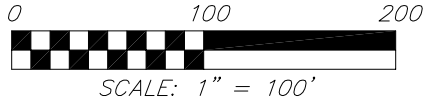
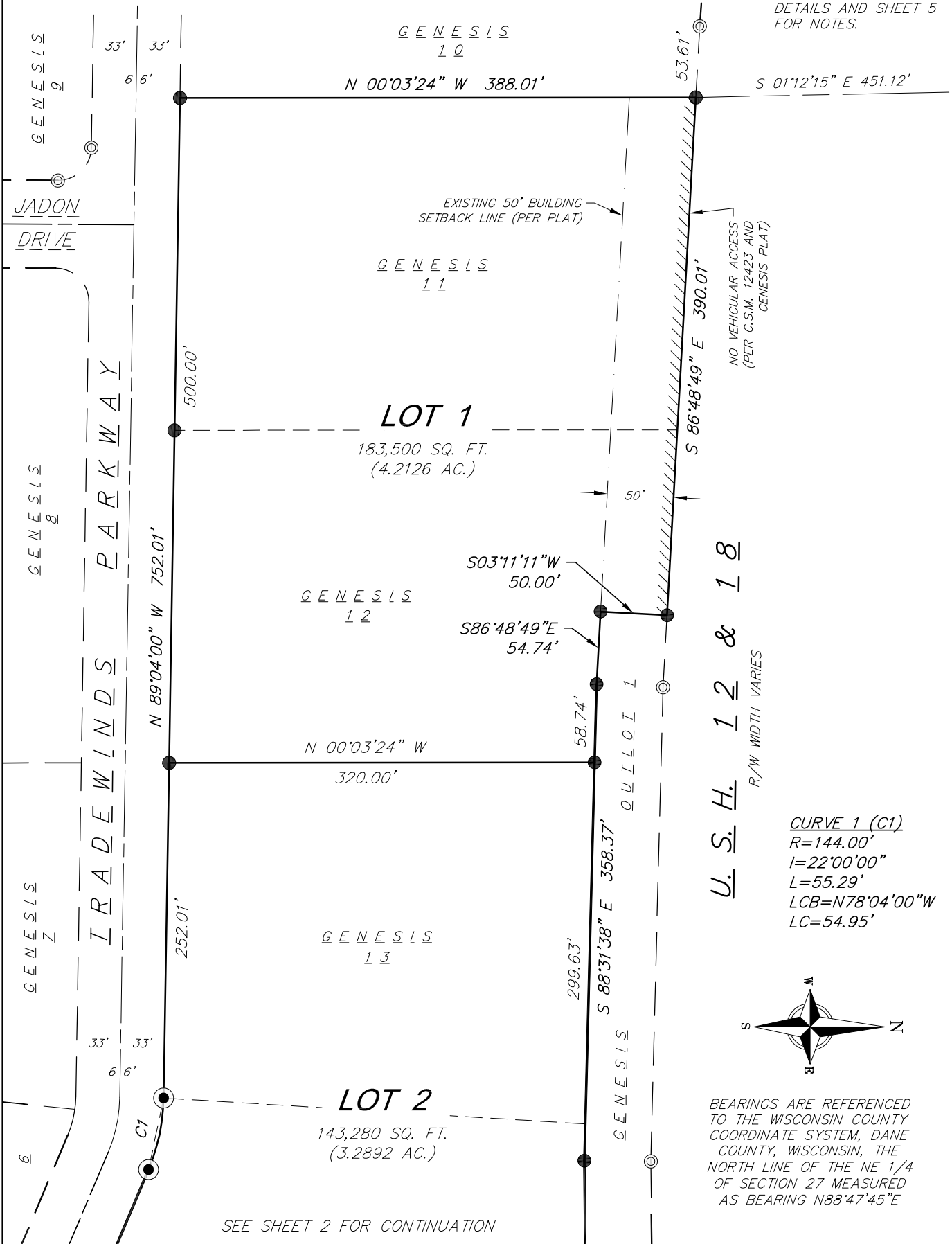


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 11, 12, 13 AND 14, GENESIS, AS RECORDED IN VOLUME 59-091A OF PLATS, ON PAGES 419-421, AS DOCUMENT NUMBER 4770373, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

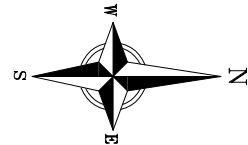


NOTE: SEE SHEET 3 FOR SECTION TIE DETAIL AND THE LEGEND, SEE SHEET 4 FOR EASEMENT DETAILS AND SHEET 5 FOR NOTES.



