

CERTIFIED SURVEY MAP NO.

BEING A DIVISION OF LOTS 35-50, 62-82 AND VACATED AND DISCONTINUED RIGHT-OF-WAYS PER DOCUMENT NO. 5304795 IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHWEST ¼, SOUTHWEST ¼, NORTHEAST ¼ AND NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

- INDICATES IRON ROD FOUND - 3/4" DIA. UNLESS OTHERWISE NOTED
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.
- ⊙ INDICATES 2 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET.

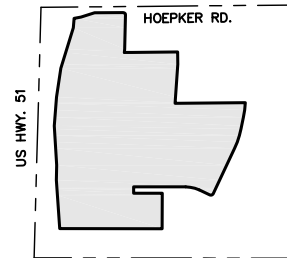
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 16-08-10 AS S 01°34'28" W, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

SEE SHEETS 2-6 FOR ADDITIONAL PARCEL AND EASEMENT DETAILS.

OWNER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703

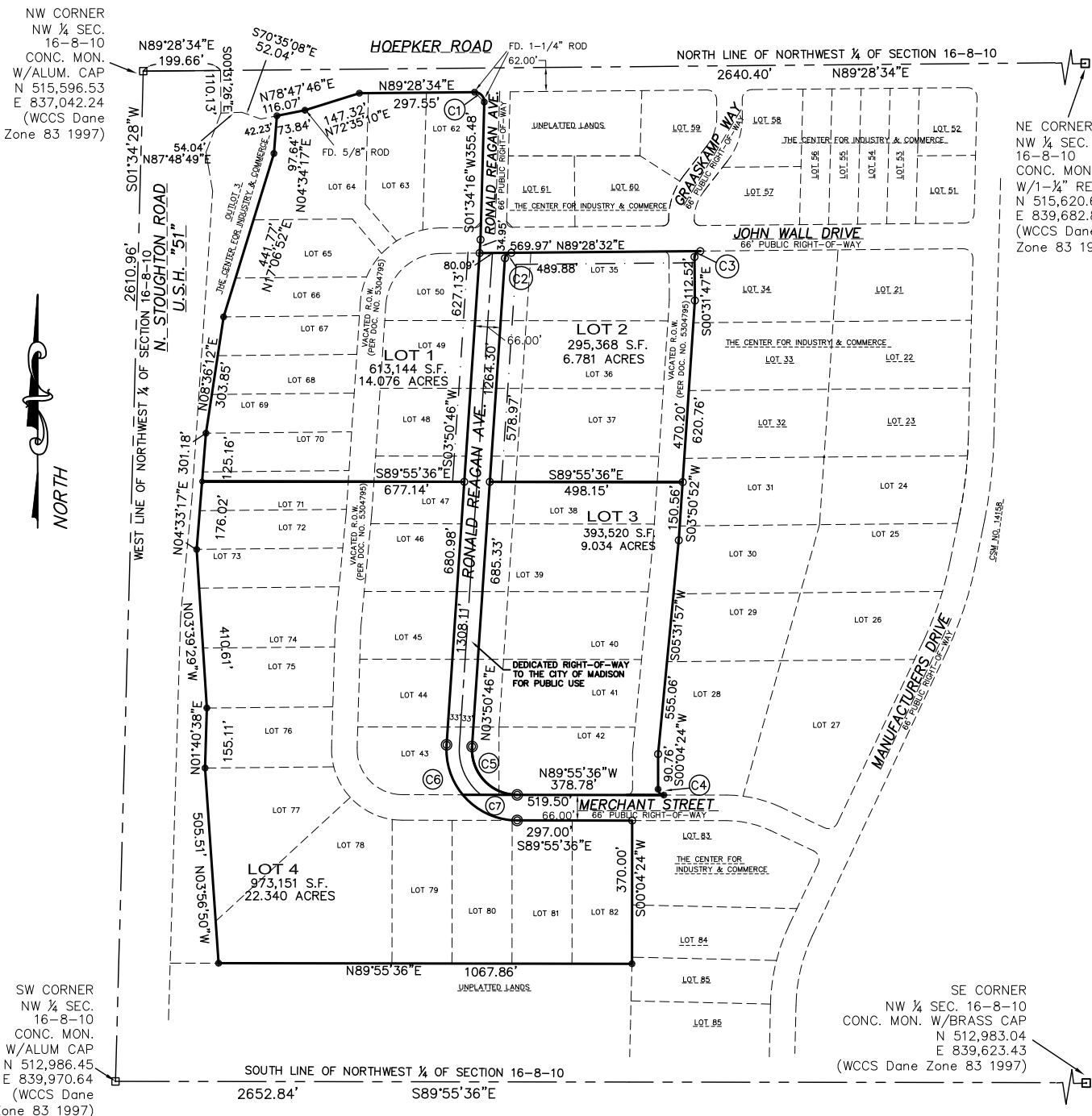
SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312



