATER MAIN
- G - G - EXISTING GAS LINE
- UE - UE - EXISTING UNDERGROUND ELECTRIC LINE
- CB - CB - EXISTING CORPORATE BOUNDARY LINE
- WEL - WEL - EXISTING WETLAND DELINEATION
- 820 - 820 - EXISTING MAJOR CONTOUR
- 818 - 818 - EXISTING MINOR CONTOUR

SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING RECTANGULAR FIELD INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL



SURVEY LEGEND

- FOUND 3/4" # IRON ROD
- FOUND 1-1/4" # IRON ROD
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

vierbicher
planners | engineers | advisors
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REPLAT OF TRADESMEN COMMERCE PARK
BEING A RE-DIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15489 AS RECORDED IN VOLUME 111 OF CERTIFIED SURVEY MAPS, ON PAGES 268-273, AS DOCUMENT NUMBER 5668650, DANE COUNTY REGISTRY ALSO ALL OF LOT 10 AND OUTLOT 3, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 97-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563 AND LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=100' (24x36)

DATE: 10/06/2021
DRAFTER: MZIE
CHECKED: MMAR
PROJECT NO.: 170162
SHEET: 1 OF 1
DWG. NO.: