

PRELIMINARY PLAT OF TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.

FOUND BRASS CAP AT THE N1/4 CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499787.12 E=834218.10 AS PUBLISHED BY THE CITY OF MADISON

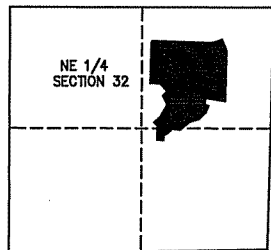
FOUND BRASS CAP AT THE NE CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499724.79 E=836864.18 AS PUBLISHED BY THE CITY OF MADISON

DESCRIPTION:
LOT 1, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

This parcel contains 622,071 sq. ft. - 14.28 acres.

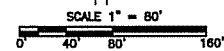
NOTES:
1. ALL ELEVATIONS ARE NAVD88 DATUM.
2. BENCHMARK IS THE NE CORNER OF SECTION 32, T8N, R10E, AS SHOWN.
3. CONTOUR INTERVAL IS ONE FOOT.

LEGEND	
● SECTION CORNER FOUND	○ CANOPY/SHADE TREE
● IRON STAKE FOUND	○ SHRUB
● REBAR PLACED	○ CONIFEROUS TREE
○ CHISELED CROSS	○ WAT - BURIED WATER MAIN
○ DRILL HOLE	○ SAN - SANITARY SEWER
○ SURVEY NAIL	○ ST - STORM SEWER
○ WOOD STAKE	○ RD - ROOF DRAIN
○ RECORDED AS DATA	○ OH - OVERHEAD WIRES
○ MEASURED DATA	○ CATV - BURIED CABLE TV LINE
○ SOIL BORING	○ E - BURIED ELECTRIC
○ SANITARY MANHOLE	○ T - BURIED TELEPHONE
○ YARD CLEANOUT	○ FO - FIBER OPTIC
○ STORM MANHOLE	○ G - BURIED GAS MAIN
○ STORM INLET	○ CONTOUR
○ STORM CATCH BASIN	○ X B21.25 - SPOT ELEVATION
○ STORM CATCH BASIN	○ CAUTION
○ STORM CLEAN OUT	○ BENCH MARK
○ APRON ENDWALL	○ PROPERTY LINE
○ WATER MANHOLE	○ UTILITY EASEMENT
○ HYDRANT	○ SETBACK LINE
○ WATER VALVE	○ EDGE OF WATER
○ SAMESIDE CONNECT	○ WETLAND BOUNDARY
○ POST INDICATOR VALVE	○ 100 YEAR FLOOD BOUNDARY
○ GAS METER	
○ GAS VALVE	
○ TRAFFIC SIGNAL	
○ TRAFFIC CONTROL BOX	
○ LIGHT POLE	
○ ELECTRICAL OUTLET	
○ UTILITY POLE	
○ GUY WIRE / DEAD MAN	
○ TRAFFIC SIGNAL	
○ TRAFFIC CONTROL BOX	
○ ELECTRIC PEDESTAL	
○ ELECTRIC METER	
○ ELECTRIC MANHOLE	
○ TELEPHONE PEDESTAL	
○ TELEPHONE MANHOLE	
○ CABLE PEDESTAL	
○ SPRINKLER HEAD	
○ BOLLARD	
○ SIGN	
○ MONITORING WELL	
○ HANDICAP RAMP	
○ HANDICAP STALL	
○ STONE WALL	
○ FENCE LINE	
○ EDGE OF TREES	
○ PROPERTY LINE	
○ CENTER LINE	
○ EXISTING BUILDING	
○ EXISTING CONCRETE	
○ EXISTING GRAVEL	
○ EXISTING ASPHALT	