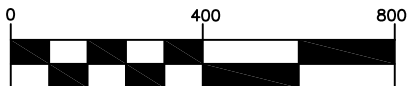
VICINITY MAP
NW ¼ OF SEC. 16-8-10
1" = 2000'

NW CORNER
NW ¼ SEC.
16-8-10
CONC. MON.
W/ALUM. CAP
N 515,596.53
E 837,042.24
(WCCS Dane
Zone 83 1997)

NE CORNER
NW ¼ SEC.
16-8-10
CONC. MON.
W/1-¼" REBAR
N 515,620.67
E 839,682.88
(WCCS Dane
Zone 83 1997)



GRAPHIC SCALE



1 INCH = 400 FT.

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- ⊙ INDICATES 2 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET.
- ▨ NO VEHICULAR ACCESS
- PUBLIC UTILITY EASEMENT (SEE NOTE 11 ON SHEET 8) *DIMENSIONS UNLESS OTHERWISE NOTED

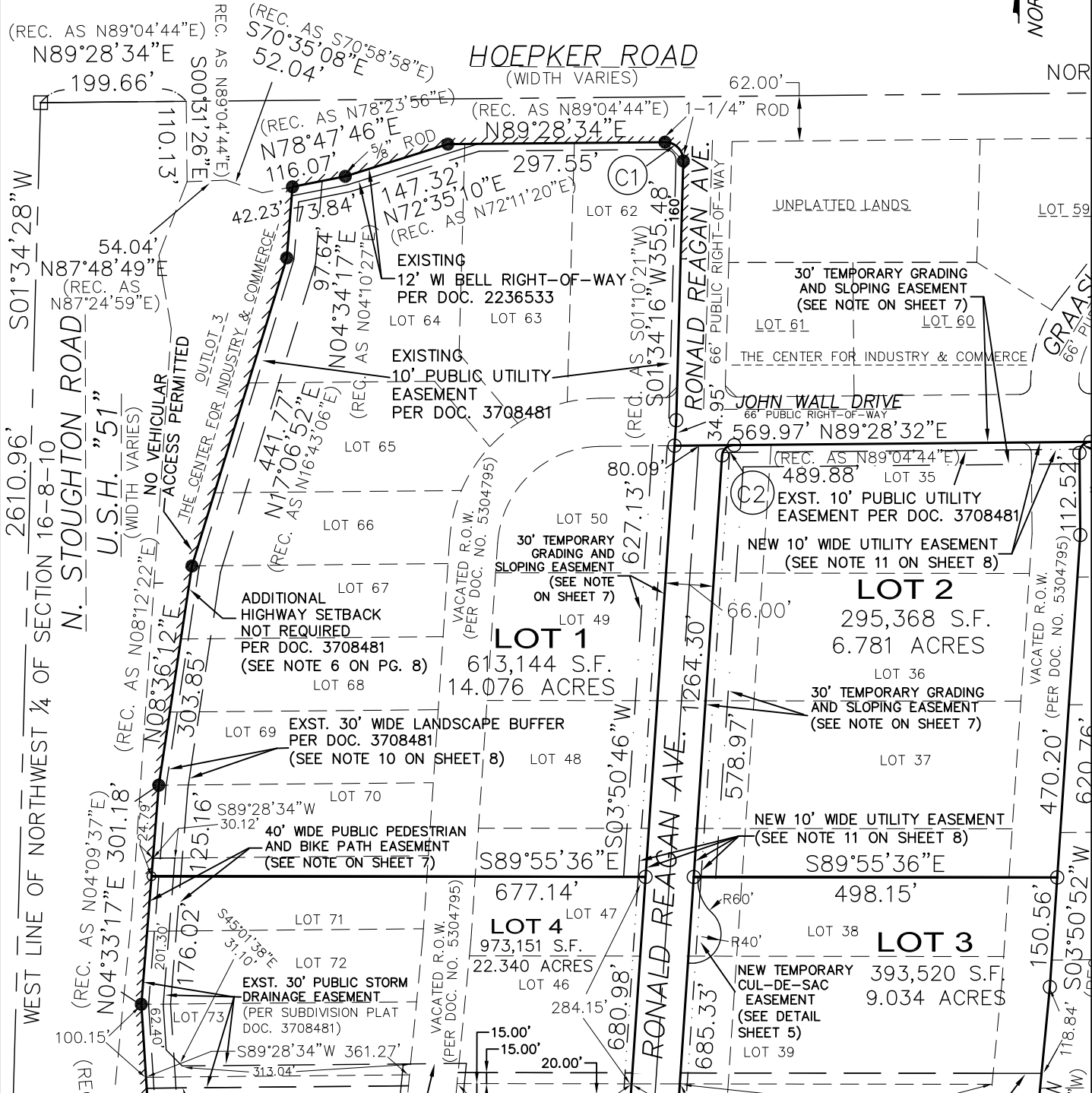
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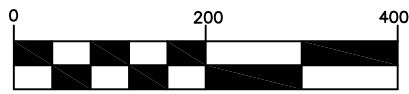


ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 16-08-10 AS S 01°34'28" W, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

CURVE	ARC	RAD.	CHRD.	CH. BRG.
C1	40.18'	25.00'	36.00'	S44°28'38"E
C2	22.42'	15.00'	20.39'	N46°39'39"E



GRAPHIC SCALE



1 INCH = 200 FT.

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CITY OF MADISON
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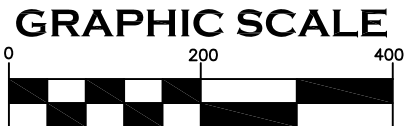
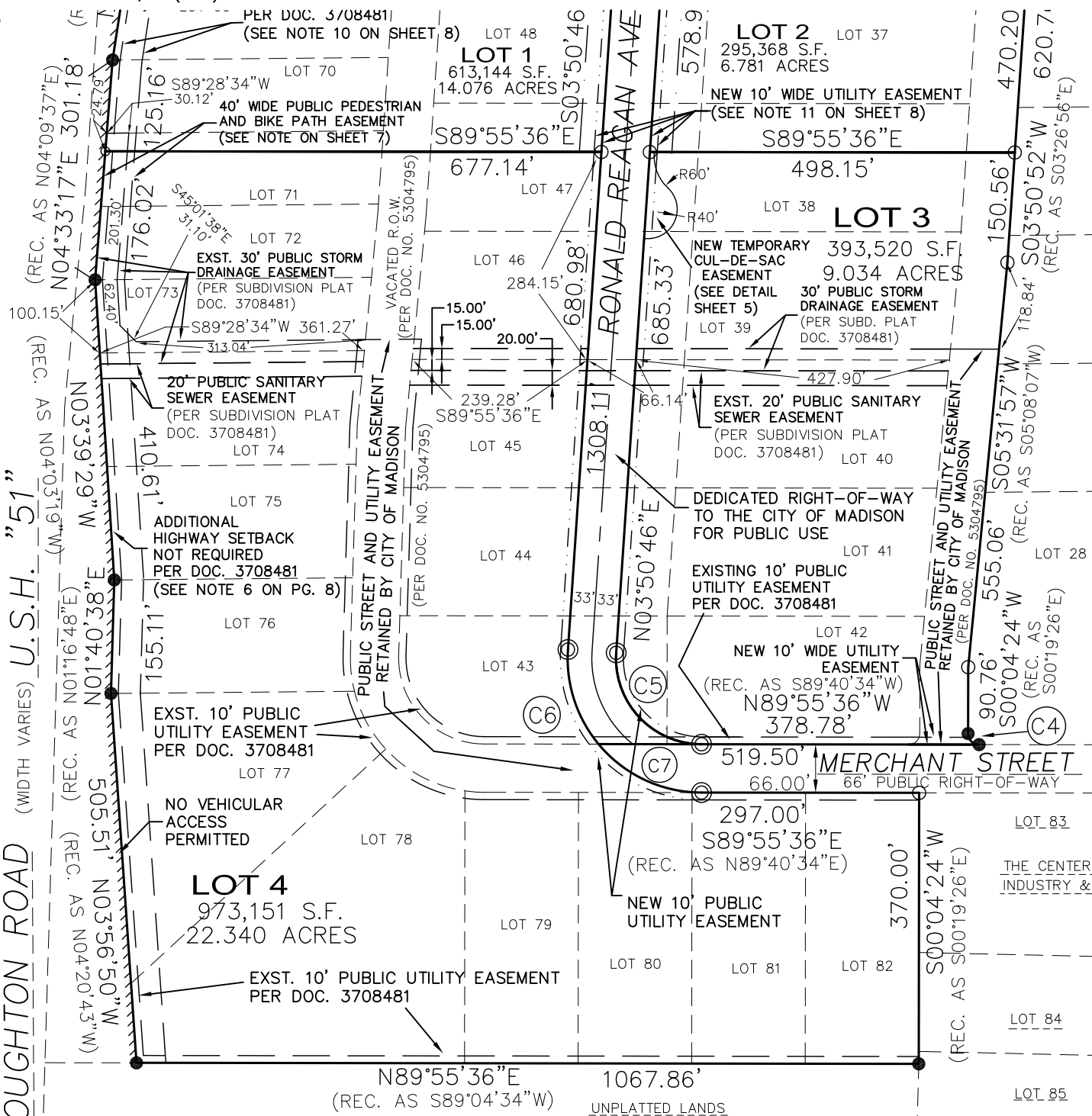


10' PUBLIC UTILITY EASEMENT (SEE NOTE 11 ON SHEET 8) *DIMENSIONS UNLESS OTHERWISE NOTED

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CURVE	ARC	RAD.	CHRD.	CH. BRG.
C4	23.56'	15.00'	21.21'	S44°55'36"E
C5	191.49'	117.00'	170.82'	N43°02'25"W
C6	299.51'	183.00'	267.18'	N43°02'25"W
C7	160.52'	183.00'	155.42'	S64°47'53"E