SEE SHEET 2 FOR CONTINUATION

CURVE 1 (C1)  
 R=144.00'  
 I=22'00"00"  
 L=55.29'  
 LCB=N78°04'00"W  
 LC=54.95'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 27 MEASURED AS BEARING N88°47'45"E

01 May 2018 - 3:47p M:\Newcomb Const\180026 Tradewinds Industrial Park\CADD\180026\_CSM.dwg by: mzie

**vierbicher**  
 planners | engineers | advisors



FN: 180026  
 DATE: 05/02/2018  
 REV:  
 Drafted By: MZIE  
 Checked By: MMAR

SURVEYED FOR:  
 Newcomb Tradewinds  
 999 Fourier Drive,  
 Suite 102  
 Madison, WI 53717

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 7**

Phone: (800) 261-3898

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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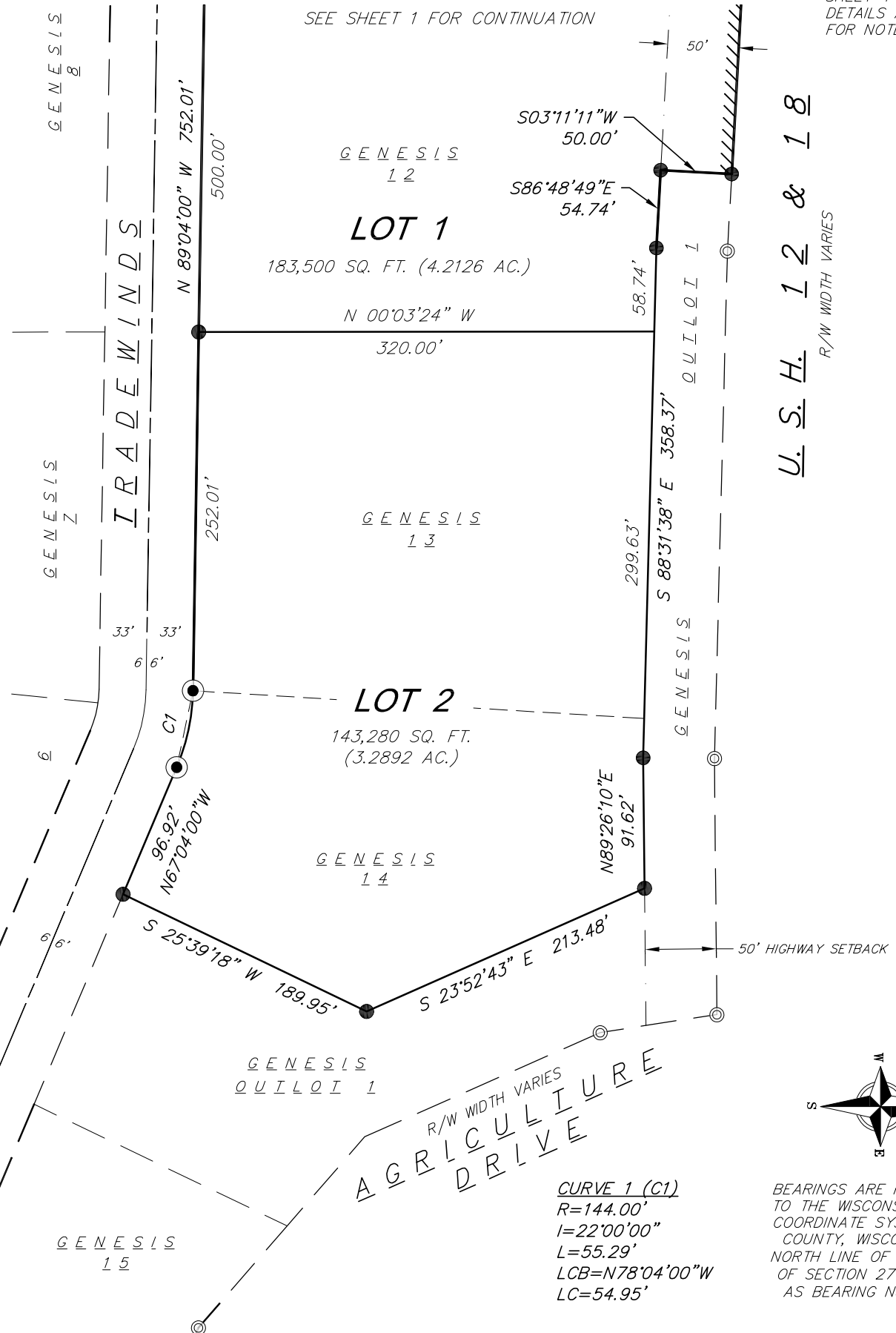
0 100 200



SCALE: 1" = 100'

NOTE: SEE SHEET 3 FOR SECTION TIE DETAIL AND THE LEGEND, SEE SHEET 4 FOR EASEMENT DETAILS AND SHEET 5 FOR NOTES.

