

BIOAG GATEWAY REPLAT

BEING A REPLAT OF ALL OT LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57-012B OF PLATS, ON PAGES 44-45, AS DOCUMENT NUMBER 2659470, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 22, ALSO LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

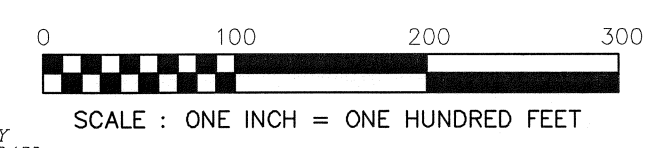
LEGEND

- 3/8" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- YELLOW PLASTIC CAP FOUND MAYO-2020
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 LBS./FT.
- FOUND PK NAIL

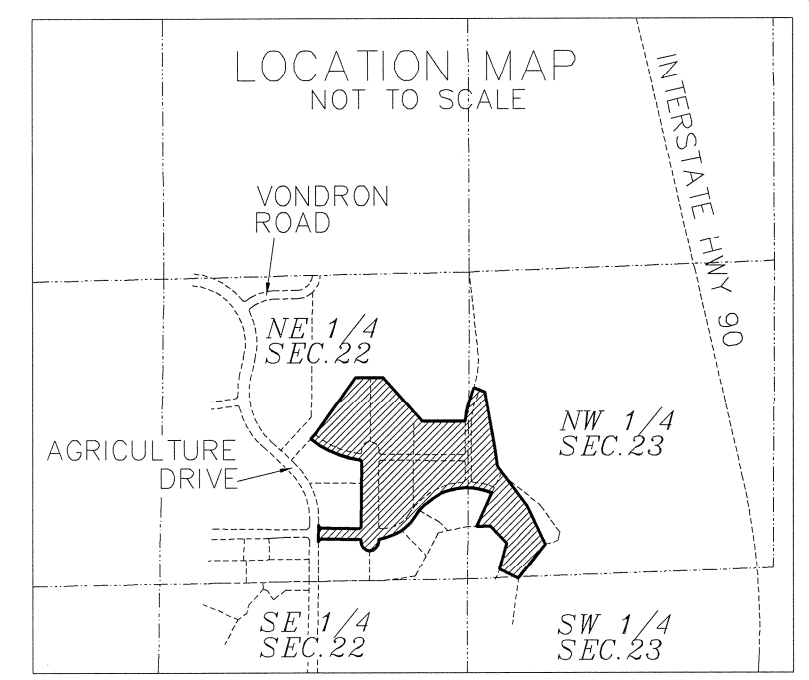
UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

