

ANDERSON RD
SITE
LOCATION

CTH CV

HOEPKER RD

HWY 51

139

VICINITY MAP

LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
- PROPERTY LINES (GRAPHIC)
- RIGHT-OF-WAY (GRAPHIC)
- NEW BUILDING
- NEW CONCRETE PAD
- NEW ASPHALT PAVEMENT TYPE I
- NEW ASPHALT PAVEMENT TYPE II
- NEW ASPHALT PAVEMENT TYPE I W/ SEALCOAT
- 18" CURB AND GUTTER
- NEW FENCE
- X X X EXISTING FENCE TO REMAIN
- -115 PROPOSED MAJOR CONTOUR
- -116 PROPOSED MINOR CONTOUR
- 0.7% DRAINAGE SLOPE AND DIRECTION
- DRAINAGE GRADE BREAK
- STM STORM SEWER
- CLASS III EROSION MATTING
- SILT FENCE
- DITCH CHECK
- SPOT GRADE

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MADISON / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO HAVE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND WDNR NOI AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

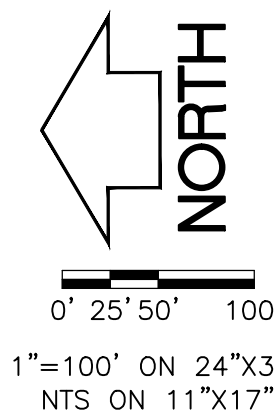
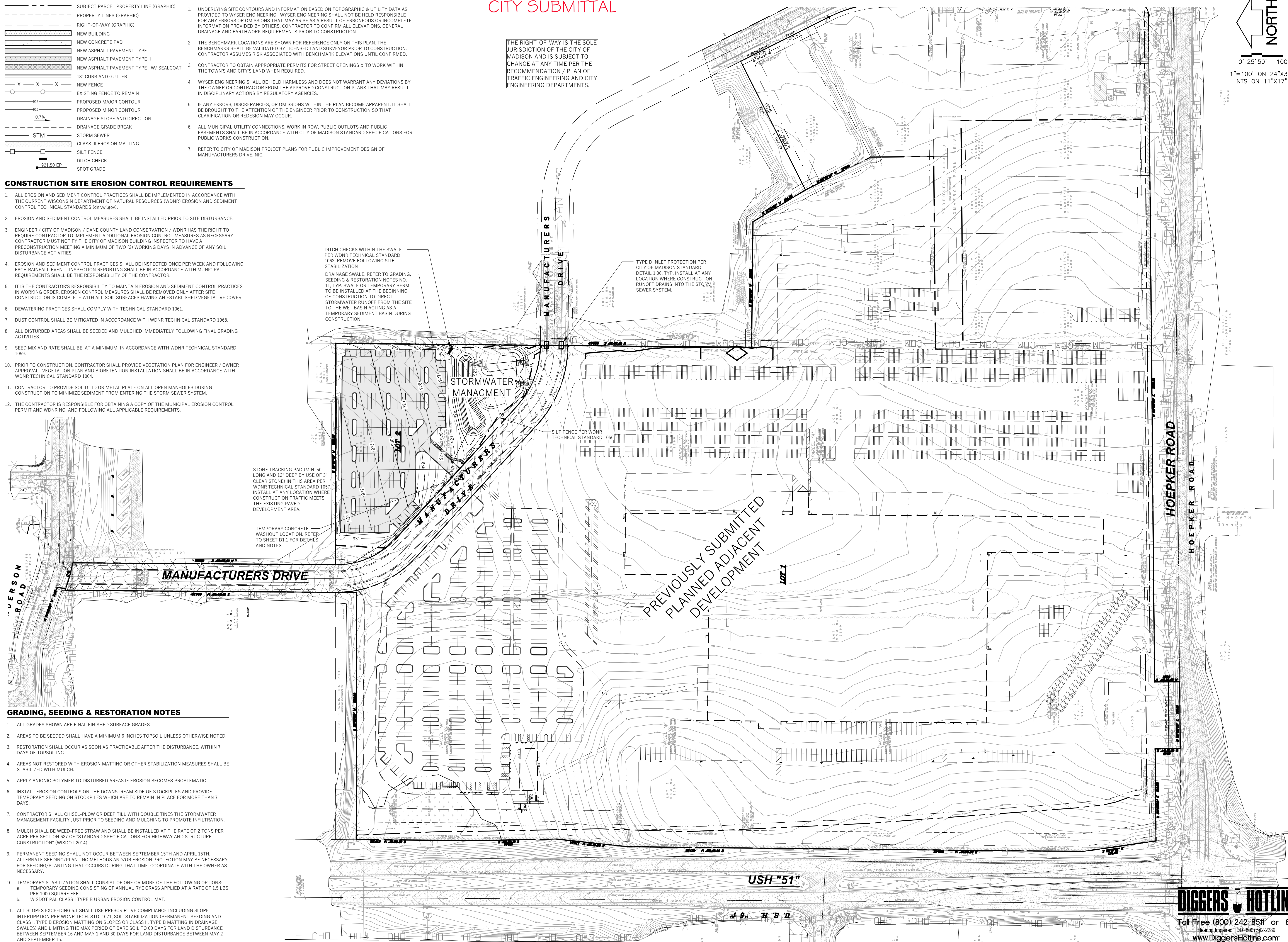
1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
9. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
10. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
11. ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 1071, SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS I, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S AND CITY'S LAND WHEN REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE, NIC.

CITY SUBMITTAL

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
 PHONE 608.249.2012 FAX 608.249.2032

WYSER ENGINEERING

608.843.3388
 www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
 OFFSITE PARKING LOT -
 TOWN OF BURKE

HOEPKER ROAD
 MADISON, WISCONSIN

NO.	REVISION:	
DATE:		
SHEET TITLE: GRADING AND EROSION CONTROL PLAN		
JOB NUMBER:	Project Number	
DESIGNED BY:	DOS	
DRAWN BY:	DOS	
CHECKED BY:	WPW	
DATE:	06.11.19	
SHEET NO: C3.6		

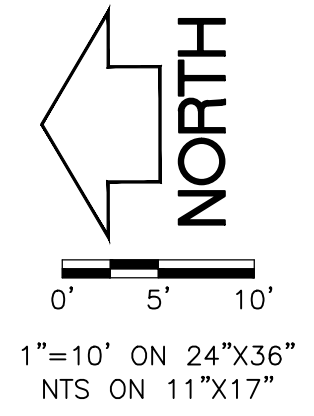
DIGGERS HOTLINE

Toll Free (800) 242-8511 or 811
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

CLEAN OUT NOTE: 6" PVC PIPE CONNECTED WITH A TEE TO THE UNDERDRAIN. TOP OF CLEAN OUT TO HAVE A SECURED ABOVE GROUND CAP PLACED AT THE BOTTOM OF THE BASIN.

OBSERVATION WELL NOTE: 6" SLOTTED PVC PIPE ANCHORED VERTICALLY TO A FOOTPLATE AT THE NATIVE SOIL INTERFACE. TOP OF WELL TO BE PLACED AT THE TOP OF BERM ELEVATION. TOP OF WELL TO HAVE A SECURED ABOVE GROUND CAP.

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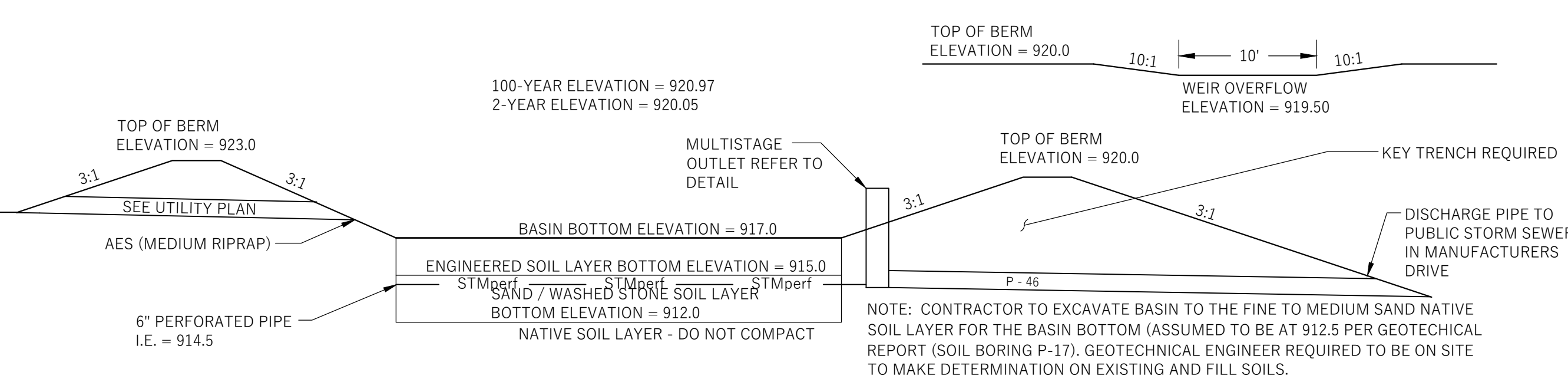
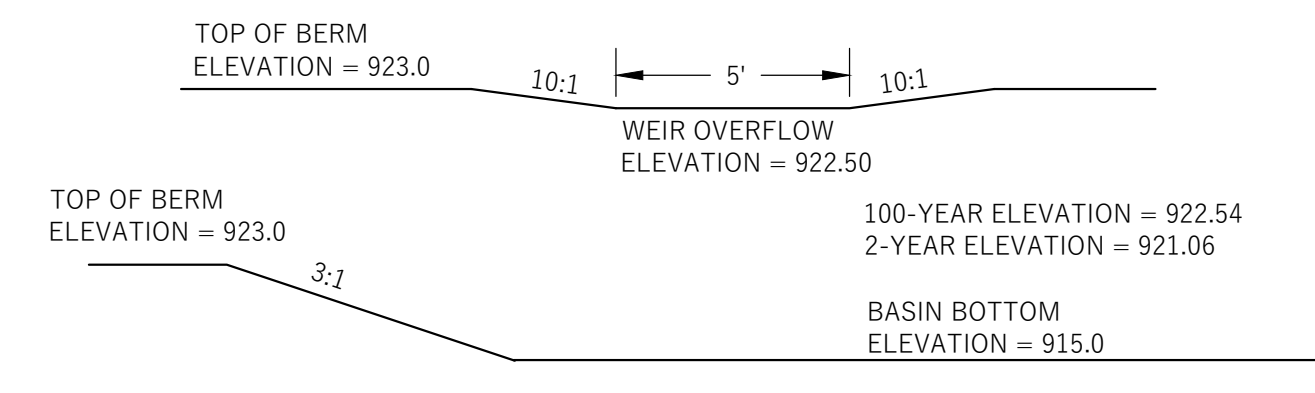
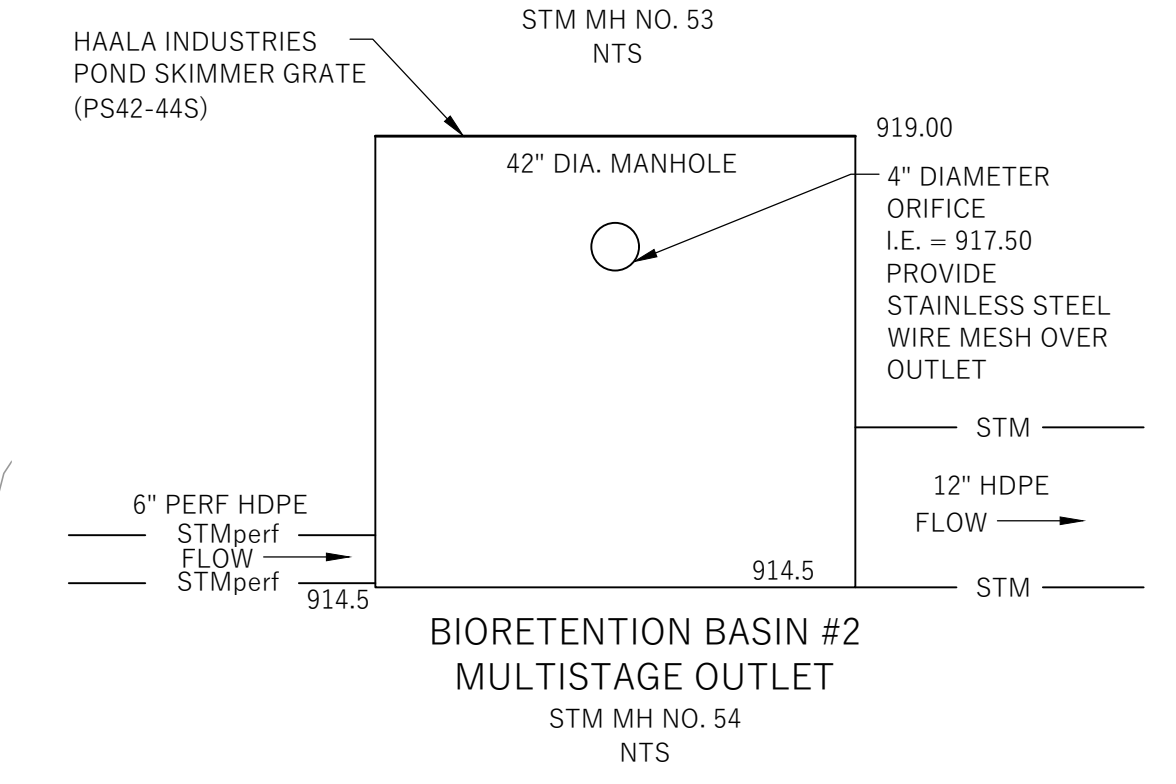
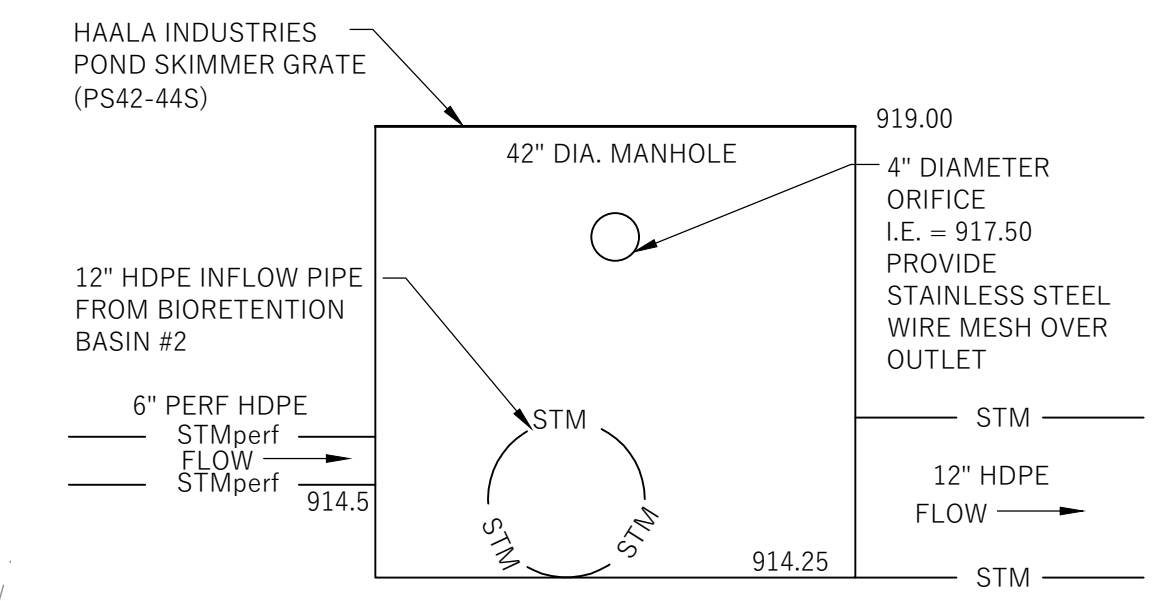
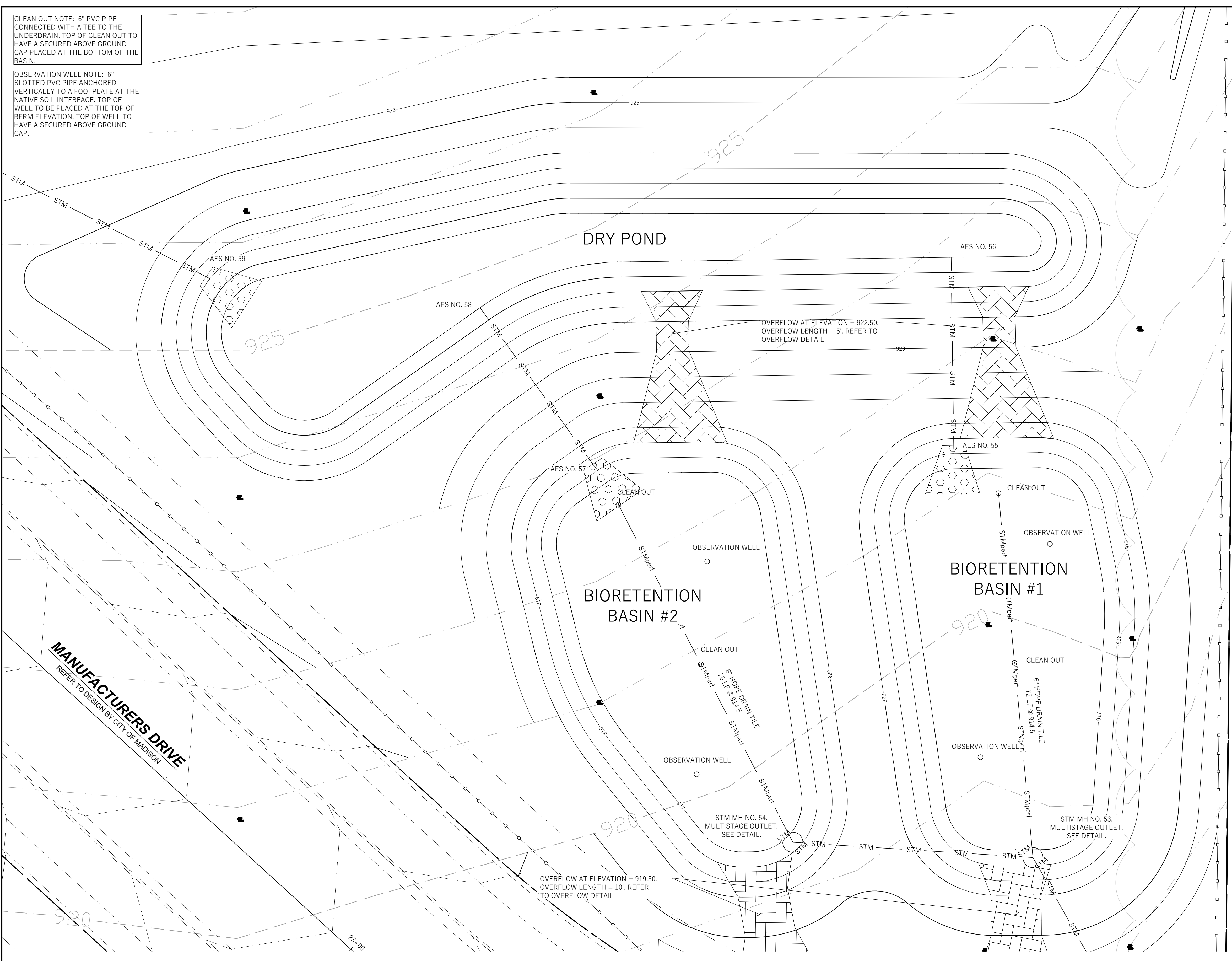


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INDUSTRIAL DEVELOPMENT OFFSITE PARKING LOT - TOWN OF BURKE
 HOEPKER ROAD
 MADISON, WISCONSIN



NOTE: INFILTRATION BASIN SHALL BE CONSTRUCTED PER WDNR TECHNICAL STANDARD 1004. SOIL TESTING / GEOTECHNICAL ENGINEER MONITORING OF NATIVE SOIL LAYER REQUIRED.

FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.

ENGINEERED SOIL LAYER MUST MEET THE STANDARDS FOUND WITHIN WDNR TECHNICAL STANDARD 1004 - BIORETENTION BASIN.

OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CITY SUBMITTAL

WET BASIN CROSS SECTION
NTS

INFILTRATION BASIN CROSS SECTION
NTS

NO.	REVISION:	DATE:

SHEET TITLE:
DETAIL GRADING PLAN

JOB NUMBER: Project Number

DESIGNED BY: DOS

DRAWN BY: DOS

CHECKED BY: WPW

DATE: 06.11.19

SHEET NO:

C3.8

MADISON LANDSCAPE WORKSHEET

Zoning district is IL

Total square footage of developed area94,775 SF

Total square footage of developed area ÷ 100 square feet =948 Landscape Units

Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED

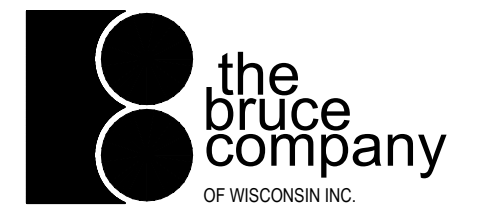
948 Landscape Units x 1 landscape points 948 points

0 Landscape Units x 1 landscape point for additional ___ acres.....0 points

TOTAL LANDSCAPE POINTS REQUIRED.....948 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	25	875			
Tall Evergreen Tree : 5-6 feet tall	35	0	0			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	0	0			
Upright Evergreen Shrub : 3-4 feet tall	10	10	100			
Shrub, deciduous : 3 gallon / 12"-24"	3	100	300			
Shrub, evergreen : 3 gallon / 12"-24"	4	15	60			
Ornamental grass/perennial : 1gallon / 8"-18"	2	0	0			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,335	+	NA	= 1,335

<u>Street Frontage Landscape Required</u>	
Street Frontage = ___748___LF	
Canopy Trees Required: 1 per 30 LF Frontage =	25
Shrubs Required : 5 per 30 LF Frontage =	125
<u>Street Frontage Landscape Supplied</u>	
Proposed Canopy Trees = 25 Shade Trees	
Proposed Shrubs = 125	



the
bruce
company
OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

FED EX GROUND - PARKING EXPANSION
HOEPKER ROAD
MADISON, WISCONSIN

Checked By: SS
Drawn By:
12/18/18 RS

Revised: 4/18/19
Revised:
Revised:
Revised:
Revised:

L2

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S:\1-ENGINEERING\0-FEDEX FOLDER\18017-2018 PROJECT LANE FXG MADISON\RECEIVED DWGS\BRUCE CO\ACAD DWGS 12.18.18\LOT 2\FED EX LOT EXPAND 18C1 - STANDARD
RDC MODIFIED\FED EX LOT EXPAND 18C1 RDC.DWG Created: 4/18/2019, Saved: 4/18/2019, Printed: 4/18/2019



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

LOT 1 C.S.M. 4924

LOT 1
C.S.M.
9690

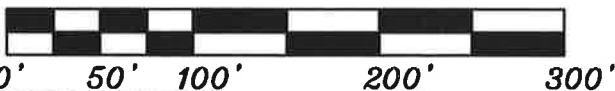
S 89°57'41" E 529.07
(N 89°39'13" E)
(N 89°38'37" E)

LOT 2 C.S.M. No.

167,141 SQ. FT. OR 3.84 ACRES
PROPOSED ZONING = IL (INDUSTRIAL - LIMITED)

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 9, T8N, R10E.
LINE TO BEAR = N 89°28'36" E

SCALE 1" = 100'



CURVE TABLE

C-#	ARC	DELTA	RADIUS	CHORD BEARING	ARC
C-1	158.58'	41°52'15"	217.00'	N 68°31'26" W	155.07'
C-2	160.86'	48°00'07"	192.00'	N 23°35'15" W	156.19'

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 00°24'48" E	0.69'

SW CORNER
SEC. 9-8-10
FD. ALUM. MDN.
N. 515596.59
E. 837042.43

SOUTH 1/4
SEC. 9-8-10
FD. BRASS MDN.
N. 515620.71
E. 839683.08

1320.16
TOTAL SECTION LINE N 89°28'36" E 2640.76

DATE: 1-7-19

JOB NO: 18W-463



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104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

LOT 2

Lot 2, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____ of Certified Surveys, Pages _____ through _____, as Document No. _____. Located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N $89^{\circ}28'36''$ E along the South line of the Southwest $\frac{1}{4}$, 1320.16 feet; thence N $00^{\circ}32'30''$ E, 1454.32 feet the North right-of-way of Manufacturers Drive and the point of beginning.

