CERTIFIED SURVEY MAP No. BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 15995, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 243-250, AS DOCUMENT NUMBER 5830059, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN TO7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN 100 400 200 BEARINGS ARE REFERENCED TO THE NORTHEAST CORNER OF SECTION 21—07—10, FOUND 1—1/4" REBAR OF RECORD, MEASURED WCCS COORDS. ARE: N—478,357.13 (478,357.07) E—841,966.81 (841,966.63) BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 MEASURED SCALE: = 200 ROAD_ AS BEARING NOO'57'04"E 11 BLOCK 1 N00°57'04"E 1396.01' Ν E SEIFERI BLOCK 2 GLENDALE INDUSTRIAL PARK GLENDALE INDUSTRIAL EAST ADDITION TO <u>12</u> PARK 6 GLENDALE INDUSTRIAL PARK 10 13 20 $C_{\mathbf{y}}$ <u>TOMPKINS DRIVE</u> 90, L1 60, 560.90 29.55 S89°01'55"E 590.45' 69 300.00') 299.69 (S89°02'23"E 590.46') E.A.G.I.P. EAST ADDITION TO ROAD GLENDALE INDUSTRIAL PARK S02°33'58"W M.,00,25,00S, N., 29, 10, 10S 18 260 17 16 159.63' FRONTAGE SET OFFSET TO CORNER : N89'38'39"W 10.00' LOT 2 480 1.39 LOT 1 <u>LOT 1</u> 50 C. S.M. _6_ 63 418,685 SQ. FT. 6929 (9.612 AC.) S88'58'26"E 500.21 143.10° (S89*00'06"E) (142.74') 718.71° (500'32'43"W) mzie CSET OFFSET TO CORNER N89'38'39"W 10.00' <u>C.S.M.</u> by: 2650.02 Road CSM\CADD\240833_CSM.dwg ROAD f. Ó1' (1254.13') = NOO'57'04"E 2 SET OFFSET TO CORNER NO7"12"07"W 10.00" SO0'56'12"W (S00'55'42"W 946.61') GLENDALE δ! 431.62 STOUGHI S82°47'53"W 1254.01'-MON. = N(1188.49", 2 LOT2 VOIT 370,644 SQ. FT. E <u> 15995</u> MON. ADD/1 22 (8.509 AC.) છુ 2701 Stoughton Ŧ 260' FOUR Z 514 75 248.96 N89°05'45"W 763.71 50 Minerals\240833 -<u>LOT_1</u> 235.19 C.S.M. <u> 15995</u> EAST 1/4 CORNER OF SECTION 21-07-10, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE: 5:59p NOTE: SEE SHEET 2 FOR EXISTING SITE DETAILS, SHEETS 3 & 4 FOR EXISTING EASEMENTS, SHEET 5 FOR NEW EASEMENTS, SHEET 6 FOR THE CURVE DATA, LINE TABLE AND LEGEND AND SHEET 7 FOR <u>LOT 1</u> <u>C.S.M.</u> 2025 *7984* N-475,707,49 (475,707,39) g E-841,922.83 (841,922.75) GENERAL NOTES. SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716 FN: 240833 C.S.M. No._ DATE: 01/20/2025 vierbicher SHEET Doc. No. RFV: 1 OF 9 planners | engineers | advisors Drafted By: MZIE Page,

