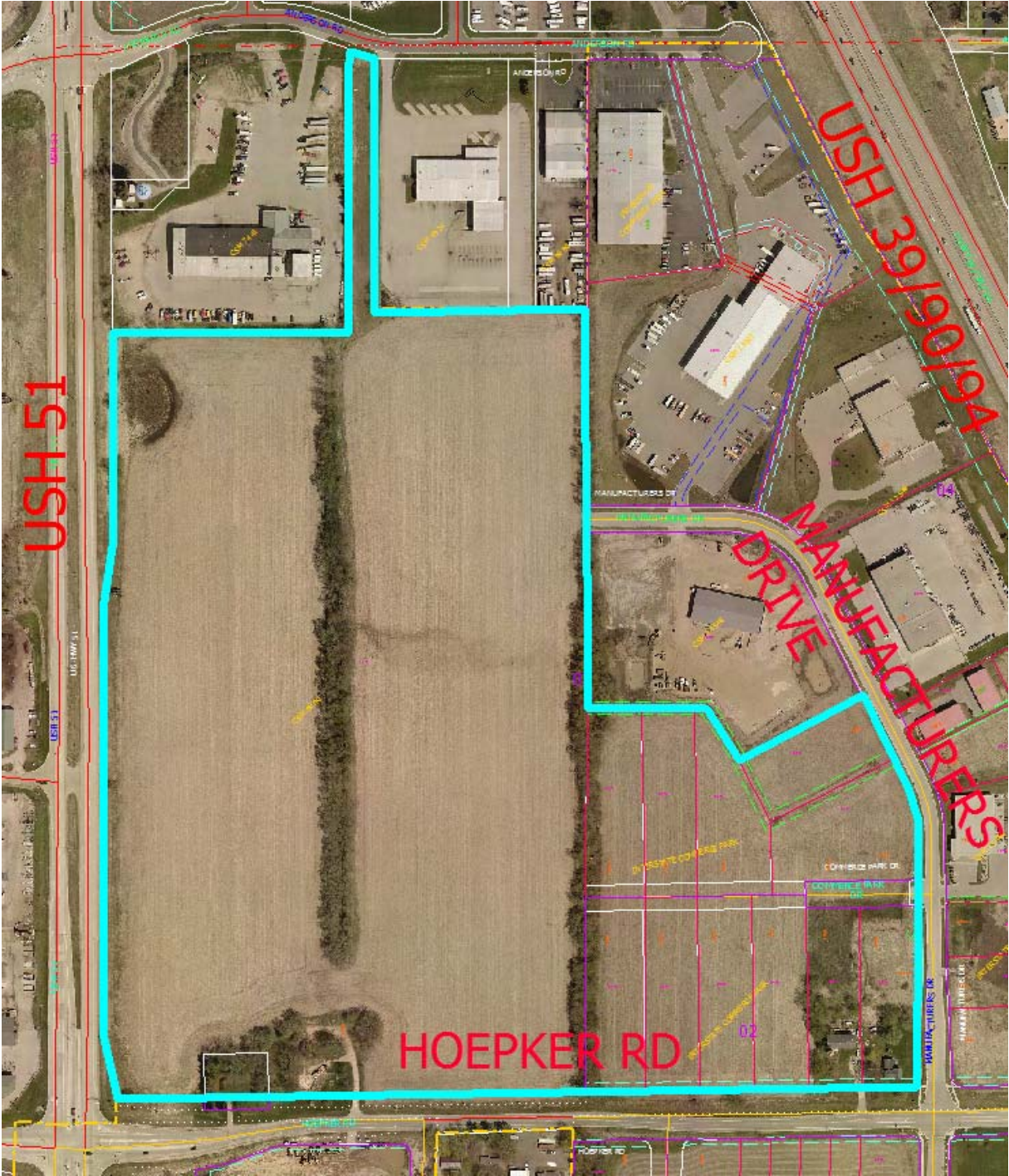


4202 HOEPKER ROAD LOCATION MAP





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____, File ID No. _____, as Doc. No. _____

PREPARED FOR:

