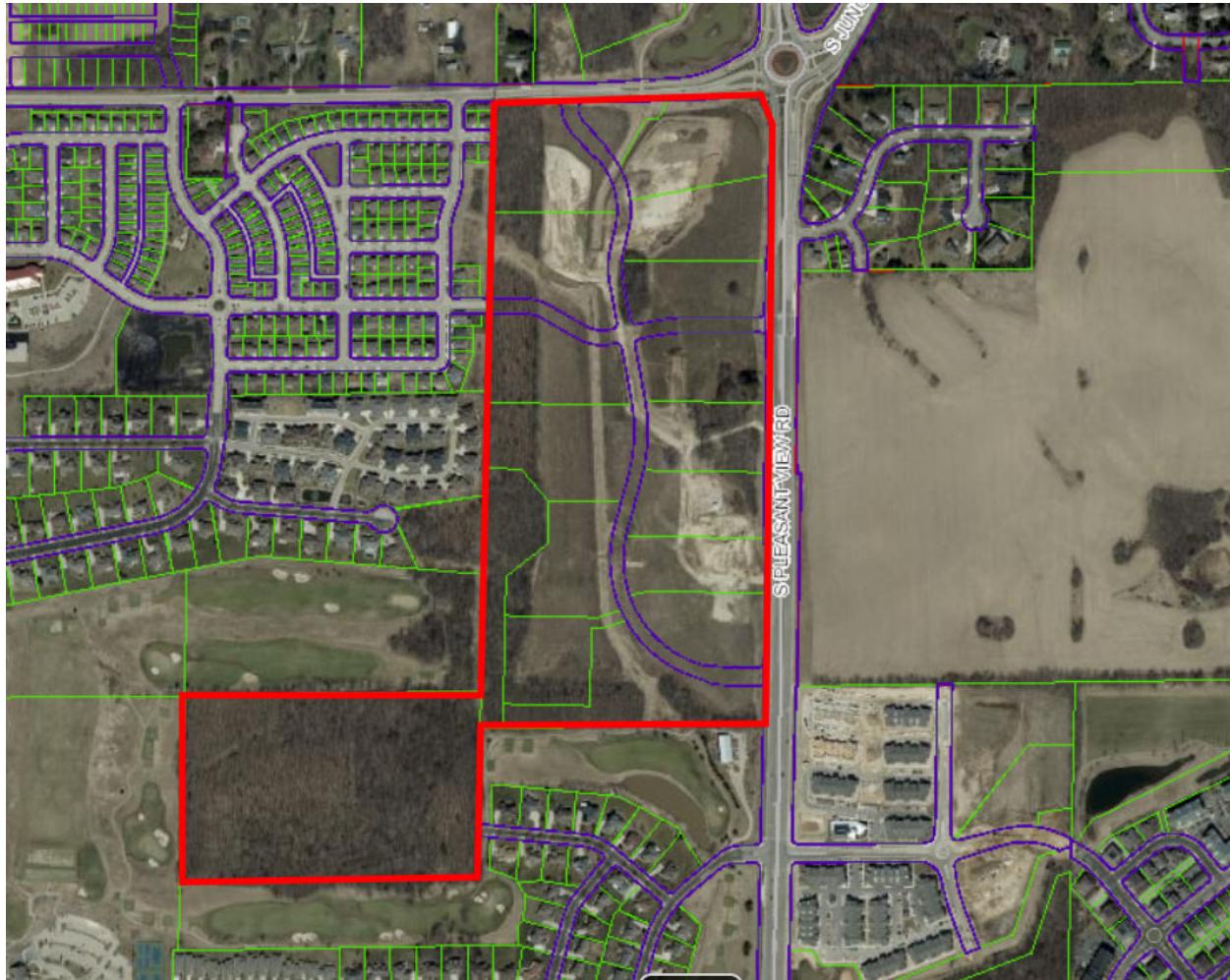


University Research Park-Pioneer 1st Addition Replat (Future Phase)
Contract 9392
MUNIS 14930
Developer: University Research Park, Inc.