CERTIFIED SURVEY MAP No. BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 15995, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 243-250, AS DOCUMENT NUMBER 5830059, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN TOTN, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN 400 SCALE: 1" = 200 EXISTING SITE DETAILS ROAD_ 11 BLOCK 1 SEIFERIH GLENDALE INDUSTRIAL BLOCK 2 PARK GLENDALE INDUSTRIAL 151 EAST ADDITION TO <u>12</u> <u>PARK</u> GLENDALE INDUSTRIAL PARK 10 4/ <u>13</u> 20 <u>TOMPKINS DRIVE</u> 40.7 PARKING PARKING \Box EAST ADDITION TO ROAD PARKING GLENDALE_INDUSTRIAL_PARK PARKING <u>17</u> <u>16</u> **FRONTAGE** MA 7 DRAINAGE CONC. CONC. LOT 1 121. .. p INDUSTRIAL 2701 Stoughton Road CSM\CADD\240833_CSM.dwg ROAD ASPHALT STOUGHTON GLENDALE DRIVEWAY 2 71ON E CONC. DRAINAGE WAY -178.6 ADD! Sosi LOT 2 FOUR TH ASPHALT M:\Weir Minerals\240833 -<u>LOT 1</u> <u>C.S.M.</u> <u>15995</u> <u>LOT_1</u> <u>LOT 1</u> - 2025 ר <u>C.S.M.</u> <u>C.S.M.</u> *_7984*_ Jan <u> 12417</u> SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716 FN: 240833 C.S.M. No. DATE: 01/20/2025 SHEET vierbicher Doc. No. REV: 2 OF 9 planners | engineers | advisors Drafted By: MZIE Page,

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CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	05°07′16″	11279.16	1008.16	N 04°12'40" W	1007.82'	N 06°46'18" W	N 01°39'02" W
C2	01°06'54"	11279.16'	219.48'	N 06°12'52" W	219.47'		
C3	04'00'23"	11279.16'	788.68'	N 03*39'13" W	788.52'		
C4	92*36'20"	15.00'	24.24'	N 44*39'18" E	21.69'	N 01°38′52″ W	S 89°02'32" E
	(92°36'40")			(N 44°39'17" E)			
C5	82°26'32"	100.00'	143.89'	S 41°34'37" W	131.79'	S 00°21′21″ W	S 82°47′53" W

LINE TABLE

	T	T
NUMBER	DIRECTION	LENGTH
L1	S 00°57'04" W	65.64'
	(S 00°57'03" W)	
L2	N 10°24'41" E	66.54
	(N 10°24'40" E)	
L3	S 89°01'55" E	95.15'
	(S 89°02'23" E)	(95.06')
L4	S 89°01'55" E	10.94'
	(S 89°02'23" E)	

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE:
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON
THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG
WITH THEIR CORRESPONDING WITNESS TIES. THE
MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS
MONUMENT RECORD, DATED 04/16/2012, FOR THE NE
CORNER AND JAMES CAPPEART MONUMENT RECORD, DATED
01/21/2014, FOR THE E 1/4 CORNER. THE DATE OF FIELD
RECOVERY FOR EACH CORNER WAS JANUARY 17, 2025.



FN: 240833 DATE: 01/20/2025 RFV: Drafted By: MZIE

SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716

C.S.M. No. Doc. No. Page_

SHEET 6 OF 9

CERTIFIED SURVEY MAP No.

BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 15995, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 243-250, AS DOCUMENT NUMBER 5830059, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN TO7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

GENERAL NOTES:

Notes from Certified Survey Map Number 13907 and Certified Survey Map Number 15995:
—Land subject to Declaration of Conditions, Covenants and Restrictions for maintenance of stormwater -Land subject to Decidration of Conditions, Covenants and Restrictions for maintenance of stormwater measures per Doc. No.'s 4395302 and 4345297.

-No changes in drainage patterns associated with the development on any or all lots within this C.S.M. shall be allowed without prior approval of the City Engineer.

-This lot shall receive and convey runoff from adjacent lands to the east according to the drainage arrows as recorded on the Fourth Addition to Glendale Industrial Park.

-Ingress & Egress Easement:

The City of Madison shall have a permanent easement over, across and within the paved traffic flow areas located on this property, as they may exist from time to time, which is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for as access for maintenance, repair and construction purposes to and from the public sanitary sewer easement, the public storm water drainage easement and the public water main easement located within this Certified Survey Map. The City of Madison and its employees, agents and contractors shall have the right to access the above named easements via the paved traffic flow areas located on this property as they may exist from time to time.

