

University Research Park-Pioneer 1st Addition Replat (Future Phase)

Contract 9392

MUNIS 14930

Developer: University Research Park, Inc.



Summary of Improvements:

- University Research Park, Inc. is doing a replat of their existing University Research Park-Pioneer 1st Addition.
- This item is approval of a Future Phase Developer Agreement to satisfy conditions of approval to allow for recording of the replat.
- Approval of public improvements for construction and construction phase developer agreement contracts will be presented to the Board of Public Works and Common Council at a later time when University Research Park, Inc. is ready to proceed.

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

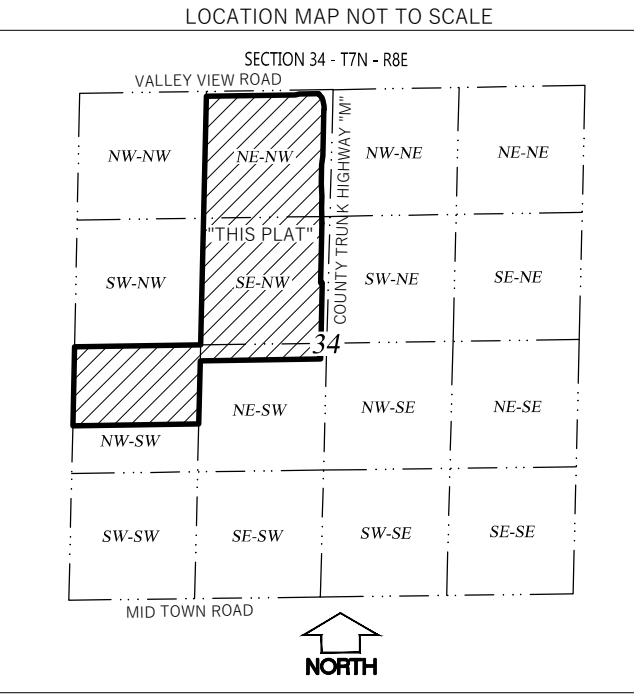
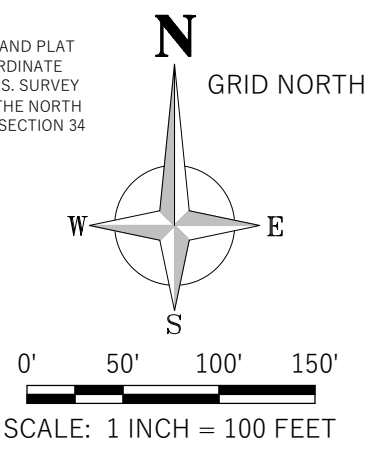
ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS OF BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SHEET 1 OF 3 SHEETS

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS OF BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011), "WISCONSIN DANE," THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 BEARS S 89° 11' 37" W



NORTHWEST CORNER SECTION 34-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 472,294.58
E: 778,835.76

(N 1° 08' 36" E 264.93' PER URP - PIONEER 1ST ADDITION
N 1° 08' 49" E 264.08' MON TO MON
WEST LINE OF THE NORTHWEST QUARTER

NW-SW
WEST QUARTER CORNER
SECTION 34-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 469,654.04
E: 778,782.89

(S 1° 19' 31" W 2642.71' PER URP - PIONEER 1ST ADDITION
S 1° 19' 15" W 2641.66' MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER
(N 1° 19' 31" E 823.02' PER URP - PIONEER 1ST ADDITION
(N 0° 55' 16" E 16' E) PER HAWK'S LANDING GOLF CLUB