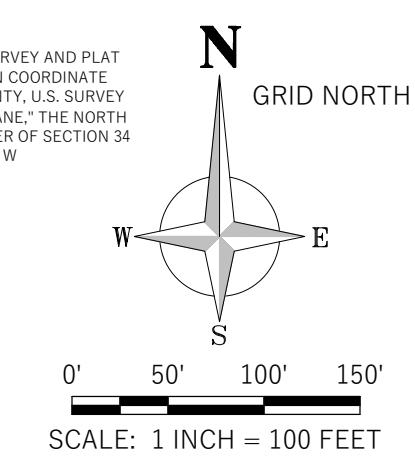
Summary of Improvements:

- 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.

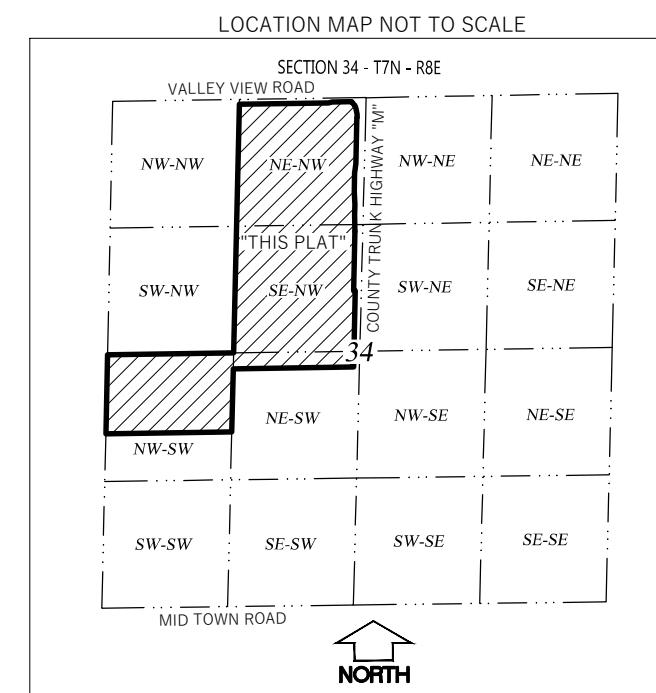
UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION REPLAT

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.

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



SCALE: 1 INCH = 100 FEET



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 2640.38') PER URP - PIONEER 1ST ADDITION
(N 1° 08' 49" E 2641.08') MON TO MON
WEST LINE OF THE NORTHWEST QUARTER

(N 1° 19' 31" W 2642.77') PER URP - PIONEER 1ST ADDITION
(N 1° 19' 51" W 2643.66') MON TO MON
WEST LINE OF THE SOUTHWEST QUARTER
(N 0° 35' 16" E) PER HAWK'S LANDING GOLF CLUB

(N 88° 46' 38" E 1313.36') PER HAWK'S LANDING GOLF CLUB
(N 88° 12' 18" E 1313.34') PER URP - PIONEER 1ST ADDITION
N 89° 11' 13" E 1313.40'