-Public Sanitary Sewer Easements, Water Main Easements & Public Utility Easements:

Creation of Sanitary Sewer and Water Main Easement Rights: A permanent easement over, across and within the Easement Areas is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Areas may be used by the City of Madison for public underground sanitary sewer and public underground water main 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 and water main facilities within the Easement Areas. City of Madison shall have the further right of ingress and egress to and from the easement areas in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the easement areas which may obstruct or interfere with the actual or potential use of the easement areas for the foregoing purposes.

Creation of Public Utility Easement Rights: A permanent easement over, across and within the Easement Areas 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 Areas 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 Areas. 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 Areas in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Areas which may obstruct or interfere with the actual or potential use of the Easement Areas for the foregoing purposes. Creation of Public Utility Easement Rights: A permanent easement over, across and within the the Easement Areas for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Areas and/or the Property as a result of the use of the Easement Areas 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 Areas 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, water main and public utility facilities shall be constructed in and no grade change shall be made to the Easement Areas without the written consent of the City of Madison's Engineering Division City Engineer and other public utility companies registered to do business in the City of Madison, having rights to the easement areas as provided by this Certified Survey Map.

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 Certified Survey Map: release of rights to Easements Created by Certified Survey Map: 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.

viel	rbic	her
planners	engineers	advisors



FN: 240833 DATE: 01/20/2025 RFV:

Drafted By: MZIE

SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716

C.S.M. No. Doc. No. Page.

SHEET 7 OF 9

CERTIFIED SURVEY MAP No.

BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 15995, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 243-250, AS DOCUMENT NUMBER 5830059, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN TOTN, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Weir Slurry Group, Inc. f/k/a Warman Ir (International), Inc., a corporation duly organ Wisconsin, as owner(s), we hereby certify the surveyed, divided, mapped and dedicated as Certified Survey map is required by \$236.34 hand and seal of said owner this	nized and existing under and by var at we caused the land described of represented on the map hereon. to be submitted to the City of M	irtue of the laws of the State or on this Certified Survey Map to b We further certify that this Madison for approval. Witness the
		<u> </u>
Ву:	_	
State of Wisconsin))ss. County of Dane)		
Personally came before me this, to me and acknowledged the same.	_ day of, . known to be the persons who exe	20, the above named ecuted the foregoing instrument
Notary Public, State of Wisconsin	My Commission expires:_ 	

by: M:\Weir Minerals\240833 - 2701 Stoughton Road CSM\CADD\240833_CSM.dwg Jan 2025 - 6:05p



FN: 240833 DATE: 01/20/2025 REV:

SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716 Drafted By: MZIE

C.S.M. No._ Doc. No._ Page_

SHEET 8 OF 9

CERTIFIED SURVEY MAP No. BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 15995, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 243-250, AS DOCUMENT NUMBER 5830059, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN TO7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN 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 PLAN COMMISSION CERTIFICATE Approved for recording per the Secretary of the City of Madison Plan Commission. Date: _ Matthew Wachter, Secretary Plan Commission LEGAL DESCRIPTION Being a division of Lot 2, Certified Survey Map Number 15995, as recorded in Volume 117 of Certified Survey Maps, on pages 243-250, as Document Number 5830059, Dane County Registry and located in the Southeast Quarter of the Northeast Quarter of Section 21 and the Southwest Quarter of the Northwest Quarter of Section 22, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin. Said description contains 789,329 square feet or 18.121 acres. SURVEYOR'S CERTIFICATE I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby

Vierbicher Associates, Inc.

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 one (I) 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 Section 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.

By: Mici	hael J. Ziehr	
Date:	January 20, 2025	
Signed:		
	Michael J. Ziehr, P.L.S. S-2401	

REGISTER OF DEEDS CERTIFICATE

Received for recording this		
at o'clockm. and recorded Survey Maps on pages		
curvey maps on pages	, 00 200. 110	
Kristi Chlebowski, Dane County Register of Deeds		

vierbicher planners | engineers | advisors



FN: 240833 DATE: 01/20/2025

RFV: Drafted By: MZIE SURVEYED FOR: Weir Mineral Group, Inc. 2701 S. Stoughton Rd. Madison, WI 53716

C.S.M. No. Doc. No.

Page_

SHEET 9 OF 9