OUTLOT 7
UNIVERSITY RESEARCH PARK -
PIONEER 1ST ADDITION

OUTLOT 11
1,079,838 SQ. FT.
24.79 ACRES
PRIVATE OPEN SPACE

OUTLOT 7 IS A PRIVATE OPEN SPACE OUTLOT FOR THE PURPOSES OF CONSERVING THE EXISTING TREE COVER AND NATURAL CHARACTER ON THAT PARCEL. OUTLOT 7 IS SUBJECT TO A TREE PRESERVATION PLAN APPROVED BY AND ON FILE WITH THE CITY OF MADISON. BE ENFORCED BY THE SUBDIVIDER, THEIR SUCCESSOR OR ASSIGNS. DEVELOPMENT WITHIN OUTLOT 7, INCLUDING BUILDING OR GRADING, PERMIT ISSUANCE, IS PROHIBITED IN ORDER TO PROTECT NATURAL HABITAT FOR PLANT AND ANIMAL LIFE, WOODLANDS, AND OTHER RESOURCES BENEFICIAL TO THE COMMUNITY. NEITHER THIS RESTRICTION, NOR THE TREE PRESERVATION PLAN, SHALL PROHIBIT THE CONSTRUCTION, MAINTENANCE AND THE ASSOCIATED GRADING FOR THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE PUBLIC SIDEWALK AND BIKE PATH EASEMENT SHOWN AND GRANTED WITHIN THIS OUTLOT 7.

S 89° 11' 13" W 1312.51'
(S 89° 12' 18" W 1312.46')
PER URP - PIONEER 1ST ADDITION

1310.46'

S 89° 16' 36" W 2620.92' MON TO MON
(S 88° 52' 35" W 2620.95') PER HAWK'S LANDING GOLF CLUB

1310.46'



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

OWNER:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

SOUTH 1/4 CORNER SECTION 34-T7N-R8E
FOUND DANE COUNTY SURVEY NAIL
N: 467,046.17 E: 781,342.72

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



UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS OF BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

| LINE TABLE | | |
|------------|---------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L-1 | 50.03' | S 1° 17' 06" W |
| L-2 | 40.29' | N 74° 49' 21" E |
| L-3 | 50.03' | S 35° 15' 57" E |
| L-4 | 98.54' | S 7° 35' 59" W |
| L-5 | 116.09' | S 2° 16' 29" E |
| L-6 | 121.67' | S 1° 06' 02" W |
| L-7 | 15.00' | S 88° 56' 11" E |
| L-8 | 12.83' | N 79° 21' 23" E |
| L-9 | 57.70' | N 28° 34' 50" W |
| L-10 | 31.54' | N 54° 35' 49" W |
| L-11 | 38.75' | S 28° 34' 50" E |
| L-12 | 83.41' | N 79° 21' 23" E |
| L-13 | 83.57' | N 79° 21' 23" E |
| L-14 | 42.10' | N 80° 34' 07" E |
| L-15 | 51.29' | N 74° 29' 15" W |
| L-16 | 53.73' | N 0° 14' 49" W |
| L-17 | 12.66' | S 79° 21' 23" W |
| L-18 | 57.20' | N 89° 11' 44" E |
| L-19 | 94.98' | N 28° 15' 42" E |
| L-20 | 52.02' | N 82° 14' 12" E |
| L-21 | 71.89' | N 89° 58' 14" E |
| L-22 | 100.00' | S 88° 42' 54" E |
| L-23 | 36.38' | N 60° 59' 40" E |
| L-24 | 67.61' | S 28° 44' 26" E |
| L-25 | 78.49' | S 30° 50' 21" W |
| L-26 | 71.84' | S 89° 58' 14" W |
| L-27 | 56.34' | N 82° 53' 33" W |

CERTIFICATE OF CITY OF MADISON TREASURER

I, CRAIG FRANKLIN, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT.

DATE _____ CRAIG FRANKLIN, CITY TREASURER, CITY OF MADISON

CERTIFICATE OF DANE COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

PUBLIC SANITARY SEWER EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES 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 HEREUNDER, 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 REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF 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 SANITARY SEWER FACILITIES 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.