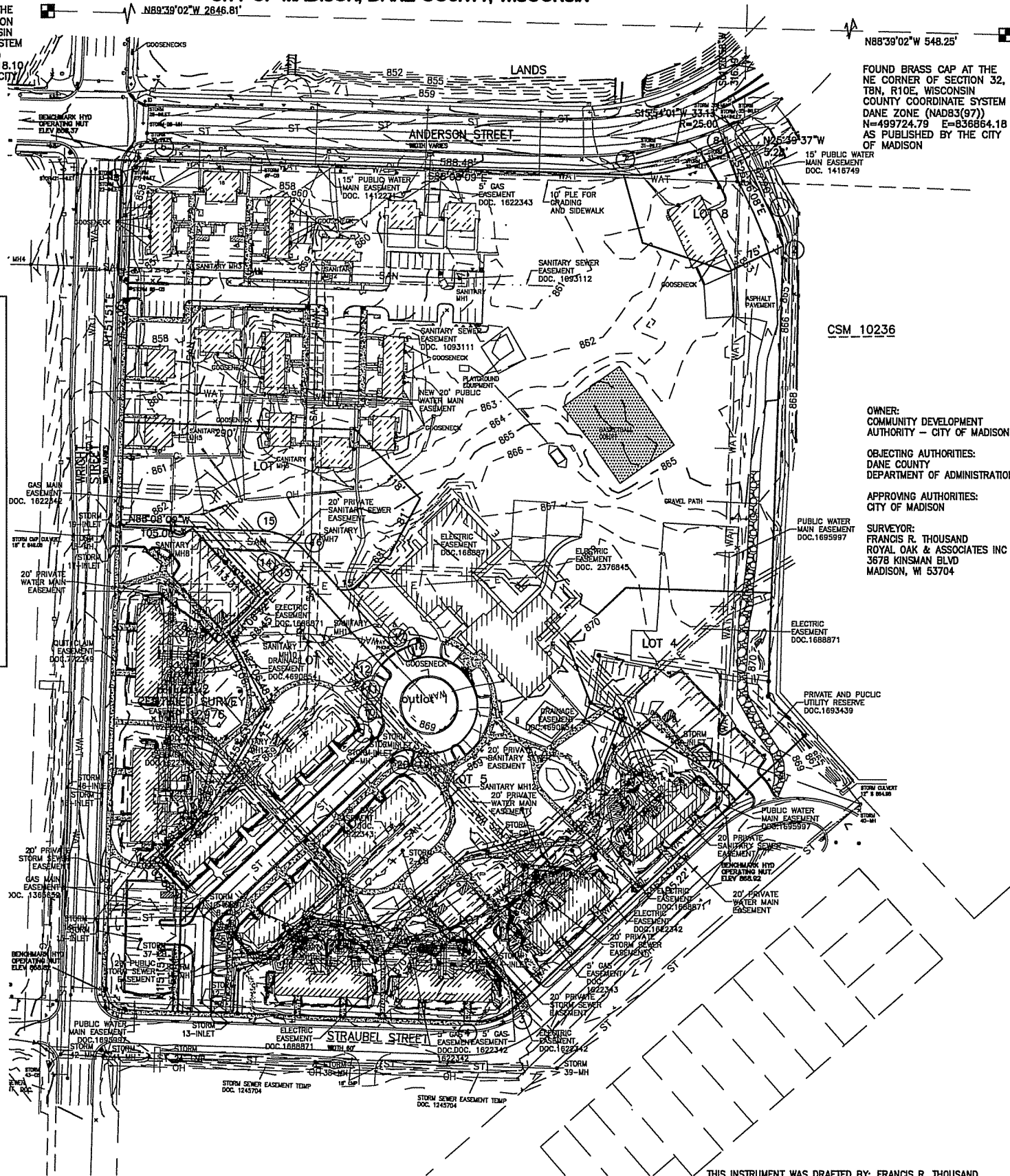


LOCATION PLAN
SCALE 1"=1000'
PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 32, T10N, R8E, CITY OF MADISON, DANE COUNTY, WI

GRID NORTH:
ALL BEARINGS ARE REFERENCE TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE, NAD83(97) THE NORTH LINE OF THE NE 1/4 OF SECTION 32 BEARS N88°39'02"W



SURVEYED FOR:
COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD
MADISON, WI 53703