Thence along said North right-of-way of Manufacturers Drive for the next 5 courses N $89^{\circ}27'29''$ W, 1.92 feet; thence along an arc of a curve concaved northerly having a radius 217.00 feet and along chord bearing of N $68^{\circ}31'26''$ W, 155.07 feet; thence N $47^{\circ}35'19''$ W, 427.63 feet; thence along an arc of a curve concaved northeasterly having a radius of 192.00 feet and a long chord bearing of N $23^{\circ}35'15''$ W, 156.19 feet; thence N $00^{\circ}24'48''$ E, 0.69 feet; thence S $89^{\circ}57'41''$ E, 529.07 feet; thence S $00^{\circ}32'30''$ W, 488.70 feet to the point of beginning. This parcel contains 167,141 sq. ft. or 3.84 acres thereof.



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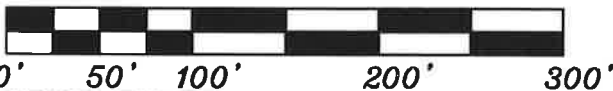
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1/4 OF SECTION 9, T8N, R10E.
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E. 837042.43

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SEC. 9-8-10
FD. BRASS MON.
N. 515620.71
E. 839683.08

1320.16
TOTAL SECTION LINE N 89°28'36" E 2640.76

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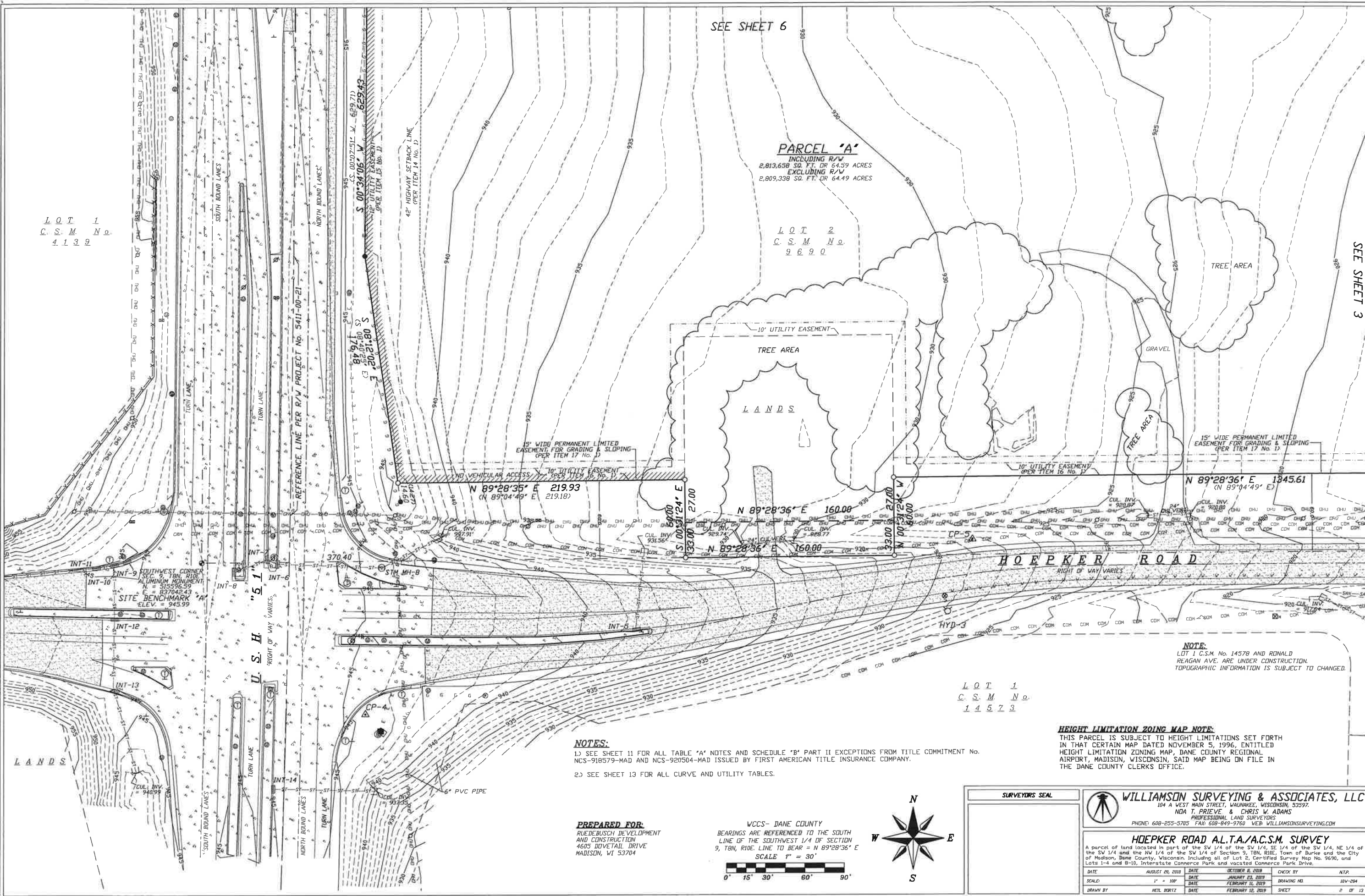
SEE SHEET 6

SEE SHEET 3

LOT 1
C.S.M. No.
4139

PARCEL 'A'
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
9690



15' WIDE PERMANENT LIMITED EASEMENT FOR GRADING & SLOPING (PER ITEM 17 No. 1)

15' WIDE PERMANENT LIMITED EASEMENT FOR GRADING & SLOPING (PER ITEM 17 No. 1)

N 89°28'36" E 219.93
(N 89°04'49" E 219.18)

N 89°28'36" E 1345.61
(N 89°04'49" E)

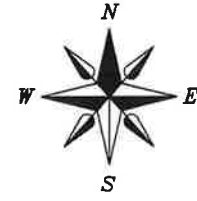
LOT 1
C.S.M. No.
14573

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

PREPARED FOR:
RUDEBUSCH DEVELOPMENT AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5785 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 26, 2010	DATE	OCTOBER 6, 2010	CHECK BY	NTF
SCALE	1" = 100'	DATE	JANUARY 23, 2010	DRAWING NO.	18V-204
DRAWN BY	NETL BERTZ	DATE	FEBRUARY 12, 2010	SHEET	2 OF 13

SEE SHEET 5

SEE SHEET 2

SEE SHEET 4

LOT 2
C.S.M. No.
9690
PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

TOWN OF BURKE

CITY OF MADISON

LOT 1
INTERSTATE
COMMERCE
PARK

LOT 2
INTERSTATE
COMMERCE
PARK

LOT 3
INTERSTATE
COMMERCE
PARK

LOT 4
INTERSTATE
COMMERCE
PARK

N 00°31'03" W 516.18

BARBARA J. HOEL
SEE SHEET 5
LOT 7

15' WIDE PERMANENT LIMITED
EASEMENT FOR GRADING & SLOPING
(PER ITEM 17 No. 1)
10' UTILITY EASEMENT
(PER ITEM 16 No. 1)

10' UTILITY EASEMENT
20' PERMANENT LIMITED
PUBLIC GRADING EASEMENT
(PER ITEM 25 No. 2)
NO VEHICULAR ACCESS
(PER ITEM 25 No. 2)

N 89°28'36" E 1345.61

654.7

TOTAL SECTION LINE N 89°28'36" E 2640.76

NOTE:
LOT 1 C.S.M. No. 14578 AND RONALD
REAGAN AVE. ARE UNDER CONSTRUCTION.
TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGED.

LANDS

THE CENTER
FOR INDUSTRY &
COMMERCE PLAT

THE CENTER
FOR INDUSTRY &
COMMERCE PLAT

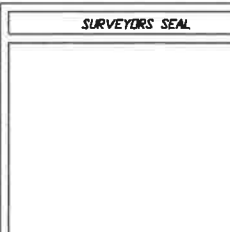
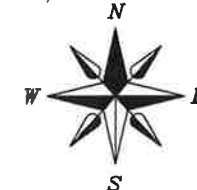
GRASS KAMP
RIGHT OF WAY VARIES
(ROAD NOT CONSTRUCTED)

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEBERUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

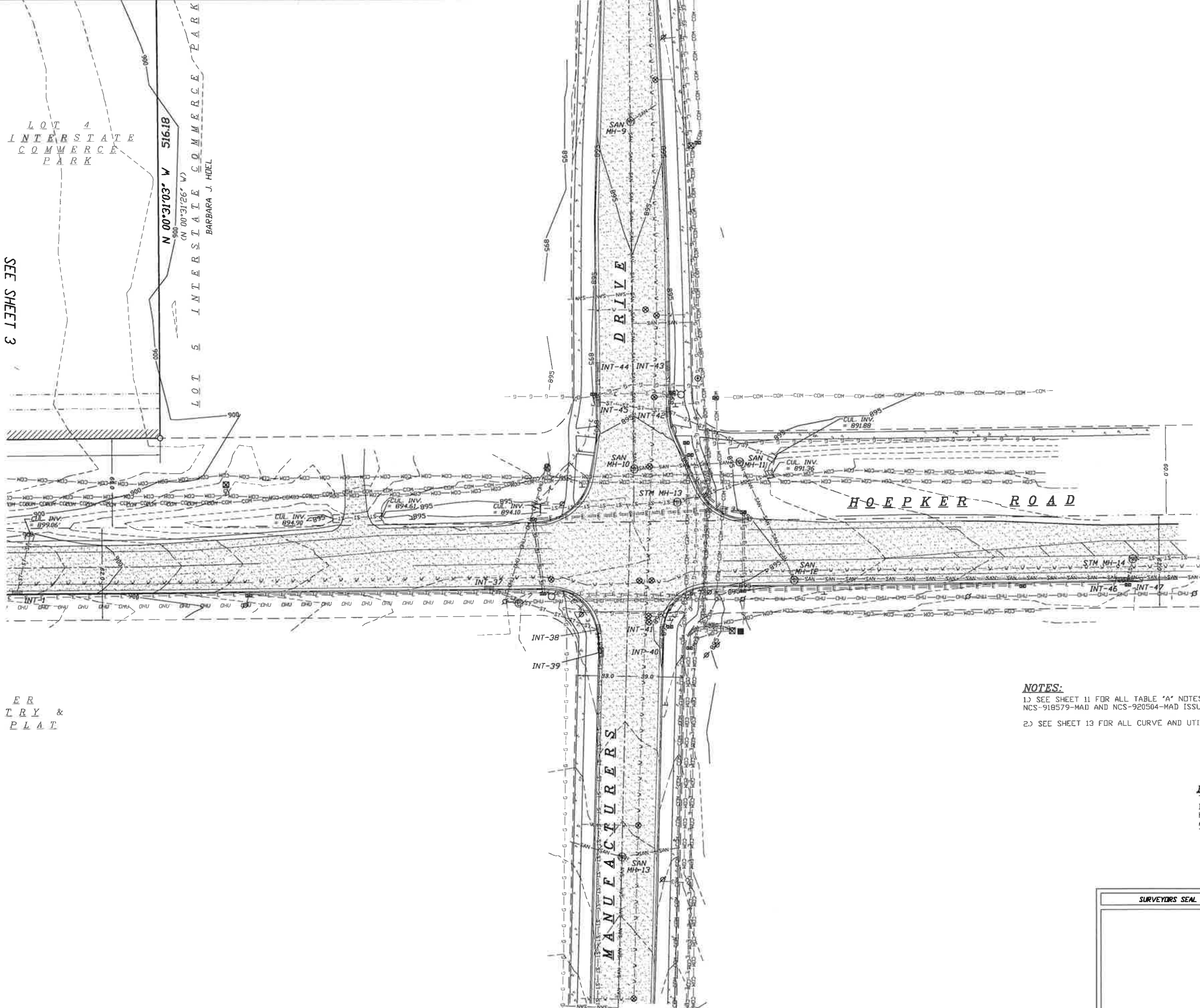
WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2008	DATE	OCTOBER 6, 2009	CHECK BY	NTZ
SCALE	1" = 100'	DATE	JANUARY 23, 2009	DRAWING NO.	18V-284
DRAWN BY	NEL BORTZ	DATE	FEBRUARY 12, 2009	SHEET	3 OF 13



WCCS - DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'



PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

SEE SHEET 3

ER
 TRY &
 PLAT

NOTES:

- 1) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

HEIGHT LIMITATION ZONING MAP NOTE:
 THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
 IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
 HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
 AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
 THE DANE COUNTY CLERKS OFFICE.

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY
 A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 16, 2018	CHECK BY	NTP
SCALE	1" = 150'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-204
DRAWN BY	NEIL BERTZ	DATE	FEBRUARY 12, 2019	SHEET	4 OF 13

SEE SHEET 8

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
2690

SEE SHEET 6

TOWN OF BURKE
CITY OF MADISON

165' RV GRANT TO VLS
BELL, INC. DOC. No. 2188343
EXPIRES 12/31/2016

LOT 10
INTERSTATE
COMMERCE
PARK

LOT 9
INTERSTATE
COMMERCE
PARK

LOT 8
INTERSTATE
COMMERCE
PARK

LOT 15
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

LOT 7
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

COMMERCE
PARK
DRIVE
84.99
(N 89°28'34" E)
N 89°29'00" E

PROPOSED VACATED
(ROAD NOT CONSTRUCTED)
COMMERCE PARK DRIVE

LOT 1
INTERSTATE
COMMERCE
PARK

LOT 2
INTERSTATE
COMMERCE
PARK

LOT 3
INTERSTATE
COMMERCE
PARK

LOT 4
INTERSTATE
COMMERCE
PARK

SEE SHEET 3

HEIGHT LIMITATION ZONING MAP NOTE:

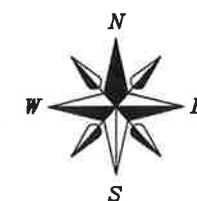
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 BIVETAIL DRIVE
MADISON, WI 53704

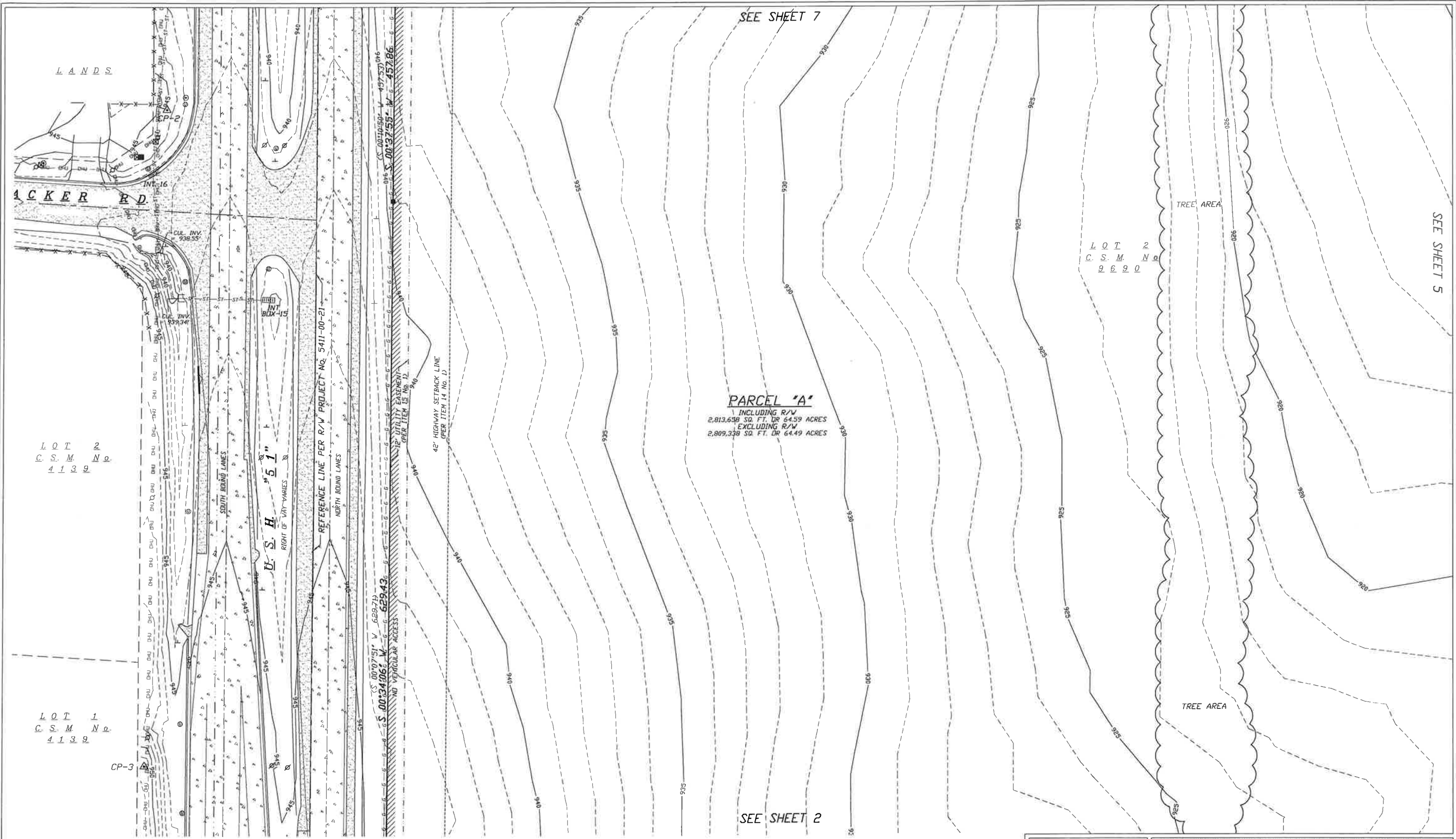
WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY			
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.			
DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018
SCALE	1" = 30'	DATE	JANUARY 23, 2019
DRAWN BY	NEIL RORTZ	DATE	FEBRUARY 11, 2019
CHECK BY	NTP	DRAWING NO.	18V-084
		DATE	FEBRUARY 12, 2019
		SHEET	3 OF 12



SEE SHEET 7

SEE SHEET 5

PARCEL "A"

INCLUDING R/W
2,813,638 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 2

LOT 2
C.S.M. No.
4139

LOT 1
C.S.M. No.
4139

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4603 BIVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

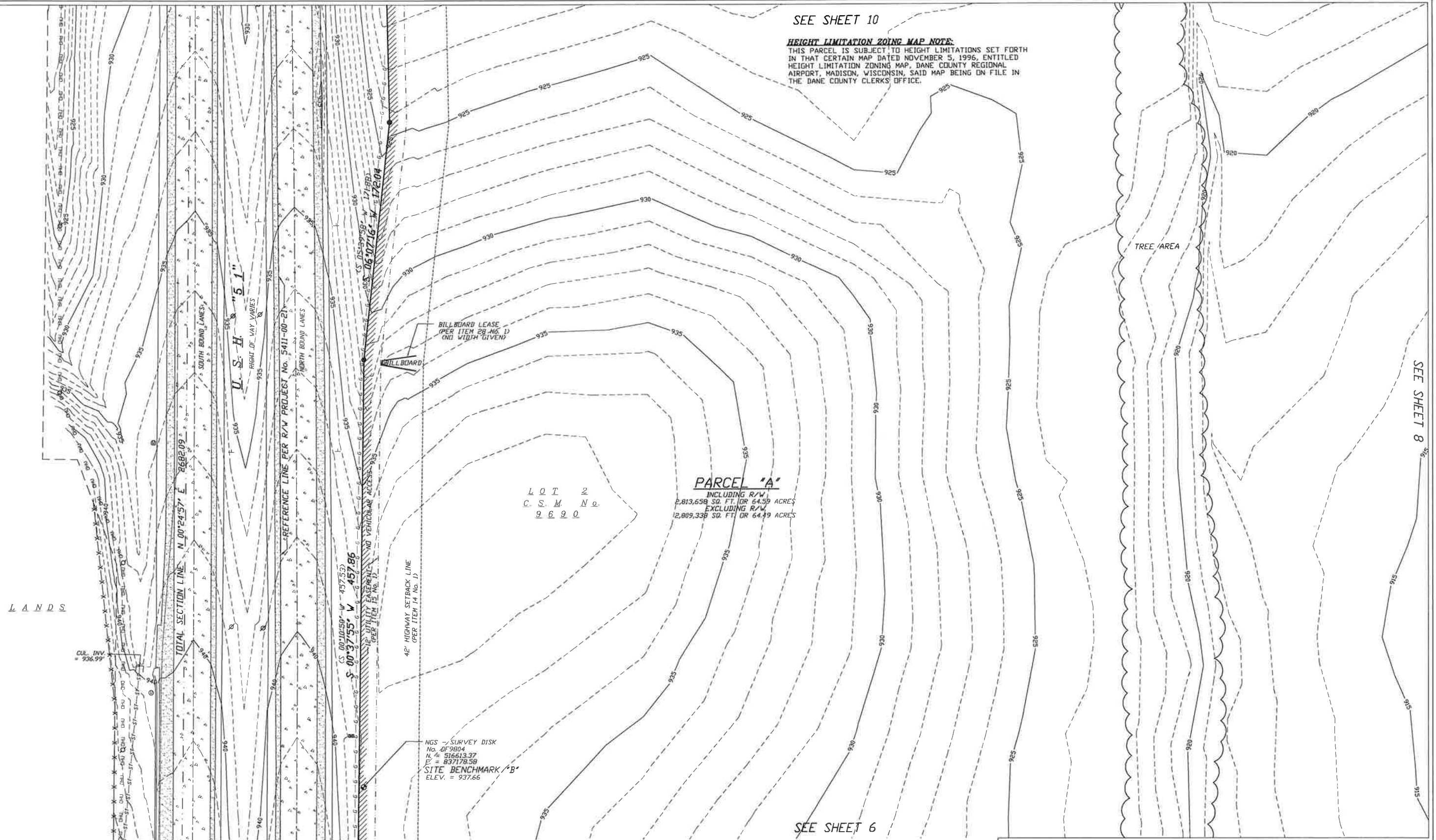
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53197.
NINA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-295-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOECKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 08, 2019	DATE	OCTOBER 08, 2019	CHECK BY	N.T.P.
SCALE	1" = 30'	DATE	FEBRUARY 12, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	6 OF 13

SEE SHEET 10

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.



