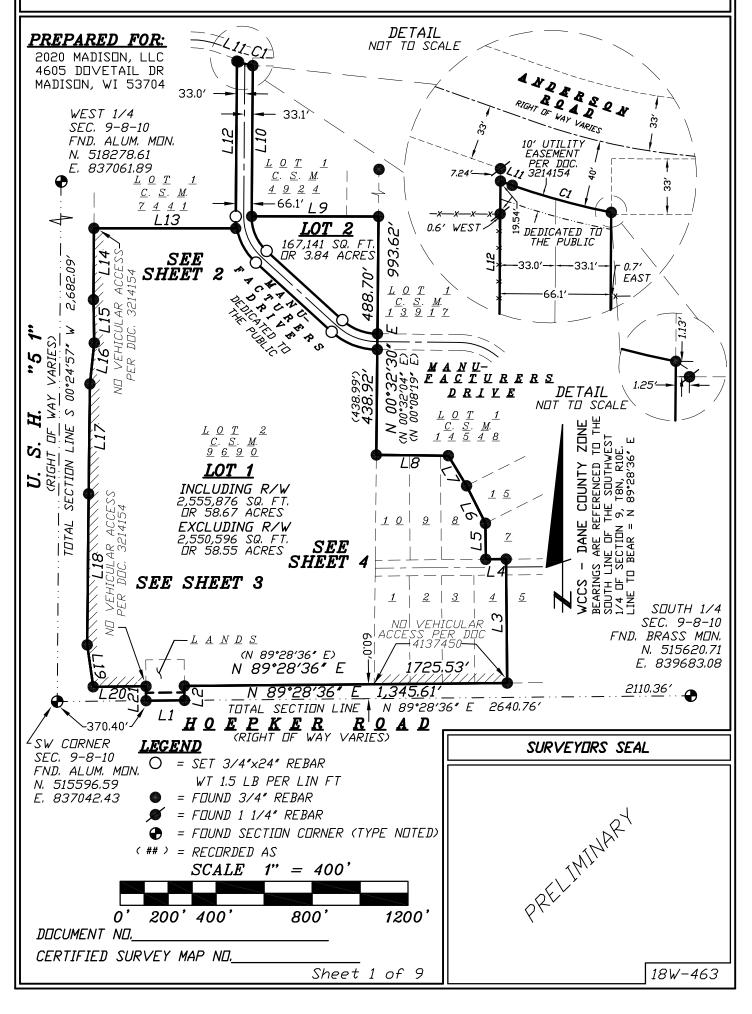


WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

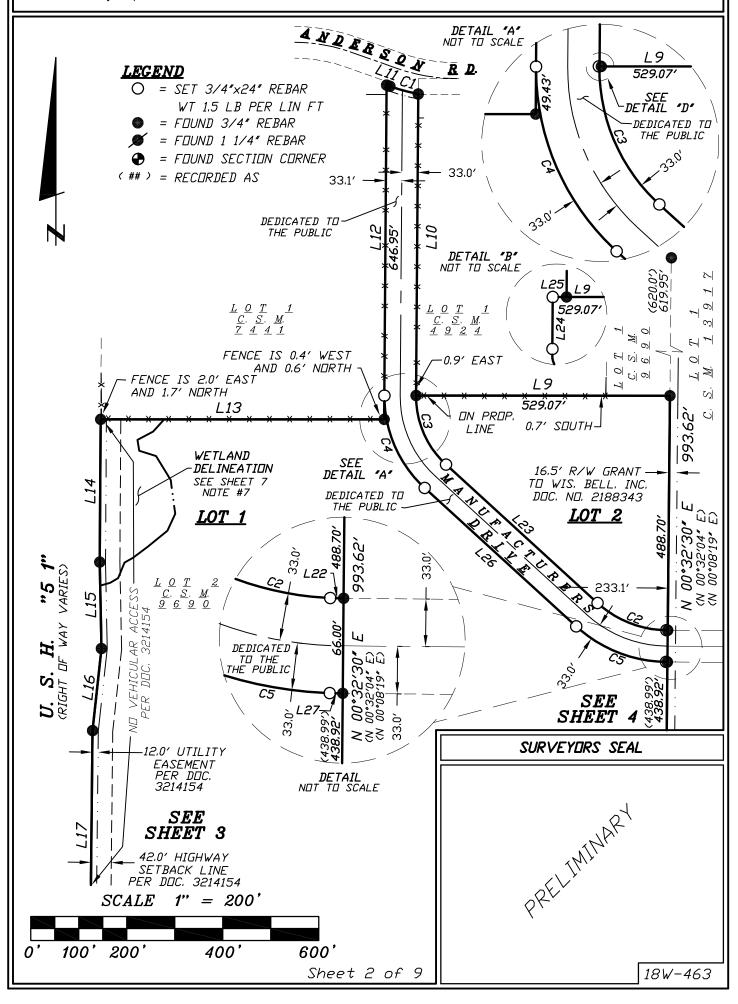




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