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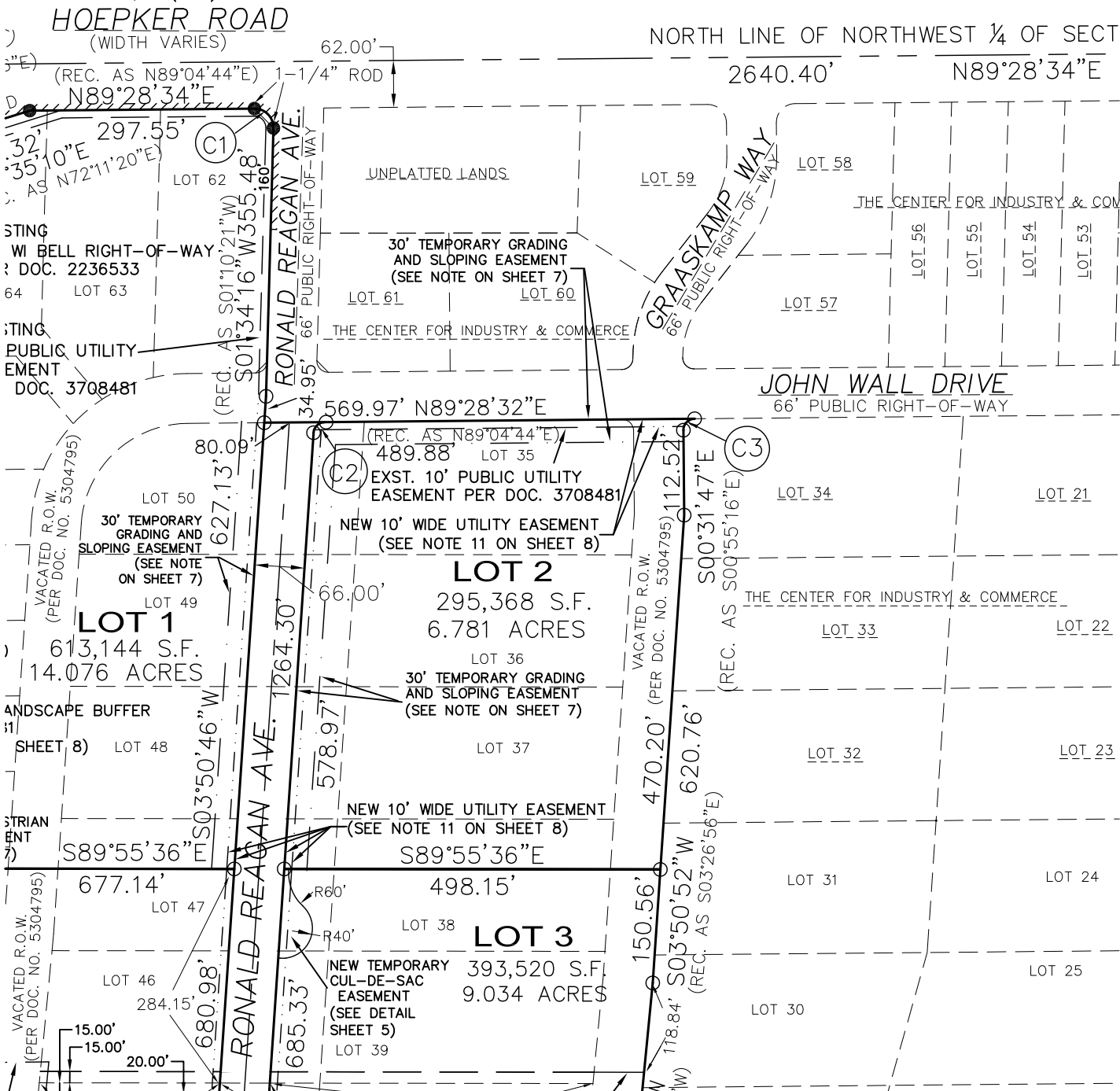
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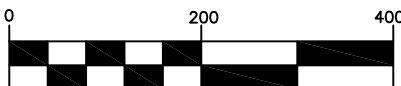
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C2	22.42'	15.00'	20.39'	N46°39'39"E
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GRAPHIC SCALE