OUTLOT 7
UNIVERSITY RESEARCH PARK -
PIONEER 1ST ADDITION

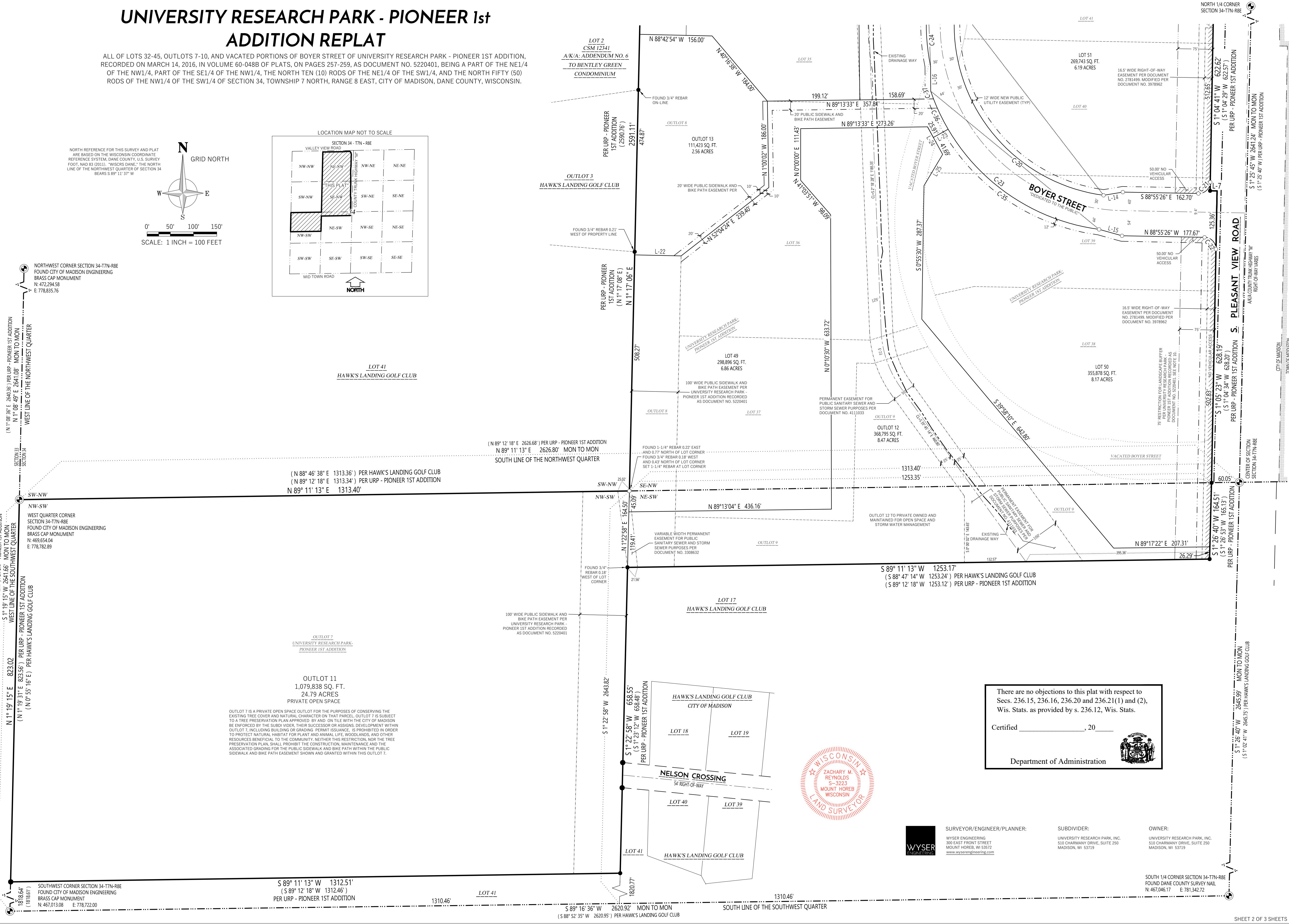
OUTLOT 11
1,079.838 SQ. FT.
24.79 ACRES
PRIVATE OPEN SPACE

OUTLOT 7 IS A PRIVATE OPEN SPACE OUTLOT FOR THE PURPOSES OF CONSERVING THE
EXISTING FOREST COVERS AND CULTURES ON THAT PARCEL. THE LOT IS SUBJECT
TO A TREE PRESERVATION PLAN APPROVED BY AN OWNER OF THE LOT. THE OWNERSHIP
BE ENFORCED BY THE SUBD VIDER, THEIR SUCCESSOR OR ASSIGNS. DEVELOPMENT WITHIN
OUTLOT 7, INCLUDING BUILDING OR GRADING PERMIT ISSUANCE, IS PROHIBITED IN ORDER
TO PROTECT THE FOREST PLANTATION FOR THE FOREST AND WILDLIFE, AND OTHER
RESOURCES BENEFICIAL TO THE ENVIRONMENT. 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.

SOUTHWEST CORNER SECTION 34-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 467.013.08 E: 778.722.00

S 89° 11' 13" W 1312.51'
(S 88° 12' 18" W 1312.46')
PER URP - PIONEER 1ST ADDITION

1818.61)



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	49.29'	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	116.00'	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	36.75'	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° 58' 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

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 1° 11' 52" E	127.50'	S 23° 10' 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° 47' 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'	76.00'	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 62° 30' 02" W	N 18° 43' 37" W
C-24	144.77'	430.00'	19° 17' 26"	N 2° 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"	S 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' 55" W
C-32	40.91'	380.00'	6° 10' 04"	S 9° 54' 58" W	40.89'	S 6° 49' 55" 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 55° 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	179.2'	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'	304.00'	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° 59' 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	S 74° 40' 58" E

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