CSM 10236

OWNER:
COMMUNITY DEVELOPMENT AUTHORITY - CITY OF MADISON

OBJECTING AUTHORITIES:
DANE COUNTY DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
CITY OF MADISON

SURVEYOR:
FRANCIS R. THOUSAND ROYAL OAK & ASSOCIATES INC
3678 KINSMAN BLVD
MADISON, WI 53704

STRUCTURE	FIN ELEVATION	PIPE DIA/DIRECTION	INVERT ELEVATION
SANITARY M01	851.01	12" WEST	853.95
SANITARY M02	850.83	12" WEST	851.49
SANITARY M03	857.87	12" SOUTH	853.07
SANITARY M04	857.87	12" NORTH	848.81
SANITARY M05	853.84	12" SOUTH	848.78
SANITARY M06	853.84	12" WEST	847.24
SANITARY M07	853.84	12" EAST	848.90
SANITARY M08	853.84	12" SOUTH	844.90
SANITARY M09	853.84	12" WEST	845.33
SANITARY M10	853.84	12" EAST	845.28
SANITARY M11	853.84	12" NORTH	853.85
SANITARY M12	853.84	12" WEST	854.29
SANITARY M13	853.84	12" NORTH	853.48
SANITARY M14	853.84	12" NORTHWEST	857.98
SANITARY M15	853.84	12" NORTH	855.08
SANITARY M16	853.84	12" SOUTH	855.99
SANITARY M17	853.84	12" SOUTHWEST	857.72
SANITARY M18	853.84	12" SOUTH	857.58
SANITARY M19	853.84	12" EAST	857.81
SANITARY M20	853.84	12" NORTH	858.72
SANITARY M21	853.84	12" SOUTH	858.90
SANITARY M22	853.84	12" WEST	858.02
SANITARY M23	853.84	12" EAST	858.87
SANITARY M24	853.84	12" NORTH	858.72
SANITARY M25	853.84	12" SOUTH	858.90
SANITARY M26	853.84	12" WEST	858.02
SANITARY M27	853.84	12" EAST	858.87
SANITARY M28	853.84	12" NORTH	858.72
SANITARY M29	853.84	12" SOUTH	858.90
SANITARY M30	853.84	12" WEST	858.02
SANITARY M31	853.84	12" EAST	858.87
SANITARY M32	853.84	12" NORTH	858.72
SANITARY M33	853.84	12" SOUTH	858.90
SANITARY M34	853.84	12" WEST	858.02
SANITARY M35	853.84	12" EAST	858.87
SANITARY M36	853.84	12" NORTH	858.72
SANITARY M37	853.84	12" SOUTH	858.90
SANITARY M38	853.84	12" WEST	858.02
SANITARY M39	853.84	12" EAST	858.87
SANITARY M40	853.84	12" NORTH	858.72
SANITARY M41	853.84	12" SOUTH	858.90
SANITARY M42	853.84	12" WEST	858.02
SANITARY M43	853.84	12" EAST	858.87
SANITARY M44	853.84	12" NORTH	858.72
SANITARY M45	853.84	12" SOUTH	858.90
SANITARY M46	853.84	12" WEST	858.02
SANITARY M47	853.84	12" EAST	858.87
SANITARY M48	853.84	12" NORTH	858.72
SANITARY M49	853.84	12" SOUTH	858.90
SANITARY M50	853.84	12" WEST	858.02
SANITARY M51	853.84	12" EAST	858.87
SANITARY M52	853.84	12" NORTH	858.72
SANITARY M53	853.84	12" SOUTH	858.90
SANITARY M54	853.84	12" WEST	858.02
SANITARY M55	853.84	12" EAST	858.87
SANITARY M56	853.84	12" NORTH	858.72
SANITARY M57	853.84	12" SOUTH	858.90
SANITARY M58	853.84	12" WEST	858.02
SANITARY M59	853.84	12" EAST	858.87
SANITARY M60	853.84	12" NORTH	858.72
SANITARY M61	853.84	12" SOUTH	858.90
SANITARY M62	853.84	12" WEST	858.02
SANITARY M63	853.84	12" EAST	858.87
SANITARY M64	853.84	12" NORTH	858.72
SANITARY M65	853.84	12" SOUTH	858.90
SANITARY M66	853.84	12" WEST	858.02
SANITARY M67	853.84	12" EAST	858.87
SANITARY M68	853.84	12" NORTH	858.72
SANITARY M69	853.84	12" SOUTH	858.90
SANITARY M70	853.84	12" WEST	858.02
SANITARY M71	853.84	12" EAST	858.87
SANITARY M72	853.84	12" NORTH	858.72
SANITARY M73	853.84	12" SOUTH	858.90
SANITARY M74	853.84	12" WEST	858.02
SANITARY M75	853.84	12" EAST	858.87
SANITARY M76	853.84	12" NORTH	858.72
SANITARY M77	853.84	12" SOUTH	858.90
SANITARY M78	853.84	12" WEST	858.02
SANITARY M79	853.84	12" EAST	858.87
SANITARY M80	853.84	12" NORTH	858.72
SANITARY M81	853.84	12" SOUTH	858.90
SANITARY M82	853.84	12" WEST	858.02
SANITARY M83	853.84	12" EAST	858.87
SANITARY M84	853.84	12" NORTH	858.72
SANITARY M85	853.84	12" SOUTH	858.90
SANITARY M86	853.84	12" WEST	858.02
SANITARY M87	853.84	12" EAST	858.87
SANITARY M88	853.84	12" NORTH	858.72
SANITARY M89	853.84	12" SOUTH	858.90
SANITARY M90	853.84	12" WEST	858.02
SANITARY M91	853.84	12" EAST	858.87
SANITARY M92	853.84	12" NORTH	858.72
SANITARY M93	853.84	12" SOUTH	858.90
SANITARY M94	853.84	12" WEST	858.02
SANITARY M95	853.84	12" EAST	858.87
SANITARY M96	853.84	12" NORTH	858.72
SANITARY M97	853.84	12" SOUTH	858.90
SANITARY M98	853.84	12" WEST	858.02
SANITARY M99	853.84	12" EAST	858.87
SANITARY M100	853.84	12" NORTH	858.72