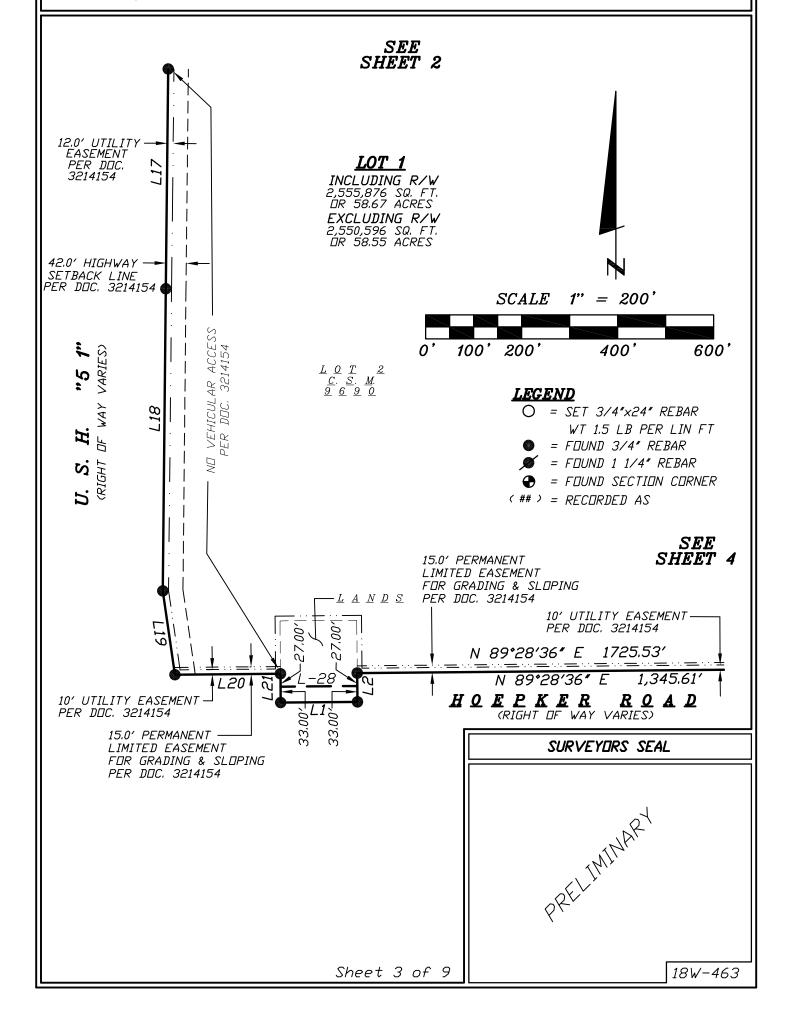


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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