PUBLIC UTILITY EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE 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 HEREUNDER, 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 OR ANY PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON OR ANY REGISTERED PUBLIC UTILITY COMPANY AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE REGISTERED PUBLIC UTILITY 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, AND ANY OTHER PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON, AND THE OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

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.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, AND UNDER THE DIRECTION OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, I HAVE SURVEYED, DIVIDED AND MAPPED UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION REPLAT; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN PART OF THE NE1/4 OF THE NW1/4, THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

ALL OF LOTS 32-45, OUTLOTS 7-10, AND VACATED PORTIONS BOYER STREET OF UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, RECORDED ON MARCH 14, 2016, IN VOLUME 60-048B OF PLATS, ON PAGES 257-259, AS DOCUMENT NO. 5220401, BEING A PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, THE NORTH TEN (10) RODS OF THE NE1/4 OF THE SW1/4, AND THE NORTH FIFTY (50) RODS OF THE NW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 1319.76 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 06 SECONDS WEST, 50.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW ROAD AT THE NORTHWEST CORNER OF LOT 32 OF AFORESAID UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 927.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 49 MINUTES 21 EAST, 40.29 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 204.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PLEASANT VIEW ROAD ALSO KNOWN AS COUNTY TRUNK HIGHWAY "M"; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD SOUTH 35 DEGREES 15 MINUTES 57 SECONDS EAST, 50.03 FEET TO A POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 128.49 FEET ON THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 299.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 11 MINUTES 52 SECONDS EAST, FOR 127.50 FEET TO THE START OF TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 06 MINUTES 48 SECONDS WEST, 480.13 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 07 DEGREES 35 MINUTES 59 SECONDS WEST, 98.54 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 06 MINUTES 02 SECONDS WEST, 202.59 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 116.50 FEET TO SAID WESTERLY RIGHT-OF-WAY OF SOUTH PLEASANT VIEW ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 06 MINUTES 02 SECONDS WEST, 114.77 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 55 MINUTES 06 SECONDS EAST, 164.00 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 04 MINUTES 41 WEST, 512.65 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 04 MINUTES 41 WEST, 822.62 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 11 SECONDS EAST, 15.00 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, 628.19 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD AND SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 34; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW ROAD SOUTH 01 DEGREE 26 MINUTES 40 SECONDS WEST, 164.51 FEET TO THE NORTH LINE OF LOT 17 OF HAWK'S LANDING GOLF CLUB RECORDED ON JUNE 7, 2000 IN VOLUME 57-150B OF PLATS ON PAGES 605-614 AS DOCUMENT NO. 3219695; THENCE SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 1253.17 FEET TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE OF LOT 17 AND CONTINUING SOUTH 01 DEGREES 22 MINUTES 58 SECONDS WEST, 658.55 FEET TO A LINE OF LOT 41 OF SAID HAWK'S LANDING GOLF CLUB; THENCE ALONG SAID LINE OF LOT 41 SOUTH 89 DEGREES 11 MINUTES 13 SECONDS WEST, 1312.51 FEET TO THE WEST LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE, ALSO BEING AN EASTERLY SEGMENT OF SAID LOT 41 OF HAWK'S LANDING GOLF CLUB NORTH 01 DEGREES 19 MINUTES 15 SECONDS EAST, 823.02 FEET TO WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 34 AND SEGMENT OF SAID LOT 41 OF HAWK'S LANDING GOLF CLUB NORTH 89 DEGREES 11 MINUTES 13 SECONDS EAST, 1313.40 FEET TO THE NORTHERLY MOST SEGMENT OF THE WESTERLY LINE OF SAID LOT 41; THENCE ALONG SAID WESTERLY LINE OF LOT 41 AND CONTINUING ALONG SAID PLAT AND ALONG THE EAST LINE OF LINDEN PARK, RECORDED DECEMBER 5, 2005 IN VOLUME 58-095B OF PLATS ON PAGES 488-493 AS DOCUMENT NO. 4139208 NORTH 01 DEGREE 17 MINUTES 06 SECONDS EAST, 2591.11 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 4,483,825 SQUARE FEET OR 102.93 ACRES

DATED THIS 8TH DAY OF AUGUST, 2022.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