2020 MADISON, LLC
4605 DOVETAIL DR
MADISON, WI 53704

WEST 1/4
SEC. 9-8-10
FND. ALUM. MON.
N. 518278.61
E. 837061.89

LOT 1
C. S. M.
7 4 4 1

LOT 2
C. S. M.
4 9 2 4

SEE SHEET 2

LOT 2
C. S. M.
9 6 9 0

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

LOT 1
2,703,971 SQ. FT.
OR 62.07 ACRES

SEE SHEET 4

LOT 2
C. S. M.
9 6 9 0

SEE SHEET 3

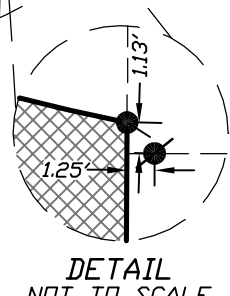
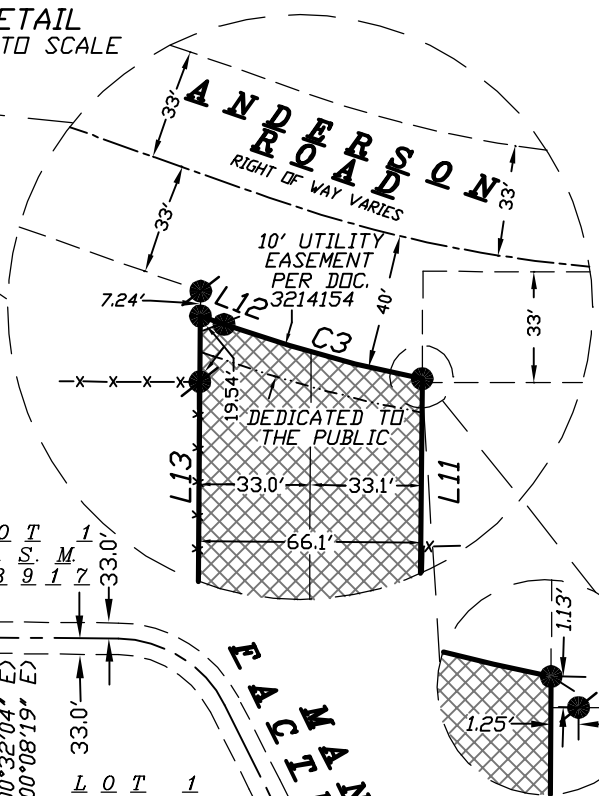
SW CORNER
SEC. 9-8-10
FND. ALUM. MON.
N. 515596.59
E. 837042.43

SCALE 1" = 400'



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

DETAIL
NOT TO SCALE



U. S. H. "5.1"
(RIGHT OF WAY VARIES)

U. S. H. "5.1"
(RIGHT OF WAY VARIES)
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DEDICATED TO THE PUBLIC

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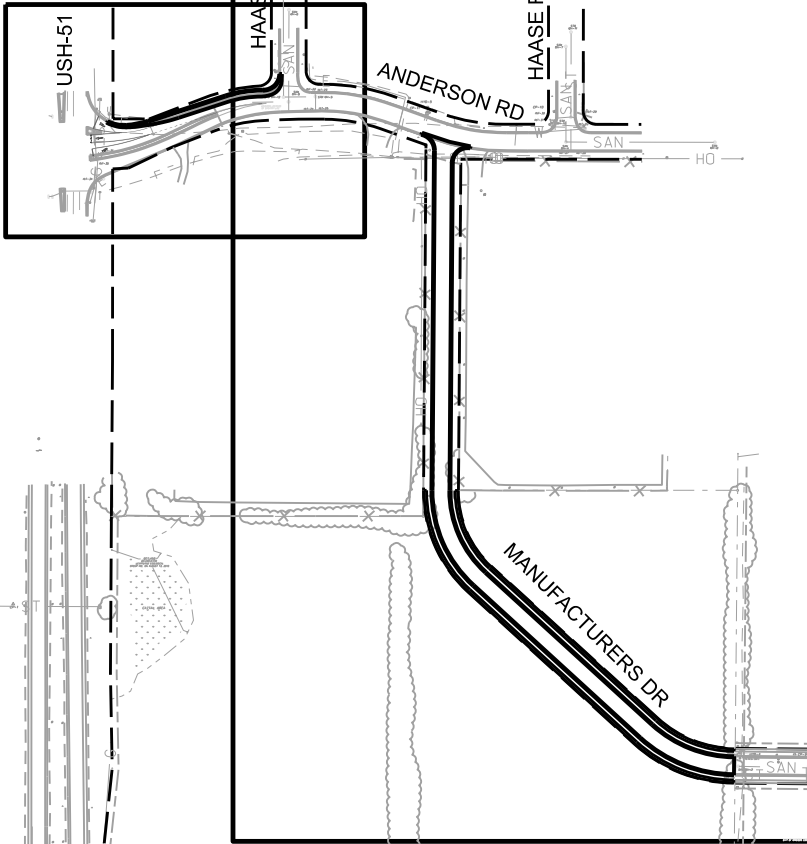
HOEPKER ROAD

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 9, T8N,
R10E. LINE TO BEAR = N 89°28'36" E