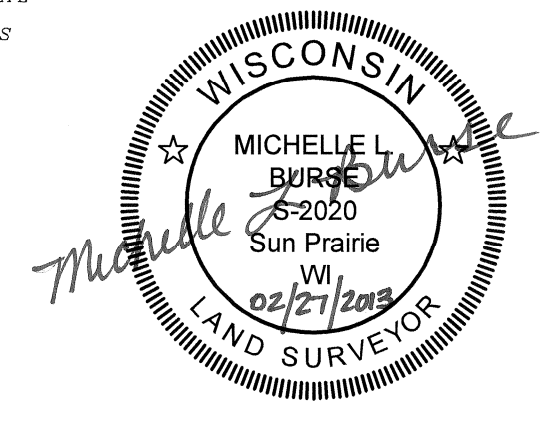
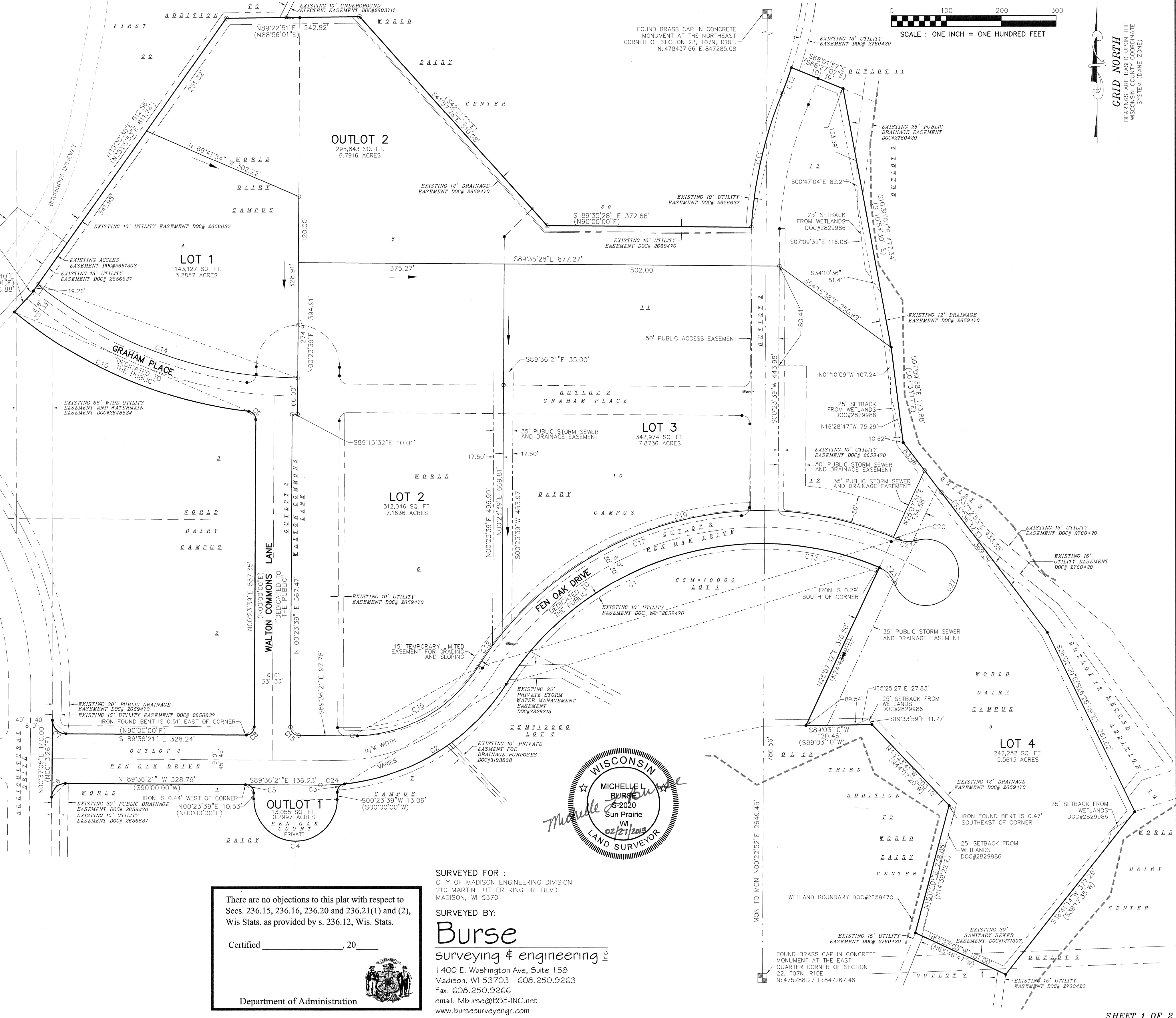
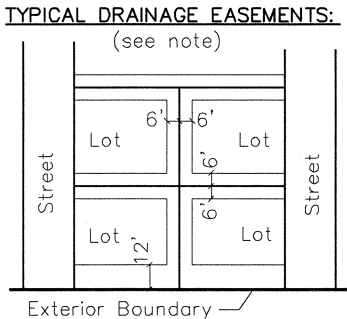
→ DRAINAGE ARROW SEE NOTE 6



GRID NORTH
BEARS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



- NOTES:**
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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 revision 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.
 - Contours as shown on this map were provided to the Surveyor by the City of Madison.
 - Note per plat of World Dairy Campus Plat. Outlot 2 is a public storm sewer, sanitary sewer, telephone, water main, gas and electricity easement and is a private street easement for vehicular access for the benefit of Lots 1 through 12 and Outlot 1 of this plat.
 - Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is NAVD88.
 - See Sheet 2 for curve table.