LOT 2
C. S. M. N. Q.
9 6 9 0

PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
12,809,338 SQ. FT. OR 64.19 ACRES

LANDS

CUL. INV. = 936.99'

TOTAL SECTION LINE N 00°24'57" E 2682.09'

U. S. H. & "5.1"
HEIGHT OF WAY VARIES

REFERENCE LINE PER R/W PROJECT NO. 9411-00-21

CS 00°37'55" W 457.86'

42' HIGHWAY SETBACK LINE
(PER ITEM 28 NO. 1)

NGS - SURVEY DISK
No. 41F9804
E = 516613.37
N = 891719.58
SITE BENCHMARK "B"
ELEV. = 937.66

BILLBOARD LEASE
(PER ITEM 28 NO. 1)
(NO WIDTH GIVEN)

BILLBOARD

SEE SHEET 6

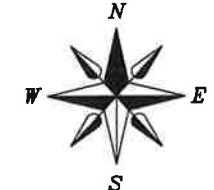
SEE SHEET 8

NOTES:

- SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWNTOWN DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOECKER ROAD ALTA/AC.S.M. SURVEY			
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.			
DATE	AUGUST 06, 2018	DATE	OCTOBER 08, 2018
SCALE	1" = 30'	DATE	JANUARY 23, 2019
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019
		DATE	FEBRUARY 12, 2019
		CHECK BY	NTA
		DRAWING NO.	18V-284
		SHEET	7 OF 13

SEE SHEET 9

SEE SHEET 7

SEE SHEET 5

LOT 2
C.S.M. No.
9690

PARCEL "A"

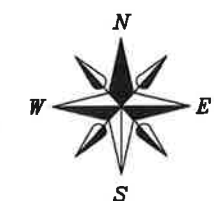
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 1
C.S.M. No.
14548
CITY OF MADISON EDD

LOT 1
C.S.M. No.
14548
CITY OF MADISON EDD

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

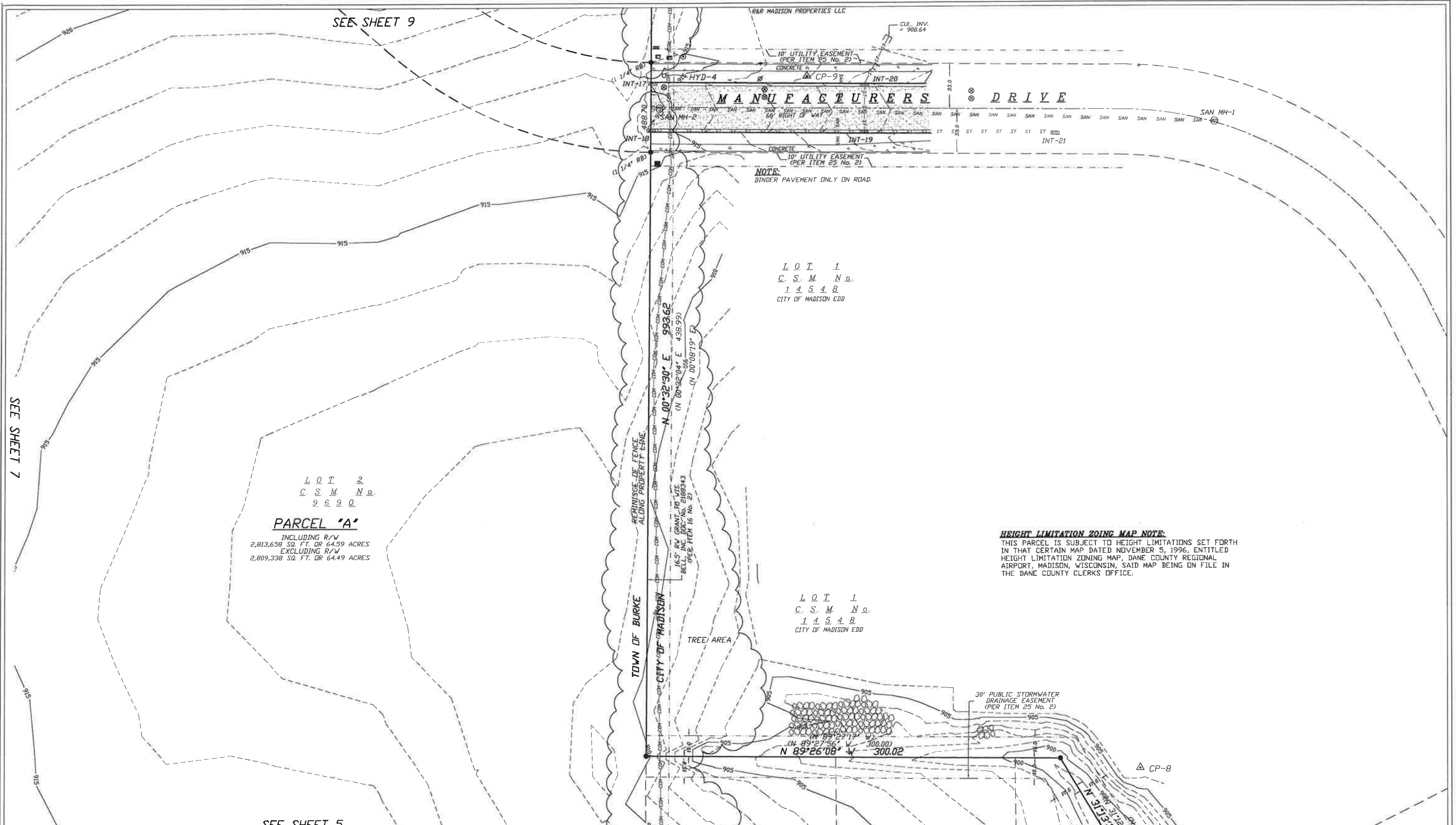
NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B"
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.



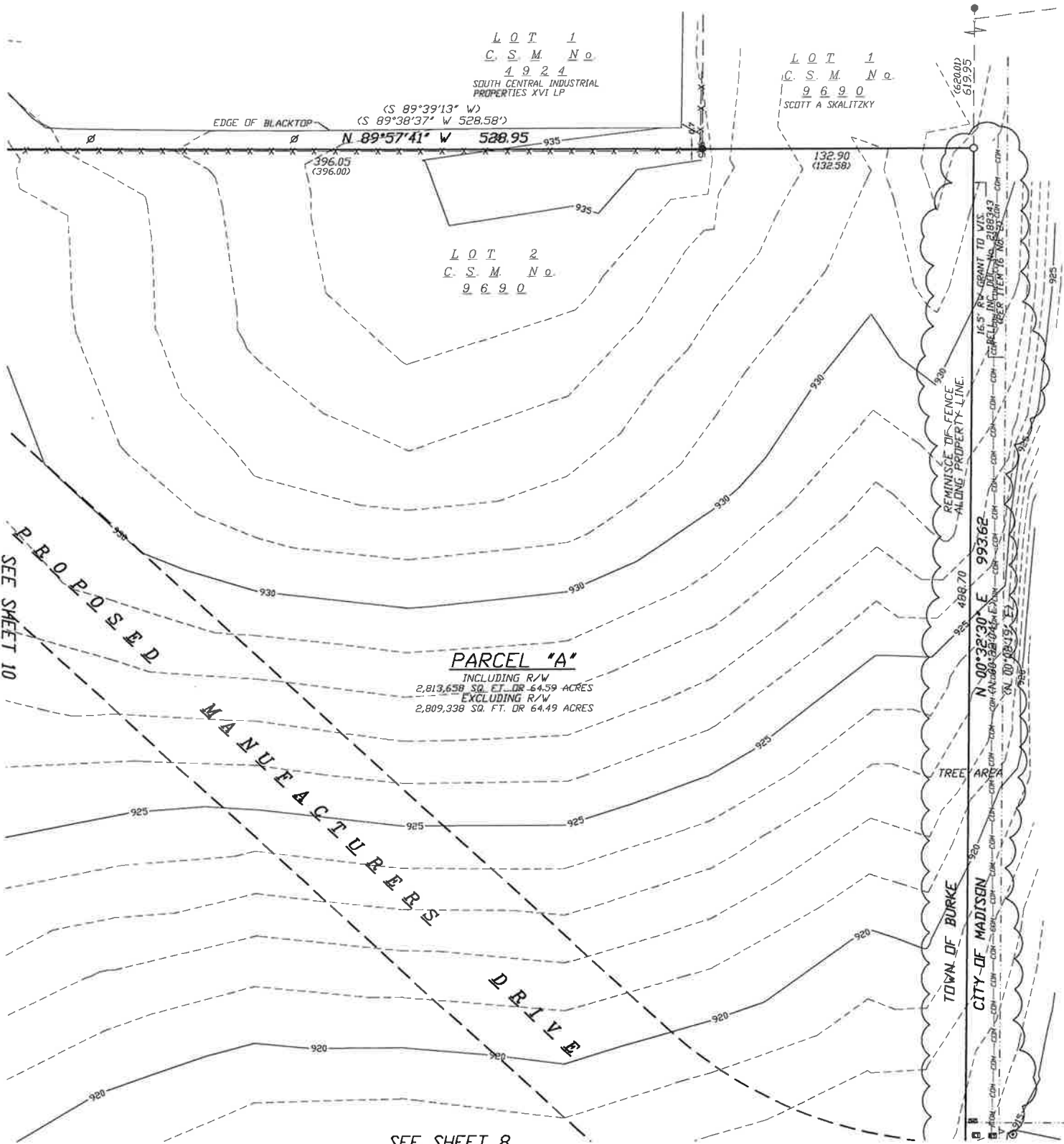
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA./A.C.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 26, 2019	DATE	OCTOBER 6, 2019	CHECK BY	NTP
SCALE	1" = 30'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-204
DRAWN BY	NETL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	8 OF 13



SEE SHEET 11



SEE SHEET 10

SEE SHEET 8



VCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, VT 53704

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

LOT 1
C.S.M. No. 13917
R&R MADISON PROPERTIES LLC

SURVEYORS SEAL			
WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. NDA T. PRIEVE & CHRIS W. ADAMS PROFESSIONAL LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM			
HOEPKER ROAD ALTA/AC.S.M. SURVEY A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.			
DATE	AUGUST 20, 2018	DATE	OCTOBER 9, 2019
SCALE	1" = 100'	DATE	FEBRUARY 11, 2019
DRAWN BY	NETL BURTZ	DATE	FEBRUARY 12, 2019
CHECK BY	NTS	DRAWING NO.	18V-204
		SHEET	9 OF 13

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

LOT 1 C.S.M. No. 7441

JORGENSEN INVESTMENTS LLC

S 89°59'50" W 590.83
(S 89°38'37" W 591.11)
(S 89°39'13" W 591.10)

WETLAND DELINEATED
HEARTLAND ECOLOGICAL
GROUP INC. ON AUGUST 13, 2010

CATTAIL AREA

LOT 2
C.S.M. No.
9690

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

WEST 1/4 CORNER
SECTION 9, T8N, R10E
ALUMINUM MONUMENT
N = 518278.61
E = 837061.89

LANDS

CUL. INV.
918.62

U.S.H. "5.1"
RIGHT OF WAY VARIES

REFERENCE LINE PER R/W PROJECT NO. 5411-00-21

S 00°22'21" W 297.32

CUL. INV.
918.74

S 01°06'23" E

42' HIGHWAY SETBACK LINE
(PER ITEM 14 NO. 1)

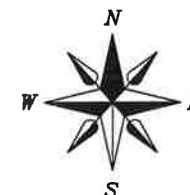
SEE SHEET 7

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4603 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NIDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5785 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA./AC.S.M. SURVEY

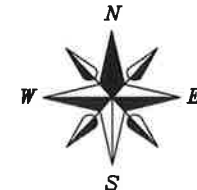
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 08, 2018	DATE	OCTOBER 8, 2018	CHECK BY	NTP
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	10 OF 13

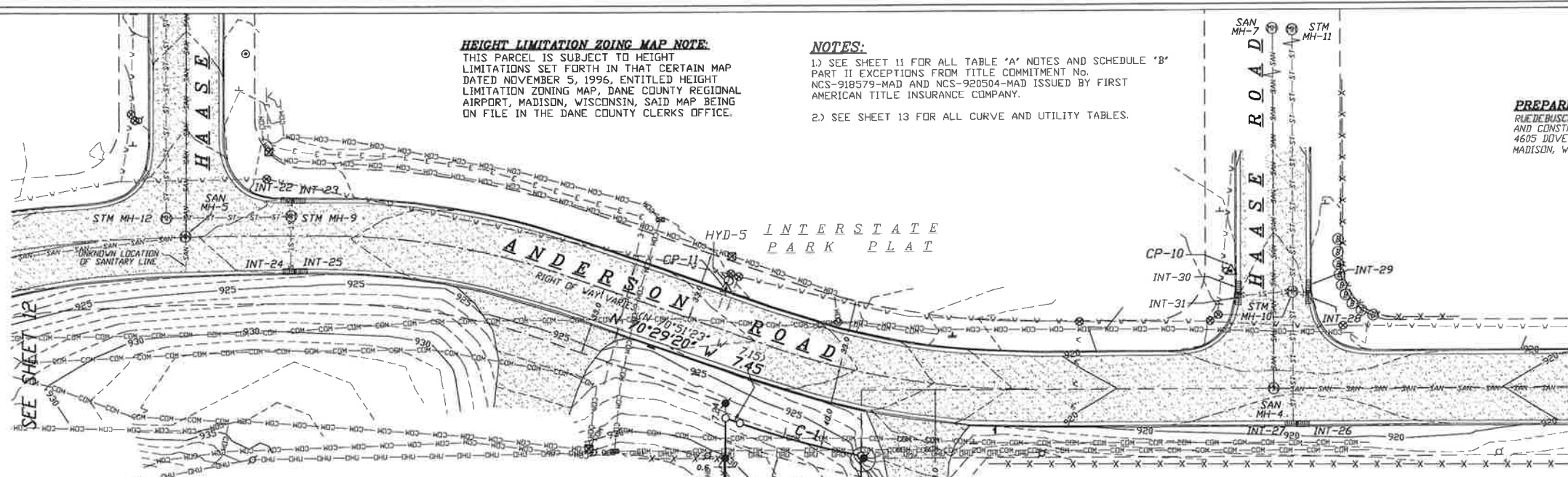
HEIGHT LIMITATION ZONING MAP NOTE:
 THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:
 1) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT NO. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 2) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'



PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 JOVETAIL DRIVE
 MADISON, WI 53704



DESCRIPTION OF TITLE RECORD:

PARCEL A:
 Lot Two (2), Certified Survey Map No. 9690 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 18, 2000, in Volume 56 of Certified Survey Maps, Pages 38-42, as Document No. 3214154, located in the Town of Burke, Dane County, Wisconsin. Tax Parcel No. 014/0810-093-0730-0

PARCEL B:
 Part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest corner of said Section 9, thence Easterly along the South line of Section 9, 370.1 feet to the point of beginning of this description; thence Northerly at right angles to the South line of Section 9, 33 feet to an iron stake; thence continue Northerly 137 feet to an iron stake; thence Easterly 160 feet to an iron stake; thence Southerly 137 feet to an iron stake; thence continue Southerly 33 feet to the South line of Section 9; thence Westerly along the South line of Section 9, 160 feet to the point of beginning. Tax Parcel No. 014/0810-093-0730-0

Corresponding to Schedule B-Section Two of Commitment No. NCS-918579-MAD issued by First American Title Insurance Company with an effective date of July 31, 2018. (REFERRED TO IN MAP AS (No. 1))

12. Notes as disclosed by Certified Survey Map No. 9690.
13. ANY FUTURE DEVELOPMENT OF LOT 2 OF C.S.M. NO. 9690 WILL NOT INCREASE THE CURRENT RATE OF DRAINAGE ONTO U.S. 51 RIGHT-OF-WAY.
14. ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED GREENWAYS OR PUBLIC STREETS.
15. ALL LOTS CREATED BY THIS SURVEY ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 7 OF THE MADISON GENERAL ORDINANCES REGARDING STORM WATER DETENTION AT THE TIME THEY DEVELOP.
16. REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.
17. FUTURE DEVELOPMENT AND DEDICATION OF STREETS AND PED-BIKE EASEMENTS OF LOT 2 OF C.S.M. NO. 9690 SHALL OCCUR CONSISTANT WITH THE CITY'S PLAN FOR THE HANSON ROAD NEIGHBORHOOD DEVELOPMENT PLAN AND DEVELOPMENT REQUIREMENTS.
18. A 15 FOOT PUBLIC PED-BIKE EASEMENT SHALL BE DEDICATED FROM ANDERSON STREET TO THE SOUTH TO A PUBLIC STREET TO BE DEDICATED UPON FURTHER SUBDIVISION AND / OR DEVELOPMENT OF LOT 2. THERE WILL BE NO FURTHER DEVELOPMENT OR REDEVELOPMENT ON LOT 2 C.S.M. NO. 9690 UNTIL PUBLIC SERVICES ARE AVAILABLE OR UNLESS APPROVED BY THE CITY OF MADISON PLAN COMMISSION.
19. Rights of the public in that portion of the subject premises lying within the limits of Hoepker Road and Anderson Road as disclosed by Certified Survey Map No. 9690. (LOT 2 C.S.M. NO. 9690 DOES NOT LIE WITHIN HOEPKER ROAD AND ANDERSON ROAD.)
20. Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)
21. Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)
22. Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)
23. Fifteen (15) foot wide permanent limited easement for grading and sloping as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)
24. Well Agreement and conditions contained in instrument recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 853339. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
25. Special assessments, fees, or charges owing to Anderson Road Assessment District under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
26. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
27. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
28. Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 51 including ramps and connection roads on the right of way thereof, as set forth in a Finding, determination and declaration by the State Highway Commission of Wisconsin, recorded March 21, 1956 in Volume 289 of Misc. Page 387, Document No. 914742 wherein said Highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
29. Access restricted along Hoepker Road under an instrument recorded March 18, 1957, in Volume 303 of Misc. Page 180, as Document No. 935126. (EFFECTS SUBJECT PROPERTY, BUT C.S.M. NO. 9690 HAS RESTRICTED LARGER AREA TO NO VEHICULAR ACCESS)
30. Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
31. Resolution pertaining to Extraterritorial Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16053 of Records, Page 65, as Document No. 2267778. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
32. Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2392228. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
33. Special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
34. Memorandum of Sign Site Lease recorded March 28, 2013, as Document No. 4973673. (SHOWN ON MAP)

DESCRIPTION OF TITLE RECORD:

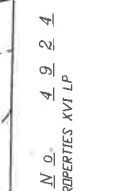
PARCEL I:
 Lots 1, 2, 3, 4, 8, 9, and 10, Interstate Commerce Park a recorded plat located in the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin.

PARCEL II:
 Together with proposed vacated portion of Commerce Park Drive, to be vacated.

Tax Parcel Numbers: 251/0810-093-0201-9, 251/0810-093-0202-7, 251/0810-093-0203-5, 251/0810-093-0204-3, 251/0810-093-0302-5, 251/0810-093-0303-3, and 251/0810-093-0304-1

Corresponding to Schedule B-Section Two of Commitment No. NCS-920504-MAD issued by First American Title Insurance Company with an effective date of August 13, 2018. (REFERRED TO IN MAP AS (No. 2))

13. Finding, Determination and Declaration, relating to controlled-access Highway, recorded March 21, 1956 in Volume 289, Page 387, as Document No. 914742. (DOES NOT EFFECT SUBJECT PROPERTY)
 14. Resolution Agreement to Control of Access Along Local Street or Highway, recorded March 18, 1957 in Volume 303, Page 181, as Document No. 935127. (DOES NOT EFFECT SUBJECT PROPERTY)
 15. Covenant, relating to private sewage system, recorded October 7, 1983 in Volume 5004, Page 88, as Document No. 1804438. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 16. Right-of-Way Grant, to Wisconsin Bell Inc., recorded March 9, 1990 in Volume 13932, Page 34, as Document No. 2180343. (SHOWN ON MAP)
 17. Affidavit, relating to Well Abandonment Ordinance and Well Head Protection Ordinance, recorded December 28, 1993 in Volume 26061, Page 43, as Document No. 2559956. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 18. Right-of-Way Underground Electric recorded March 1, 1996 in Volume 32144, Page 10, as Document No. 2741676. (DOES NOT EFFECT SUBJECT PROPERTY)
 19. Deed Restriction recorded January 21, 2003 as Document No. 3634899. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 20. Agreement to Purchase and Undertake Development of the Interstate Commerce Park between the City of Madison and Gregory A. Rice and John R. Briffan and Rice and Associates and Brigham Woods Corporation and Barbara J. Hoel recorded September 15, 2005 as Document No. 4108256. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 21. Avigation Easement recorded September 22, 2005 as Document No. 4111035. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 22. Deed Restriction recorded September 28, 2005 as Document No. 4113494. (DOES NOT EFFECT SUBJECT PROPERTY)
 23. Avigation Easement recorded October 17, 2005 as Document No. 4121457. Correction Affidavit recorded November 2, 2005 as Document No. 4128118. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
 24. Declaration Establishing Public Ped-Bike Trail and Landscaping Easement recorded November 29, 2005 as Document No. 4136491. (DOES NOT EFFECT SUBJECT PROPERTY)
 25. Easements, setbacks, notes, and all other matters disclosed by Plat of Interstate Commerce Park recorded November 29, 2005 as Document No. 4137450
 - 30' PUBLIC STORMWATER DRAINAGE EASEMENT (SHOWN ON MAP)
 - 20' PERMANENT LIMITED PUBLIC GRADING EASEMENT (SHOWN ON MAP)
 - AREAS OF NO VEHICULAR ACCESS (SHOWN ON MAP)
 - UTILITY EASEMENT(S) (SHOWN ON MAP)
- NOTES:**
 -LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS.
 -UTILITY EASEMENTS: ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND. NO PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 -THE DISTURBANCE OF ANY SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32, WISCONSIN STATUTES.
 -ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF THE LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
 -THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.
 ACCESS NOTE:
 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 OR EGRESS TO ANY HIGHWAY WITHIN THE RIGHT-OF-WAY INTERSTATE HIGHWAY 39, 90 & 94. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.93, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.
 SETBACK NOTE:
 HIGHWAY SETBACK: THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, WISCONSIN STATUTES.



PARCEL "A"
 INCLUDING R/W
 2,813,658 SQ. FT.
 OR 64.59 ACRES
 EXCLUDING R/W
 2,803,338 SQ. FT.
 OR 64.49 ACRES

LOT 2
 C.S.M. NO.
 9690

SEE SHEET 10
 S 00°24'49" W 696.38'

SEE SHEET 9
 N 00°24'49" E 628.10'
 (ON 00°01'14" E 627.82')

TABLE A NOTES:

- 2) SEE BELOW FOR PROPERTY ADDRESSES.
- LANDS DESCRIBED AS PARCEL "B" = 4210 HOEPKER ROAD, MADISON, WI 53704 (PARCEL NO. 014/0810-093-0730-0)
- C.S.M. NO. 9690 = 4202 HOEPKER ROAD, MADISON, WI 53704 (PARCEL NO. 014/0810-093-0730-0)
- LOT 1, INTERSTATE COMMERCE PARK PLAT = 3801 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0201-9)
- LOT 2, INTERSTATE COMMERCE PARK PLAT = 3827 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0202-7)
- LOT 3, INTERSTATE COMMERCE PARK PLAT = 3853 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0203-5)
- LOT 4, INTERSTATE COMMERCE PARK PLAT = 3901 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0204-3)
- LOT 8, INTERSTATE COMMERCE PARK PLAT = 3854 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0302-5)
- LOT 9, INTERSTATE COMMERCE PARK PLAT = 3828 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0303-3)
- LOT 10, INTERSTATE COMMERCE PARK PLAT = 3802 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL NO. 251/0810-093-0304-1)
- 3) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF MADISON AND THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, MAP NO. 55025C026H WITH AN EFFECTIVE DATE OF AUGUST 17, 2014.
- 4) THE TOTAL GROSS LAND AREA OF THIS PARCEL IS 2,813,658 SQ. FT. OR 64.59 ACRES INCLUDING ROAD RIGHT OF WAY.
- 5) ELEVATIONS ARE REFERENCED TO NAVD 88(2012 DATUM) SEE BENCHMARK TALBE ON SHEET 10.
- 6) NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- 7) THERE ARE NO BUILDINGS LOCATED ON THIS PARCEL.
- 11) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBLSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET NO. 2018-3001284, 2018-3001333, 2018-3001305, 2018-3001354, 2018-3001399, 2018-3001416, 2018-3001426, 2018-3001438, 2018-3001466, AND 2018-3001483
- 14) THIS PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF UNITED STATES HIGHWAY "51" AND HOEPKER ROAD.
- 16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18) WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. ON AUGUST 13, 2018.

GENERAL NOTES:

- 1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.
- 2) THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. WILLIAMSON SURVEYING AND ASSOCIATES, LLC DOES NOT WARRANT THE ACCURACY OF THESE POINTS AND BENCHMARKS. THE SURVEYOR SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.
- 3) PER C.S.M. NO. 4924 (DOCUMENT NO. 1932810) IF THE 66 FOOT WIDE STRIP ON LOT 2 C.S.M. NO. 9690 BECOMES A PUBLIC STREET, A 25 FOOT CORNER RADIUS SHALL BE DEDICATED TO THE PUBLIC AT THE NORTHWEST CORNER OF LOT 1 C.S.M. NO. 4924.