SURVEYORS SEAL

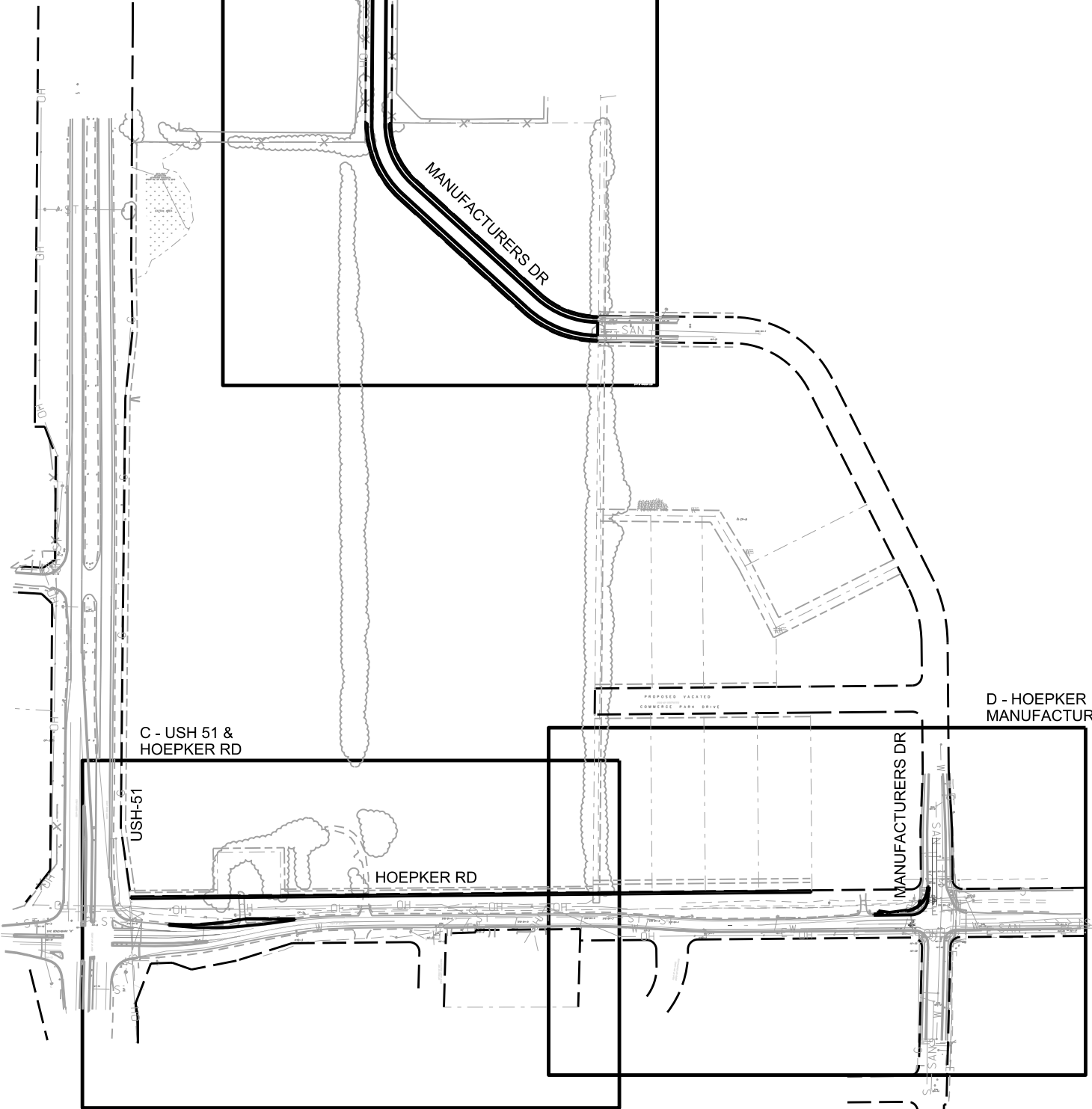
B - MANUFACTURERS DR

A - USH 51 &
ANDERSON RD



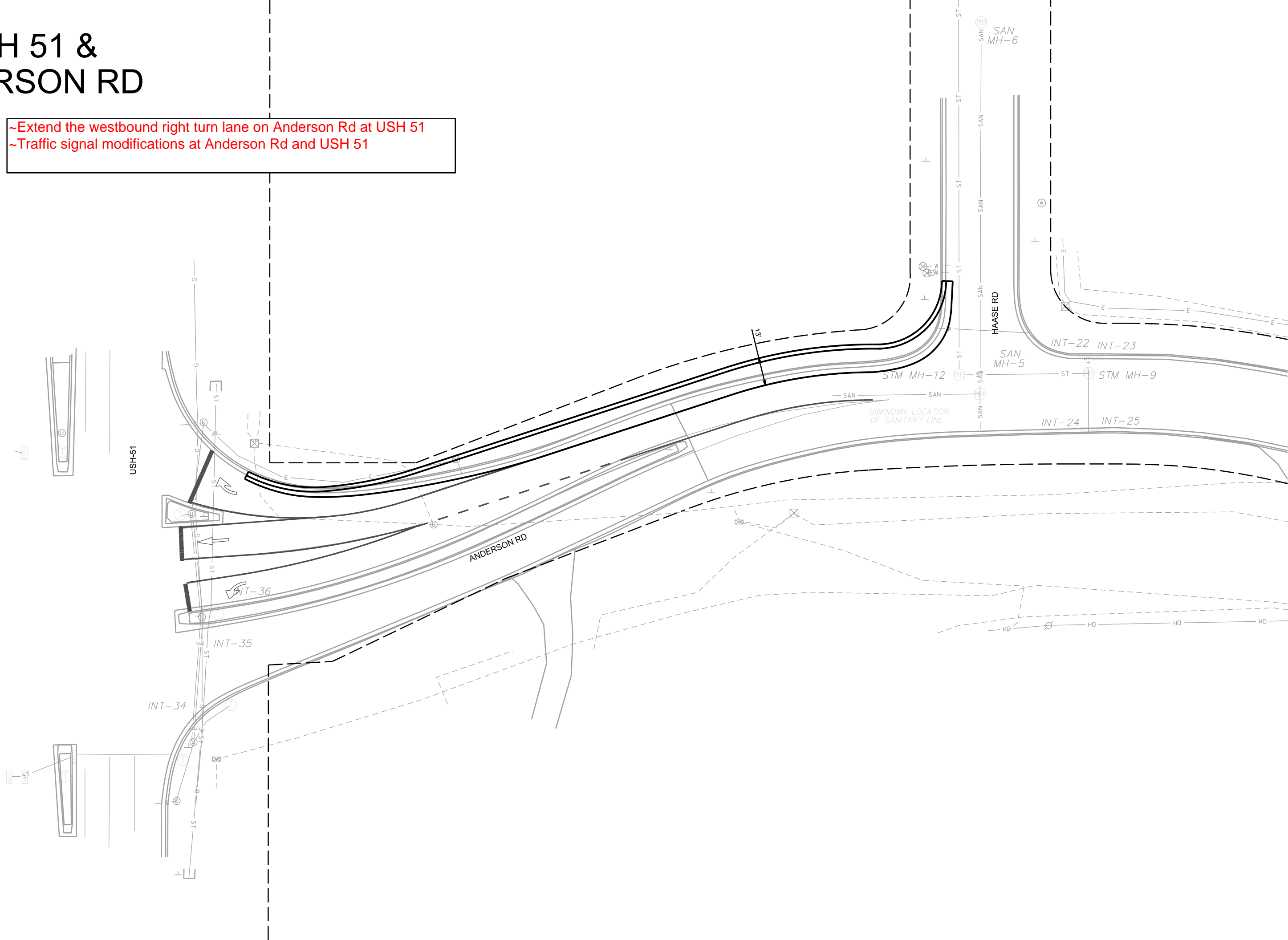
C - USH 51 &
HOEPKER RD

D - HOEPKER RD &
MANUFACTURERS DR