SEE SHEET 1 FOR CONTINUATION



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 27 MEASURED AS BEARING N88°47'45"E

**CURVE 1 (C1)**  
R=144.00'  
I=22°00'00"  
L=55.29'  
LCB=N78°04'00"W  
LC=54.95'

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



FN: 180026  
DATE: 05/02/2018  
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Drafted By: MZIE  
Checked By: MMAR

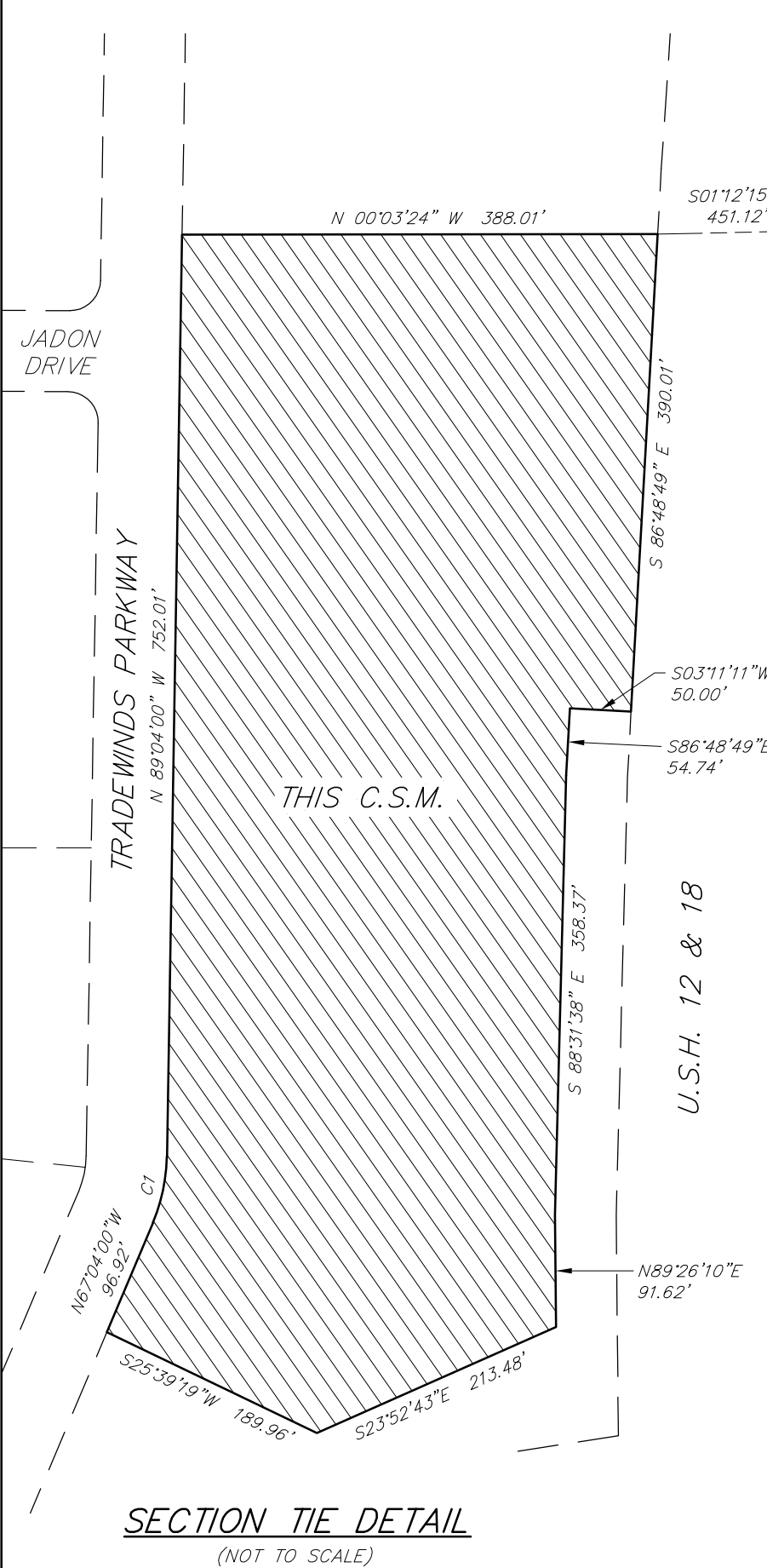
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Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**2 OF 7**