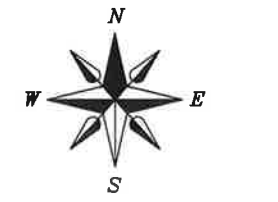
SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

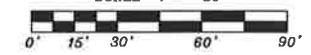
HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	DATE	DATE	DATE
AUGUST 8, 2018	OCTOBER 8, 2018	JANUARY 23, 2019	CHECK BY
SCALE: 1" = 300'	DATE: FEBRUARY 12, 2019	DATE: FEBRUARY 12, 2019	DRAWING NO.
DRAWN BY: NEIL BORTZ	DATE: FEBRUARY 12, 2019	DATE: FEBRUARY 12, 2019	SHEET
			11 OF 13



WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°20'36" E
 SCALE 1" = 30'



PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

NOTES:

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STORM SEWER INLETS

STRUC. ID	FLOW	INVERT	ELEVATION	SIZE
INT-1	901.31'	NORTH	899.46'	12"
INT-2	908.26'	NORTH	905.36'	12"
INT-3	911.78'	NORTH	908.38'	12"
INT-4	914.18'	NORTH	911.33'	12"
INT-5	938.51'	NORTH	932.46'	12"
INT-6	945.46'	EAST	940.16'	24"
		WEST	940.91'	12"
INT-7	945.40'	EAST	941.30'	12"
		WEST	941.35'	12"
INT-8	945.66'	EAST	941.76'	12"
INT-9	944.49'	WEST	942.24'	12"
INT-10	944.53'	EAST	941.93'	12"
		WEST	942.03'	18"
		SOUTH	941.73'	24"
INT-11	944.56'	EAST	942.51'	18"
		WEST	942.41'	18"
INT-12	945.15'	NORTH	942.15'	24"
		SOUTH	942.05'	24"
INT-13	944.94'	NORTH	942.00'	24"
		SOUTH	941.94'	24"
INT-14	945.02'	EAST	940.67'	24"
BUX INT-15	940.49'	EAST	940.06'	30"x18"
INT-16	941.38'	SOUTH	937.76'	36"x24"
		NORTH	937.72'	24"
		WEST	938.43'	15"
INT-17	914.77'	SOUTH	COVERED BY FABRIC	
INT-18	914.75'	NORTH	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-19	911.24'	NORTH	COVERED BY FABRIC	
		WEST	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-20	911.0'	SOUTH	907.05'	15"
		NORTH	907.30'	15"
INT-21	907.98'	WEST	COVERED BY FABRIC	
INT-22	922.95'	SOUTH	920.25'	12"
		EAST	920.45'	10"
INT-23	923.03'	WEST	920.58'	10"
INT-24	923.05'	NORTH	919.95'	15"
		EAST	920.00'	12"
INT-25	923.05'	WEST	920.29'	12"
INT-26	918.39'	WEST	915.47'	12"
INT-27	918.31'	EAST	915.44'	12"
		NORTH	915.41'	12"

STRUC. ID	FLOW	INVERT	ELEVATION	SIZE
INT-28	917.81'	WEST	914.66'	12"
		NORTH	914.70'	18"
INT-29	917.76'	SOUTH	914.79'	18"
INT-30	917.80'	SOUTH	915.10'	18"
INT-31	917.86'	NORTH	915.06'	18"
		EAST	914.86'	12"
INT-32	915.74'	NORTH	913.39'	15"
		WEST	913.44'	15"
INT-33	916.59'	EAST	914.09'	15"
		NW	914.19'	15"
INT-34	913.57'	SOUTH	911.07'	15"
		NORTH	910.82'	12"
INT-35	912.86'	SOUTH	909.71'	12"
		NORTH	909.66'	12"
INT-36	912.69'	SOUTH	909.29'	12"
		NORTH	909.39'	12"
INT-37	895.44'	SE	892.09'	12"
INT-38	894.98'	NW	891.68'	12"
		NORTH	891.48'	24"
INT-39	894.86'	EAST	891.31'	24"
		SOUTH	891.31'	24"
		NORTH	891.56'	24"
INT-40	894.71'	SOUTH	892.46'	6"
		NORTH	891.91'	12"
INT-41	894.54'	SOUTH	891.64'	12"
		WEST	891.59'	24"
INT-42	894.54'	WEST	891.74'	18"
		SE	891.69'	18"
		NORTH	891.74'	18"
INT-43	894.04'	SOUTH	891.94'	18"
INT-44	894.12'	SOUTH	891.94'	18"
INT-45	894.43'	EAST	891.93'	18"
		NORTH	891.97'	18"
INT-46	891.85'	EAST	888.95'	15"
INT-47	891.76'	WEST	888.76'	15"
		NORTH	888.46'	15"
INT-48	914.08'	WEST	910.88'	15"
INT-49	914.14'	EAST	910.41'	15"
		WEST	910.34'	24"
INT-50	914.32'	EAST	908.77'	15"
		WEST	908.66'	24"
INT-51	910.90'	SOUTH	907.90'	15"
		WEST	907.95'	15"
INT-52	910.41'	EAST	908.21'	15"
INT-53	910.92'	NE	906.67'	15"
INT-54	909.67'	SW	906.32'	15"
		NW	906.07'	15"
		SE	906.17'	15"
INT-55	909.77'	NE	906.22'	15"
		SE	906.32'	15"
INT-56	910.36'	NE	907.11'	15"

NOTE
 INT-32 AND *INT-33* ARE UNDER CONSTRUCTION AND FLOWLINE IS SUBJECT TO CHANGE.

STORM SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
STM MH-1	907.58'	EAST	904.22'	36"x18"
		WEST	904.20'	36"x18"
STM MH-2	908.74'	EAST	904.62'	36"x18"
		SOUTH	904.83'	36"x18"
		SOUTH	905.09'	12"
STM MH-3	911.28'	EAST	906.58'	36"x18"
		WEST	906.61'	36"x18"
STM MH-4	912.55'	EAST	907.64'	36"x18"
		WEST	907.68'	21"
		SOUTH	907.90'	12"
STM MH-5	914.87'	EAST	910.47'	21"
		WEST	910.52'	21"
		SOUTH	910.82'	12"
STM MH-6	917.24'	EAST	912.34'	21"
		SW	913.09'	15"
STM MH-7	917.36'	NE	912.51'	15"
		SOUTH	912.56'	15"
STM MH-8	944.49'	NE	938.89'	24"
		WEST	938.94'	24"
STM MH-9	923.34'	SOUTH	919.34'	15"
		NORTH	919.84'	12"
		WEST	918.39'	15"
STM MH-10	918.20'	NORTH	911.40'	24"
		WEST	914.50'	12"
		EAST	914.50'	12"
		SOUTH	914.50'	12"
STM MH-11	907.69'	SOUTH	901.19'	30"
		NORTH	900.99'	30"
STM MH-12	922.59'	EAST	916.37'	15"
		NORTH	916.32'	15"
STM MH-13	895.56'	WEST	892.01'	37"
		EAST	891.97'	37"
STM MH-14	892.28'	SOUTH	888.23'	15"
		EAST	888.18'	15"

NOTE
 STM MH-7 IS UNDER CONSTRUCTION AND RIM IS SUBJECT TO CHANGE.

CURVE TABLE:

C#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C1	418.28	N 74°40'57" W 61.30	61.37	61.19	S 79°18'45" E
		N 74°40'57" W 61.14	61.14	61.19	N 78°52'24" W

SANITARY SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
SAN MH-1	906.18'	WEST	894.25'	8"
SAN MH-2	915.22'	EAST	903.12'	8"
SAN MH-3	917.00'	WEST	905.95'	10"
		SOUTH	905.90'	10"
SAN MH-4	919.13'	BOTTOM	911.03'	10"
SAN MH-5	922.91'	NORTH	914.21'	10"
		WEST	914.66'	10"
		SOUTH	914.41'	8"
SAN MH-6	918.70'	NORTH	904.95'	10"
		SOUTH	904.98'	10"
SAN MH-7	905.49'	NORTH	898.77'	10"
		SOUTH	898.87'	10"
SAN MH-8	923.43'	WEST	915.98'	10"
		EAST	916.03'	10"
SAN MH-9	895.59'	NORTH	888.12	8"
		SOUTH	888.09'	8"
SAN MH-10	895.52'	NORTH	879.84'	8"
		EAST	879.80'	8"
SAN MH-11	894.78'	WEST	879.48'	8"
		SE	879.43'	8"
SAN MH-12	894.56'	NW	879.59'	8"
		EAST	879.65'	8"
SAN MH-13	897.36'	SOUTH	885.99'	8"
		EAST	886.06'	8"
		WEST	886.13'	8"
SAN MH-14	899.95'	NORTH	885.24'	8"
SAN MH-15	921.31'	EAST	915.52'	8"

NOTE
 SAN MH-3 IS UNDER CONSTRUCTION AND RIM IS SUBJECT TO CHANGE.

CONTROL POINTS:

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	517402.28	837009.24	926.45	3/4" REBAR
CP-2	516528.57	837010.44	944.50	3/4" REBAR
CP-3	516053.40	836995.38	951.88	3/4" REBAR
CP-4	515480.35	837167.28	944.77	3/4" REBAR
CP-5	515613.72	837632.74	928.31	3/4" REBAR
CP-6	515577.42	838066.29	916.23	3/4" REBAR
CP-7	515565.21	838647.31	905.65	3/4" REBAR
CP-8	516614.00	838729.85	906.33	CUT "X"
CP-9	517118.18	838489.59	913.88	60"D NAIL
CP-10	518334.80	838033.79	918.37	3/4" REBAR
CP-11	518327.57	837791.40	924.21	3/4" REBAR

ELEVATION BENCHMARKS

HYDRANT	ELEVATION	DESCRIPTION
HYD-1	909.38'	SOUTH R/W HOECKER ROAD
HYD-2	919.35'	SOUTH R/W HOECKER ROAD
HYD-3	931.89'	SOUTH R/W HOECKER ROAD
HYD-4	918.58'	NORTH R/W MANUFACTURERS DRIVE
HYD-5	926.38'	NORTH R/W ANDERSON ROAD

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 W. MAIN STREET, WAUNAKEE, WISCONSIN, 53597
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

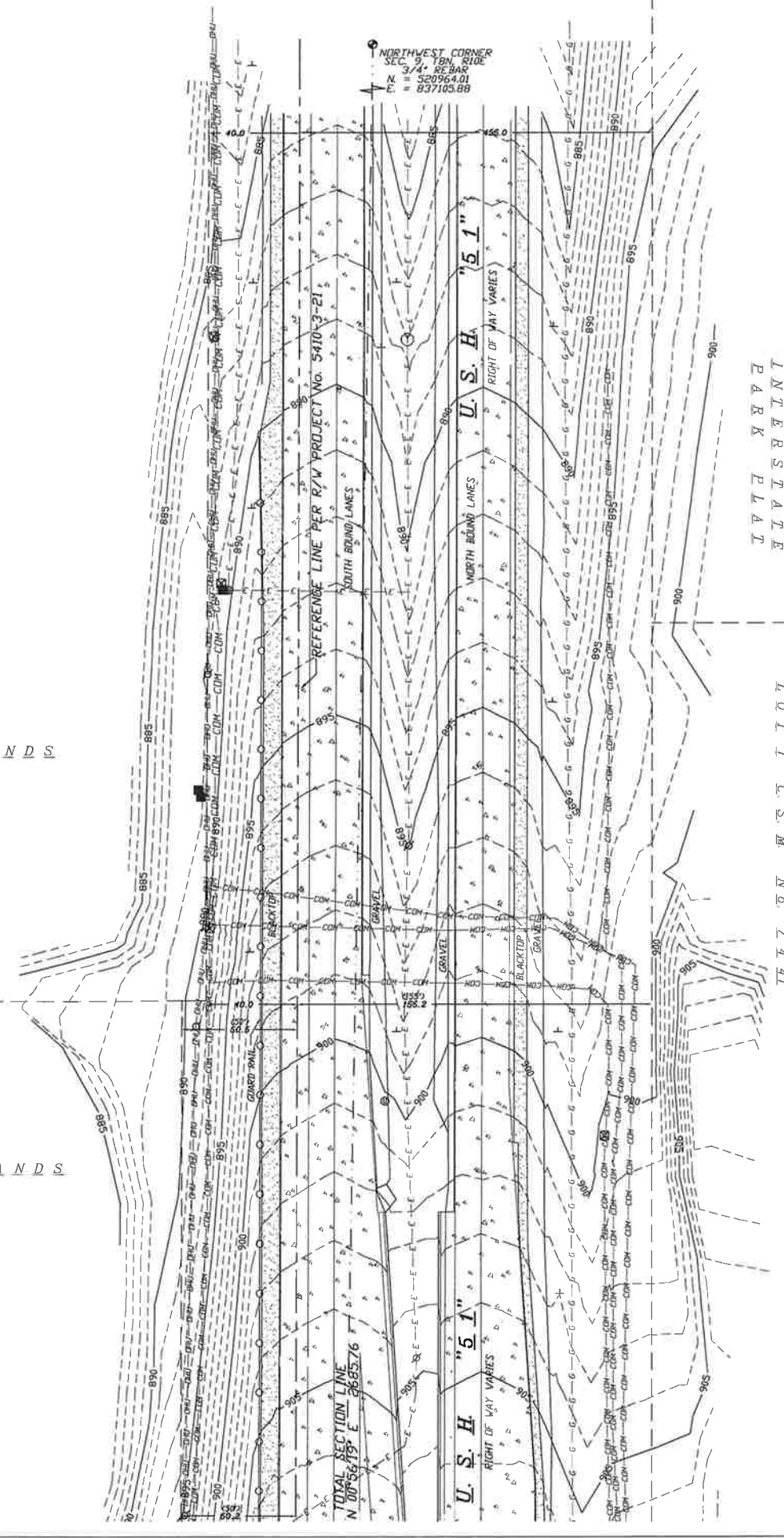
HOECKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	BY	DATE	BY	DATE	BY
AUGUST 20, 2018	NEIL HORTZ	OCTOBER 8, 2018	CHRIS W. ADAMS	CHECK BY	N.T.P.
JANUARY 23, 2019	NEIL HORTZ	JANUARY 23, 2019	CHRIS W. ADAMS	DATE	DATE
FEBRUARY 12, 2019	NEIL HORTZ	FEBRUARY 12, 2019	CHRIS W. ADAMS	DATE	DATE
FEBRUARY 12, 2019	NEIL HORTZ	FEBRUARY 12, 2019	CHRIS W. ADAMS	DATE	DATE

SCALE: 1" = 30'
 DRAWN BY: NEIL HORTZ

SEE SHEET 12



LANDS

LANDS

NORTHWEST CORNER
 SEC. 9, T8N, R10E
 REBAR
 N = 520964.01
 E = 837105.88

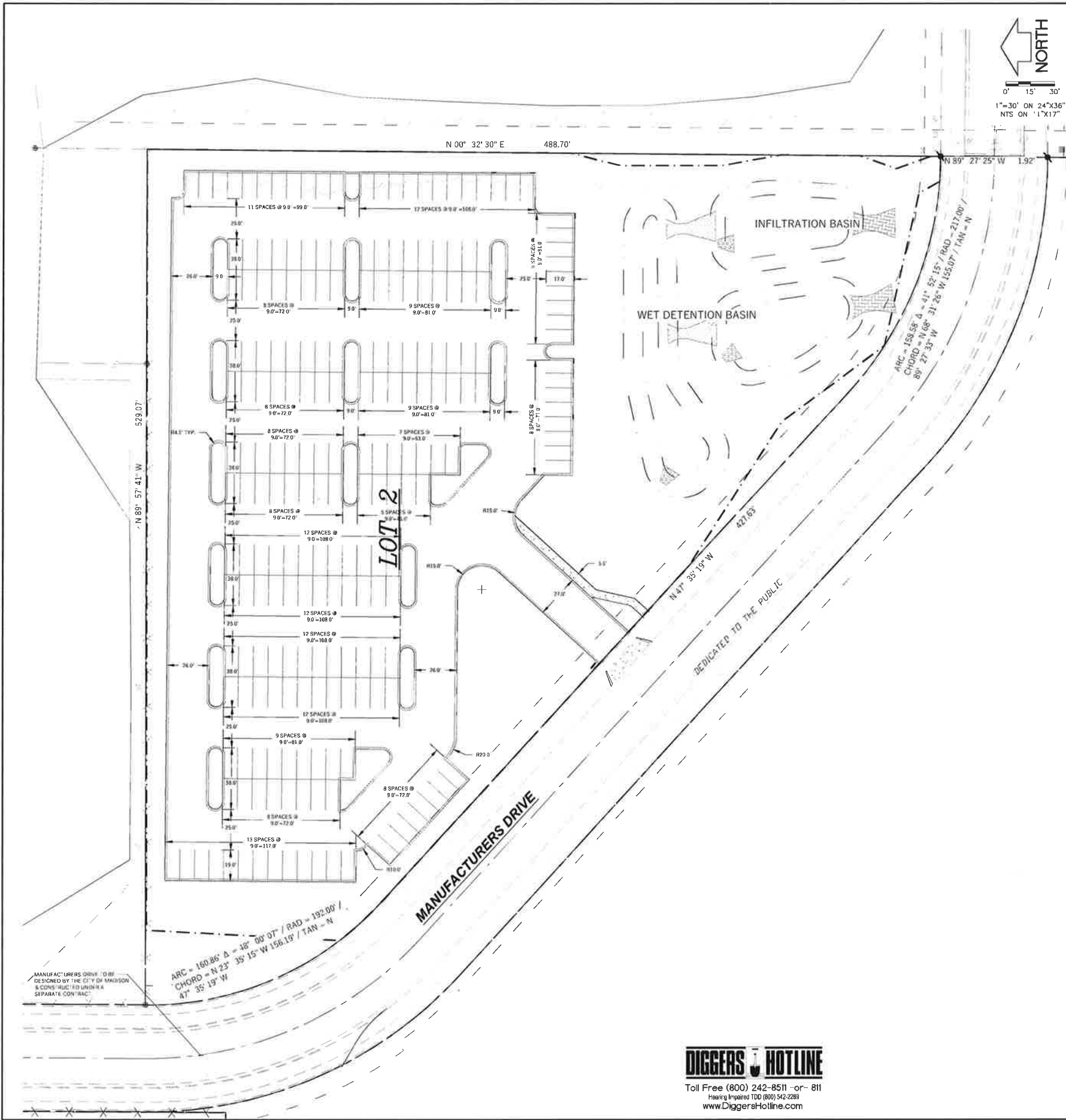
REFERENCE LINE PER R/V PROJECT NO. 5410-3-21

U. S. H. "5.1"
 RIGHT OF WAY VARIES

TOTAL SECTION LINE
 N 00°56'19" E 2685.76'

INTERSTATE
 PARK PLAZA

LOT 1 C.S.M. NO. 2441



LEGEND (PROPOSED)

	SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
	RIGHT-OF-WAY (GRAPHIC)
	RIGHT-OF-WAY (GRAPHIC)
	NEW CONCRETE SIDEWALK
	NEW ASPHALT PAVEMENT (TYPE I)
	18" CURB AND CURB-TIE
	NEW FENCE

CITY SUBMITTAL

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON "TOPOGRAPHIC & UTILITY DATA" AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF INACCURACIES OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, UTILITIES, DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNLESS CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE "TOWN & CITY" LINES WHEN REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCREPANCIES OR OMISSIONS BY ANY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE, INC.

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
 4405 DOVETAIL DRIVE MADISON, WI 53704
 PHONE: 608.843.3388 FAX: 608.843.3388

WYSER ENGINEERING

608.843.3388
 www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
 OFFSITE PARKING LOT -
 TOWN OF BURKE
 HOEPLER ROAD
 MADISON, WISCONSIN

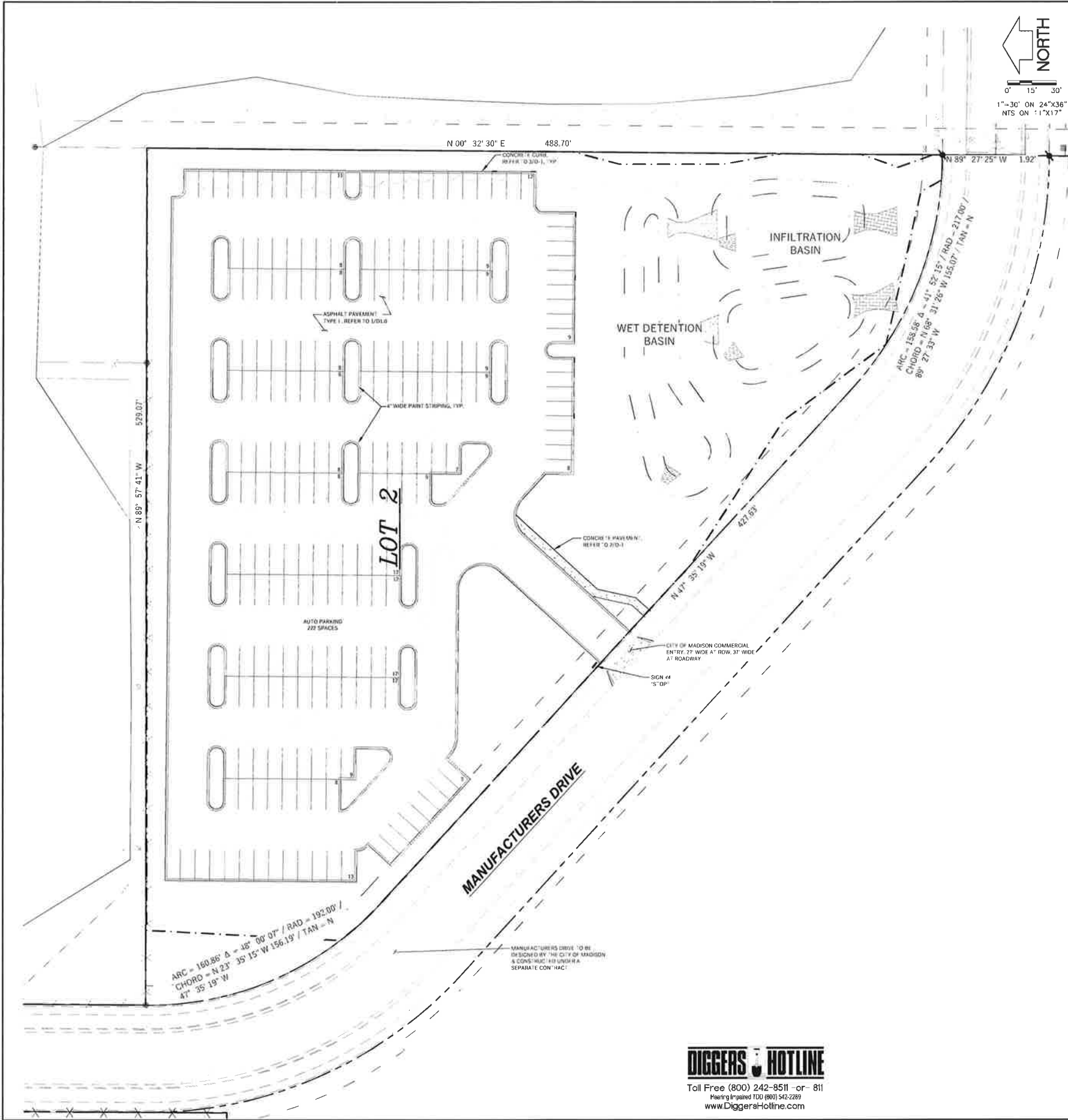
DATE:	
NO. REVISION:	
PROJECT NO.:	
PROJECT NAME:	

DESIGNED BY:	Project Number:
DRAWN BY:	
CHECKED BY:	
DATE:	

CI.3

DIGGERS HOTLINE

Toll Free (800) 242-8511 or 811
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



SITE ADDRESS (LOT 2 CSM TO BE RECORDED) CURRENTLY PART OF LARGER PARCEL A: 420 HOEPKER ROAD
 SITE ACREAGE: 161,141 SQ. FT. (3.64 AC)
 USE OF PROPERTY: INDUSTRIAL

THE PROPERTY IS SUBJECT TO HEIGHT LIMITATIONS OF THE DANE COUNTY REGIONAL AIRPORT MINIMUM HEIGHT REGULATION MAXIMUM ON THE LOT IS APPROXIMATELY 50'

ZONING: 79 088
 (INDUSTRIAL (M) 10 - CITY OF MADISON ZONING)

SF BACKS: 79 088(3)
 FRONT YARD: NONE
 BACK YARD: 30-FEET
 SIDE YARD: NONE / 10-FEET

AUTOMOBILE PARKING REQUIREMENT: 28 141(3)
 NO MINIMUM

TOTAL NUMBER OF PARKING STALLS: 232
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS

BICYCLE PARKING REQUIREMENT: 28 141 TABLE 28-3
 1 PER 10 EMPLOYEES

TOTAL NUMBER OF BIKE STALLS: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS

MAXIMUM IMPERVIOUS PERCENT: 75% - 78 088(3)
 PERCENT IMPERVIOUS: 33.3%

NEW IMPERVIOUS SURFACE AREA: 59,722 SQ. FT.
 ROOF TOP: -
 PAVED: 59,722 SQ. FT.