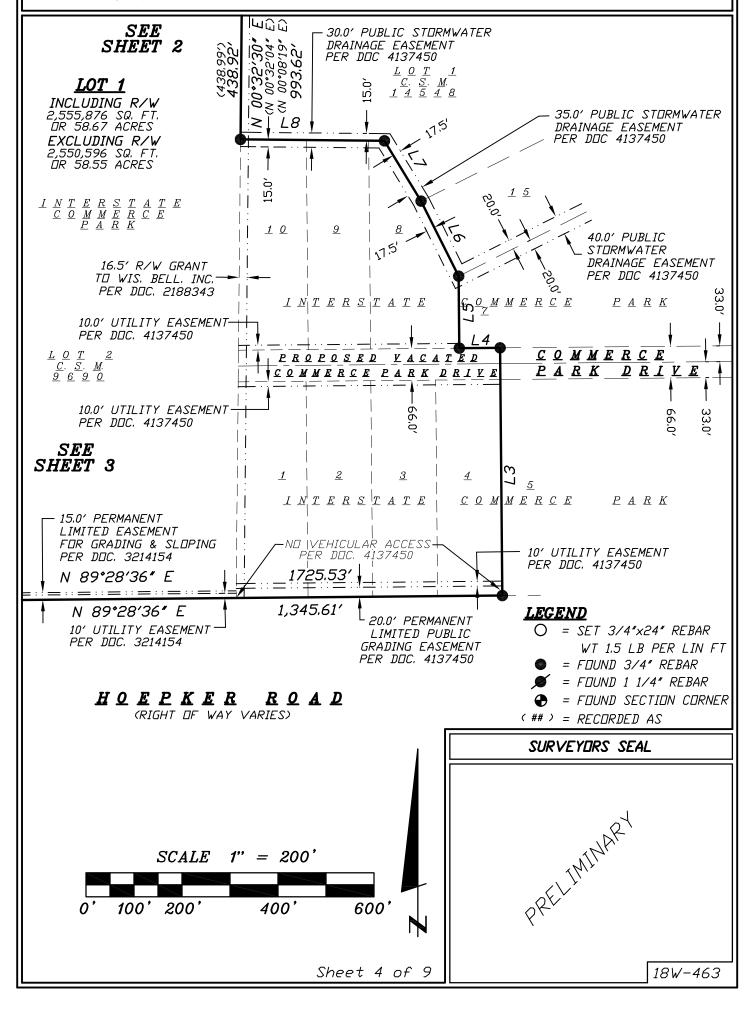




WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.





WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA 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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

CURVE TABLE

C#	ARC	DELTA	RADIUS	CHORD BEARINGARC	TANGENT BEARING
		(08°24′22°) 08°22′55″		(N 75°03′34″ W 61.31′) N 74°40′57″ W 61.14′	(S 79°15′45″ E) N 78°52′24″ W
C2	158.58′	41°52′15″	217.00′	N 68°31′26″ W 155.07′	N 89°27′33″ W
<i>C3</i>	160.86′	48°00′07″	192.00′	N 23°35′15″ W 156.19′	N 47°35′19″ W
C4	216.15′	48°00′07″	258.00′	S 23°35′15″ E 209,88′	S 00°24′49″ W
C5	206.81'	41°52′15″	283.00′	S 68°31′26″ E 202.24′	S 47°35′19″ E

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 89°28′36″ E	160.00′
L-2	N 00°31′24″ W	60.00′
L-3	(N 00°31′26″ W) N 00°31′03″ W	516.18′
L-4	(S 89°28′34″ W) S 89°29′00″ W	84.99′
L-5	(N 00°31′26″ W) N 00°31′00″ W	150.00′
L-6	(N 26°42′00″ W) N 26°40′16″ W	175.00′
L-7	(N 31°11′38″ W) (N 31°12′17″ W) N 31°13′33″ W	(146.88′) 146.83′
L-8	(N 89°27′17″ W) (N 89°27′56″ W) N 89°26′08″ W	(300.00') 300.02'
L-9	(\$ 89°39'13" W) (\$ 89°38'37" W) N 89°57'41" W	(528,58') 528,95'
L-10	(N 00°01′10″ E) (N 00°01′14″ E) N 00°24′49″ E	(627.82') 628.10'
L-11	(N 70°51′23″ W) N 70°29′20″ W	(7.15') 7.45'
L-12	(S 00°01′10″ W) (S 00°01′14″ W) S 00°24′49″ W	(636.38′) 696.38′
L-13	(\$ 89°39′13″ W) (\$ 89°38′37″ W) \$ 89°59′50″ W	(591.00) (591.11') 590.83
L-14	(\$ 00°01′14″ W) \$ 00°22′21″ W	(297.14') 297.32'
L-15	(\$ 01°25′18″ E) \$ 01°06′23″ E	(180.18′) 180.06′
L-16	(S 05°39′58″ W) S 06°07′16″ W	(171.88') 172.04'
L-17	(\$ 00°10′50″ W) \$ 00°37′55″ W	(457.53′) 457.86′
L-18	(S 00°07′51″ W) S 00°34′06″ W	(629.71') 629.43'
L-19	(S 08°40′25″ E) S 08°12′02″ E	176.48′
L-20	(N 89°04′49″ E) N 89°28′35″ E	(219.18') 219.93'
L-21	S 00°31′24″ E	60.00′
L-22	N 89°27′25″ W	1.92′
L-23	N 47°35′19″ W	427,63′
L-24	S 00°24′49″ W	0.69′
L-25	N 89°57′41″ W	0.12′
L-26	S 47°35′19″ E	427,63′
L-27	S 89°27′25″ E	1.92′
L-28	N 89°28′36″ E	160.00′

SURVEYORS SEAL

PRELIMINARY

Sheet 5 of 9



CERTIFIED SURVEY WILLIAMSON SURVEYING AND ASSOCIATES, LLC

CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS NOA T. PRIEVE & A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 104 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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

NOTES:

1.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: NCS-937252-MAD.