A - USH 51 & ANDERSON RD

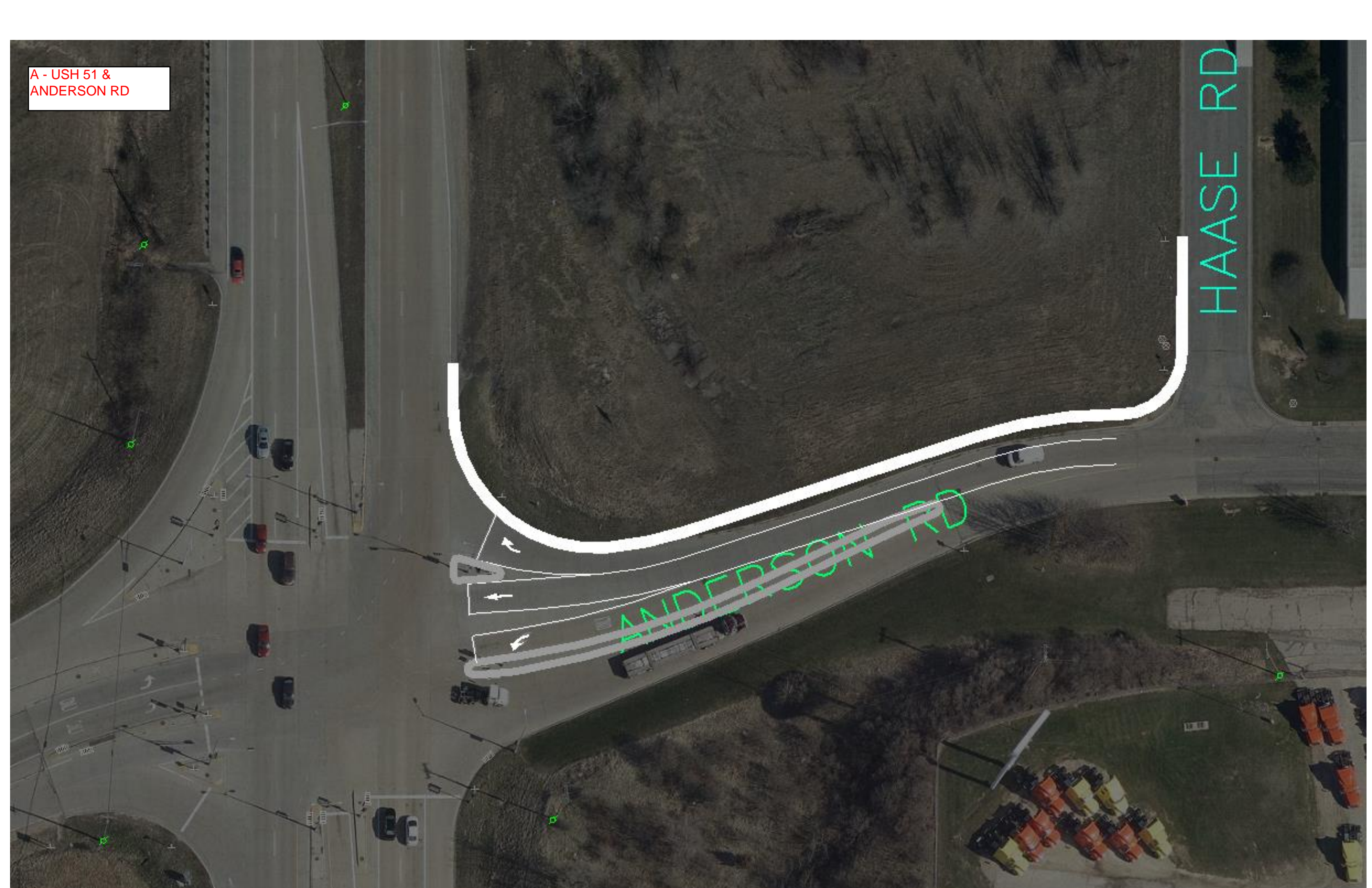
- ~Extend the westbound right turn lane on Anderson Rd at USH 51
- ~Traffic signal modifications at Anderson Rd and USH 51