DISTURBANCE LIMITS: 165,000 SQ. FT.

CITY SUBMITTAL

LEGEND (PROPOSED)

	SURVEY PARCEL PROPERTY LINE (GRAPHIC)
	PROPOSED EASEMENT (GRAPHIC)
	RIGHT-OF-WAY (GRAPHIC)
	NEW CONCRETE SIDEWALK
	NEW ASPHALT PAVEMENT (TYPE 1)
	18" CURB AND GUTTER
	NEW FENCE

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
 4625 POWELL DRIVE MADISON, WI 53704
 PHONE: 608.249.2012 FAX: 608.249.6026

WYSER ENGINEERING

608.843.3388
www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
 OFFSITE PARKING LOT -
 TOWN OF BURKE
 HOEPKER ROAD
 MADISON, WISCONSIN

DATE	
NO. DIVISION	
SHEET TITLE	SITE PLAN (C2.3), (A2.3)
JOB NUMBER	Project Number
DESIGNED BY	WJS
DRAWN BY	WJS
CHECKED BY	WFW
DATE	06/11/2018
SHEET NO.	

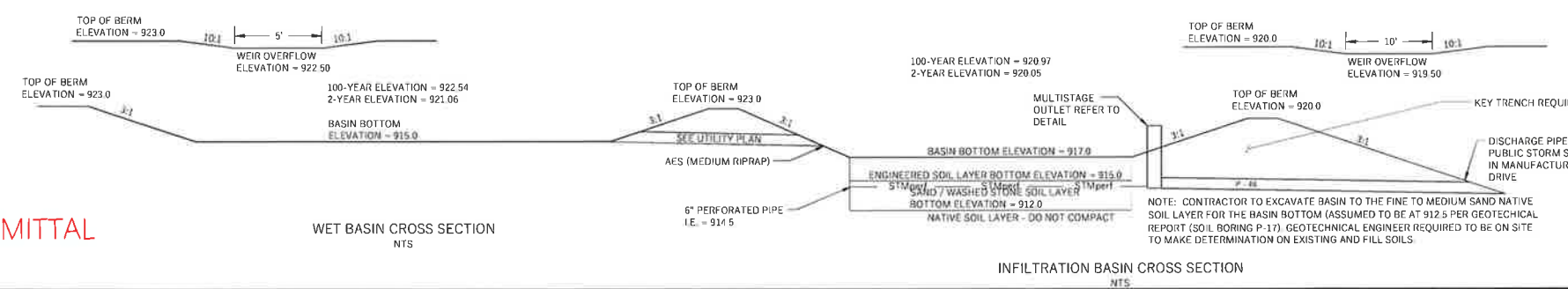
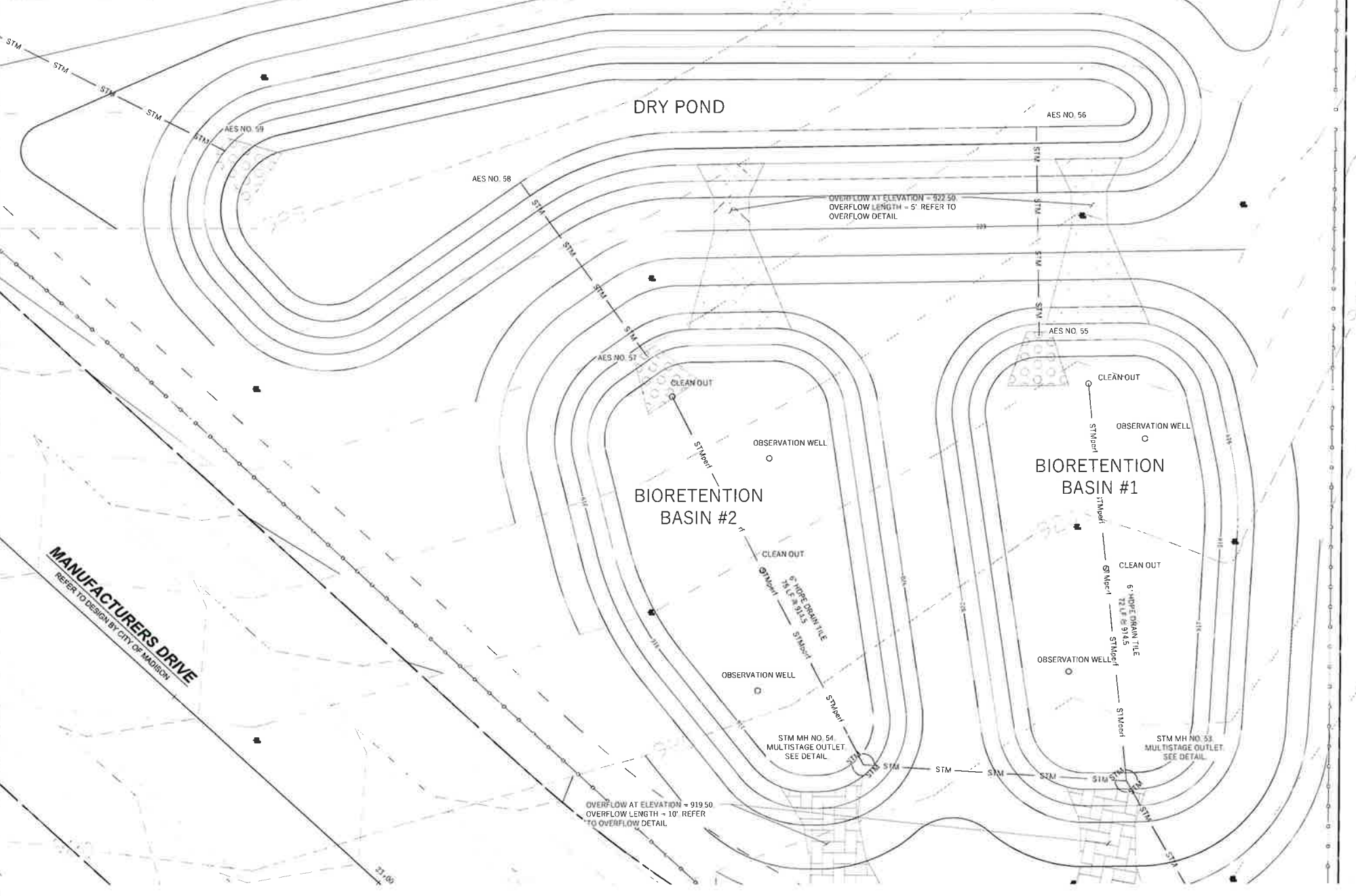
C2.3

DIGGERS HOTLINE

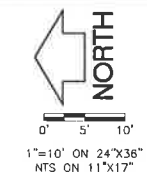
Toll Free (800) 242-8511 - or - 811
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

CLEAN OUT NOTE: 6" PVC PIPE CONNECTED WITH A TEE TO THE UNDERDRAIN. TOP OF CLEAN OUT TO HAVE A SECURED ABOVE GROUND CAP PLACED AT THE BOTTOM OF THE BASIN.

OBSERVATION WELL NOTE: 6" SLOTTED PVC PIPE ANCHORED VERTICALLY TO A FOOTPLATE AT THE NATIVE SOIL INTERFACE. TOP OF WELL TO BE PLACED AT THE TOP OF BERM ELEVATION. TOP OF WELL TO HAVE A SECURED ABOVE GROUND CAP.



THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

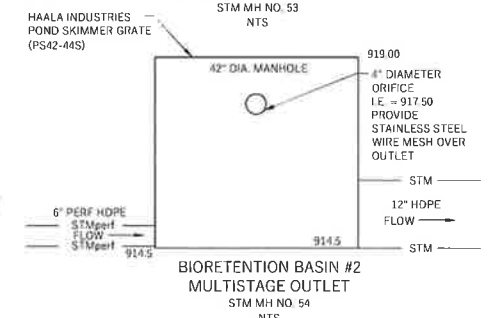
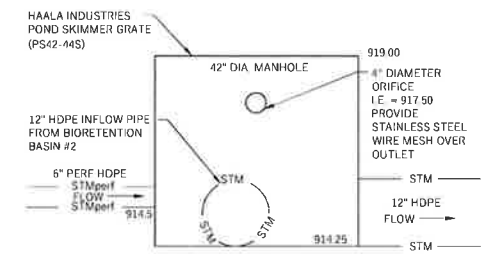


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 Hearing Impaired TDD (800) 542-2288
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RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
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 PHONE: 608.249.2012 FAX: 608.249.2032

WYSER ENGINEERING
 608.843.3388
 www.wyserengineering.com

INDUSTRIAL DEVELOPMENT OFFSITE PARKING LOT - TOWN OF BURKE
 HOEPPER ROAD
 MADISON, WISCONSIN



NOTE: INFILTRATION BASIN SHALL BE CONSTRUCTED PER WDNR TECHNICAL STANDARD 1004 SOIL TESTING / GEOTECHNICAL ENGINEER MONITORING OF NATIVE SOIL LAYER REQUIRED.

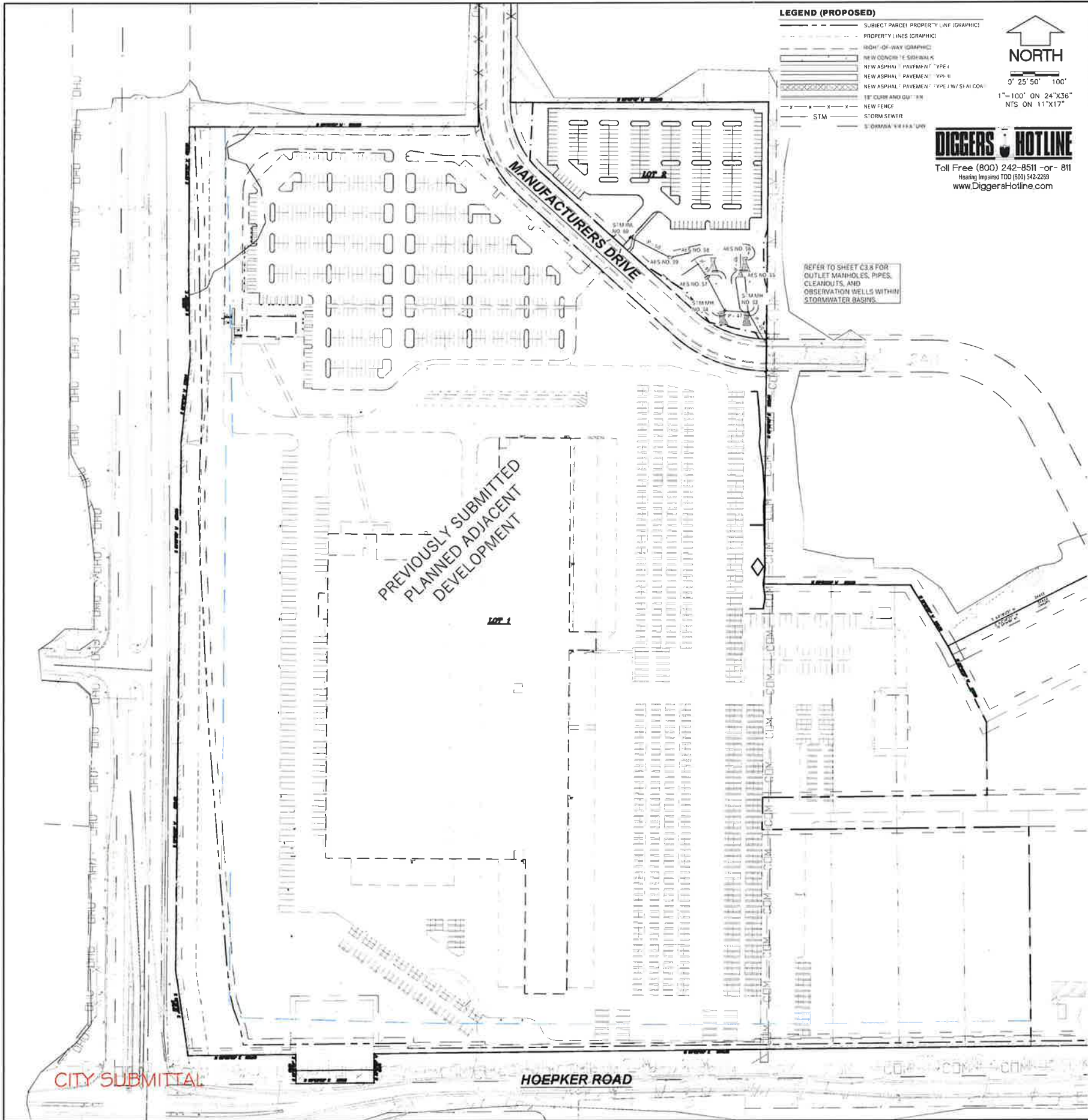
FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PER GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.

ENGINEERED SOIL LAYER MUST MEET THE STANDARDS FOUND WITHIN WDNR TECHNICAL STANDARD 1004 - BIORETENTION BASIN.

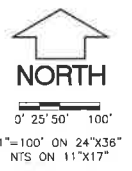
OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CITY SUBMITTAL

C3.8



- LEGEND (PROPOSED)**
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 - PROPERTY LINES (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - NEW CONCRETE ASPHALT
 - NEW ASPHALT PAVEMENT TYPE I
 - NEW ASPHALT PAVEMENT TYPE I W/ SHAI COA
 - 18" CURB AND GUTTER
 - NEW FENCE
 - STM
 - STORM SEWER
 - STORMWATER BASIN



DIGGERS HOTLINE
 Toll Free (800) 242-8511 - or - 811
 Heating Inspired 100 (800) 542-2259
 www.DiggersHotline.com

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 46	STM MH NO. 53	EXISTING INLET	81	914.25	911.82	3.00%	12"HDPE
P - 47	STM MH NO. 54	STM MH NO. 53	48	914.50	914.25	0.53%	12"HDPE
P - 48	AES NO. 56	AES NO. 55	38	915.00	918.24	2.00%	12"HDPE
P - 49	AES NO. 58	AES NO. 57	39	919.00	918.22	2.00%	12"HDPE
P - 50	STM INL NO. 60	AES NO. 59	96	922.72	921.00	2.00%	9"PVC

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH NO. 53	914.25	919.00	4.75	36" MANHOLE	HAALA PS36-44S, IN BELL GRATE
STM MH NO. 54	914.50	919.00	4.50	36" MANHOLE	HAALA PS36-44S, IN BELL GRATE
STM INL NO. 60	922.72	926.00	3.28	2'X3' BOX	R 3067, TYPE I GRATE

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
 DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
 4425 DOWNEY DRIVE MADISON, WI 53704
 PHONE 608.843.8011 FAX 608.843.8022

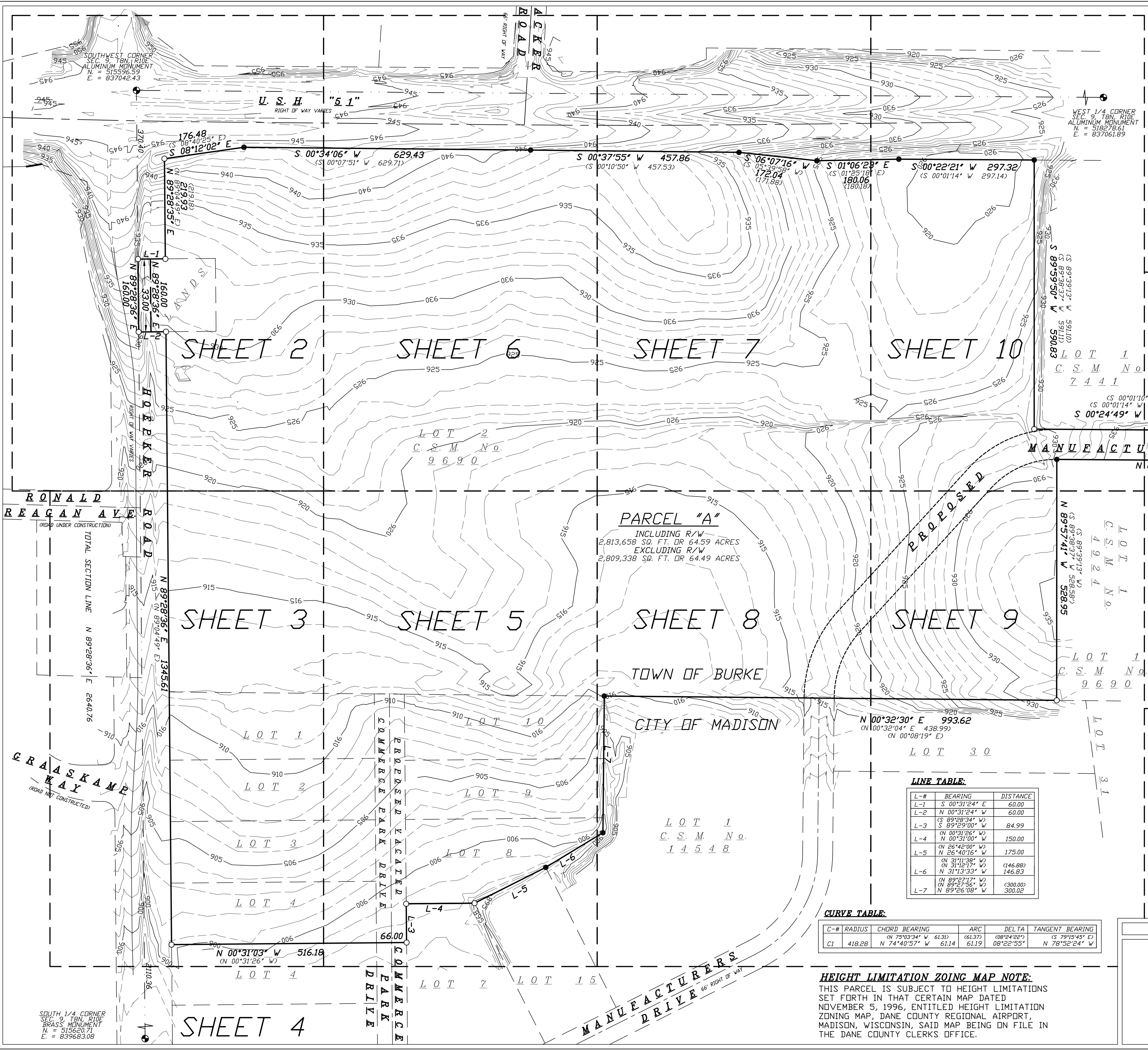
WYSER ENGINEERING
 608.843.3388
 www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
 OFFSITE PARKING LOT -
 TOWN OF BURKE
 HOEPKER ROAD
 MADISON, WISCONSIN

NO. 4510000	
SHEET NO.	4510000
DESIGNED BY	Project Number
DRAWN BY	200
CHECKED BY	MMW
DATE	06.11.18
INTERNO.	

C4.3

CITY SUBMITTAL



PREPARED FOR:
 RUEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

WEST 1/4 CORNER
 SEC 9, T8N, R10E
 ALUMINUM MONUMENT
 N = 518278.61
 E = 837061.89

WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 100'

0' 50' 100' 200' 300'

SECTION 9
T8N, R10E

VICINITY MAP

SHEET 12

SHEET 11

- LEGEND**
- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
 - = FOUND 3/4" REBAR (UNLESS NOTED)
 - = FOUND 1 1/4" REBAR
 - = CONTROL POINT
 - (##) = RECORDED AS
 - ⊙ = LIGHT POLE / GROUND LIGHT
 - ⊕ = POWERPOLE
 - ⊗ = STORM / SANITARY MANHOLE
 - ⊙ = UTILITY MANHOLE
 - ⊙ = TRAFFIC SIGNAL POLE
 - ⊙ = FIRE HYDRANT
 - ⊙ = GAS VALVE
 - ⊙ = WATER VALVE
 - ⊙ = UTILITY PEDESTAL
 - ⊙ = UTILITY BOX
 - ⊙ = UTILITY BASE VAULT
 - ⊙ = ELECTRICAL TRANSFORMER
 - ⊙ = ELECTRICAL METER
 - ⊙ = MAILBOX
 - ⊙ = STREET SIGN
 - ⊙ = STORM INLET
 - ⊙ = BOLLARD
- LINE LEGEND**
- SAN— = SANITARY SEWER
 - ST— = STORM SEWER
 - W— = WATER MAIN
 - COM— = UNDERGROUND COMMUNICATION
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS MAIN
 - OHU— = OVER HEAD UTILITIES
 - X— = FENCE
 - ⊙ = RIPP RAPP
 - ⊙ = TREE AREA

PARCEL "A"
 INCLUDING R/W
 2,813,658 SQ. FT. OR 64.59 ACRES
 EXCLUDING R/W
 2,809,338 SQ. FT. OR 64.49 ACRES

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	S 00°31'24" E	60.00
L-2	N 00°31'24" W	60.00
L-3	(S 89°28'34" W) (N 00°31'24" E)	84.99
L-4	N 00°31'00" W	150.00
L-5	(N 26°42'00" W) (N 26°40'16" W)	175.00
L-6	(N 31°11'38" W) (N 31°12'17" W)	(146.88) 146.83
L-7	(N 89°27'17" W) (N 89°27'36" W) (N 89°26'08" W)	(300.00) 300.00 300.02

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C1	418.28	(N 75°03'34" W 61.31) (N 74°40'57" W 61.14)	(61.97) 61.19	(08°24'22") 08°22'53"	(S 79°18'45" E) N 78°52'24" W

HEIGHT LIMITATION ZONING MAP NOTE:
 THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS
 SET FORTH IN THAT CERTAIN MAP DATED
 NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION
 ZONING MAP, DANE COUNTY REGIONAL AIRPORT,
 MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
 THE DANE COUNTY CLERKS OFFICE.