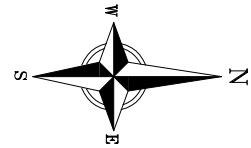
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NORTH 1/4 CORNER SECTION 27, T07N, R10E, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:  
 N-473,087.763  
 E-844,553.507  
 PUBLISHED WCCS COORDS. ARE:  
 N-473,087.89  
 E-844,553.46

NORTHEAST CORNER OF SECTION 27, T07N, R10E, FOUND 2" IRON PIPE OF RECORD, MEASURED WCCS COORDS. ARE:  
 N-473,144.138  
 E-847,229.508  
 PUBLISHED WCCS COORDS. ARE:  
 N-473,144.14  
 E-847,229.51



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 27 MEASURED AS BEARING N88°47'45"E

### SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

### SECTION TIE DETAIL (NOT TO SCALE)

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Phone: (800) 261-3898



FN: 180026  
 DATE: 05/02/2018  
 REV:  
 Drafted By: MZIE  
 Checked By: MMAR

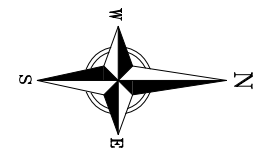
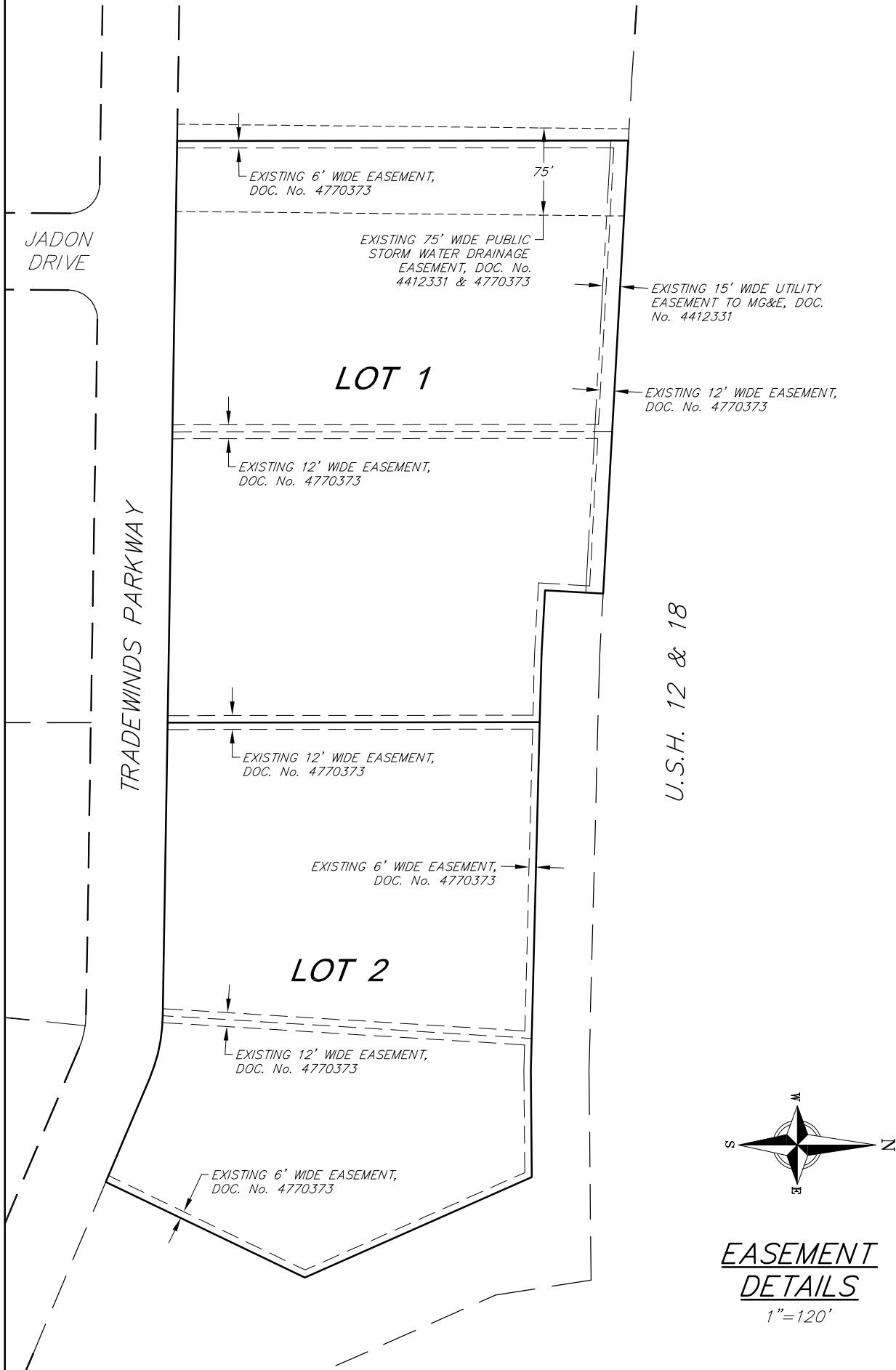
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C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
 3 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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**EASEMENT  
DETAILS**  
1"=120'