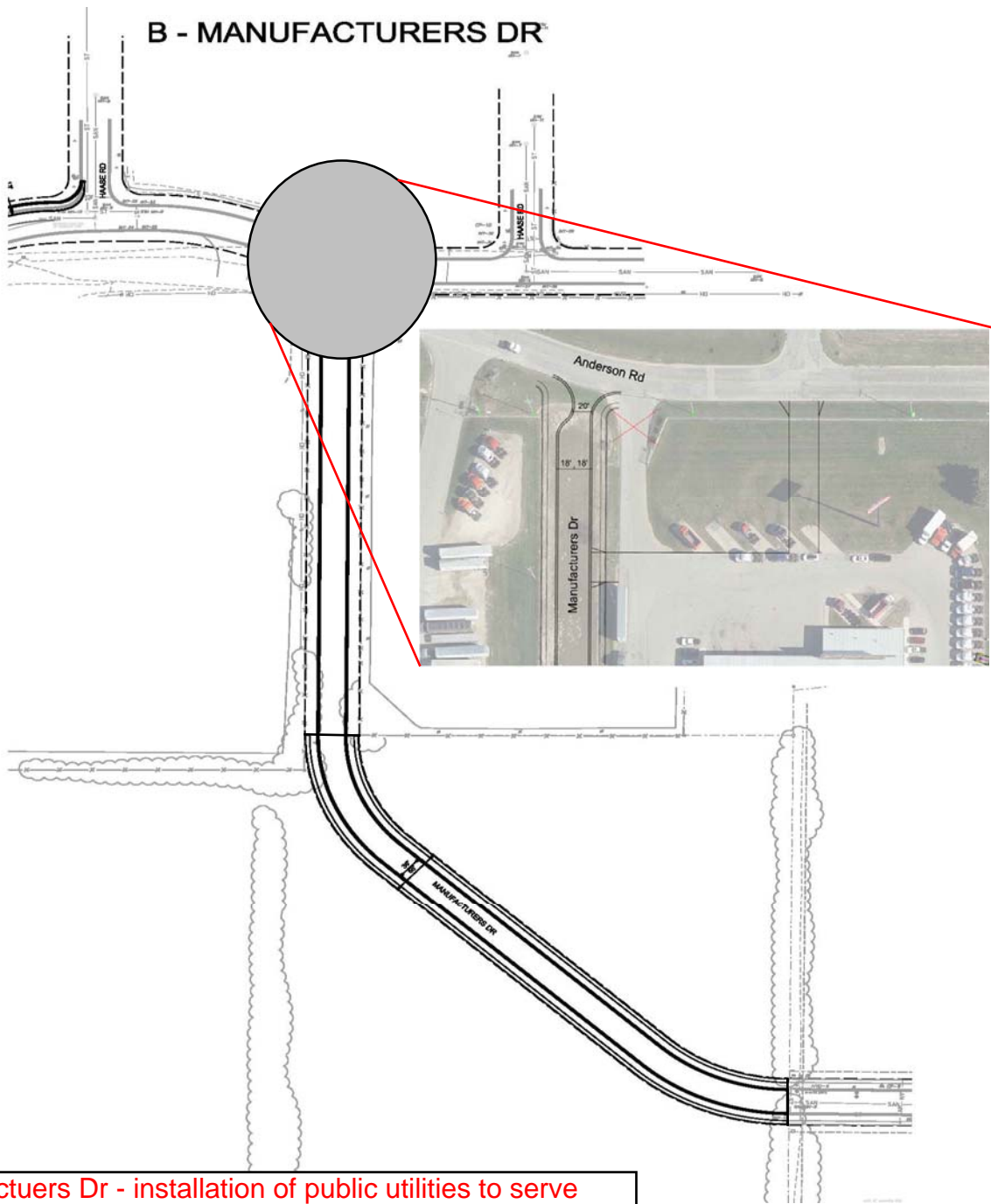
A - USH 51 &
ANDERSON RD

HAASE RD

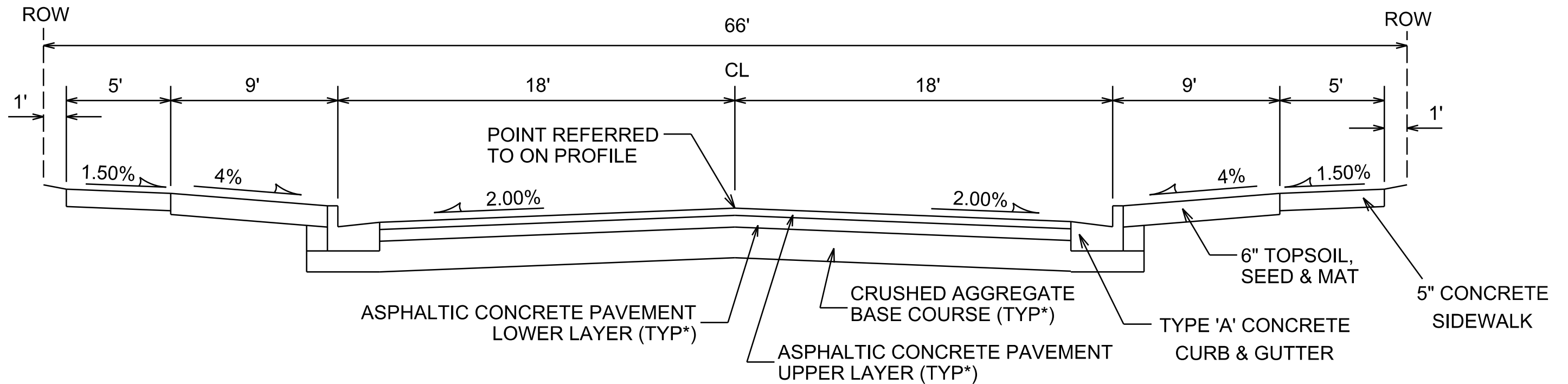
ANDERSON RD



B - MANUFACTURERS DR



- ~Manufacturers Dr - installation of public utilities to serve development, sidewalk installation on both sides of street from existing street to north boundary of CSM Lot 2
- ~North of CSM Lot 2, Manufacturers Dr will be one way northbound with a narrowed roadway at the intersection with Anderson Rd.
- ~Sidewalk will not be required on Manufacturers Dr north of CSM Lot 2.
- ~Relocate driveway at 4195 Anderson Rd to provide safe distance from new Manufacturers Dr & Anderson Rd intersection.