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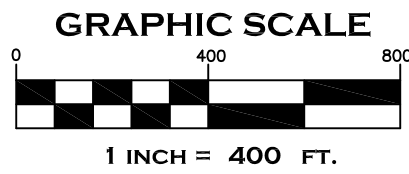
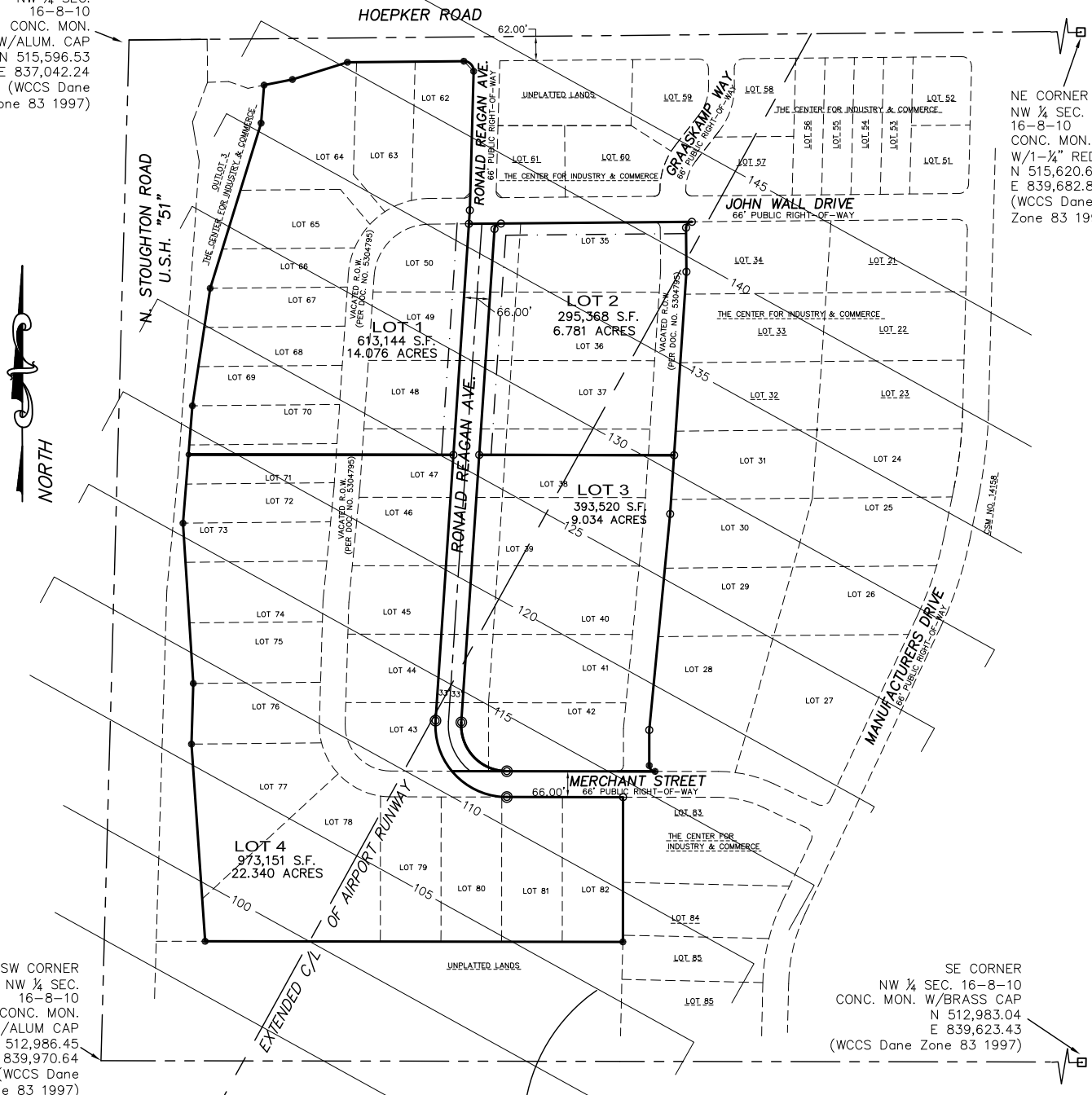
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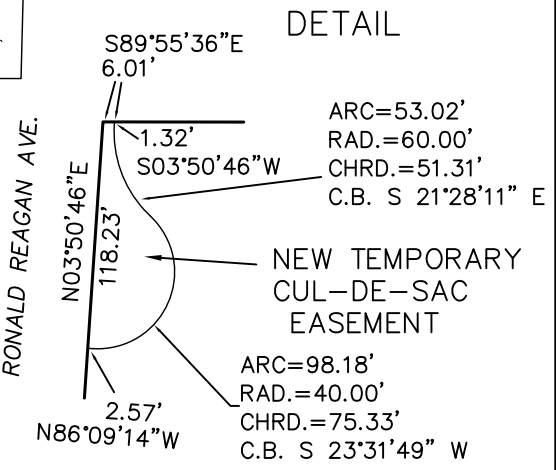
AVIGATION EASEMENT

NW CORNER
NW ¼ SEC.
16-8-10
CONC. MON.
W/ALUM. CAP
N 515,596.53
E 837,042.24
(WCCS Dane
Zone 83 1997)

NE CORNER
NW ¼ SEC.
16-8-10
CONC. MON.
W/1-¼" REDAR
N 515,620.67
E 839,682.88
(WCCS Dane
Zone 83 1997)



ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY. SEE NOTE NO. 1. PG. 7
OBSTRUCTIONS NOT ALLOWED ABOVE THESE ELEVATIONS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL.