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

SURVEYED FOR :
CITY OF MADISON ENGINEERING DIVISION
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53701

SURVEYED BY:
Burse
surveying & engineering llc
1400 E. Washington Ave., Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

EXHIBIT A

BIOAG GATEWAY REPLAT

BEING A REPLAT OF ALL OT LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57-012B OF PLATS, ON PAGES 44-45, AS DOCUMENT NUMBER 2659470, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 22, ALSO LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

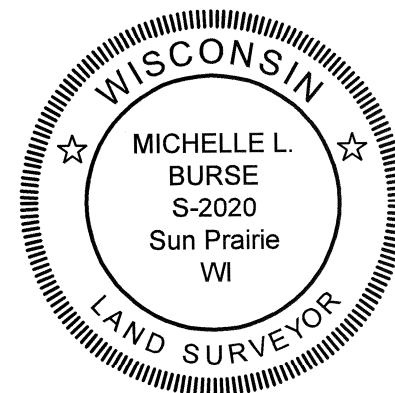
SURVEYOR'S CERTIFICATE.

I, Michelle L. Burse, Registered Land Surveyor, No. 2020, hereby certify that in full compliance with Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the City of Madison, I have surveyed, divided and mapped BIOAG GATEWAY REPLAT; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is described as all of Lots 4, 5, 6, 9, 10, 11, 12 and Outlot 2, World Dairy Campus as recorded in Volume 57-012B of plats, on pages 44-45, as Document Number 2659470, Dane County Registry, located in the Northwest Quarter and the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 22, also located in the Northwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 22, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 22; thence North 00 degrees 22 minutes 52 seconds East along the east line of the Southeast Quarter of the Northeast Quarter of said Section 22, 786.56 feet to the point of beginning, also being a point of non-tangential curvature; thence 559.15 feet along the arc of a curve to the left, through a central angle of 57 degrees 43 minutes 59 seconds, a radius of 554.91 feet and a chord direction of South 81 degrees 37 minutes 55.5 seconds West, 535.79 feet to a point of reverse curvature; thence 346.29 feet to a point of reverse curvature; thence 21.91 feet to a point of reverse curvature; thence 358.13 feet along the arc of a curve to the left, through a central angle of 51 degrees 17 minutes 56 seconds, a radius of 400.00 feet and a chord direction of South 58 degrees 24 minutes 58 seconds West, 346.29 feet to a point of reverse curvature; thence 21.91 feet along the arc of a curve to the left, through a central angle of 180 degrees 01 minute 28 seconds, a radius of 15.00 feet and a chord direction of South 42 degrees 13 minutes 45 seconds West, 20.01 feet; thence South 00 degrees 23 minutes 39 seconds West, 13.06 feet to a point of curvature; thence 28 238.79 feet along the arc of a curve to the right, through a central angle of 180 degrees 01 minute 28 seconds, a radius of 76.00 feet and a chord direction of North 89 degrees 36 minutes 21 seconds West, 152.00 feet; thence North 00 degrees 23 minutes 39 seconds East, 10.53 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet and a chord direction of North 44 degrees 36 minutes 21 seconds West, 21.21 feet; thence North 89 degrees 36 minutes 21 seconds East, 10.53 feet to a point of curvature; thence 21.91 feet along the arc of a curve to the left, through a central angle of 89 degrees 46 minutes 34 seconds, a radius of 25.00 feet and a chord direction of South 45 degrees 30 minutes 22 seconds West, 35.29 feet to a point on the east right-of-way line of Agriculture Drive; thence North 00 degrees 37 minutes 05 seconds East along said east right-of-way line, 140.00 feet to a point of non-tangential curvature; thence 39.37 feet along the arc of a curve to the left, through a central angle of 90 degrees 13 minutes 26 seconds, a radius of 25.00 feet and a chord direction of South 44 degrees 29 minutes 51 seconds East, 35.42 feet; thence South 89 degrees 36 minutes 21 seconds East, 328.24 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet and a chord direction of North 45 degrees 23 minutes 39 seconds West, 20.03 feet to a point of curvature; thence 21.91 feet along the arc of a curve to the left, through a central angle of 32 degrees 36 minutes 49 seconds, a radius of 826.00 feet and a chord direction of North 67 degrees 05 minutes 12.5 seconds West, 463.85 feet; thence North 42 degrees 55 minutes 40 seconds East, 46.88 feet; thence North 35 degrees 30 minutes 30 seconds East, 612.56 feet; thence North 89 degrees 22 minutes 51 seconds East, 242.82 feet; thence South 41 degrees 57 minutes 28 seconds East, 510.98 feet; thence South 89 degrees 36 minutes 21 seconds East, 372.66 feet to a point of non-tangential curvature; thence 251.74 feet along the arc of a curve to the right, through a central angle of 18 degrees 13 minutes 26 seconds, a radius of 763.00 feet and a chord direction of North 13 degrees 00 minutes 28 seconds East, 250.60 feet to a point of reverse curvature; thence 49.25 feet along the arc of a curve to the left, through a central angle of 03 degrees 49 minutes 24 seconds, a radius of 738.00 feet and a chord direction of North 20 degrees 27 minutes 14 seconds East, 49.24 feet; thence South 68 degrees 01 minute 57 seconds East, 101.39 feet; thence South 10 degrees 30 minutes 07 seconds East, 477.34 feet; thence South 07 degrees 09 minutes 38 seconds East, 173.88 feet; thence South 37 degrees 12 minutes 53 seconds East, 433.35 feet; thence South 26 degrees 02 minutes 30 seconds East, 361.62 feet; thence South 38 degrees 41 minutes 14 seconds West, 377.29 feet; thence North 65 degrees 23 minutes 08 seconds West, 161.00 feet; thence North 15 degrees 03 minutes 01 second East, 238.85 feet; thence North 43 degrees 43 minutes 41 seconds West, 203.10 feet; thence South 89 degrees 03 minutes 10 seconds West, 120.46 feet; thence North 25 degrees 07 minutes 32 seconds East, 316.50 feet to a point of non-tangential curvature; thence 215.12 feet along the arc of a curve to the left, through a central angle of 22 degrees 12 minutes 41 seconds, a radius of 554.91 feet and a chord direction of North 78 degrees 23 minutes 44 seconds West, 213.77 feet to the Point of Beginning. This description contains 1,555,711 square feet or 35,714 acres.