STRUCTURE	FIN ELEVATION	PIPE DIA/DIRECTION	INVERT ELEVATION
STORM-C1	866.56	12" NORTHWEST	861.81
STORM-C2	867.83	12" SOUTHWEST	861.81
STORM-C3	867.40	12" SOUTHWEST	863.17
STORM-C4	868.30	12" WEST	863.22
STORM-C5	867.44	12" NORTHWEST	FILLED WITH GRT
STORM-M1	867.88	12" NORTHWEST	863.28
STORM-M2	867.45	12" SOUTH	862.22
STORM-M3	867.45	12" SOUTHWEST	861.67
STORM-M4	866.14	12" WEST	862.08
STORM-M5	866.14	12" NORTHWEST	862.08
STORM-M6	866.14	12" NORTHWEST	861.11
STORM-M7	866.14	12" SOUTHWEST	861.10
STORM-M8	866.14	12" SOUTHWEST	862.04
STORM-M9	866.14	12" SOUTHWEST	861.88
STORM-M10	866.14	12" NORTH	861.28
STORM-M11	866.14	12" NORTHWEST	861.41
STORM-M12	866.14	12" SOUTH	861.41
STORM-M13	866.14	12" SOUTHWEST	861.78
STORM-M14	866.14	12" NORTHWEST	861.54
STORM-M15	866.14	12" WEST	860.77
STORM-M16	866.14	12" EAST	860.86
STORM-M17	866.14	12" SOUTHWEST	860.86
STORM-M18	866.14	12" NORTH	861.21
STORM-M19	866.14	12" SOUTHWEST	861.51
STORM-M20	866.14	12" NORTHWEST	867.45
STORM-M21	866.14	12" NORTHWEST	867.45
STORM-M22	866.14	12" NORTHWEST	867.47
STORM-M23	866.14	12" EAST	867.45
STORM-M24	866.14	12" SOUTHWEST	867.45
STORM-M25	866.14	12" WEST	867.45
STORM-M26	866.14	12" WEST	866.06
STORM-M27	866.14	12" EAST	866.80
STORM-M28	866.14	12" WEST	866.84
STORM-M29	866.14	12" EAST	866.84
STORM-M30	866.14	12" NORTH	861.82
STORM-M31	866.14	12" SOUTH	861.81
STORM-M32	866.14	12" SOUTH	861.82
STORM-M33	866.14	12" SOUTH	861.20
STORM-M34	866.14	12" EAST	861.83
STORM-M35	866.14	12" NORTH	862.08
STORM-M36	866.14	12" SOUTHWEST	862.88
STORM-M37	866.14	12" WEST	863.71
STORM-M38	866.14	12" NORTHWEST	862.77
STORM-M39	866.14	12" NORTHWEST	862.77
STORM-M40	866.14	12" NORTH	863.05
STORM-M41	866.14	12" SOUTH	863.05
STORM-M42	866.14	12" WEST	863.05
STORM-M43	866.14	12" SOUTH	863.05
STORM-M44	866.14	12" WEST	863.05
STORM-M45	866.14	12" SOUTH	863.05
STORM-M46	866.14	12" WEST	863.05
STORM-M47	866.14	12" SOUTH	863.05
STORM-M48	866.14	12" WEST	863.05
STORM-M49	866.14	12" SOUTH	863.05
STORM-M50	866.14	12" WEST	863.05
STORM-M51	866.14	12" SOUTH	863.05
STORM-M52	866.14	12" WEST	863.05
STORM-M53	866.14	12" SOUTH	863.05
STORM-M54	866.14	12" WEST	863.05
STORM-M55	866.14	12" SOUTH	863.05
STORM-M56	866.14	12" WEST	863.05
STORM-M57	866.14	12" SOUTH	863.05
STORM-M58	866.14	12" WEST	863.05
STORM-M59	866.14	12" SOUTH	863.05
STORM-M60	866.14	12" WEST	863.05
STORM-M61	866.14	12" SOUTH	863.05
STORM-M62	866.14	12" WEST	863.05
STORM-M63	866.14	12" SOUTH	863.05
STORM-M64	866.14	12" WEST	863.05
STORM-M65	866.14	12" SOUTH	863.05
STORM-M66	866.14	12" WEST	863.05
STORM-M67	866.14	12" SOUTH	863.05
STORM-M68	866.14	12" WEST	863.05
STORM-M69	866.14	12" SOUTH	863.05
STORM-M70	866.14	12" WEST	863.05
STORM-M71	866.14	12" SOUTH	863.05
STORM-M72	866.14	12" WEST	863.05
STORM-M73	866.14	12" SOUTH	863.05
STORM-M74	866.14	12" WEST	863.05
STORM-M75	866.14	12" SOUTH	863.05
STORM-M76	866.14	12" WEST	863.05
STORM-M77	866.14	12" SOUTH	863.05
STORM-M78	866.14	12" WEST	863.05
STORM-M79	866.14	12" SOUTH	863.05
STORM-M80	866.14	12" WEST	863.05
STORM-M81	866.14	12" SOUTH	863.05
STORM-M82	866.14	12" WEST	863.05
STORM-M83	866.14	12" SOUTH	863.05
STORM-M84	866.14	12" WEST	863.05
STORM-M85	866.14	12" SOUTH	863.05
STORM-M86	866.14	12" WEST	863.05
STORM-M87	866.14	12" SOUTH	863.05
STORM-M88	866.14	12" WEST	863.05
STORM-M89	866.14	12" SOUTH	863.05
STORM-M90	866.14	12" WEST	863.05
STORM-M91	866.14	12" SOUTH	863.05
STORM-M92			

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND:
 ■ BRASS CAP IN CONCRETE FOUND
 ● IRON STAKE FOUND
 × CHISELED CROSS SET
 (263.56') RECORDED AS DATA
 263.51' MEASURED DATA
 ○ DENOTES 1 1/4" x 24" SOLID ROUND IRON STAKE SET, WEIGHING 4.30 LBS/FT (REBAR).

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 7/8" x 24" SOLID ROUND IRON STAKE WEIGHING 2.04 LBS/FT (REBAR).

ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE NOTED - NO POLES OR BURIED CABLE TO BE PLACED ON ANY LOT LINE OR LOT CORNER. DISTURBING A SURVEY STAKE IS A VIOLATION OF SECTION 236.32 (2)(3) WISCONSIN STATUTES.

PUBLIC NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE TO SERVE THE AREA.