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SEE EASEMENT NOTE ON PAGE 6

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NOTES

Drainage note

All lots within said plat/certified survey 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 except that the easements shall be 12 feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots 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 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 plat/certified survey. 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 redivision 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.

The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Public Pedestrian and Bike Path Easement:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public pedestrian and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public pedestrian and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges here under, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall: (1) repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property and (2) replace and relocate any trees removed from the Property (if and to the extent such trees are required to meet landscape requirements), provided such damage or tree removal result from the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Temporary Cul de sac Easement:

Temporary Limited Easement benefiting the City of Madison for temporary turnaround improvement purposes. Said Easement shall terminate upon the extension of Ronald Reagan Avenue to the south along with the removal of the public temporary turnaround improvements within the easement area.

30' Wide temporary limited Easement for Grading and Sloping:

30' wide Temporary Limited Easements for Grading and Sloping granted to the City of Madison. Easement shall terminate upon the completion of the construction of Ronald Reagan Avenue and John Wall Drive adjacent to Lots 1 and 2.

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NOTES

NOTES FROM THE CENTER FOR INDUSTRY & COMMERCE SUBDIVISION PLAT:

- 1) ALL LOTS, OUTLOTS AND AREAS DEDICATED TO THE PUBLIC ARE SUBJECT TO AN AVIGATION EASEMENT TO DANE COUNTY AS PER DOCUMENT NUMBER 2794376, DANE COUNTY REGISTER OF DEEDS. SEE CONTOURS AS SHOWN ON THIS MAP. SEE SHEET 6 OF 10 FOR EASEMENT DETAILS.
- 2) ALL PROPOSED LOTS AND BLOCKS SHALL BE RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S.H. 51 OR INTERSTATE HIGHWAY 39, 90 AND 94. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, WISCONSIN STATE STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.
- 3) THE PROPOSED LOTS OF THIS PROPOSED LAND DIVISION MAY EXPERIENCE NOISE AT 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.
- 4) NO IMPROVEMENTS OR STRUCTURES ARE TO BE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE 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 236.293, 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.
- 5) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
- 6) ADDITIONAL HIGHWAY SETBACK AREAS SHALL NOT BE REQUIRED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION WITHIN LOT 1 AND OUTLOT 1 OF THE CSM (LOTS 64-78 OF THE PLAT). PER THE PLAT OUTLOT 3 SHALL BE SUBJECT TO ALL OF THE REQUIREMENTS OF A HIGHWAY SETBACK AREA AS PER TRANS 233, WISCONSIN ADMINISTRATIVE CODE.
- 7) ACCESS FROM RONALD REAGAN AVENUE TO HOEPKER ROAD MAY BE RESTRICTED TO "RIGHT-IN" AND "RIGHT OUT" ONLY, AT THE OPTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, AT THE TIME THAT, OR ANYTIME AFTER, HOEPKER ROAD BECOMES A FOUR (4) LANE ROAD.
- 8) ALL LOTS SHALL SUBMIT A STORMWATER INFILTRATION PLAN TO THE CITY ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT.
- 9) THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS IN WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
- 10) 30' WIDE LANDSCAPE BUFFER STRIP - THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER (EXCEPT FOR ANY PEDESTRIAN AND/OR BIKE PATH INSTALLED IN THE LANDSCAPE BUFFER STRIP, WHICH SHALL BE MAINTAINED BY THE CITY).
- 11) PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 12) LANDS WITHIN THIS CSM BENEFIT FROM DECLARATION OF EASEMENTS PER DOCUMENT NUMBER 3671349.
- 13) LANDS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NUMBER 3677132, AMENDED BY DOCUMENT NUMBER 4023951 AND DECLARANT RIGHTS ASSIGNED BY DOCUMENT NUMBER 5007196 AND AMENDED BY DOCUMENT NUMBER _____.
- 14) LANDS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBERS 3759250, 3867640 AND 3867641.

