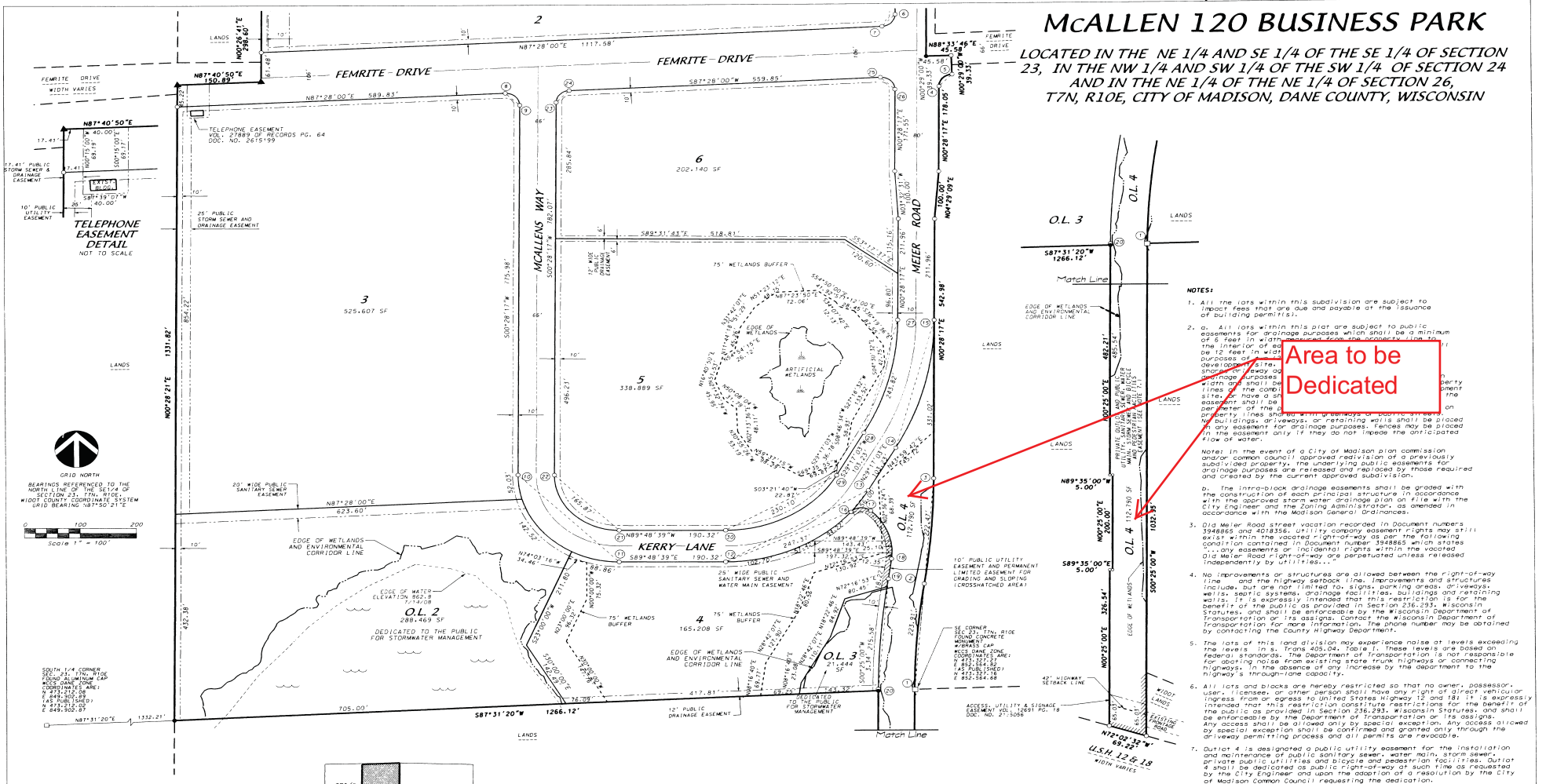
EXHIBIT A

VOL 59-068B PLATS PAGE 317

McALLEN 120 BUSINESS PARK

LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 23, IN THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 24 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



Area to be Dedicated

NOTES:

1. All the lots within this subdivision are subject to impact fees that are due and payable at the issuance of building permit(s).
2. a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot. Lots [illegible] shall be 12 feet in width for drainage purposes. Lots [illegible] purposes of the development site. [illegible] shared driveway [illegible] drainage purposes [illegible] width and shall be [illegible] property lines of the [illegible] site. Or have a [illegible] the easement shall be [illegible] perimeter of the [illegible] on property lines shared with driveways or pool [illegible] 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.

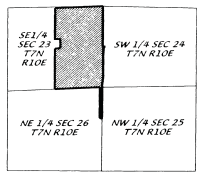
   Note: In the event of a City of Madison plan commission and/or common council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

   b. The intra-block drainage easements 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.
3. Old Meier Road street vacation recorded in Document numbers 3948665 and 4018356. Utility company easement rights may still exist within the vacated right-of-way as per the following condition contained in Document number 3948665 which states "...any easements or incidental rights within the vacated Old Meier Road right-of-way are perpetuated unless released voluntarily by utilities..."
4. No improvements or structures are 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, walls, 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. The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. 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.
6. All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person shall have any right of direct vehicular ingress from or egress to United States Highway 12 and 18. It is expressly intended that this restriction constitute restrictions for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation 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.
7. Outlot 4 is designated a public utility easement for the installation and maintenance of public sanitary sewer, water main, storm sewer, private public utilities and bicycle and pedestrian facilities. Outlot 4 shall be dedicated as public right-of-way at such time as requested by the City Engineer and upon the adoption of a resolution by the City of Madison Common Council requesting the dedication.
8. Distances, lengths and widths are measured to the nearest hundredth of a foot.
9. Distances shown along curves are chord lengths.

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 APRIL 24TH, 2009

Department of Administration



LOCATION MAP
NO SCALE

LEGEND

- Found City of Madison Concrete Monument w/Brass cap.
- Found PK Nail
- Found 1-1/4" diameter solid round iron stake.
- Found 3/4" diameter solid round iron stake.
- Placed 1-1/4" X 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" X 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

10' Public utility easement (10' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Existing building

No vehicular access

WISCONSIN
MARK D. BURNESS
D-2651
BLACK EARTH, WI
REGISTERED LAND SURVEYOR
7/16/08

Revised this 10th day of September 2008
Revised this 25th day of September 2008
Revised this 14th day of October 2008
Revised this 30th day of December 2008
Revised this 6th day of April 2009

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc.

FN: 08-07-107