NOTES:
 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE
 COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE
 INSURANCE COMPANY.
 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

SURVEYOR'S CERTIFICATE:
 TO: RDC National, Inc., a Wisconsin corporation and its successors and assigns, and First American Title
 Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance
 with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established
 and adopted by ALTA and NSPS, and includes items 2,3,4,5,6,6b,7a,7b,8,11,13,14,16,18 and 20 of Table A
 thereof. The field work was completed on February 11th, 2019.
 Williamson Surveying and Associates, LLC
 by Noa T. Prieve & Chris W. Adams
 Date of Map _____
 Noa T. Prieve S-2499
 Professional Land Surveyor

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY
 A parcel of land located in part of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 9, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	1 OF 13

SOUTH 1/4 CORNER
 SEC 9, T8N, R10E
 BRASS MONUMENT
 N = 515620.71
 E = 839683.08

LOT 1
C.S.M. No.
4139

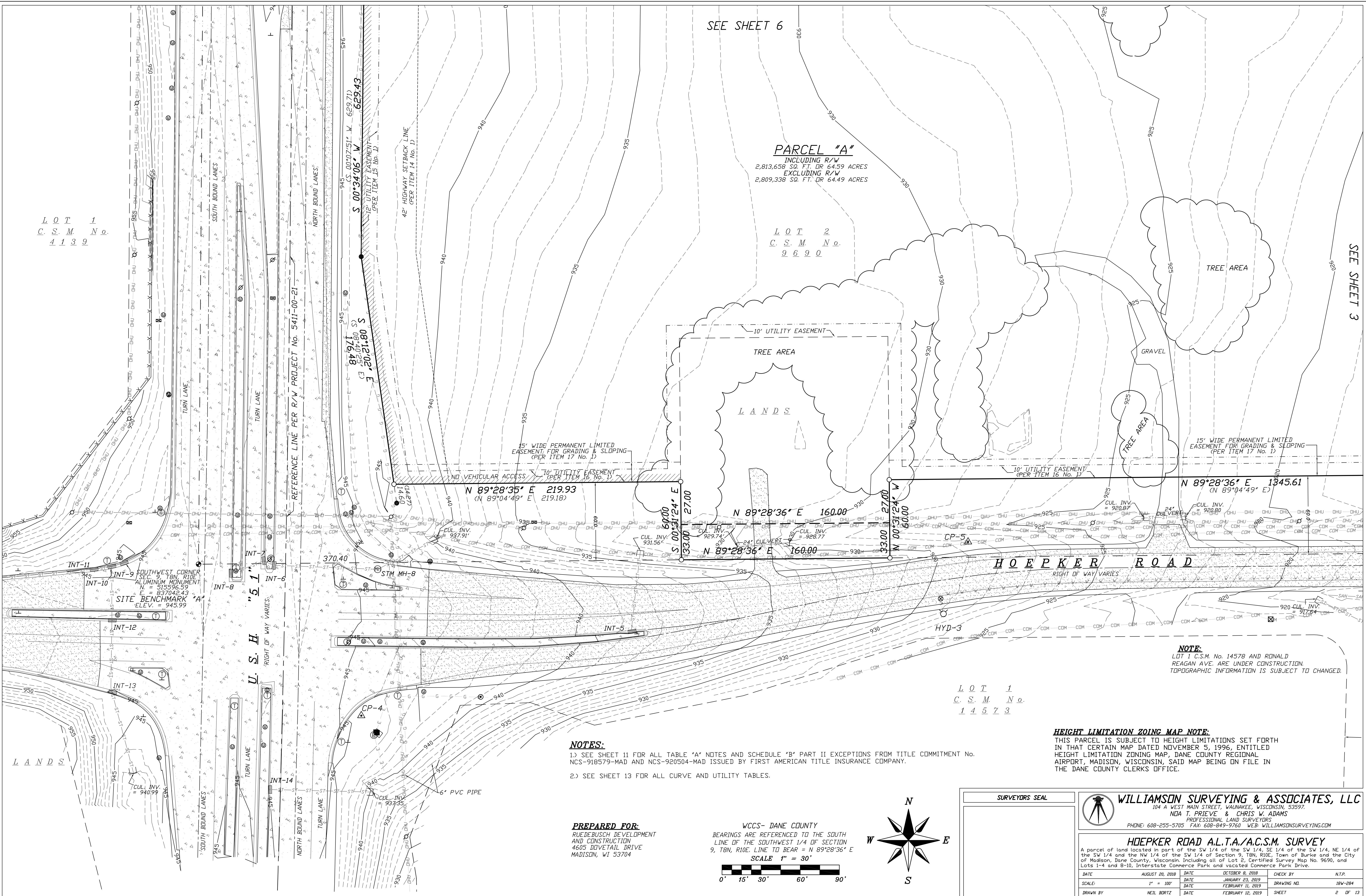
SEE SHEET 6

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
9690

SEE SHEET 3



15' WIDE PERMANENT LIMITED EASEMENT FOR GRADING & SLOPING (PER ITEM 17 No. 1)
NO VEHICULAR ACCESS 10' UTILITY EASEMENT (PER ITEM 16 No. 1)

N 89°28'35" E 219.93
(N 89°04'49" E 219.18)

N 89°28'36" E 160.00

N 89°28'36" E 160.00

N 89°28'36" E 1345.61
(N 89°04'49" E)

HOEPKER ROAD
RIGHT OF WAY VARIES

U.S.H. "S.1"
RIGHT OF WAY VARIES

NOTE:
LOT 1 C.S.M. No. 14578 AND RONALD REAGAN AVE. ARE UNDER CONSTRUCTION. TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGE.

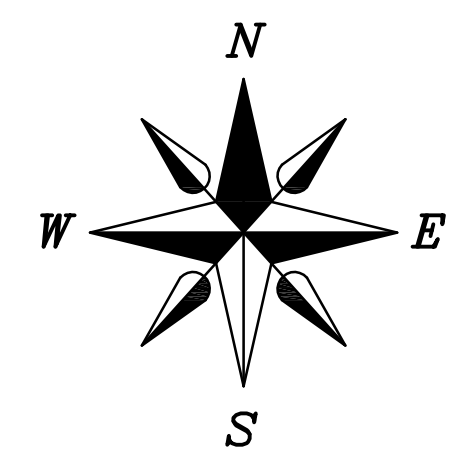
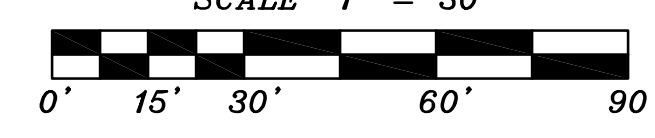
LOT 1
C.S.M. No.
14573

NOTES:

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- SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
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SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	2 OF 13

SEE SHEET 2

SEE SHEET 5

SEE SHEET 4
LOT 7
N 00°31'03" W 516.18
BARBARA J. HOEL
INTERSTATE COMMERCE PARK

LOT 2
C.S.M. No.
9690
PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 1
INTERSTATE
COMMERCE
PARK

LOT 2
INTERSTATE
COMMERCE
PARK

LOT 3
INTERSTATE
COMMERCE
PARK

LOT 4
INTERSTATE
COMMERCE
PARK

15' WIDE PERMANENT LIMITED
EASEMENT FOR GRADING & SLOPING
(PER ITEM 17 No. 1)

10' UTILITY EASEMENT
(PER ITEM 16 No. 1)

10' UTILITY EASEMENT

20' PERMANENT LIMITED
PUBLIC GRADING EASEMENT
(PER ITEM 25 No. 2)

NO VEHICULAR ACCESS
(PER ITEM 25 No. 2)

N 89°28'36" E 1345.61

554.7

2110.36

CUL. INV.
= 899.06

CUL. INV.
= 904.11

HOEPKER ROAD
RIGHT OF WAY VARIES

TOTAL SECTION LINE N 89°28'36" E 2640.76

NOTE:
LOT 1 C.S.M. No. 14578 AND RONALD
REAGAN AVE. ARE UNDER CONSTRUCTION.
TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGED.

LANDS

THE CENTER
FOR INDUSTRY &
COMMERCE PLAT

THE CENTER
FOR INDUSTRY &
COMMERCE PLAT

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

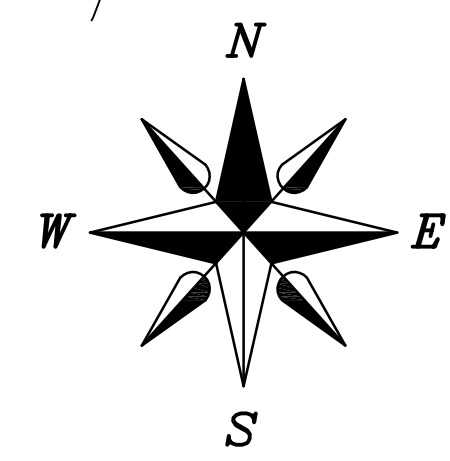
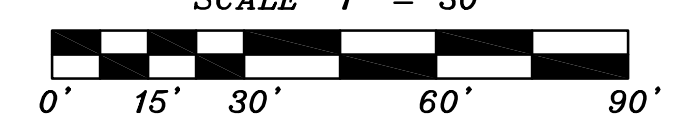
NOTES:

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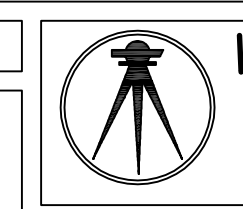
PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

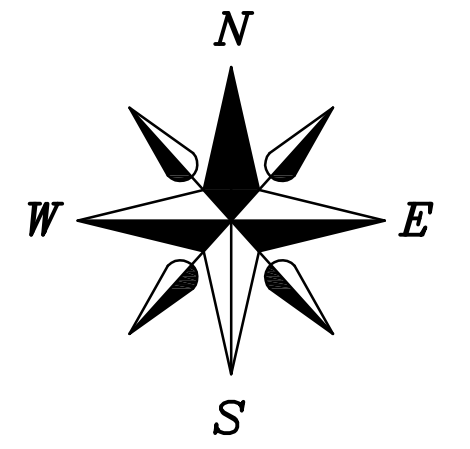
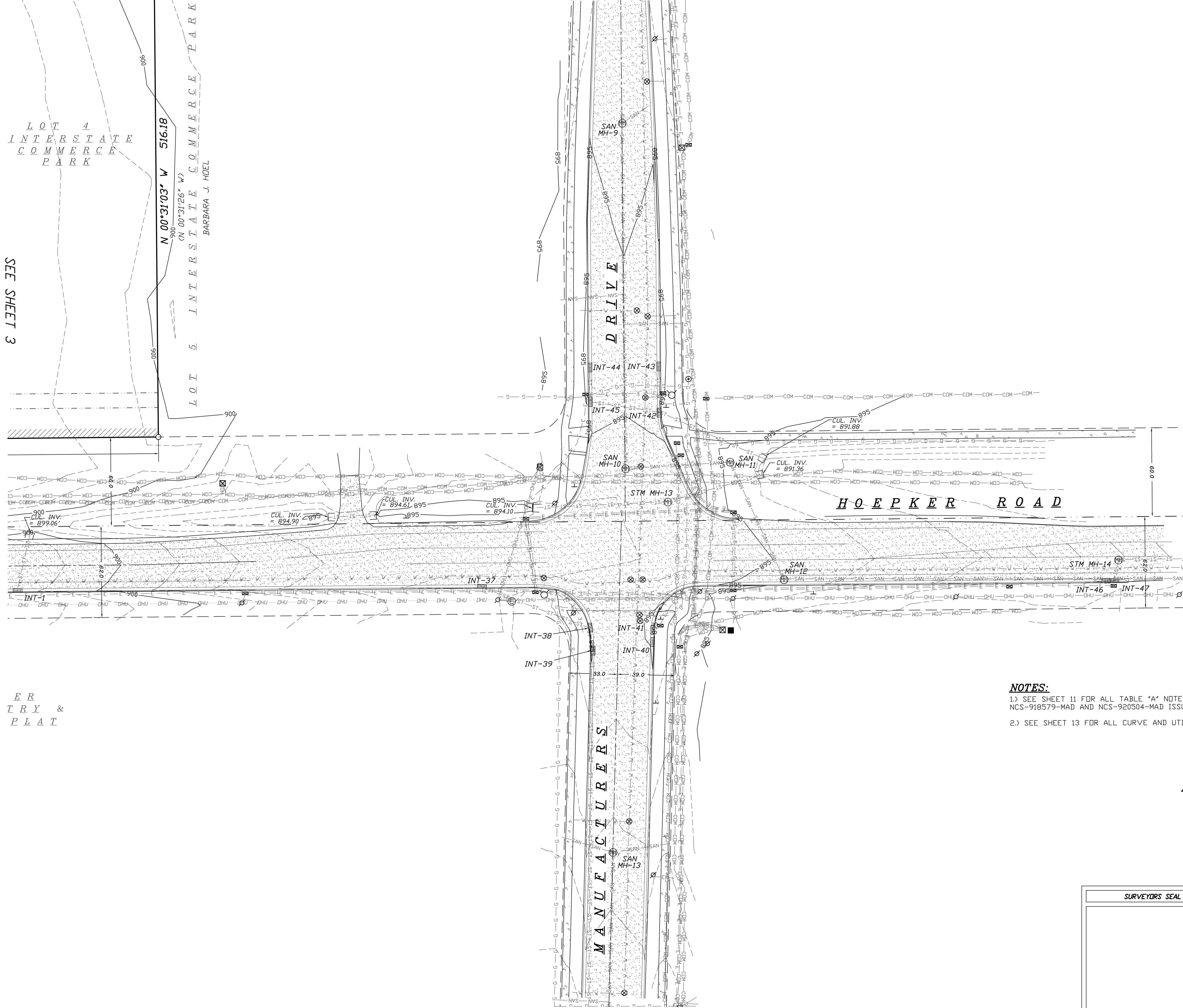


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HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

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SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	3 OF 13



WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'
 0' 15' 30' 60' 90'

PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

LOT 4
 INTERSTATE
 COMMERCE
 PARK

N 00°31'03" W 516.18
 (N 00°31'26" W)
 LOT 5 INTERSTATE COMMERCE PARK
 BARBARA J. HOEL

SEE SHEET 3

HOEPKER ROAD

MANUFACTORY DRIVE

SOUTH 1/4 CORNER
 SEC. 9, T8N, R10E
 BRASS MONUMENT
 N. = 515620.71
 E. = 839683.08

ER
 TRY &
 PLAT

- NOTES:**
- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

HEIGHT LIMITATION ZONING MAP NOTE:
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 HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
 AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
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SURVEYORS SEAL			WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. NDA T. PRIEVE & CHRIS W. ADAMS PROFESSIONAL LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM		
			HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.		
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DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	4 OF 13

SEE SHEET 6

SEE SHEET 8

SEE SHEET 3

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
9690

TOWN OF BURKE
CITY OF MADISON

(43899)
43906

16.5' RW GRANT TO M/S.
BELL, INC. DEC. No. 2188343
SUPER ITEM 25 No. 22

LOT 10
INTERSTATE
COMMERCE
PARK

LOT 9
INTERSTATE
COMMERCE
PARK

LOT 8
INTERSTATE
COMMERCE
PARK

LOT 15
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

LOT 7
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

COMMERCE
PARK
DRIVE

84.99
(N 89°28'34" E)
N 89°29'00" E

PROPOSED VACATED
(ROAD NOT CONSTRUCTED)
COMMERCE PARK DRIVE

LOT 1
INTERSTATE
COMMERCE
PARK

LOT 2
INTERSTATE
COMMERCE
PARK

LOT 3
INTERSTATE
COMMERCE
PARK

LOT 4
INTERSTATE
COMMERCE
PARK

HEIGHT LIMITATION ZONING MAP NOTE:

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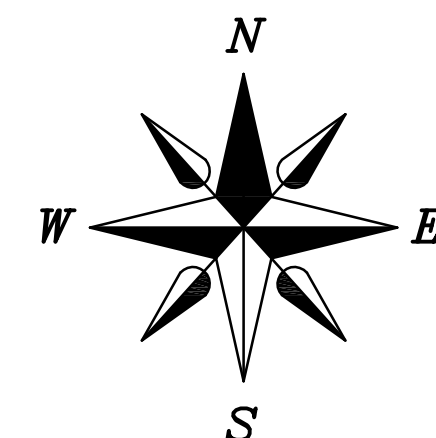
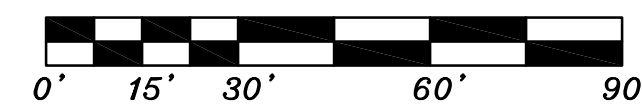
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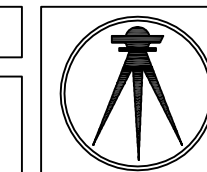
PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



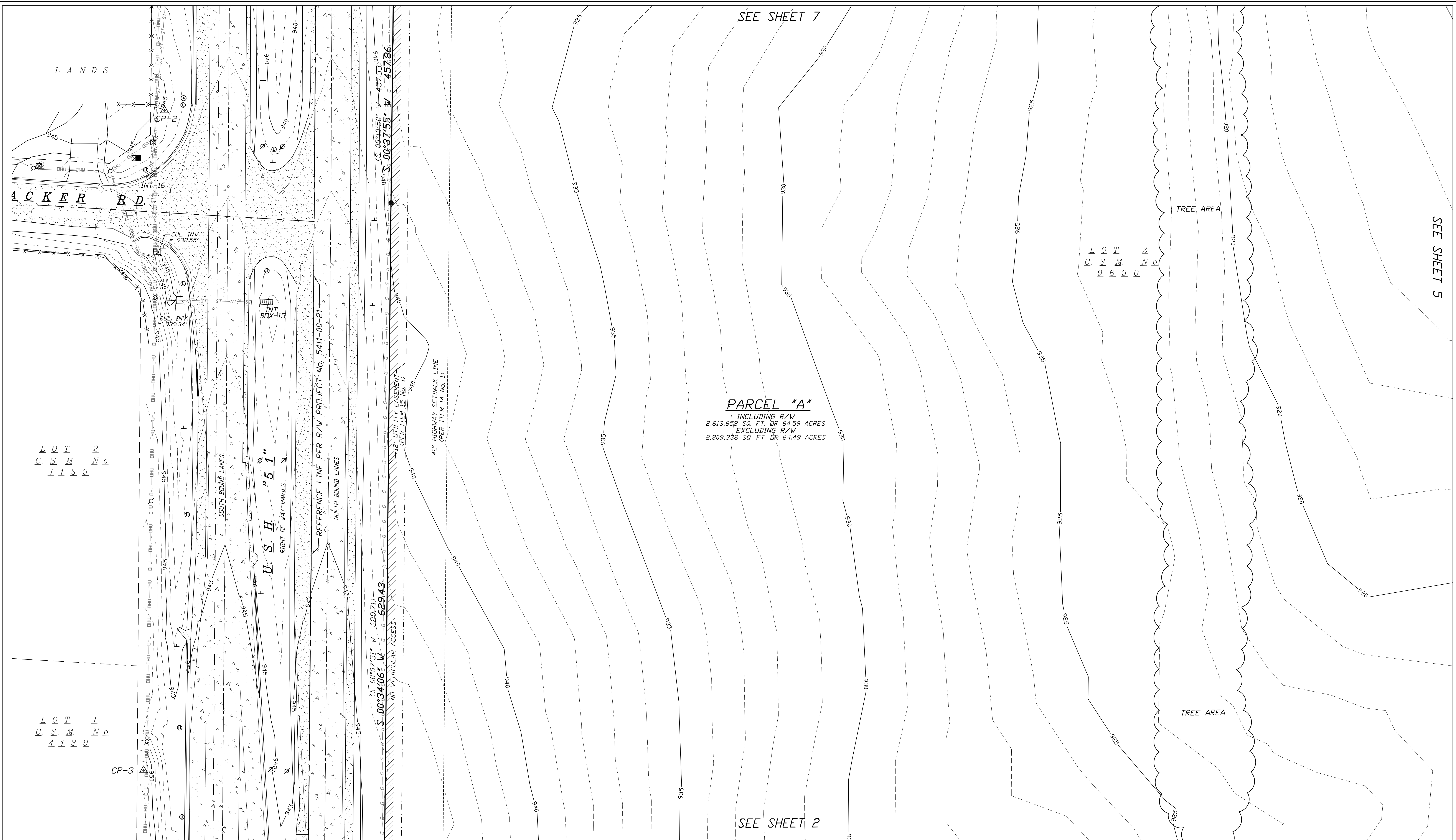
WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
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DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	5 OF 13



SEE SHEET 7

SEE SHEET 5

PARCEL "A"
 INCLUDING R/W
 2,813,658 SQ. FT. OR 64.59 ACRES
 EXCLUDING R/W
 2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 2

LANDS

ACKER RD.

LOT 2
 C.S.M. No.
 4139

LOT 1
 C.S.M. No.
 4139

LOT 2
 C.S.M. No.
 9690

TREE AREA

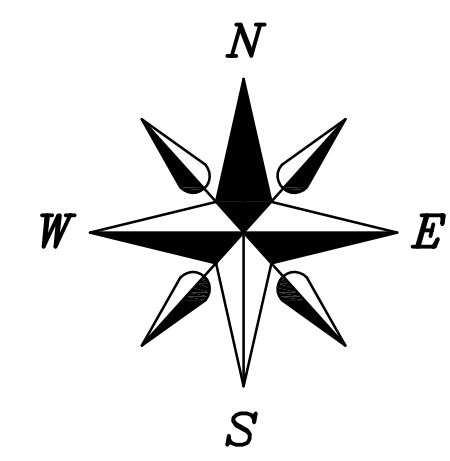
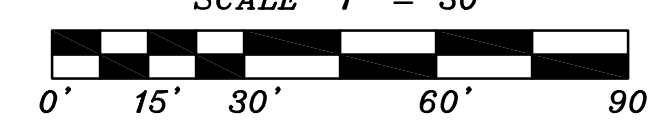
TREE AREA

HEIGHT LIMITATION ZONING MAP NOTE:
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NOTES:
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PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVE TAIL DRIVE
 MADISON, WI 53704

WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'



SURVEYORS SEAL

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DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	6 OF 13

SEE SHEET 10

HEIGHT LIMITATION ZONING MAP NOTE:
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SEE SHEET 8

LOT 2
C.S.M. No.
9690

PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
12,809,338 SQ. FT. OR 64.49 ACRES

BILLBOARD LEASE
(PER ITEM 28 NO. 1)
(NO WIDTH GIVEN)

BILLBOARD

(S 00°10'50" W 457.52)
S 00°37'55" W 457.86

42' HIGHWAY SETBACK LINE
(PER ITEM 14 NO. 1)

NGS - SURVEY DISK
No. DF 9804
N. = 516613.37
E. = 837178.58
SITE BENCHMARK "B"
ELEV. = 937.66

U.S.H. "51"
RIGHT OF WAY VARIES

REFERENCE LINE PER R/W PROJECT No. 5411-00-21

TOTAL SECTION LINE N 00°24'57" E 2682.09

SOUTH BOUND LINES

NORTH BOUND LINES

TREE AREA

SEE SHEET 6

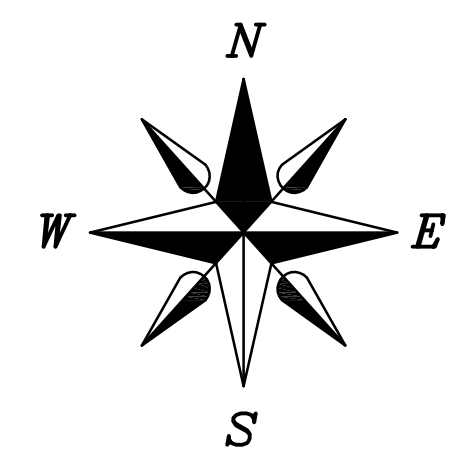
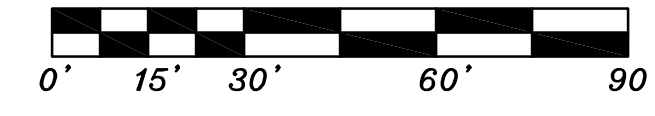
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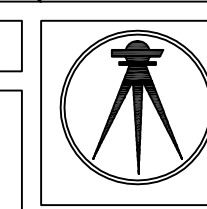
PREPARED FOR:

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4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
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DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	7 OF 13

LANDS

CUL. INV.
= 936.99'

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SEE SHEET 9

SEE SHEET 7

SEE SHEET 5

LOT 2
C. S. M. No.
9690

PARCEL "A"
 INCLUDING R/W
 2,813,658 SQ. FT. OR 64.59 ACRES
 EXCLUDING R/W
 2,809,338 SQ. FT. OR 64.49 ACRES

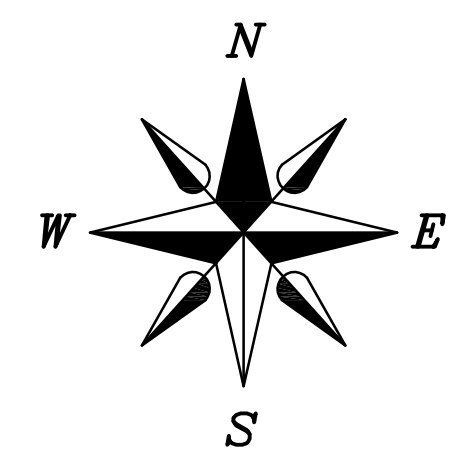
LOT 1
C. S. M. No.
14548
 CITY OF MADISON EDD

LOT 1
C. S. M. No.
14548
 CITY OF MADISON EDD

NOTES:
 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'