CITY TREASURER'S CERTIFICATE
 STATE OF WISCONSIN)
 COUNTY OF DANE) S.S.
 I, David M. Gawenda, being the duly appointed, and qualified city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of "Truax Phase II".

David M. Gawenda, Treasurer, City of Madison Date _____

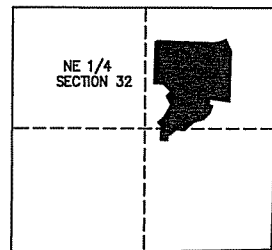
TREASURER'S CERTIFICATE:
 STATE OF WISCONSIN)
 COUNTY OF DANE) S.S.
 As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "Truax Phase II".

David Worzala, County Treasurer Date _____

COMMON COUNCIL RESOLUTION:
 "Resolved that this plat known as Truax Phase II located in the City of Madison was hereby approved by Enactment No. --- File ID No. --- adopted on this --- day of ---, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."

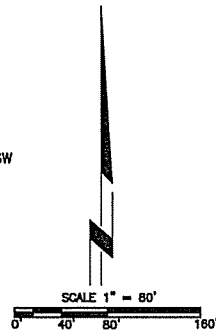
Dated this _____ day of _____ 20____

Maribeth Witzel-Behl, City Clerk
 City of Madison, Dane County Wisconsin



LOCATION PLAN
 SCALE 1"=1000'
 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 32, T8N, R9E, CITY OF MADISON, DANE COUNTY, WI

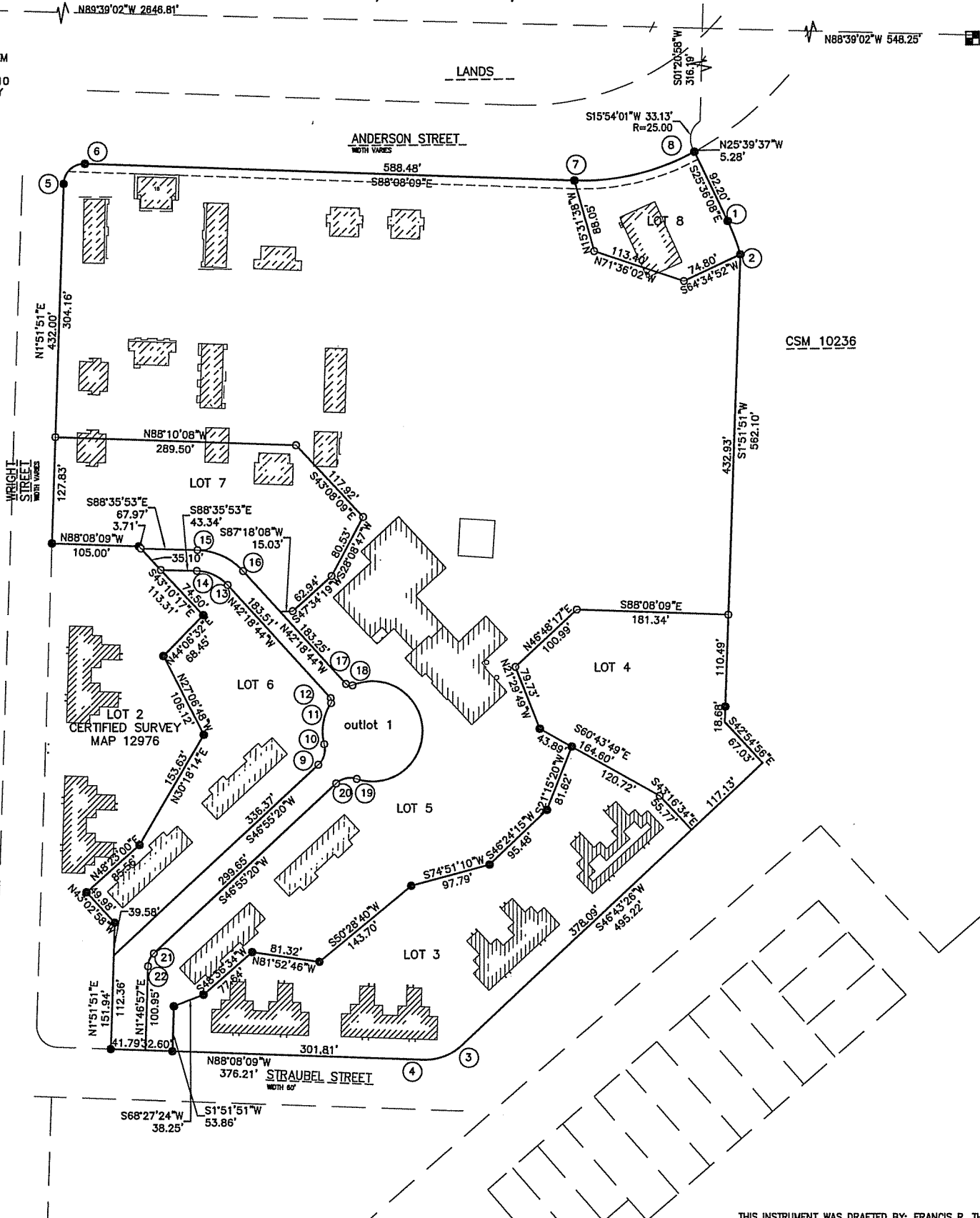
GRID NORTH:
 ALL BEARINGS ARE REFERENCE TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE. NAD83(97) THE NORTH LINE OF THE NE 1/4 OF SECTION 32 BEARS N88°39'02"W



