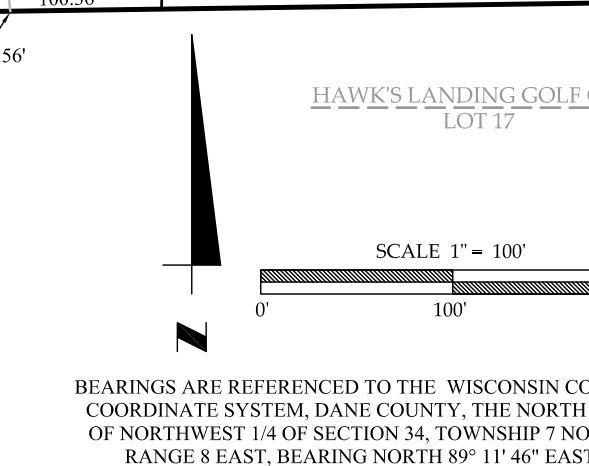
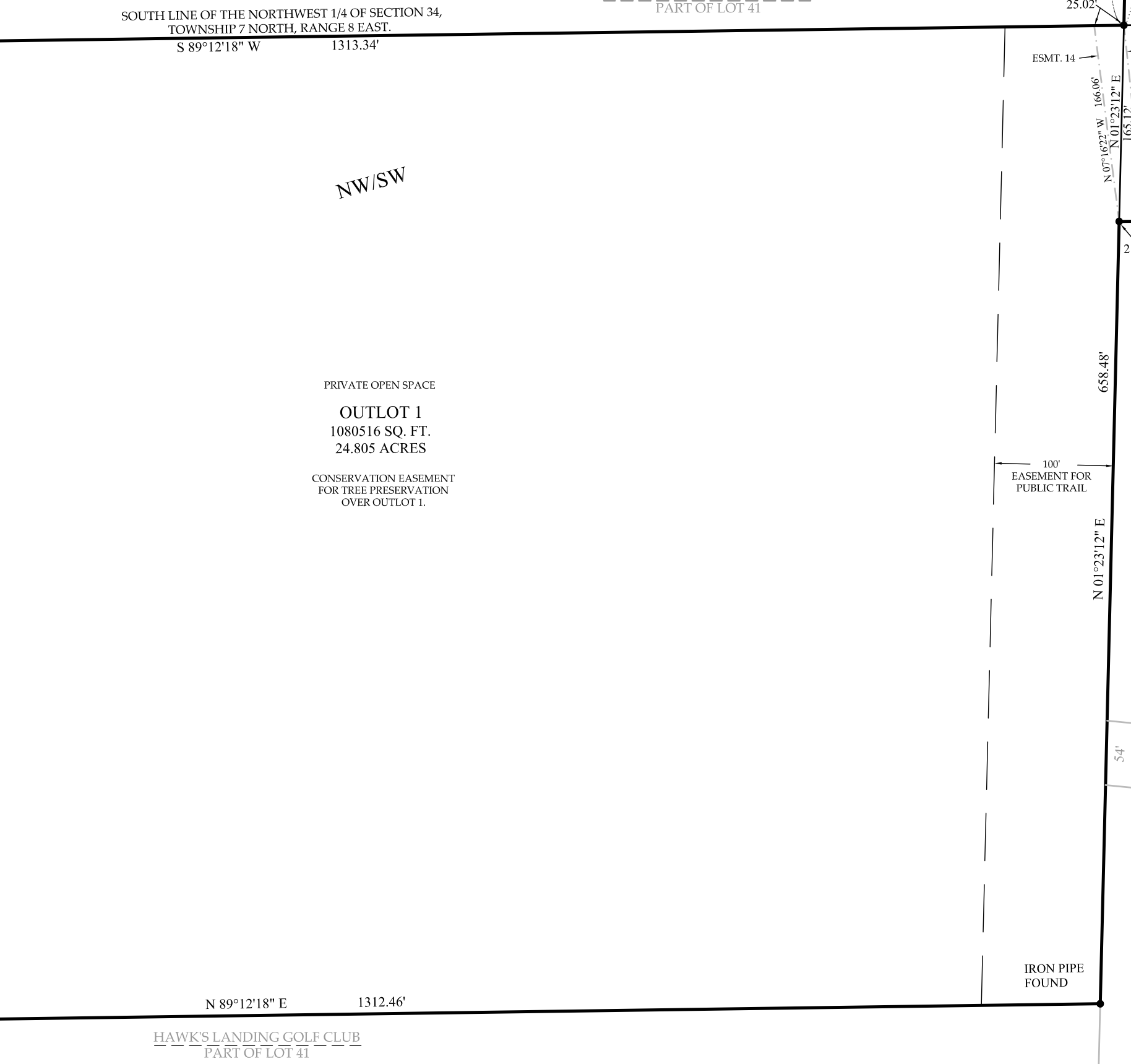


UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
 THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

1. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
2. DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
3. THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.22 OF WISCONSIN STATUTES.
4. COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
5. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
6. ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
7. THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 6 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL COINCIDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.
8. ALL LOTS WITHIN THIS PLAT ARE 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 PERMETER OF THE PLAT. FOR PURPOSES OF 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE 2 OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 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 12 FEET IN WIDTH ALONG THE PERMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDING, 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 IMPED THE ANTICIPATED FLOW OF WATER.
9. THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
A-B	12	142.44	3043.00	4°02'20"	N 00°55'52" W	215.35	N 02°55'32" W	N 00°10'48" E
	13	72.96	3043.00	1°22'25"	N 00°26'35" E	72.95	N 00°14'37" W	N 01°07'48" E
C-D	14	128.49	299.00	24°37'16"	N 11°10'52" W	127.50	N 01°07'48" E	N 23°29'28" W
	14	134.85	523.00	10°57'19"	S 85°35'38" W	134.46	S 89°08'59" W	N 88°55'42" W
	1-2	1	38.53	25.00	88°18'11"	S 46°39'00" E	34.83	N 89°11'46" E
	2-3	1	125.68	178.00	40°27'17"	S 22°10'47" E	123.09	S 01°57'08" E
	5-6	1	317.19	328.00	55°24'26"	S 14°42'13" E	304.97	S 42°24'26" E
	1	255.44	328.00	44°27'15"	S 20°08'48" E	200.03	S 42°24'26" E	S 2°12'49" W
	2	61.75	328.00	10°47'11"	S 7°36'25" W	61.66	S 2°12'49" W	S 13°00'00" W
	7-8	2	152.97	372.00	23°33'39"	S 1°13'11" W	151.90	S 13°00'00" W
	9-10	2	39.25	25.00	89°56'48"	S 34°24'45" W	35.34	S 10°33'39" E
	11-12	2	117.80	167.00	40°25'03"	N 89°24'20" W	115.38	S 79°23'09" W
	13-14	2	120.04	233.00	29°31'10"	N 74°57'24" W	118.72	N 69°11'49" W
	15-16	3	86.04	167.00	29°31'10"	S 74°57'24" E	85.09	S 89°42'59" E
	17-18	3	164.36	233.00	40°25'03"	S 80°34'20" E	160.98	S 60°11'49" E
	19-20	3	39.29	25.00	89°00'12"	S 55°18'11" E	35.17	N 79°23'09" E
	21-22	3	357.18	778.00	26°18'15"	S 2°35'29" W	354.05	S 10°33'39" E
	23-24	3	31.00	778.00	2°16'59"	S 9°25'10" E	31.00	S 10°33'39" E
	25-26	4	326.18	778.00	24°01'17"	S 3°43'58" W	323.79	S 8°16'40" E
	27-28	4	862.95	547.00	40°02'39"	S 29°31'11" E	776.20	S 19°44'36" W
	29-30	5	382.30	547.00	40°02'39"	S 4°16'43" E	374.57	S 15°44'36" W
	31-32	6	30.77	547.00	5°19'04"	S 26°57'34" E	30.75	S 24°18'03" E
	33-34	OUTLOT 3	429.88	547.00	45°01'40"	S 52°14'09" E	418.90	S 29°37'09" E
	35-36	OUTLOT 3	108.84	557.00	11°17'54"	S 85°08'46" E	109.66	S 79°24'49" E
	37-38	OUTLOT 3	40.25	25.00	92°14'35"	S 44°40'25" E	36.04	N 89°12'18" E
	39-40	OUTLOT 3	40.25	25.00	92°14'35"	S 44°40'25" E	36.04	N 89°12'18" E



- LEGEND
- SECTION CORNER MONUMENT
 - IRON REBAR FOUND
 - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
 - ELECTRIC TRANSMISSION TOWER
- ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
- ALL INTERIOR ROAD, AND ALL LOT CORNERS WILL BE SET UP ON COMPLETION OF THE NEW ROAD CONSTRUCTION.
- NO VEHICULAR ACCESS TO CH M.
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- EASEMENT NOTE 15A THAT PORTION OF "PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM WATER PURPOSES" RECORDED SEPTEMBER 22, 2005, AS DOCUMENT NO. 4111033, LAYING WEST AND SOUTH OF BOYER STREET, SHALL REMAIN IN PLACE UNTIL COMPLETION AND ACCEPTANCE OF NEW SANITARY AND STORM WATER IMPROVEMENTS AT WHICH TIME SAID PORTION OF SAID EASEMENT SHALL BE VACATED AND THE PROPOSED SANITARY AND STORM EASEMENTS SHALL BECOME EFFECTIVE.