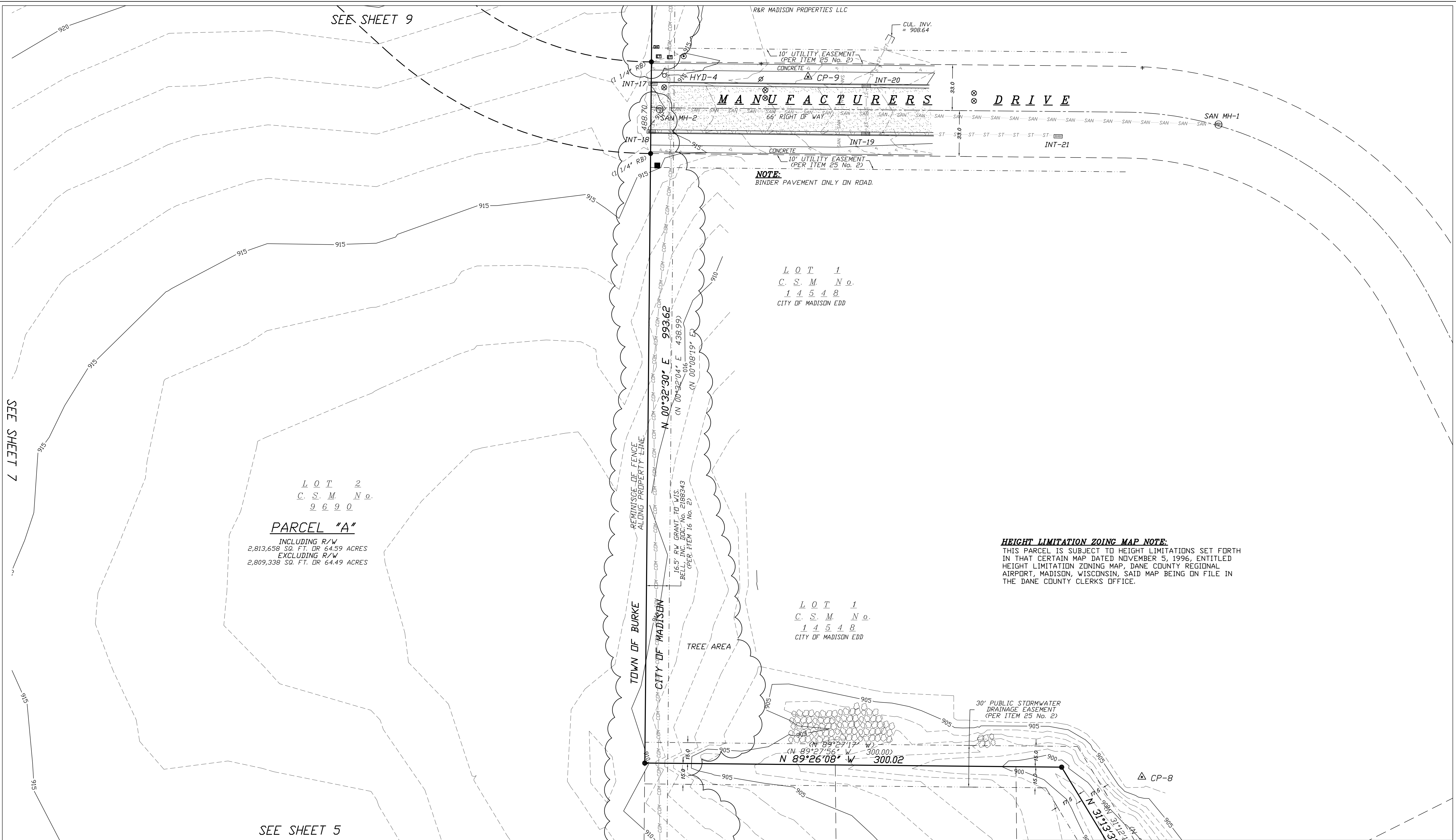


SURVEYORS SEAL

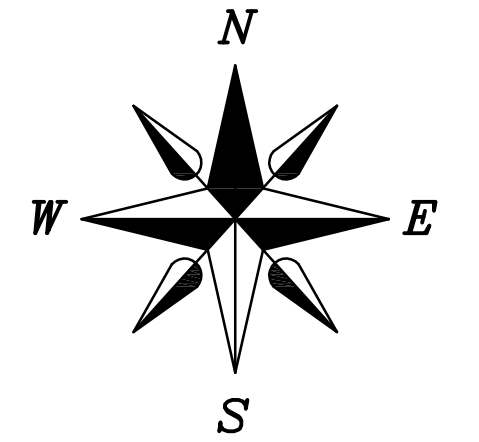
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY
 A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

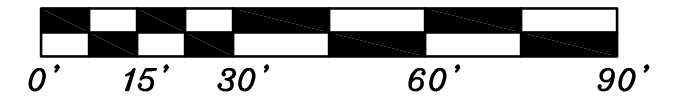
DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	8 OF 13



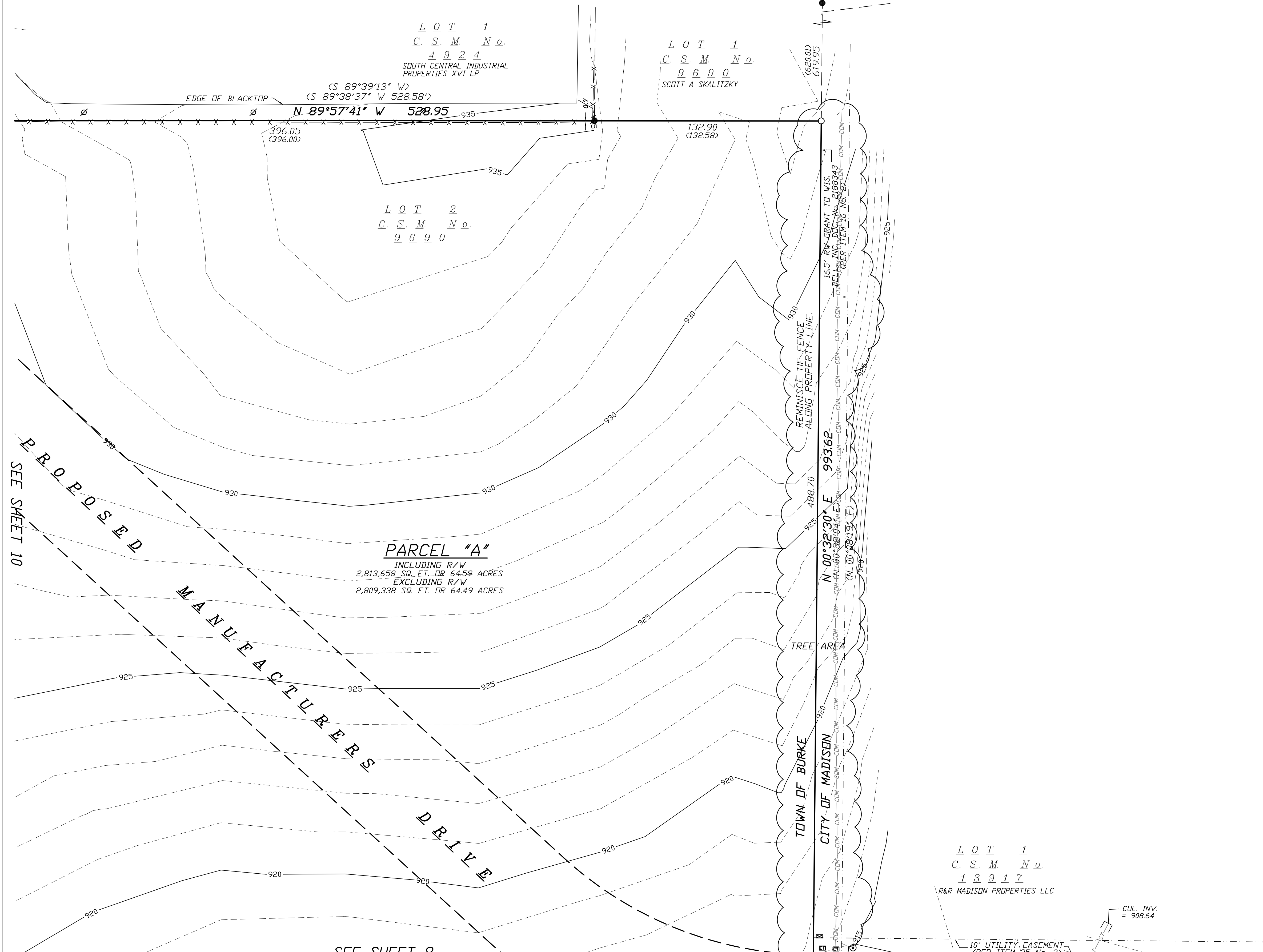
SEE SHEET 11



WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'



PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704



SEE SHEET 10

SEE SHEET 8

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT NO. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

LOT 1
 C. S. M. No.
 13917
 R&R MADISON PROPERTIES LLC

CUL. INV.
 = 908.64

10' UTILITY EASEMENT
 FROM ITEM NO. 21

SURVEYORS SEAL		WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. NDA T. PRIEVE & CHRIS W. ADAMS PROFESSIONAL LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM			
<p>HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.</p>					
DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	9 OF 13

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

LOT 1 C.S.M. No. 7441

JORGENSEN INVESTMENTS LLC

S 89°59'50" W 590.83

(S 89°38'37" W 591.11)
(S 89°39'13" W 591.10)

TREE AREA

LOT 2
C.S.M. No.
9690

PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

WETLAND DELINEATED
HEARTLAND ECOLOGICAL
GROUP INC. ON AUGUST 13, 2018

CATTAIL AREA

WEST 1/4 CORNER
SEC. 9, T8N, R10E
ALUMINUM MONUMENT
N. = 518278.61
E. = 837061.89

U.S.H. "51"
RIGHT OF WAY VARIES

REFERENCE LINE PER R/W PROJECT No. 5411-00-21

(1801)E-526
18006
(S-01°25'18" E)
S 01°06'23" E

LANDS

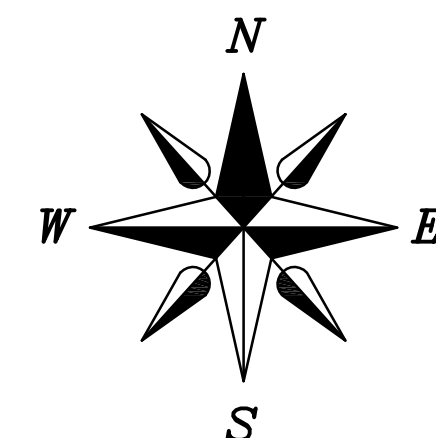
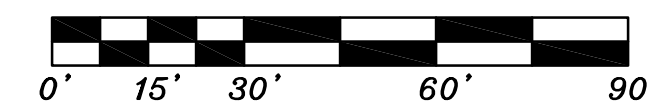
SEE SHEET 7

NOTES:

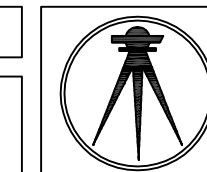
- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOECKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	10 OF 13

HEIGHT LIMITATION ZONING MAP NOTE:

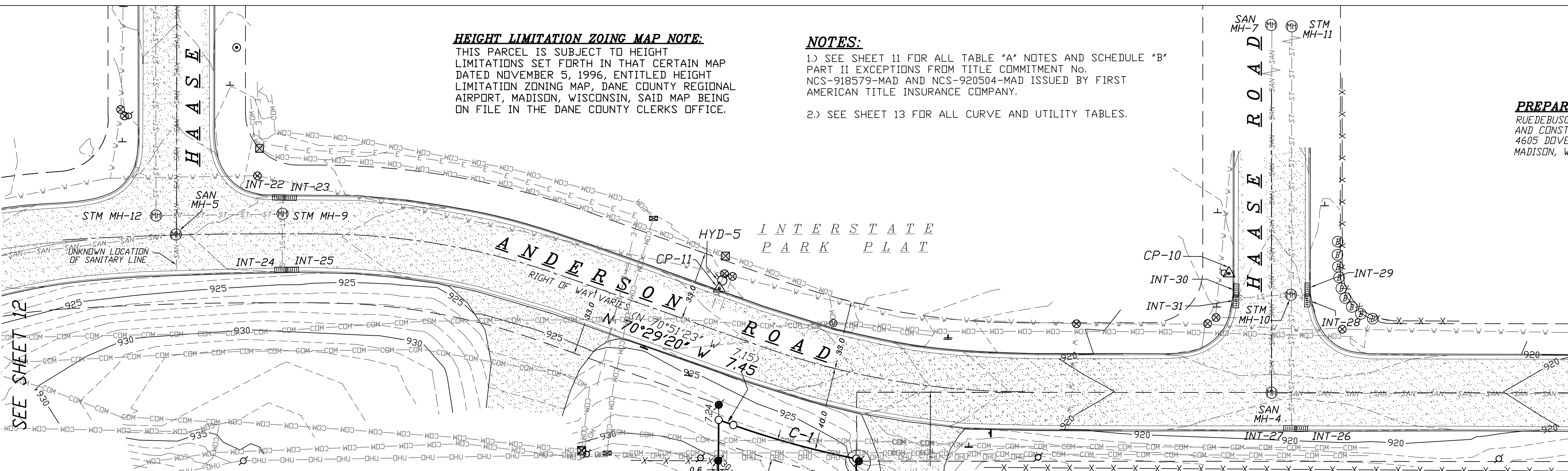
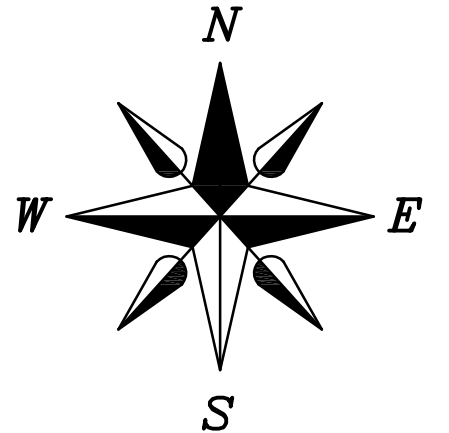
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWTALL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



DESCRIPTION OF TITLE RECORD:

PARCEL A:
Lot Two (2), Certified Survey Map No. 9690 recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on May 15, 2000, in Volume 56 of Certified Survey Maps, Pages 38-42, as Document No. 3214154, located in the Town of Burke, Dane County, Wisconsin. Tax Parcel No. 014/0810-093-8730-0

PARCEL B:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest corner of said Section 9; thence Easterly along the South line of Section 9, 370.1 feet to the point of beginning of this description; thence Northerly at right angles to the South line of Section 9, 33 feet to an iron stake; thence continue Northerly 137 feet to an iron stake; thence Easterly 160 feet to an iron stake; thence Southerly 137 feet to an iron stake; thence continue Southerly 33 feet to the South line of Section 9; thence Westerly along the South line of Section 9, 160 feet to the point of beginning. Tax Parcel No. 014/0810-093-8730-0

Corresponding to Schedule B-Section Two of Commitment No. NCS-918579-MAD issued by First American Title Insurance Company with an effective date of July 31, 2018. (REFERRED TO IN MAP AS (No. 1))

12. Notes as disclosed by Certified Survey Map No. 9690.
-ANY FUTURE DEVELOPMENT OF LOT 2 OF C.S.M. No. 9690 WILL NOT INCREASE THE CURRENT RATE OF DRAINAGE UNTO U.S.H. '51' RIGHT-OF-WAY.
-ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED GREENWAYS OR PUBLIC STREETS.
-ALL LOTS CREATED BY THIS SURVEY ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES REGARDING STORM WATER DETENTION AT THE TIME THEY DEVELOP.
-REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.
-FUTURE DEVELOPMENT AND DEDICATION OF STREETS AND PED-BIKE EASEMENTS OF LOT 2 OF C.S.M. No. 9690 SHALL OCCUR CONSISTANT WITH THE CITY'S PLAN FOR THE HANSON ROAD NEIGHBORHOOD DEVELOPMENT PLAN AND DEVELOPMENT REQUIREMENTS.
-A 15 FOOT PUBLIC PED-BIKE EASEMENT SHALL BE DEDICATED FROM ANDERSON STREET TO THE SOUTH TO A PUBLIC STREET TO BE DEDICATED UPON FURTHER SUBDIVISION AND / OR DEVELOPMENT OF LOT 2.
-THERE WILL BE NO FURTHER DEVELOPMENT OR REDEVELOPMENT ON LOT 2 C.S.M. No. 9690 UNTIL PUBLIC SERVICES ARE AVAILABLE OR UNLESS APPROVED BY THE CITY OF MADISON PLAN COMMISSION.

13. Rights of the public in that portion of the subject premises lying within the limits of Hoepker Road and Anderson Road as disclosed by Certified Survey Map No. 9690. (LOT 2 C.S.M. No. 9690 DOES NOT LIE WITHIN HOEPKER ROAD AND ANDERSON ROAD.)

14. Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

15. Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

16. Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

17. Fifteen (15) foot wide permanent limit easement for grading and sloping as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

18. Well Agreement and conditions contained in instrument recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 855339. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

19. Special assessments, fees, or charges owing to Anderson Road Assessment District under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

20. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

21. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

22. Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 51 including ramps and connection roads on the right of way thereof, as set forth in a Finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded March 21, 1956 Volume 289 of Misc. Page 387, Document No. 914742 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

23. Access restricted along Hoepker Road under an instrument recorded March 18, 1957, in Volume 303 of Misc. Page 180, as Document No. 935126. (EFFECTS SUBJECT PROPERTY, BUT C.S.M. No. 9690 HAS RESTRICTED LARGER AREA TO NO VEHICULAR ACCESS) CHARLES M. JORGENSEN

24. Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

25. Resolution pertaining to Extraterritorial Plat Jurisdiction recorded June 10, 1991, in Volume 16063 of Records, Page 65, as Document No. 2267778. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

26. Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2382228. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

27. Special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

28. Memorandum of Sign Site Lease recorded March 28, 2013, as Document No. 4973673. (SHOWN ON MAP)

DESCRIPTION OF TITLE RECORD:

PARCEL I:
Lots 1, 2, 3, 4, 8, 9, and 10, Interstate Commerce Park a recorded plat located in the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin.

PARCEL II:
Together with proposed vacated portion of Commerce Park Drive, to be vacated.

Tax Parcel Numbers: 251/0810-093-0201-9, 251/0810-093-0202-7, 251/0810-093-0203-5, 251/0810-093-0204-3, 251/0810-093-0302-5, 251/0810-093-0303-3, and 251/0810-093-0304-1

Corresponding to Schedule B-Section Two of Commitment No. NCS-920504-MAD issued by First American Title Insurance Company with an effective date of August 13, 2018. (REFERRED TO IN MAP AS (No. 2))

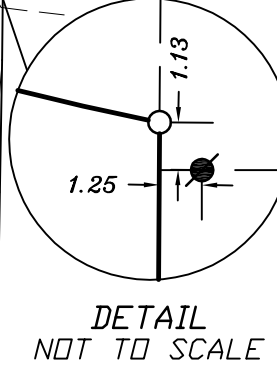
- 13. Finding, Determination and Declaration, relating to controlled-access highway, recorded March 21, 1956 in Volume 289, Page 387, as Document No. 914742. (DOES NOT EFFECT SUBJECT PROPERTY)
- 14. Resolution Agreement to Control of Access Along Local Street or Highway, recorded March 18, 1957 in Volume 303, Page 181, as Document No. 935127. (DOES NOT EFFECT SUBJECT PROPERTY)
- 15. Covenant, relating to private sewage system, recorded October 7, 1983 in Volume 5004, Page 88, as Document No. 1804438. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 16. Right-of-Way Grant, to Wisconsin Bell Inc., recorded March 9, 1990 in Volume 13932, Page 34, as Document No. 2188343. (SHOWN ON MAP)
- 17. Affidavit, relating to Well Abandonment Drainage and Well Head Protection Drainage, recorded December 28, 1993 in Volume 26061, Page 43, as Document No. 2559856. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 18. Right-of-Way Underground Electric recorded March 1, 1996 in Volume 32144, Page 10, as Document No. 2741676. (DOES NOT EFFECT SUBJECT PROPERTY)
- 19. Deed Restriction recorded January 21, 2003 as Document No. 3634899. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 20. Agreement to Purchase and Undertake Development of the Interstate Commerce Park between the City of Madison and Gregory A. Rice and John R. Brifman and Rice and Associates and Brigham Woods Corporation and Barbara J. Hoel recorded September 15, 2005 as Document No. 4108256. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 21. Avigation Easement recorded September 22, 2005 as Document No. 4111035. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 22. Deed Restriction recorded September 28, 2005 as Document No. 4113494. (DOES NOT EFFECT SUBJECT PROPERTY)
- 23. Avigation Easement recorded October 17, 2005 as Document No. 4121457. Correction Affidavit recorded November 2, 2005 as Document No. 4128118. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
- 24. Declaration Establishing Public Ped-Bike Trail and Landscaping Easement recorded November 29, 2005 as Document No. 4136691. (DOES NOT EFFECT SUBJECT PROPERTY)
- 25. Easements, setbacks, notes, and all other matters disclosed by Plat of Interstate Commerce Park recorded November 29, 2005 as Document No. 4137450
 - 30' PUBLIC STORMWATER DRAINAGE EASEMENT (SHOWN ON MAP)
 - 20' PERMANENT LIMITED PUBLIC GRADING EASEMENT (SHOWN ON MAP)
 - AREA(S) OF NO VEHICULAR ACCESS (SHOWN ON MAP)
 - UTILITY EASEMENT(S) (SHOWN ON MAP)

NOTES:
-LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS.
-UTILITY EASEMENTS: ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND, NO PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
-THE DISTURBANCE OF ANY SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32, WISCONSIN STATUTES.
-ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF THE LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
-THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.
-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 OR EGRESS TO ANY HIGHWAY WITHIN THE RIGHT-OF-WAY INTERSTATE HIGHWAY '39, 90 & 94'; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.93, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.
-SETBACK NOTE:
-HIGHWAY SETBACK: THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, WISCONSIN STATUTES.

26. Declaration of Covenants, Conditions, and Restrictions recorded November 30, 2005 as Document No. 4137948. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT.
OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT.
OR 64.49 ACRES

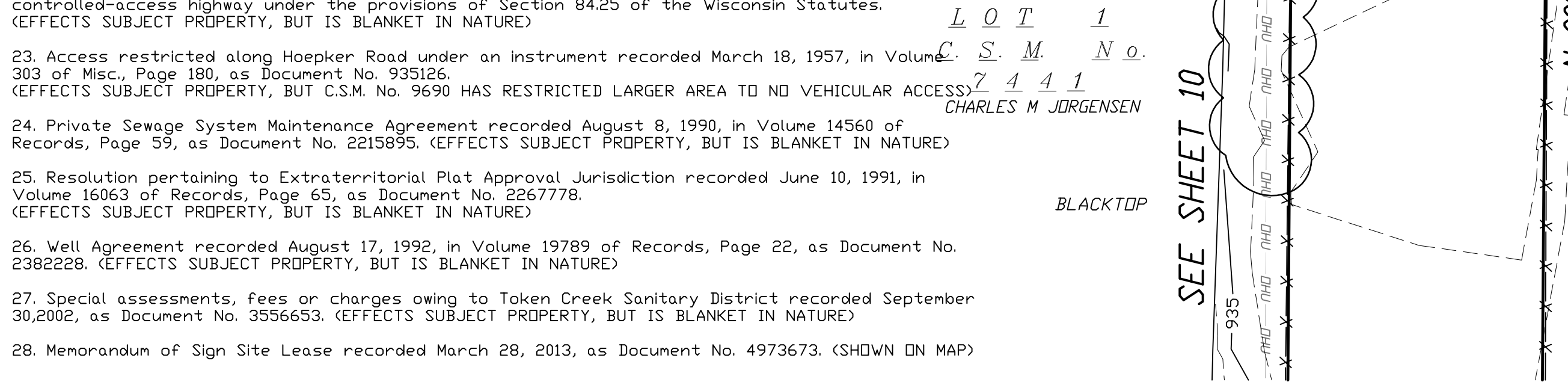
LOT 2
C. S. M. No. 9690



DETAIL NOT TO SCALE

EDGE OF BLACKTOP
L. O. T. 1 C. S. M. No. 4924
L. O. T. 1 C. S. M. No. 4924
L. O. T. 1 C. S. M. No. 4924

(N 00°01'14" E 627'82")
(N 00°01'10" E)



27. Lease, by and between City of Madison and Robert Weichmann, recorded April 28, 2008 as Document No. 4424511. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
First Amendment to Lease recorded September 18, 2008 as Document No. 4468535.
First Notice of Lease Renewal recorded March 4, 2009 as Document No. 4514376.
Second Notice of Lease Renewal recorded April 8, 2010 as Document No. 4646771.
Third Notice of Lease Renewal recorded April 12, 2011 as Document No. 4757305.
Second Amendment to Lease recorded August 9, 2011 as Document No. 4782935.
Fourth Notice of Lease Renewal recorded March 8, 2012 as Document No. 4850444.
Fifth Notice of Lease Renewal recorded April 16, 2013 as Document No. 4979163.
Sixth Notice of Lease Renewal recorded April 25, 2014 as Document No. 5065906.
Seventh Notice of Lease Renewal recorded April 17, 2015 as Document No. 5144217.
Eighth Notice of Lease Renewal recorded April 12, 2016 as Document No. 5226528.
Ninth Notice of Lease Renewal and Third Amendment to Lease recorded June 21, 2017 as Document No. 5335138.
Tenth Notice of Lease Renewal and Fourth Amendment to Lease recorded January 30, 2018 as Document No. 5386898.