C.S.M. is subject to covenant relating to Private Sewage System recorded October 7, 1983, in Volume 5004, Page 88, as Document No. 1804438.
C.S.M. is subject to right of Way Grant to Wisconsin Bell Inc recorded March 9, 1990, in Volume 13932,

C.S.M. is subject to Night of Way and to Wisconsin Bett Inc recorded March 7, 1990, in Volume 13932, Page 34, as Document No. 2188343.
C.S.M. is subject to Deed Restriction recorded January 21, 2003, as Document No. 3634899.
C.S.M. is subject to Avigation Easement recorded September 22, 2005, as Document No. 4111035.
C.S.M. is subject to Avigation Easement recorded October 17, 2005, as Document No. 4121457. Correction Affidavit recorded November 2, 2005, as Document No. 4128118.
C.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 412818.

U.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 4137948.
C.S.M. is subject to Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895.
C.S.M. is subject to Affidavit relating to Well Abandonment Ordinance and Well Head Protection Ordinance recorded December 28, 1993, in Volume 26061, Page 43, as Document No. 2559856.
C.S.M. is subject to Agreement to Purchase and Undertake Development of Interstate Commerce Park recorded September 15, 2005, as Document No. 4108256.
C.S.M. is subject to Plat of Interstate Commerce Park recorded November 29, 2005, as Document No. 4137450.
C.S.M. is subject to Centified Support Mod No. 2005.

C.S.M. is subject to Certified Survey Map No. 9690. C.S.M. is subject to Well Agreement recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 855339.

C.S.M. is subject to special assessments, fees or charges owing to Anderson Road Assessment District recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570. C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 31, as

Document No. 2064572. C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573.

C.S.M. is subject to Access restricted along Hoepker Road recorded March 18, 1957, in Volume 303 of Misc., Page 180, as Document No. 935126.

C.S.M. is subject to Resolution pertaining to Extraterritorial Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16063 of Records, Page 65, as Document No. 2267778.
C.S.M. is subject to Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as

Document No. 2382228.

C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653.

2.) EASEMENTS, SETBACKS, NOTES, AND ALL OTHER MATTERS DISCLOSED BY PLAT OF INTERSTATE COMMERCE PARK RECORDED NOVEMBER 29, 2005 AS DOCUMENT NO. 4137450

-30' Public Stormwater Drainage Easement -20' Permanent Limited Public Grading Easement

Areas of no vehicular access

-Utility Easement(s)

NOTES:

-Lands contained within this plat are subject to Dane County Height Limitation zoning requirements.

-Utility Easements: all utility facilities within this subdivision shall be installed underground. no pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area. — the disturbance of any survey stake by anyone is a violation of Section 236.32,

Wisconsin Statutes. -All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of the lot except that the easements shall be 12 feet in width on the perimeter of the plat. easements shall not be required on property lines

shared with greenways or public streets.

-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 zoning administrator, as amended in accordance with Madison General Ordinances. CONTINUE NOTES ON SHEET 8

SURVEYORS SEAL

PRELIMINARY

Sheet 6 of 9



CERTIFIED SURVEY WĪLLIAMSON SURVEYING AND ASSOCIATES, LLC

CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS NOA T. PRIEVE & 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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

NOTES CONTINUED:

Access Note:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress or egress to any highway within the right-of-way Interstate Highway "39, 90 & 94"; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.93, stats., and shall be enforceable by the department."

"Highway Setback: This restriction is for the benefit of the public as provided in s. 236.293, Wisconsin Statutes."

3.) NOTES AS DISCLOSED BY CERTIFIED SURVEY MAP NO. 9690.

-Any future development of Lot 2 of C.S.M. No. 9690 will not increase the current rate of drainage onto U.S.H. "51" right-of-way.

-All lots within this survey are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 6 feet in with measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not re required on property lines shared greenways or public streets.

-All lots created by this survey are individually responsible for compliance with Chapter 37 of the Madison General Ordinances regarding storm water detention at the time they develop.

-Refer to building site information contained in Dane County Soil Survey.

-Further development and dedication of streets and ped-bike easements of Lot 2 of C.S.M. No. 9690 shall occur consistent with the city's plan for the Hanson Road Neighborhood Development Plan and development requirements.

and development requirements.

-A 15 foot public ped-bike easement shall be dedicated from Anderson Street to the south to a public street to be dedicated upon further subdivision and / or development of Lot 2.

-There will be no further development or redevelopment on Lot 2 C.S.M. No. 9690 until public services are available or approved by the City of Madison Plan Commission. HIGHWAY SETBACK RESTRICTION NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, building 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 for more information. The phone number may be obtained by contacting the County Highway Department.