TYPICAL SECTION

MANUFACTURERS DR

NOT TO SCALE

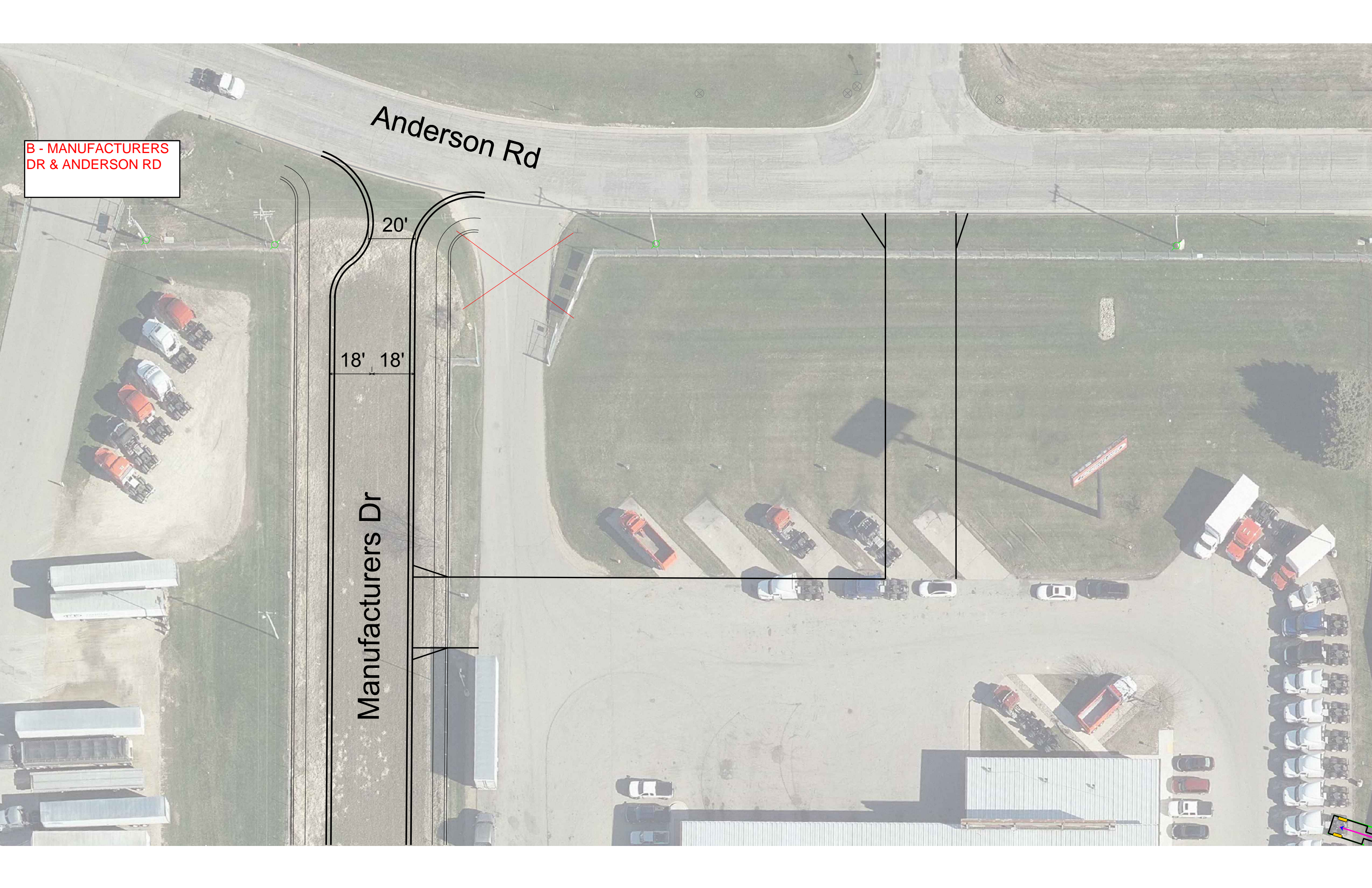
B - MANUFACTURERS
DR & ANDERSON RD

Anderson Rd

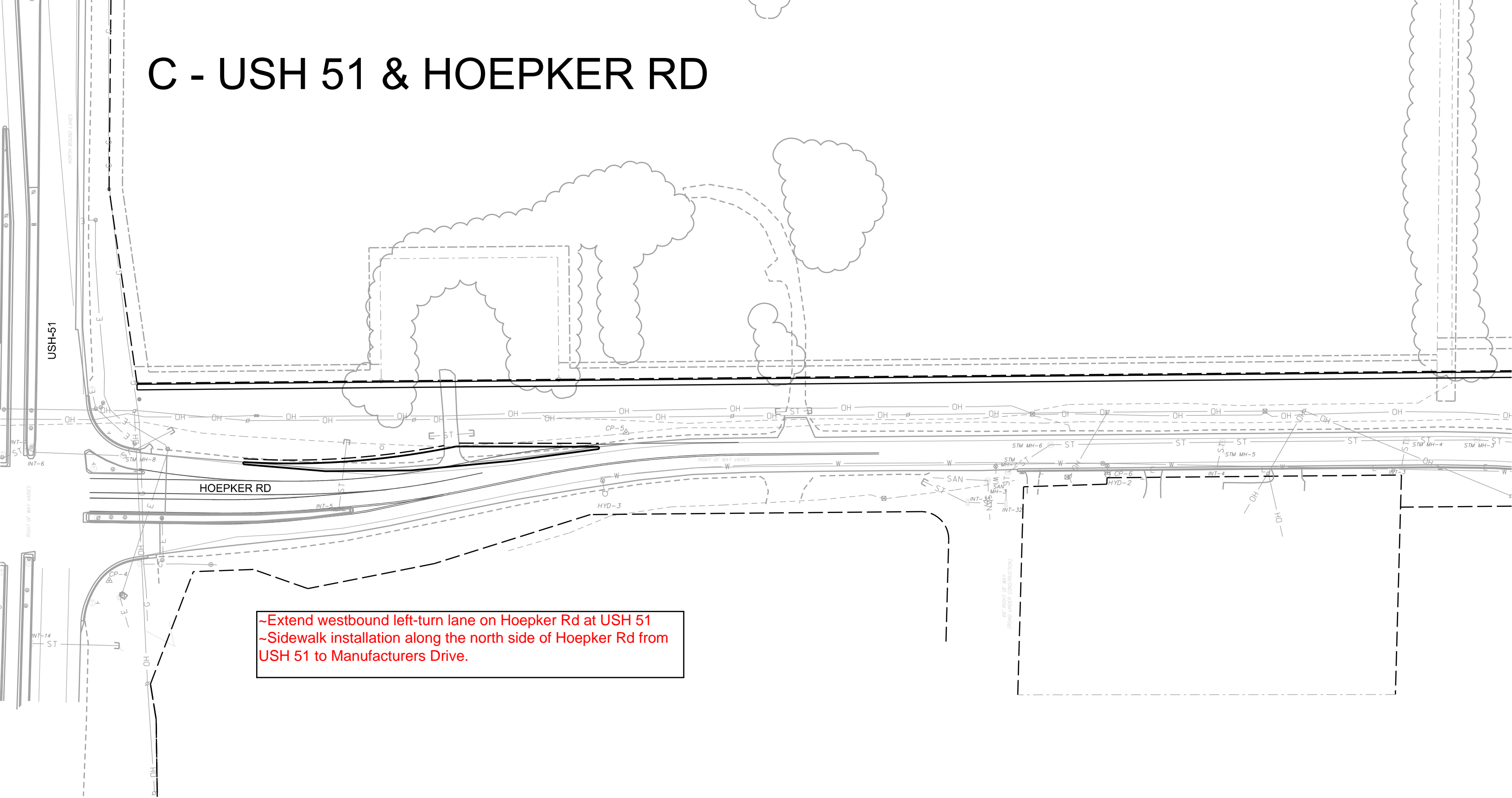
20'

18' 18'