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SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOTS 35-50, 62-82 AND VACATED AND DISCONTINUED RIGHT-OF-WAYS PER CITY OF MADISON RESOLUTION NO RES - 17 -00047, FILE NO. 45286, RECORDED AS DOCUMENT NO. 5304795, IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHEAST ¼, SOUTHWEST ¼, NORTHEAST ¼ AND NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N 89°28'34" E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 16, 199.66 FEET; THENCE S 00°31'26" E 110.13 FEET; THENCE N 87°48'49" E 54.04 FEET; THENCE S 70°35'08" E 52.04 FEET; THENCE N 78°47'46" E 42.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 78°47'46" E 73.84 FEET; THENCE N 72°35'10" E 147.32 FEET; THENCE N 89°28'34" E 297.55 FEET; THENCE SOUTHEASTERLY 40.18 FEET ALONG THE ARC OF A CURVE OF RADIUS 25.00 FEET, WHOSE CENTER LIES TO THE WEST AND WHOSE CHORD BEARS S 44°28'38" E 36.00 FEET; THENCE S 01°34'16" W 355.48 FEET; THENCE S 03°50'46" W 34.95 FEET; THENCE N 89°28'32" E 569.97 FEET; THENCE 23.56 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 15.00 FEET, WHOSE CENTER LIES TO THE EAST, WHOSE CHORD BEARS S 44°28'46" W 21.21 FEET; THENCE S 00°31'47" E 112.52 FEET; THENCE S 03°50'52" W 620.76 FEET; THENCE S 05°31'57" W 555.06 FEET; THENCE S 00°04'24" W 90.76 FEET; THENCE 23.56 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 15.00 FEET, WHOSE CENTER LIES TO THE NORTH, WHOSE CHORD BEARS S 44°55'36" E 21.21 FEET; THENCE N 89°55'36" W 378.78 FEET; THENCE 160.52 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 183.00 FEET, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE CHORD BEARS S 64°47'53" E 155.42 FEET; THENCE S 89°55'36" E 297.00 FEET; THENCE S 00°04'24" W 370.00 FEET; THENCE N 89°55'36" E 1067.86 FEET; THENCE N 03°56'50" W 505.51 FEET; THENCE N 01°40'38" E 155.11 FEET; THENCE N 03°39'29" W 410.61 FEET; THENCE N 04°33'17" E 301.18 FEET; THENCE N 08°36'12" E 303.85 FEET; THENCE N 17°06'52" E 441.77 FEET; THENCE N 04°34'17" E 97.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,359,245 SQUARE FEET OR 54.161 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE CITY OF MADISON, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 37 OF THE CITY OF MADISON GENERAL ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

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DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 35-50, 62-82 AND VACATED AND DISCONTINUED RIGHT-OF-WAYS PER DOCUMENT NO. 5304795 IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHEAST ¼, SOUTHWEST ¼, NORTHEAST ¼ AND NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

The City of Madison, a Wisconsin municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed by PAUL R. SOGLIN, Mayor, and MARIBETH WITZEL-BEHL, City Clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

PAUL R. SOGLIN, Mayor

MARIBETH WITZEL-BEHL, City Clerk

State of Wisconsin) SS
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named PAUL R. SOGLIN, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

State of Wisconsin) SS
County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named MARIBETH WITZEL-BEHL, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

PLANNING COMMISSION APPROVAL

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

NATALIE ERDMAN, SECRETARY OF PLAN COMMISSION

COMMON COUNCIL APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER, _____ FILE I.D. NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 20____. AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

MARIBETH WITZEL-BEHL, CITY CLERK
CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN

MAP NO. _____

DOCUMENT NO. _____

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