SURVEYED FOR:
 COMMUNITY DEVELOPMENT AUTHORITY
 OF THE CITY OF MADISON 210 MARTIN
 LUTHER KING JR. BLVD
 MADISON, WI 53703

FOUND BRASS CAP AT THE N1/4 CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499787.12 E=834218.10 AS PUBLISHED BY THE CITY OF MADISON

FOUND BRASS CAP AT THE NE CORNER OF SECTION 32, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=499724.79 E=835864.18 AS PUBLISHED BY THE CITY OF MADISON



LOT AREAS	
LOT NO.	LOT AREA
3	91,704 SQ. FT.
4	47,846 SQ. FT.
5	443,471 SQ. FT.
6	52,454 SQ. FT.
7	50,171 SQ. FT.
8	19,319 SQ. FT.
OUTLOT 1	34,000 SQ. FT.

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

Revised this _____ day of _____, 20____

"Received for recording this _____ day of _____, 20____ at _____ o'clock _____ M., and recorded in Volume _____ of Plats, pages _____

Kristi Chlebowski, Register of Deeds

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LAND SURVEYOR CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed hereon, I have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as: Lots 1 and 3, Certified Survey Map No. 12976, all located in part of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 32, T8N, R10E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NE corner of said Section 32; thence N88°39'02"W, 548.25 feet; thence S01°20'58"W, 316.19 feet to a point on a curve; thence Southwesterly along a curve to the left which has a radius of 25.00 feet and a chord which bears S15°54'01"W, 33.13 feet; thence S25°38'08"E, 5.28 feet to the point of beginning; thence continuing S25°36'08"E, 82.20 feet to a point on a curve; thence Southeasterly along a curve to the right which has a radius of 285.00 feet and a chord which bears S20°55'53"E, 42.92 feet; thence S01°51'51"W, 562.10 feet; thence S42°54'56"E, 67.03 feet to the North line of Straubel Street; thence along said north line, S48°43'28"W, 485.22 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 65.00 feet and a chord which bears S89°17'59"W, 49.90 feet; thence continuing along the north line of Straubel Street, N88°08'09"W, 376.21 feet; thence N01°51'51"E, 151.64 feet; thence N43°02'58"W, 49.93 feet; thence N48°23'00"E, 85.56 feet; thence N30°18'14"E, 153.63 feet; thence N27°08'48"W, 106.12 feet; thence N44°06'32"E, 68.45 feet; thence N43°10'17"W, 113.31 feet; thence N88°08'09"W, 105.00 feet to the East line of Wright Street; thence along said East Line, N01°51'51"E, 432.00 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N48°51'51"E, 35.38 feet; thence S88°08'09"E, 588.48 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 277.15 feet and a chord which bears N76°24'44"E, 147.38 feet to the point of beginning.

This parcel contains 738,987 sq. ft. - 16.96 acres.

Dated this _____ day of _____, 20____.

Madison, Wisconsin _____
Francis R. Thousand
Land Surveyor # S-1363

OWNERS CERTIFICATE:

Community Development Authority of the City of Madison, a redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said redevelopment authority caused the land described on Truax Phase II to be surveyed, divided, mapped and dedicated as represented hereon. Said redevelopment authority also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:
Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council, City of Madison

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed below by Gregg Shimanski, Chair and Natalie Erdman, Executive Director and Secretary and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

By: _____ By: _____
Gregg Shimanski, Chair Natalie Erdman, Executive Director and Secretary

STATE OF WISCONSIN)
) S.S.

COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, the above named Gregg Shimanski, its Chair and Natalie Erdman, its Executive Director and Secretary, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print or type name)

My Commission: _____

CURVE TABLE							
CURVE	RADIUS	CHORD	CHORD BEARING	I-ANGLE	TAN BEARING	TAN BEARING	ARC
1-2	285.00'	42.91'	S20°55'53"E	8°38'08"	S09°08'30"W	S16°54'29"W	42.96'
3-4	65.00'	49.90'	S69°17'39"W	45°08'26"	S46°43'26"W	S88°08'09"W	51.21'
5-6	25.00'	35.36'	N46°51'51"E	90°00'00"	N01°15'51"W	N88°08'09"W	39.27'
7-8	277.15'	147.68'	N76°24'44"E	30°54'15"	N88°08'09"W	N60°57'37"E	149.49'
9-10	25.00'	25.70'	N15°59'26"E	61°51'47"	N46°55'20"E	N14°56'27"W	26.99'
10-11	60.27'	50.00'	N09°33'54"E	49°00'44"	N14°56'27"W	N34°04'16"E	51.55'
11-12	5.00'	6.18'	N04°07'14"W	76°23'00"	N34°04'16"E	N42°18'44"W	6.67'
13-14	51.50'	40.48'	N65°27'18"W	46°17'09"	N42°18'44"W	N88°35'53"W	41.60'
15-16	76.50'	60.13'	S65°27'18"E	46°17'09"	S88°35'53"E	S42°18'44"E	61.80'
17-18	7.00'	8.15'	S77°55'54"E	71°14'20"	S42°18'44"E	N66°26'56"E	8.70'
18-19	60.27'	112.57'	S02°36'15"E	221°53'38"	N66°26'56"E	S71°39'26"W	233.40'
19-20	25.00'	25.53'	S77°37'57"W	61°25'14"	S71°39'26"W	S46°55'20"W	26.80'
21-22	22.00'	16.89'	S24°21'08"W	45°08'22"	S46°55'20"W	S01°46'57"W	17.33'