Dated this 27th day of FEBRUARY, 2013

Signed: Michelle L. Burse, R.L.S. No. 2020



COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
)S.S.
COUNTY OF DANE)

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 "BIOAG GATEWAY REPLAT".

Date: T Adam Gallagher, County Treasurer

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
)S.S.
COUNTY OF DANE)

I, Dave Gowenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, does 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 BIOAG GATEWAY REPLAT.

Dated this ___ day of _____, 20__

Treasurer, City of Madison, Dane County, Wisconsin

SURVEYED FOR : CITY OF MADISON ENGINEERING DIVISION 210 MARTIN LUTHER KING JR. BLVD. MADISON, WI 53701

SURVEYED BY: Burse surveying & engineering 1400 E. Washington Ave, Suite 158 Madison, WI 53703 608.250.9263 Fax: 608.250.9266 email: Mburse@BSE-INC.net www.bursesurveyengr.com

OWNER'S CERTIFICATE

City of Madison, a Wisconsin 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 Wisconsin Municipal Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

City of Madison does further certify that this plat is required by S.236.10 or S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed by Paul R. Saglin its Mayor and Maribeth L. Witzel-Behl, it's Clerk on this ___ day of _____, 20__

City of Madison

By: Paul R. Saglin, Mayor By: Maribeth L. Witzel-Behl, City Clerk

State of Wisconsin)

)ss.

County of Dane)

Personally came before me this ___ day of _____, 20__ the above-named Paul R. Saglin, 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 L. 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: _____

NOTES:

1. SURVEYOR WAS PROVIDED A COPY OF TITLE REPORT NUMBER NCS-230406-MAD DATED NOVEMBER 02, 2006 FROM FIRST AMERICAN TITLE INSURANCE COMPANY. (NUMBERS IN PARENTHESIS REPRESENT THE ITEMS IN SCHEDULE B OF SAID TITLE REPORT) [SURVEYOR'S NOTES ARE IN BRACKETS]

(4) Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and other matters shown on the recorded plats of subdivision and certified survey maps.