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
26-29	7	38.40	25.00	88°07'45"	S 45°08'26" W	34.77	S 01°06'24" W	S 89°12'18" W
30-31	7	94.66	477.00	11°17'54"	N 88°08'46" W	93.91	S 89°12'18" W	N 79°24'49" W
55-52	7	768.29	487.00	90°23'23"	N 29°27'05" W	691.06	N 74°38'46" W	N 15°44'36" E
	8	472.13	487.00	55°32'48"	N 46°52'22" W	453.86	N 74°38'46" W	N 19°05'58" W
	9	267.24	487.00	31°30'29"	N 3°24'45" W	263.90	N 19°05'58" W	N 12°20'31" E
	9	28.91	487.00	3°24'05"	N 14°02'34" E	28.91	N 12°20'31" E	N 15°44'36" E
	33-34	384.72	838.00	26°18'15"	N 2°35'29" E	384.72	N 15°44'36" E	N 10°33'39" W
	9	54.52	838.00	3°43'39"	N 13°52'47" E	54.51	N 15°44'36" E	N 12°00'57" E
	10	307.30	838.00	21°00'15"	N 11°38'50" E	305.49	N 12°00'57" E	N 8°59'18" W
	11	23.00	838.00	1°34'21"	N 9°46'28" W	23.00	N 8°59'18" W	N 10°33'39" W
	35-36	11	39.25	25.00	89°56'48"	N 34°24'45" E	35.34	N 10°33'39" W
	37-38	11	142.09	767.00	10°36'51"	N 84°41'34" E	141.89	N 79°23'09" E
	39-40	11	39.24	25.00	89°04'29"	S 44°27'45" E	35.69	N 89°00'00" E
	41-42	12	42.95	25.00	98°20'06"	S 40°46'57" W	37.86	S 98°00'00" W
	43-44	12	154.32	833.00	10°36'51"	S 84°41'34" W	154.10	S 90°00'00" W
	45-46	12	39.29	25.00	90°03'12"	N 55°59'15" W	35.37	S 79°23'09" W
	47-48	12	128.30	312.00	23°33'39"	N 1°13'11" E	123.40	N 10°33'39" W
	12	86.55	312.00	15°53'36"	N 2°36'51" W	86.27	N 10°33'39" W	N 5°19'57" E
	13	41.75	312.00	7°40'03"	N 9°09'58" E	41.72	N 5°19'57" E	N 13°00'00" E
	49-50	13	375.21	388.00	55°24'26"	N 14°42'13" W	366.76	N 13°00'00" E
	13	130.17	388.00	19°13'10"	N 3°23'42" E	129.56	N 13°00'00" E	N 6°13'10" W
	14	154.43	388.00	22°48'15"	N 17°37'27" W	153.41	N 6°13'10" W	N 29°01'35" W
	OUTLOT 4	90.61	388.00	13°22'51"	N 35°43'00" W	90.41	N 29°01'35" W	N 42°24'26" W
	55-55	OUTLOT 4	71.37	166.00	38°33'17"	N 23°07'47" W	69.99	N 42°24'26" W
	55-54	OUTLOT 4	40.67	25.00	93°02'55"	N 42°40'18" E	36.28	N 3°51'09" W

EASEMENT 13 16.5' WIDE RIGHT-OF-WAY EASEMENT MID-PLAINS TELEPHONE, INC. RECORDED JULY 24, 1996 DOCUMENT NO. 2781499 modified by PARTIAL ASSIGNMENT OF EASEMENT RIGHTS WISCONSIN POWER AND LIGHT COMPANY RECORDED OCTOBER 15, 2004 DOCUMENT NO. 3978962

EASEMENT 14 WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED APRIL 18, 2001 DOCUMENT NO. 3308652

EASEMENT 15 WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED SEPTEMBER 22, 2005 DOCUMENT NO. 4111033

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

Foth Infrastructure & Environment, LLC
 2514 S. 102nd Street
 Suite 278, Lincoln Center II
 West Allis, WI 53227
 Phone: 414-336-7900 Fax: 414-336-7901

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND SHOULD NOT BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

**UNIVERSITY RESEARCH PARK
 PIONEER 1st ADDITION**

**UNIVERSITY RESEARCH PARK, INC.
 MADISON, WI**

DANE COUNTY, WISCONSIN

REVISION / ISSUE		DESCRIPTION	DATE
NO.	BY	DATE	DESCRIPTION
1	JSH	JAN 2014	REVISE R/W & NOTES
2	JSH	FEB 2014	REVISE NOTE 15A & ESMT 15

DATE OF PREPARATION	
BY	DATE
JSH	10/2011
JSH	9/2012
JSH	9/2012
.	.

HORIZONTAL SCALE: 1"=100'

PROJECT ID 11J021

SHEET 2 of 3