CONSENT OF CORPORATE MORTGAGEE:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the foregoing described land, hereby consents to the surveying, dividing, mapping and dedicating of the land described on this plat and hereby consents to the foregoing owners certificate.

In Witness where of, the said corporation has caused these presents to be signed and countersigned by its officers listed below. At _____ day of _____, 20____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

City of Madison

By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
) ss.

County of Dane)
Personally came before me this _____ day of _____, 20____, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print or type name)

My Commission: _____

State of Wisconsin)
) ss.

County of Dane)
Personally came before me this _____ day of _____, 20____, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print or type name)

My Commission: _____

OWNERS CERTIFICATE:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on Truax Phase II to be surveyed, divided, mapped and dedicated as represented hereon. Said municipal corporation also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:
Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council, City of Madison

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its mayor and city clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

City of Madison

By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
) ss.

County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print or type name)

My Commission: _____

State of Wisconsin)
) ss.

County of Dane)

Personally came before me this _____ day of _____, 20____, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print or type name)

My Commission: _____

(print or type name)

Notes:

Outlot 1 is for access for lots 5, 6, and 7.

All streets and roads within the plat boundary are dedicated to the public unless otherwise noted.

(a) All lots within this plat are subject to non-exclusive easements for drainage purposes as shown. 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.


Note: 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.

(b) 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 Madison General Ordinances.

All the lots within this subdivision are subject to impact fees that are payable at the issuance of building permit(s).