01 May 2018 - 4:01 p M:\Newcomb Constr\180026 Tradewinds Industrial Park\CADD\180026\_CSM.dwg by: mzie

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



FN: 180026  
DATE: 05/02/2018  
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Drafted By: MZIE  
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C.S.M. No. \_\_\_\_\_  
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Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 11, 12, 13 AND 14, GENESIS, AS RECORDED IN VOLUME 59-091A OF PLATS, ON PAGES 419-421, AS DOCUMENT NUMBER 4770373, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. Notes from the plat of GENESIS:
  - All lots within this Plat shall be 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 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 six (6) 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 be 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. In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.
  - The intra-block drainage easements 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.
  - No building shall be constructed with a low window or door opening below elevation 861.00 feet.
  - Buildings shall not be constructed nor elevations altered within all private stormwater management easements.
  - All the lots within this subdivision are subject to impact fees that are due and payable at the issuance of building permits.
  - This subdivision is located in Urban Design District 1 which will require urban design commission approval prior to the issuance of building permits for individual lots.
  - Access Restriction: Access to U.S.H. 12 is controlled by WISDOT project: CA04-2(1). Access is restricted by WISDOT Project F04-2(31)  
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 from or egress to any highway lying within the right-of-way of U.S.H. 12/U.S.H. 18; it is expressly intended that this restriction constitutes a restriction for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Department or its assigns. Any access shall be allowed only be special exception. Any access allowed by special exception shall be confirmed and granted through the driveway permitting process and all permits are revocable.
  - Highway Setback Restriction: No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, 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.
  - Noise Restriction: The lots of this land division may experience noise at levels exceeding 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.
2. This Certified Survey Map is subject to the following Documents:
  - 50' Highway Setback line, public storm water drainage easement, 65' private stormwater management easement, access limitation and notes and other matters shown on the recorded plat of Genesis and Certified Survey Map No. 12423. (Information pertaining to Lots 11, 12, 13 and 14 of Genesis plat has been shown hereon)
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4772072. (General in nature, not plottable, refer to document)
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4772073. (General in nature, not plottable, refer to document).  
Release of part of the Declaration recorded as Doc. No. 5367923 and Affidavit of Correction recorded as Doc. No. 5368624. (Not plottable, refer to documents)
  - Declaration of Conditions and Covenants recorded as Doc. No. 4874294. (General in nature, not plottable, refer to document)
  - Declaration of Stormwater Management Easement recorded as Doc. No. 5199214. (General in nature, not plottable, refer to document)
  - Partial Plat Restriction Amendment recorded as Doc. No. 5231708. (Not plottable. This document modifies the restriction to the note on the plat regarding low window or door openings. This modified restriction applies to Lots 11 and 12 of Genesis plat)

01 May 2018 - 3:05p M:\Newcomb Constr\180026 Tradewinds Industrial Park\CADD\180026\_CSM.dwg by: mzie



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 11, 12, 13 AND 14, GENESIS, AS RECORDED IN VOLUME 59-091A OF PLATS, ON PAGES 419-421, AS DOCUMENT NUMBER 4770373, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Newcomb Tradewinds, LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Newcomb Tradewinds, LLC

By: \_\_\_\_\_  
Bret Newcomb, Managing Member

State of Wisconsin )  
  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named Bret Newcomb, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

01 May 2018 - 3:05p M:\Newcomb Constr\180026 Tradewinds Industrial Park\CADD\180026\_CSM.dwg by: mzie



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison

## CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdman,  
Secretary Plan Commission

## LEGAL DESCRIPTION

All of Lots 11, 12, 13 and 14, GENESIS, as recorded in Volume 59-091A of Plats, on pages 419-421, as Document Number 4770373, Dane County Registry and located in the Northwest Quarter of the Northeast Quarter of Section 27, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said description contains 326,779 square feet or 7.5018 acres.

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds