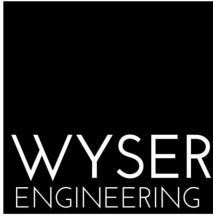
| CURVE TABLE | | | | | | | |
|-------------|--------------|---------|-------------|-----------------|--------------|-----------------|-----------------|
| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| C-1 | 128.49' | 299.00' | 24° 37' 16" | S 11° 11' 52" E | 127.50' | S 23° 30' 30" E | S 1° 06' 46" W |
| C-2 | 120.04' | 233.00' | 29° 31' 10" | S 74° 59' 10" E | 118.72' | S 89° 44' 45" E | S 60° 13' 35" E |
| C-3 | 117.80' | 167.00' | 40° 25' 02" | S 80° 26' 06" E | 115.38' | S 60° 13' 35" E | N 79° 21' 23" E |
| C-4 | 39.23' | 25.00' | 89° 55' 02" | N 34° 23' 52" E | 35.33' | N 79° 21' 23" E | N 10° 33' 39" E |
| C-5 | 108.97' | 265.00' | 23° 33' 39" | N 1° 13' 11" W | 108.21' | N 10° 33' 39" E | N 13° 00' 00" E |
| C-6 | 232.23' | 320.00' | 41° 34' 50" | N 7° 47' 25" W | 227.17' | N 13° 00' 00" E | N 28° 34' 50" W |
| C-7 | 149.66' | 345.00' | 24° 51' 16" | N 11° 26' 27" W | 148.49' | N 23° 52' 05" W | N 0° 59' 11" E |
| C-8 | 40.05' | 25.00' | 91° 47' 34" | N 44° 54' 36" W | 35.90' | N 0° 59' 11" E | S 89° 11' 37" W |
| C-9 | 38.49' | 25.00' | 88° 12' 26" | S 45° 05' 24" W | 34.80' | S 89° 11' 37" W | S 0° 59' 11" W |
| C-10 | 156.56' | 303.40' | 29° 34' 00" | S 13° 49' 49" E | 154.83' | S 0° 59' 11" W | S 28° 34' 50" E |
| C-11 | 275.77' | 380.00' | 41° 34' 50" | S 7° 47' 25" E | 269.76' | S 28° 34' 50" E | S 13° 00' 00" W |
| C-12 | 84.30' | 205.00' | 23° 33' 39" | S 1° 13' 11" W | 83.71' | S 13° 00' 00" W | S 10° 33' 39" E |
| C-13 | 39.31' | 25.00' | 90° 04' 58" | S 55° 36' 08" E | 35.38' | S 10° 33' 39" E | N 79° 21' 23" E |
| C-14 | 154.32' | 833.00' | 10° 36' 52" | N 84° 39' 48" E | 154.10' | N 79° 21' 23" E | N 89° 58' 14" E |
| C-15 | 38.78' | 25.00' | 88° 52' 12" | N 45° 32' 08" E | 35.00' | N 89° 58' 14" E | N 1° 06' 02" E |
| C-16 | 39.76' | 25.00' | 91° 07' 48" | N 44° 27' 52" W | 35.70' | N 1° 06' 02" E | S 89° 58' 14" W |
| C-17 | 142.09' | 767.00' | 10° 36' 52" | S 84° 39' 48" W | 141.89' | S 89° 58' 14" W | S 79° 21' 23" W |
| C-18 | 39.23' | 25.00' | 89° 55' 02" | S 34° 23' 52" W | 35.33' | S 79° 21' 23" W | S 10° 33' 39" E |
| C-19 | 134.57' | 430.00' | 17° 55' 49" | S 1° 35' 44" E | 134.02' | S 10° 33' 39" E | S 7° 22' 10" W |
| C-20 | 580.36' | 370.00' | 89° 52' 12" | S 37° 33' 56" E | 522.67' | S 7° 22' 10" W | S 82° 30' 02" E |
| C-21 | 39.27' | 25.00' | 89° 59' 53" | N 46° 04' 37" E | 35.35' | S 88° 55' 26" E | N 1° 04' 41" E |
| C-22 | 39.28' | 25.00' | 90° 00' 49" | N 43° 55' 02" E | 35.36' | N 1° 05' 23" E | N 88° 55' 26" W |