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____

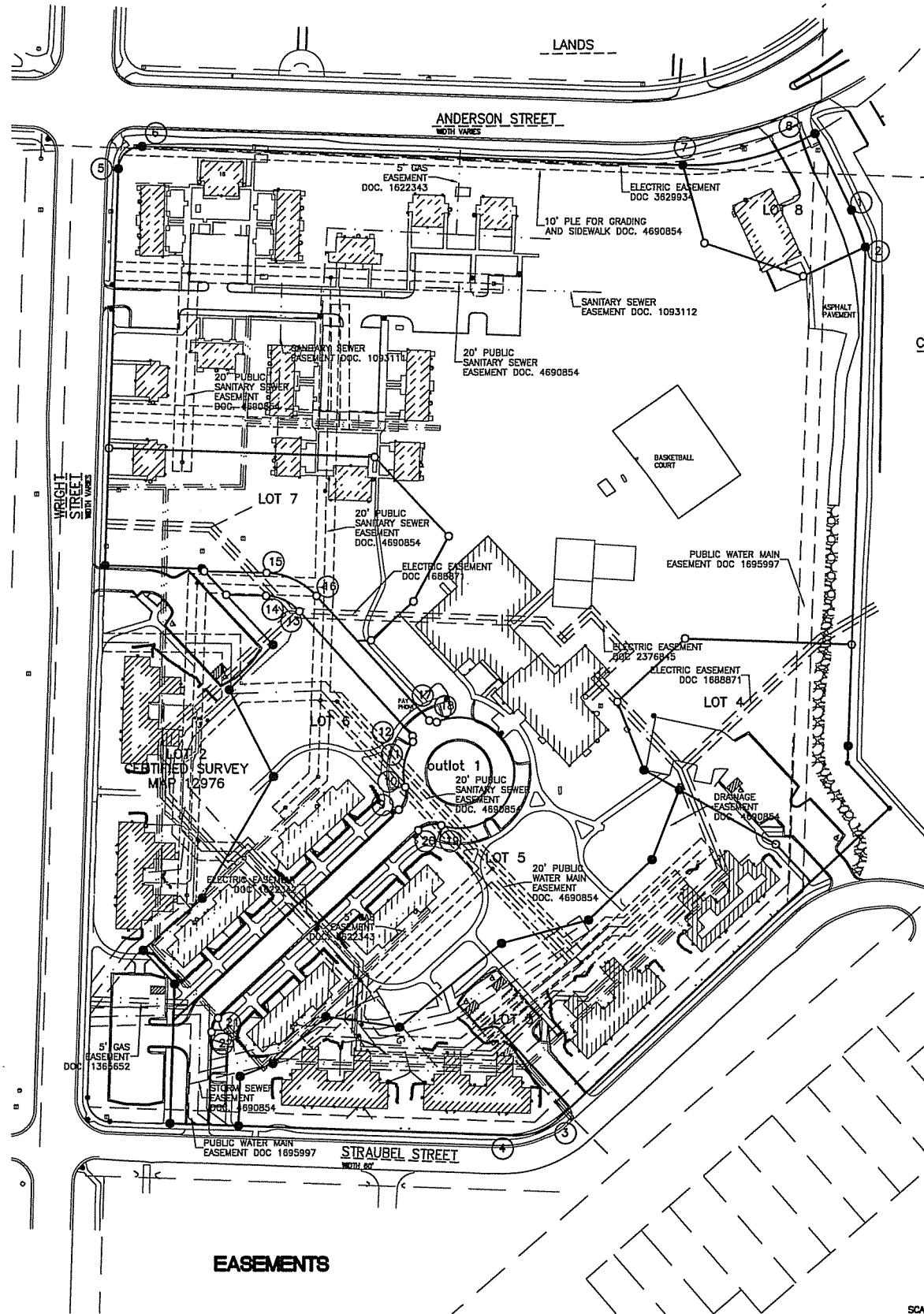


Department of Administration

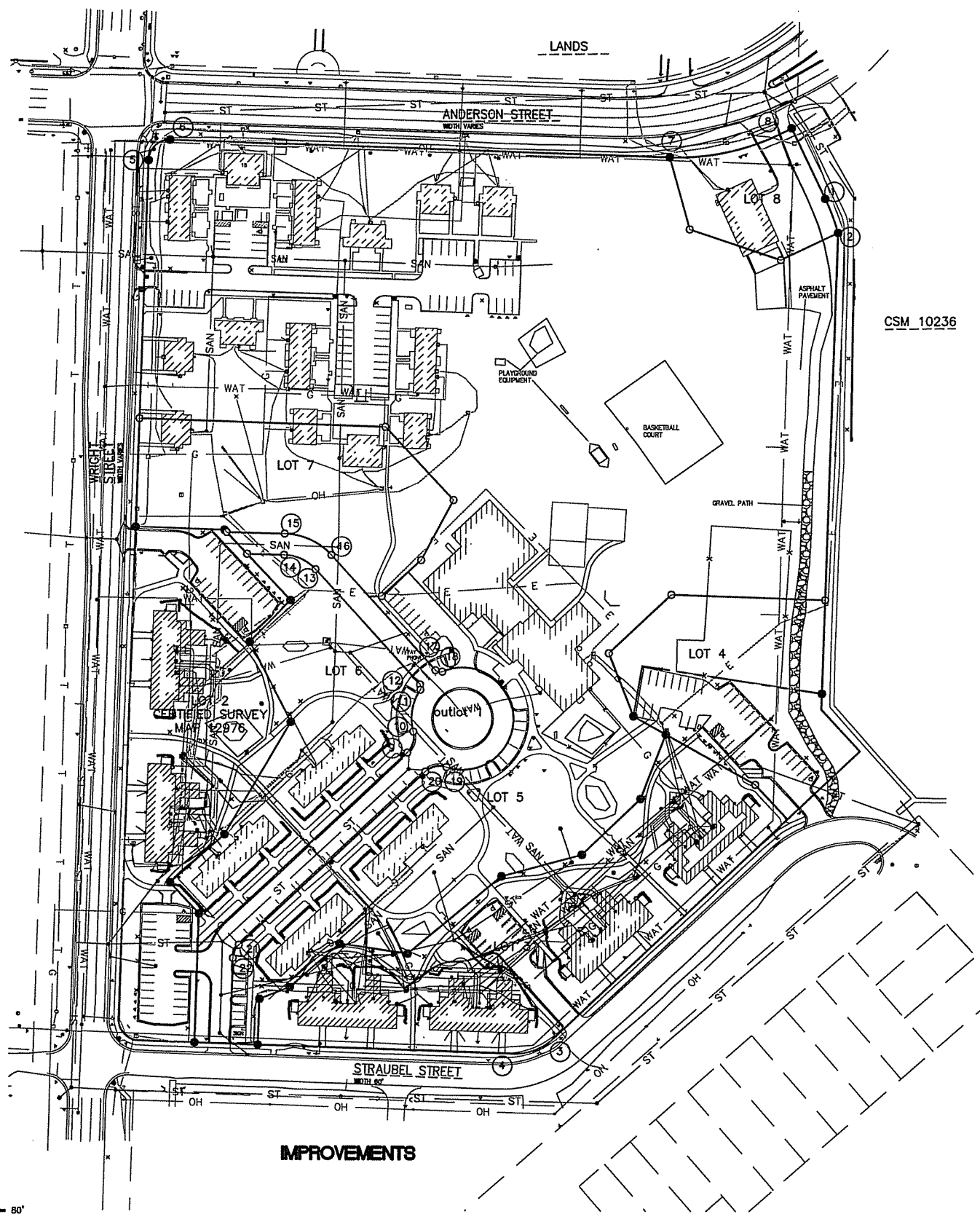
THIS INSTRUMENT WAS DRAFTED BY:
FRANCIS R. THOUSAND

TRUAX PHASE II

LOTS 1 AND 3, CERTIFIED SURVEY MAP 12976, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENTS



IMPROVEMENTS

SCALE 1" = 80'
40' 80' 160'

THIS INSTRUMENT WAS DRAFTED BY: FRANCIS R. THOUSAND

SHEET 3 OF 3