Manufacturers Dr



C - USH 51 & HOEPKER RD

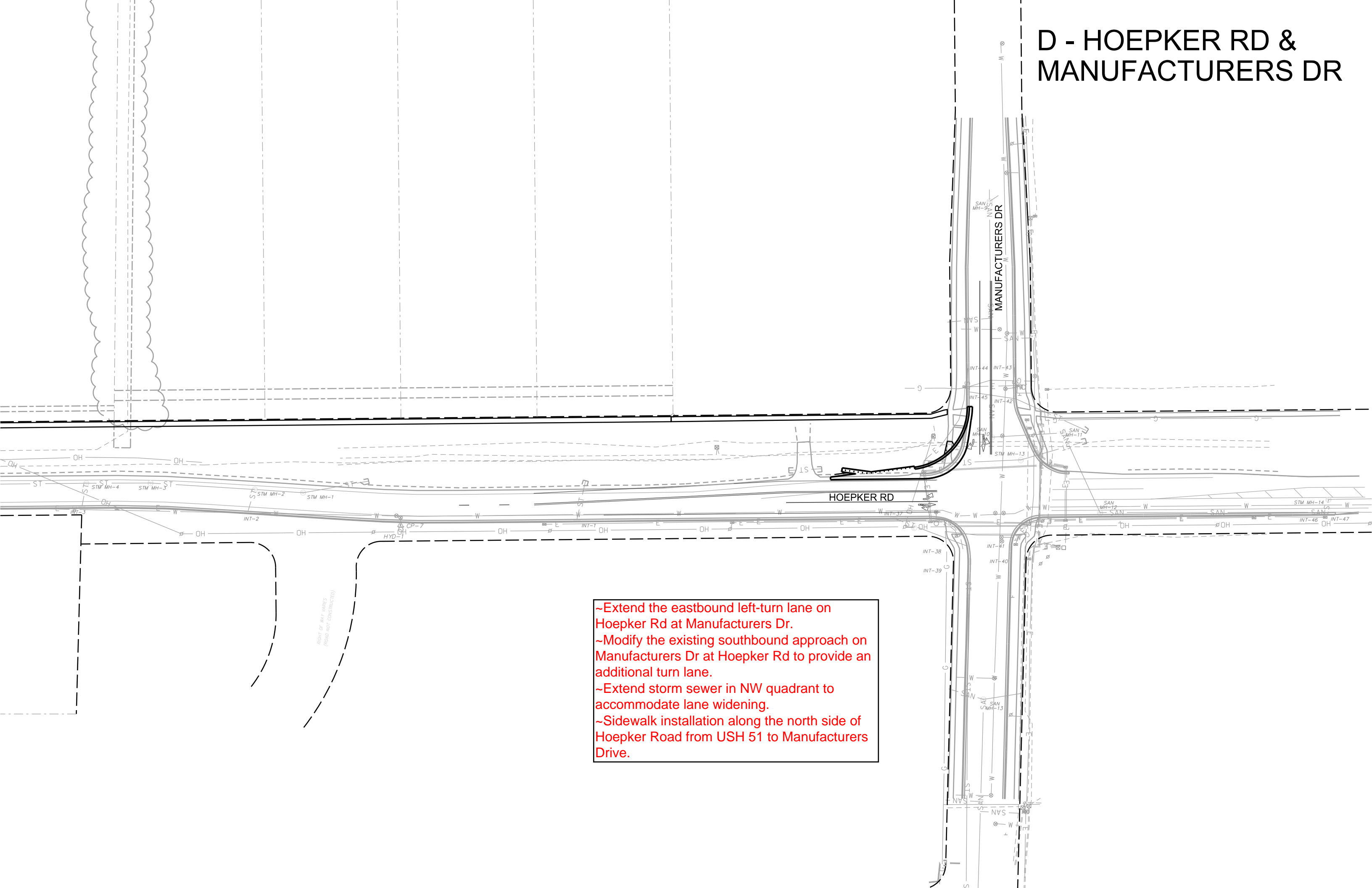


~Extend westbound left-turn lane on Hoepker Rd at USH 51
~Sidewalk installation along the north side of Hoepker Rd from USH 51 to Manufacturers Drive.

C- USH 51 &
HOEPKER RD

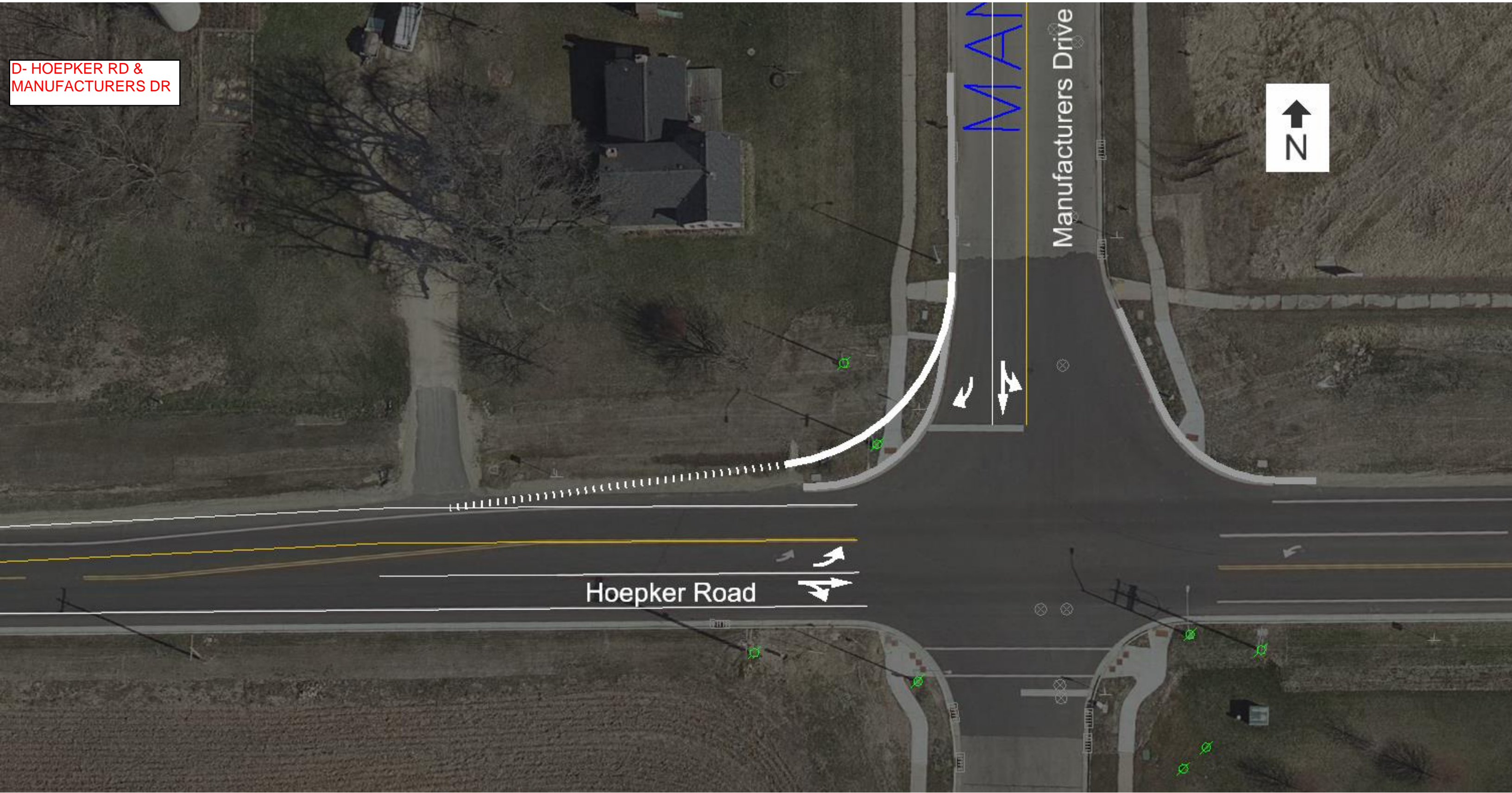


D - HOEPKER RD & MANUFACTURERS DR



~Extend the eastbound left-turn lane on Hoepker Rd at Manufacturers Dr.
~Modify the existing southbound approach on Manufacturers Dr at Hoepker Rd to provide an additional turn lane.
~Extend storm sewer in NW quadrant to accommodate lane widening.
~Sidewalk installation along the north side of Hoepker Road from USH 51 to Manufacturers Drive.

D- HOEPKER RD &
MANUFACTURERS DR



Hoepker Road

Manufacturers Drive

MAN