| C-23 | 494.20' | 444.00' | 63° 46' 26" | N 50° 36' 49" W | 469.08' | N 82° 30' 02" W | N 18° 43' 37" W |
| C-24 | 144.77' | 430.00' | 19° 17' 26" | N2° 16' 33" W | 144.09' | N 11° 55' 16" W | N 7° 22' 10" E |
| C-25 | 115.79' | 370.00' | 17° 55' 49" | S 1° 35' 44" E | 115.32' | S 7° 22' 10" W | S 10° 33' 39" E |
| C-26 | 39.31' | 25.00' | 90° 04' 58" | N 55° 36' 08" W | 35.38' | N 10° 33' 39" W | S 79° 21' 23" W |
| C-27 | 164.36' | 233.00' | 40° 25' 02" | N 80° 26' 06" W | 94.46' | S 79° 21' 23" W | N 60° 13' 35" W |
| C-28 | 86.04' | 167.00' | 29° 31' 10" | N 74° 59' 10" W | 85.09' | N 60° 13' 35" W | N 89° 44' 45" W |
| C-29 | 106.20' | 320.00' | 19° 00' 55" | N 3° 29' 32" E | 105.72' | N 13° 00' 00" E | N 6° 00' 55" E |
| C-30 | 126.03' | 320.00' | 22° 33' 54" | N 17° 17' 52" W | 125.21' | N 6° 00' 55" E | N 28° 34' 50" E |
| C-31 | 234.86' | 380.00' | 35° 24' 45" | S 10° 52' 27" E | 231.14' | S 28° 34' 50" E | S 6° 49' 56" W |
| C-32 | 40.91' | 380.00' | 6° 10' 04" | S 9° 54' 58" W | 40.89' | S 6° 49' 56" W | S 13° 00' 00" W |
| C-33 | 38.78' | 25.00' | 88° 52' 12" | N 45° 32' 08" E | 35.00' | N 89° 58' 14" E | N 1° 06' 02" E |
| C-34 | 39.76' | 25.00' | 91° 07' 48" | N 44° 27' 52" W | 35.70' | N 1° 06' 02" E | S 89° 58' 14" W |
| C-35 | 403.77' | 444.00' | 52° 06' 16" | N 56° 26' 54" W | 390.00' | N 82° 30' 02" W | N 30° 23' 46" W |
| C-36 | 72.51' | 444.00' | 9° 21' 26" | N 25° 43' 03" W | 72.43' | N 30° 23' 46" W | N 21° 02' 20" W |
| C-37 | 17.92' | 444.00' | 2° 18' 44" | N 19° 52' 59" W | 17.92' | N 21° 02' 20" W | N 18° 43' 37" W |
| C-38 | 95.12' | 233.00' | 23° 23' 26" | N 88° 56' 55" W | 94.46' | S 79° 21' 23" W | N 77° 15' 12" W |
| C-39 | 69.24' | 233.00' | 17° 01' 36" | N 68° 44' 24" W | 68.99' | N 77° 15' 12" W | N 60° 13' 35" W |

| EASEMENT CURVE TABLE | | | | | | | |
|----------------------|--------------|----------|-------------|-----------------|--------------|-----------------|-----------------|
| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| EC-1 | 33.61' | 3047.00' | 0° 37' 55" | S 0° 47' 51" W | 33.61' | S 1° 06' 49" W | S 0° 28' 54" W |
| EC-2 | 88.64' | 225.00' | 22° 34' 21" | S 16° 58' 29" W | 88.07' | S 28° 15' 39" W | S 5° 41' 18" W |
| EC-3 | 131.86' | 225.00' | 33° 34' 39" | S 19° 05' 48" E | 129.98' | S 2° 18' 28" E | S 35° 53' 08" E |
| EC-4 | 82.92' | 295.00' | 16° 06' 19" | S 82° 44' 08" E | 82.65' | S 89° 12' 43" E | N 74° 40' 58" E |

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED FOR:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719



SURVEYED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____

REGISTER OF DEEDS