4.) All lots within this C.S.M. are subject to public easement for drainage purposes which shall be a minimum of 5 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. 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 five (5) 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. Easements shall not re 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.

The intra-block drainage easement shall be graded with the construction of each principle 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.

NDTE: 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.

5.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time $\,$ building permit(s) are issued.

- 6.) All lots created by this certified survey map are individually responsible for compliance with chapter 37 of the Madison general ordinances in regards water detention at the time they develop.
- 7.) WDNR found the wetlands shown on this map to be exempt from state wetland regulations in accordance with the letter dated Sept. 28, 2018.

SURVEYORS SEAL

PRELIMINARY

Sheet 7 of 9



CERTIFIED SURVEY MAP WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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, Visconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive

SURVEYOR'S CERTIFICATE

Commencing at the Southwest corner of said Section 9, thence N $89^{\circ}28'36''$ E along the South line of the Southwest 1/4, 370.40 feet to the point of beginning. thence continue N 89°28′36″ E, 160.00 feet; thence N 00°31′24″ W, 60.00 feet to the North right-of-way of Hoepker Road; thence N 89°28′36″ E along said North right-of-way, 1345.61 feet; thence N 00°31′03″ W, 516.18 feet; thence S 89°29′00″ W, 84.99 feet; thence N 00°31′00″ W, 150.00 feet; thence N 26°40′16″ W, 175.00 feet; thence N 31°13′33″ W, 146.83 feet; thence N 89°26′08″ W, 300.02 feet; thence N 00°32′30″ E, 993.62 feet; thence N 89°57′41″ W, 528.95 feet; thence N 00°24′49″ E, 628.10 feet to the South right-of-way of Anderson Road; thence along said Anderson Road for the next 2 courses along an arc of a curve concaved northerly having a radius of 418.28 feet and a long chord bearing of N 74°40′57″ W, 61.14 feet; thence N 70°29′18″ W, 7.45 feet; thence S 00°24′49″ W, 696.38 feet; thence S 89°59′50″ W, 590.83 feet to the East right-of-way of United States Highway ″51″; thence along said East right-of-way 6 courses S 00°22′21″ W, 297.32 feet; thence S 01°06′23″ E, 180.06, thence S 06°07′16″ W, 172.04 feet; thence S 00°37′55″ W, 457.86 feet; thence S 00°34′06″ W, 629.43 feet; thence S 08°12′02″ E, 176.48 feet to the North right-of-way of Hoepker Road; thence N 89°28′35″ E along said North right-of-way, 219.93 feet; thence S 00°31′24″ E, 60.00 feet to the point of beginning. This parcel contains 2,777,636 sq. ft. or 63.77 acres and is subject to a 33 foot road right of way over the southerly side thereof. southerly side thereof. Williamson Surveying and Associates, LLC by Noa T. Prieve & Chris W. Adams Noa T. Prieve S-2499 Professional Land Surveyor **OWNERS' CERTIFICATE**: 2020 Madison, LLC, a Wisconsin limited liability company, duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. 2020 Madison, LLC does further certify that this certified survey map is required to be submitted to the City of Madison for approval. WITNESS the hand seal of said owners this _____ day of _____, 20___ Carl Ruedebusch, Manager STATE OF WISCONSIN)
DANE COUNTY) Personally came before me this _____ day of ______ 20___, Carl Ruedebusch, Manager of 2020 Madison, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same. SURVEYORS SEAL County, Wisconsin. PRELIMINARY My commission expires ___ Notary Public Print Name

Sheet 8 of 9



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 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

CITY OF MADISON COMMON COUNCIL:	
Resolved that this Certified Survey Map located in the C Enactment number, File ID Number of, 20, and that said enactment fur	adopted on the day ther provided for the acceptance of those
ands dedicated and rights conveyed by said Certified Suuse.	rvey Map to the City of Madison for public
Dated this, day of, 20_	
Maribeth Witzel-Behl	
Clerk	
CITY OF MADISON PLAN COMMISSION:	
Approved for recording per Secretary, Madison Planni , 20	ng Commission action of day of
Natalie Erdman Secretary Plan Commission	
REGISTER OF DEEDS:	
Received for recording this day of,	
20 at o'clockM. and recorded in Volume	
of Dane County Certified Surveys on pages through	
	SURVEYORS SEAL
Kristi Chlebowski Register of Deeds	
	PRELIMINARY
	DEL IR.
DCUMENT ND	Y'
ERTIFIED SURVEY MAP NO	

Sheet 9 of 9