(5) Access Limitations contained in instrument recorded: September 13, 1960 in Volume 714 of Deeds, Page 463, Document No. 1009941. [This document references areas off of the site]

(6) Access Limitations contained in instrument recorded September 13, 1960 in Volume 714 of Deeds, Page 464, Document No. 1009942. [This document references areas off of the site]

(7) Declaration of Conditions and Covenants (related to street trees and lighting) World Dairy Center recorded: December 9, 1994 in Volume 28997 of Records, page 42, Document No. 2649590. [General in nature and cannot be depicted on this map]

(8) Covenants, Conditions and Restrictions contained in an instrument (World Dairy Center) recorded: March 31, 1995 in Volume 29584 of Records, page 49, Document No. 2667604. [General in nature and cannot be depicted on this map]

(9) Covenants, Conditions and Restrictions contained in an instrument (World Dairy Campus) recorded: February 13, 1995 in Volume 29347 of Records, page 12, Document No. 2660163. As corrected by affidavit recorded: September 3, 1997, Document No. 2885359. [General in nature and cannot be depicted on this map]

(10) Project Plans for World Dairy Campus recorded: December 14, 1994 in Volume 29024 of records, page 57, Document No. 2650382. [General in nature and cannot be depicted on this map]

(11) Driveway easement between State of Wisconsin and WTC Corporation recorded: February 22, 1995, in Volume 29383 of Records, page 11, Document No. 2661303. [Shown on map]

(12) Affidavit of Correction to the plat of World Dairy Campus recorded: February 3, 1997, Document No. 2829986. [Shown on map]

(13) Reservation of easement contained in an instrument recorded: December 5, 1994, Document No. 2648534. [Shown on map]

2. SURVEYOR WAS PROVIDED A COPY OF TITLE REPORT NUMBER NCS-268920-MAD DATED DECEMBER 12, 2006 FROM FIRST AMERICAN TITLE INSURANCE COMPANY. (NUMBERS IN PARENTHESIS REPRESENT THE ITEMS IN SCHEDULE B OF SAID TITLE REPORT) [SURVEYOR'S NOTES ARE IN BRACKETS]

(2) Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and other matters shown on the recorded plats of subdivision and certified survey maps.

(3) Declaration of Conditions and Covenants (related to street trees and lighting) World Dairy Center recorded: December 9, 1994 in Volume 28997 of Records, page 42, Document No. 2649590. [General in nature and cannot be depicted on this map]

(4) Covenants, Conditions and Restrictions contained in an instrument (World Dairy Center) recorded: March 31, 1995 in Volume 29584 of Records, page 49, Document No. 2667604. [General in nature and cannot be depicted on this map]

(5) Covenants, Conditions and Restrictions contained in an instrument (World Dairy Campus) recorded: February 13, 1995 in Volume 29347 of Records, page 12, Document No. 2660163. As corrected by affidavit recorded: September 3, 1997, Document No. 2885359. [General in nature and cannot be depicted on this map]

(6) Project Plans for World Dairy Campus recorded: December 14, 1994 in Volume 29024 of records, page 57, Document No. 2650382. [General in nature and cannot be depicted on this map]

(7) Driveway easement between State of Wisconsin and WTC Corporation recorded: February 22, 1995, in Volume 29383 of Records, page 11, Document No. 2661303. [Shown on map]

(8) Affidavit of Correction to the plat of World Dairy Campus recorded: February 3, 1997, Document No. 2829986. [Shown on map]

(9) Affidavit for the record (pertaining to Wetland boundaries) recorded: December 5, 2001, as Document No. 3411770. [This document references areas off of the site]

3. Note per plat of World Dairy Campus. All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.

4. Note per plat of World Dairy Campus. The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the city engineer and the zoning administrator, as amended in accordance with the Madison General Ordinances.