TABLE A NOTES:

- 2.) SEE BELOW FOR PROPERTY ADDRESSES.
-LANDS DESCRIBED AS PARCEL "B" = 4210 HOEPKER ROAD, MADISON, WI 53704 (PARCEL No. 014/0810-093-8730-0)
-C.S.M. No. 9690 = 4202 HOEPKER ROAD, MADISON, WI 53704 (PARCEL No. 014/0810-093-8730-0)
-LOT 1, INTERSTATE COMMERCE PARK PLAT = 3801 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0201-9)
-LOT 2, INTERSTATE COMMERCE PARK PLAT = 3827 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0202-7)
-LOT 3, INTERSTATE COMMERCE PARK PLAT = 3853 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0203-5)
-LOT 4, INTERSTATE COMMERCE PARK PLAT = 3901 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0204-3)
-LOT 8, INTERSTATE COMMERCE PARK PLAT = 3854 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0302-5)
-LOT 9, INTERSTATE COMMERCE PARK PLAT = 3828 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0303-3)
-LOT 10, INTERSTATE COMMERCE PARK PLAT = 3802 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0304-1)
- 3.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF MADISON AND THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, MAP No. 55025C026H WITH AN EFFECTIVE DATE OF AUGUST 17, 2014.
- 4.) THE TOTAL GROSS LAND AREA OF THIS PARCEL IS 2,813,658 SQ. FT. OR 64.59 ACRES INCLUDING ROAD RIGHT OF WAY.
- 5.) ELEVATIONS ARE REFERENCED TO NAVD 88(2012 DATUM) SEE BENCHMARK TALBE ON SHEET 10.
- 6.) NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- 7.) THERE ARE NO BUILDINGS LOCATED ON THIS PARCEL.

1.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBLSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE DIGNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET No. 2018-3001284, 2018-3001333, 2018-3001305, 2018-3001354, 2018-3001399, 2018-3001416, 2018-3001426, 2018-3001438, 2018-3001466, AND 2018-3001483

14.) THIS PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF UNITED STATES HIGHWAY '51' AND HOEPKER ROAD.

16.) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18.) WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. ON AUGUST 13, 2018.

GENERAL NOTES:

- 1.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.
- 2.) THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. WILLIAMSON SURVEYING AND ASSOCIATES, LLC DOES NOT WARRANT THE ACCURACY OF THE POINTS AND BENCHMARKS. THE SURVEYOR SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.
- 3.) PER C.S.M. No. 4924 (DOCUMENT No. 1932211) IF THE 66 FOOT WIDE STRIP ON LOT 2 C.S.M. No. 9690 BECOMES A PUBLIC STREET, A 25 FOOT CORNER RADIUS SHALL BE DEDICATED TO THE PUBLIC AT THE NORTHWEST CORNER OF LOT 1 C.S.M. No. 4924.

SURVEYORS SEAL

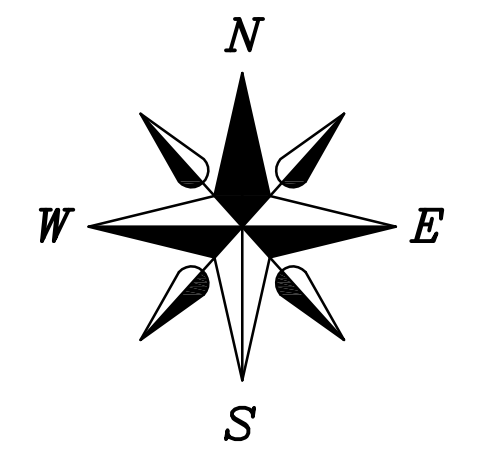
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

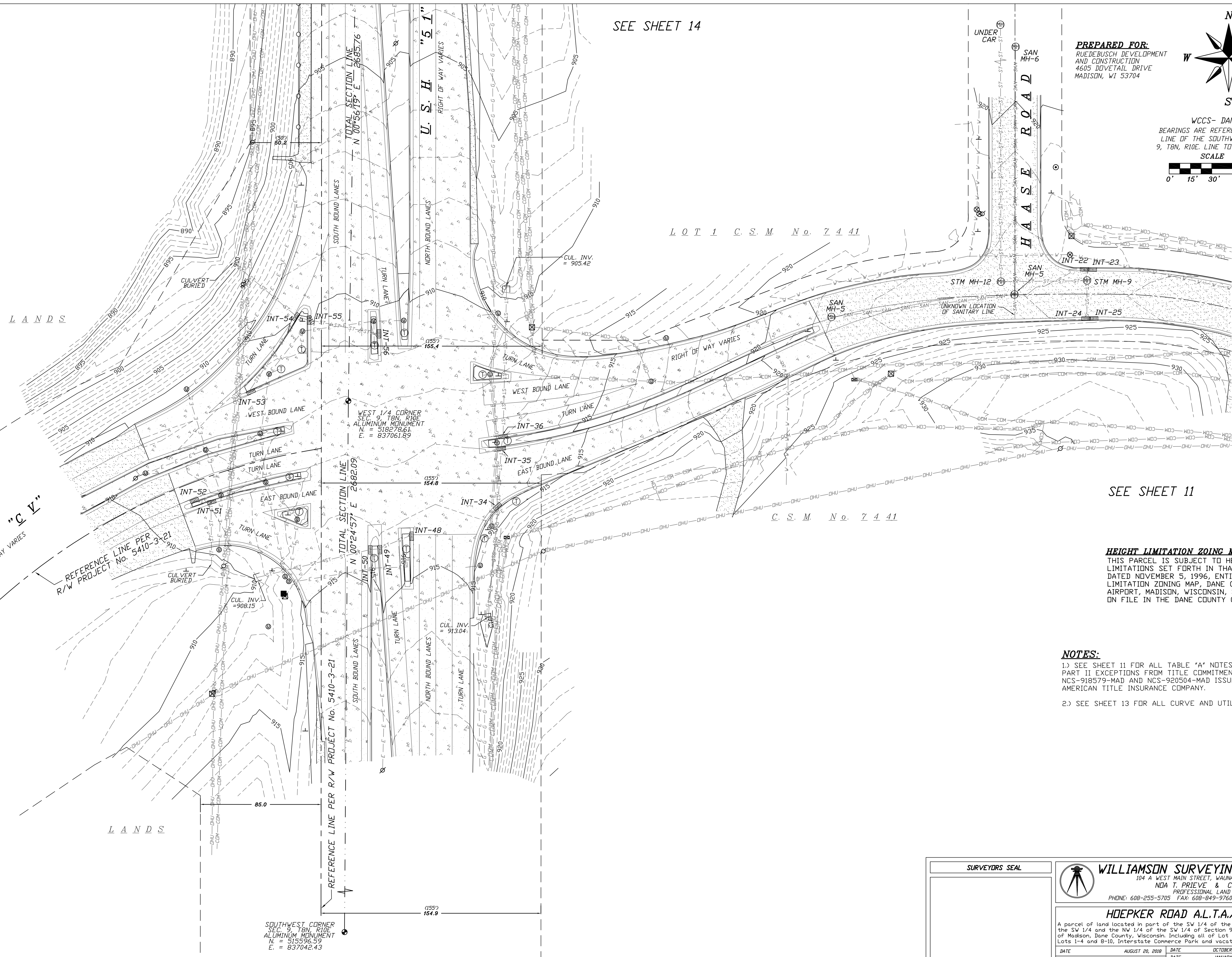
DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	11 OF 13

SEE SHEET 14



PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

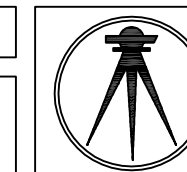


SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT
LIMITATIONS SET FORTH IN THAT CERTAIN MAP
DATED NOVEMBER 5, 1996, ENTITLED HEIGHT
LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING
ON FILE IN THE DANE COUNTY CLERKS OFFICE.

- NOTES:**
- 1) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 2) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
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HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 3690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	12 OF 13

SOUTHWEST CORNER
SEC. 9, T8N, R10E
ALUMINUM MONUMENT
N. = 515596.59
E. = 837042.43

(155)
154.9

REFERENCE LINE PER R/W PROJECT NO. 5410-3-21

REFERENCE LINE PER R/W PROJECT No. 5410-3-21

C. T. H. "C V"
RIGHT OF WAY VARIES

TOTAL SECTION LINE
N 00°24'57" E 2682.09

TOTAL SECTION LINE
N 00°56'19" E 2685.76

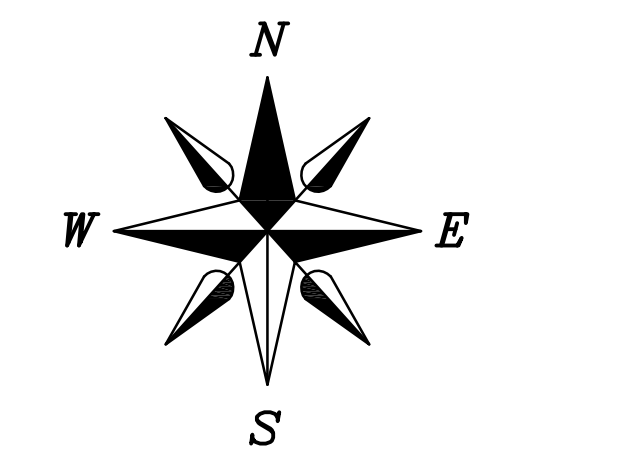
U. S. H. "51"
RIGHT OF WAY VARIES

LOT 1 C. S. M. No. 7441

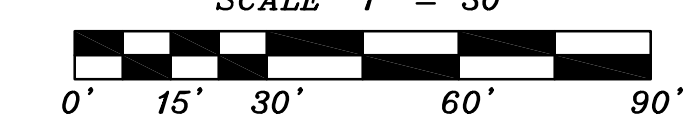
C. S. M. No. 7441

LANDS

LANDS



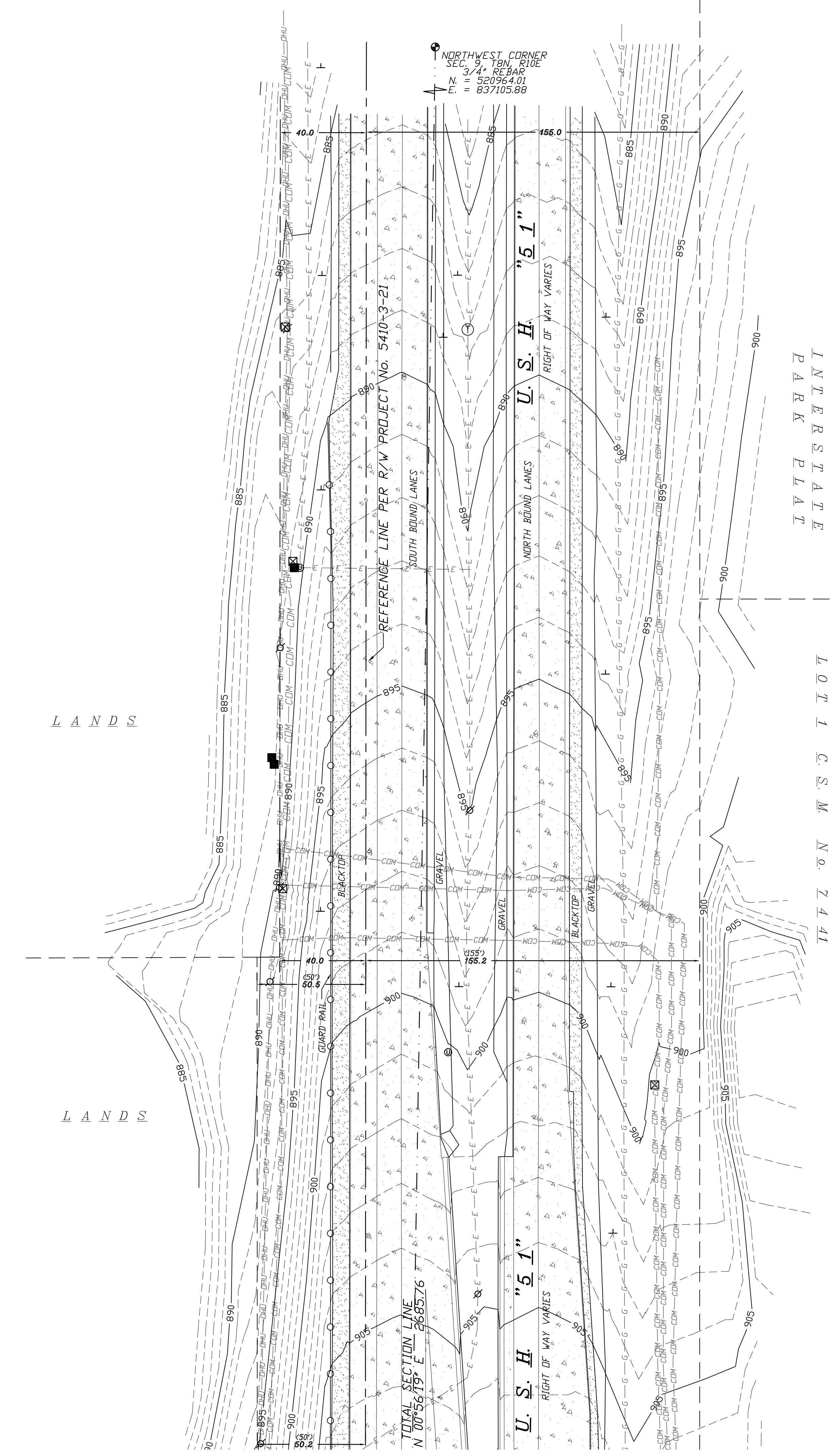
WCCS- DANE COUNTY
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SOUTHWEST 1/4 OF SECTION
 9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
 SCALE 1" = 30'



PREPARED FOR:
 RUEDEBUSCH DEVELOPMENT
 AND CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

NOTES:
 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B"
 PART II EXCEPTIONS FROM TITLE COMMITMENT No.
 NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
 AMERICAN TITLE INSURANCE COMPANY.
 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

HEIGHT LIMITATION ZONING MAP NOTE:
 THIS PARCEL IS SUBJECT TO HEIGHT
 LIMITATIONS SET FORTH IN THAT CERTAIN MAP
 DATED NOVEMBER 5, 1996, ENTITLED HEIGHT
 LIMITATION ZONING MAP, DANE COUNTY REGIONAL
 AIRPORT, MADISON, WISCONSIN, SAID MAP BEING
 ON FILE IN THE DANE COUNTY CLERKS OFFICE.



STORM SEWER INLETS

STRUC. ID	FLOW	INVERT	ELEVATION	SIZE
INT-1	901.31'	NORTH	899.46'	12"
INT-2	908.26'	NORTH	905.36'	12"
INT-3	911.78'	NORTH	908.38'	12"
INT-4	914.18'	NORTH	911.33'	12"
INT-5	938.51'	NORTH	932.46'	12"
INT-6	945.46'	EAST	940.16'	24"
		WEST	940.91'	12"
INT-7	945.40'	EAST	941.30'	12"
		WEST	941.35'	12"
INT-8	945.66'	EAST	941.76'	12"
INT-9	944.49'	WEST	942.24'	12"
INT-10	944.53'	EAST	941.93'	12"
		WEST	942.03'	18"
		SOUTH	941.73'	24"
INT-11	944.56'	EAST	942.51'	18"
		WEST	942.41'	18"
INT-12	945.15'	NORTH	942.15'	24"
		SOUTH	942.05'	24"
INT-13	944.94'	NORTH	942.00'	24"
		SOUTH	941.94'	24"
INT-14	945.02'	EAST	940.67'	24"
BDX INT-15	940.49'	EAST	940.06'	30"x18"
INT-16	941.38'	SOUTH	937.76'	36"x24"
		NORTH	937.72'	24"
		WEST	938.43'	15"
INT-17	914.77'	SOUTH	COVERED BY FABRIC	
INT-18	914.75'	NORTH	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-19	911.24'	NORTH	COVERED BY FABRIC	
		WEST	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-20	911.10'	SOUTH	907.05'	15"
		NORTH	907.30'	15"
INT-21	907.98'	WEST	COVERED BY FABRIC	
INT-22	922.95'	SOUTH	920.25'	12"
		EAST	920.45'	10"
INT-23	923.03'	WEST	920.58'	10"
INT-24	923.05'	NORTH	919.95'	15"
		EAST	920.00'	12"
INT-25	923.09'	WEST	920.29'	12"
INT-26	918.39'	WEST	915.47'	12"
INT-27	918.31'	EAST	915.44'	12"
		NORTH	915.41'	12"

STRUC. ID	FLOW	INVERT	ELEVATION	SIZE
INT-28	917.81'	WEST	914.66'	12"
		NORTH	914.70'	18"
INT-29	917.76'	SOUTH	914.79'	18"
INT-30	917.80'	SOUTH	915.10'	18"
INT-31	917.86'	NORTH	915.06'	18"
		EAST	914.86'	12"
INT-32	915.74'	NORTH	913.39'	15"
		WEST	913.44'	15"
INT-33	916.59'	EAST	914.09'	15"
		NW	914.19'	15"
INT-34	913.57'	SOUTH	911.07'	15"
		NORTH	910.82'	12"
INT-35	912.86'	SOUTH	909.71'	12"
		NORTH	909.66'	12"
INT-36	912.69'	SOUTH	909.29'	12"
		NORTH	909.39'	12"
INT-37	895.44'	SE	892.09'	12"
INT-38	894.98'	NW	891.68'	12"
		SOUTH	891.48'	24"
INT-39	894.86'	EAST	891.31'	24"
		SOUTH	891.31'	24"
		NORTH	891.56'	24"
INT-40	894.71'	SOUTH	892.46'	6"
		NORTH	891.91'	12"
INT-41	894.54'	SOUTH	891.64'	12"
		WEST	891.59'	24"
INT-42	894.54'	WEST	891.74'	18"
		SE	891.69'	18"
		NORTH	891.74'	18"
INT-43	894.04'	SOUTH	891.94'	18"
INT-44	894.12'	SOUTH	891.94'	18"
INT-45	894.43'	EAST	891.93'	18"
		NORTH	891.97'	18"
INT-46	891.85'	EAST	888.95'	15"
INT-47	891.76'	WEST	888.76'	15"
		NORTH	888.46'	15"
INT-48	914.08'	WEST	910.88'	15"
INT-49	914.14'	EAST	910.41'	15"
		WEST	910.34'	24"
INT-50	914.32'	EAST	908.77'	15"
		WEST	908.66'	24"
INT-51	910.90'	SOUTH	907.90'	15"
		WEST	907.95'	15"
INT-52	910.41'	EAST	908.21'	15"
INT-53	910.92'	NE	906.67'	15"
INT-54	909.67'	SW	906.32'	15"
		NW	906.07'	15"
		SE	906.17'	15"
INT-55	909.77'	NE	906.22'	15"
		SE	906.32'	15"
INT-56	910.36'	NE	907.11'	15"

NOTE
 INT-32 AND *INT-33* ARE UNDER CONSTRUCTION
 AND FLOWLINE IS SUBJECT TO CHANGE.

STORM SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
STM MH-1	907.58'	EAST	904.22'	36"x18"
		WEST	904.20'	36"x18"
STM MH-2	908.74'	EAST	904.82'	36"x18"
		WEST	904.83'	36"x18"
		SOUTH	905.09'	12"
STM MH-3	911.28'	EAST	906.58'	36"x18"
		WEST	906.61'	36"x18"
STM MH-4	912.55'	EAST	907.64'	36"x18"
		WEST	907.68'	21"
		SOUTH	907.90'	12"
STM MH-5	914.87'	EAST	910.47'	21"
		WEST	910.52'	21"
		SOUTH	910.82'	12"
STM MH-6	917.24'	EAST	912.34'	21"
		SW	913.09'	15"
STM MH-7	917.36'	NE	912.51'	15"
		SOUTH	912.56'	15"
STM MH-8	944.49'	NE	938.89'	24"
		WEST	938.94'	24"
STM MH-9	923.34'	SOUTH	919.34'	15"
		NORTH	919.84'	12"
		WEST	918.39'	15"
STM MH-10	918.20'	EAST	911.40'	24"
		WEST	914.50'	12"
		EAST	914.30'	12"
		SOUTH	914.50'	12"
STM MH-11	907.69'	SOUTH	901.19'	30"
		NORTH	900.99'	30"
STM MH-12	922.59'	EAST	916.37'	15"
		NORTH	916.32'	15"
STM MH-13	895.56'	WEST	892.01'	37"
		EAST	891.97'	37"
STM MH-14	892.28'	SOUTH	888.23'	15"
		EAST	888.18'	15"

NOTE
 STM MH-7 IS UNDER CONSTRUCTION
 AND RIM IS SUBJECT TO CHANGE.

CURVE TABLE:

C#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C1	418.28	N 75°03'34" W 61.30	61.37	08°24'22"	S 79°15'45" E
		N 74°40'57" W 61.14	61.19	08°22'55"	N 78°52'24" W

SANITARY SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
SAN MH-1	906.18'	WEST	894.25'	8"
SAN MH-2	915.22'	EAST	903.12'	8"
SAN MH-3	917.00'	WEST	905.95'	10"
		SOUTH	905.90'	10"
SAN MH-4	919.13'	BOTTOM	911.03'	10"
SAN MH-5	922.91'	NORTH	914.21'	10"
		WEST	914.66'	10"
		SOUTH	914.41'	8"
SAN MH-6	918.70'	NORTH	904.95'	10"
		SOUTH	904.98'	10"
SAN MH-7	909.49'	NORTH	898.77'	10"
		SOUTH	898.87'	10"
SAN MH-8	923.43'	WEST	915.98'	10"
		EAST	916.03'	10"
SAN MH-9	895.59'	NORTH	880.12'	8"
		SOUTH	880.89'	8"
SAN MH-10	895.52'	NORTH	879.84'	8"
		EAST	879.80'	8"
SAN MH-11	894.78'	WEST	879.48'	8"
		SE	879.43'	8"
SAN MH-12	894.56'	NW	879.09'	8"
		EAST	879.05'	8"
SAN MH-13	897.36'	SOUTH	885.99'	8"
		EAST	886.06'	8"
		WEST	886.13'	8"
SAN MH-14	899.95'	NORTH	885.24'	8"
SAN MH-15	921.31'	EAST	915.52'	8"

NOTE
 SAN MH-3 IS UNDER CONSTRUCTION
 AND RIM IS SUBJECT TO CHANGE.

CONTROL POINTS:

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	517402.28	837009.24	926.45	3/4" REBAR
CP-2	516528.57	837010.44	944.50	3/4" REBAR
CP-3	516053.40	836995.38	951.88	3/4" REBAR
CP-4	515480.35	837167.28	944.77	3/4" REBAR
CP-5	515613.72	837632.74	928.31	3/4" REBAR
CP-6	515577.42	838066.29	916.23	3/4" REBAR
CP-7	515565.21	838647.31	905.65	3/4" REBAR
CP-8	516614.00	838729.85	906.33	CUT "X"
CP-9	517118.18	838489.59	913.08	60'D NAIL
CP-10	518334.80	838035.79	918.37	3/4" REBAR
CP-11	518327.57	837791.40	924.21	3/4" REBAR

ELEVATION BENCHMARKS

HYDRANT	ELEVATION	DESCRIPTION
HYD-1	909.38'	SOUTH R/W HOECKER ROAD
HYD-2	919.35'	SOUTH R/W HOECKER ROAD
HYD-3	931.89'	SOUTH R/W HOECKER ROAD
HYD-4	918.50'	NORTH R/W MANUFACTURERS DRIVE
HYD-5	926.38'	NORTH R/W ANDERSON ROAD

SEE SHEET 12

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
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DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DATE	DRAWING NO.
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	DATE	18W-284
		DATE	FEBRUARY 12, 2019	SHEET	13 OF 13