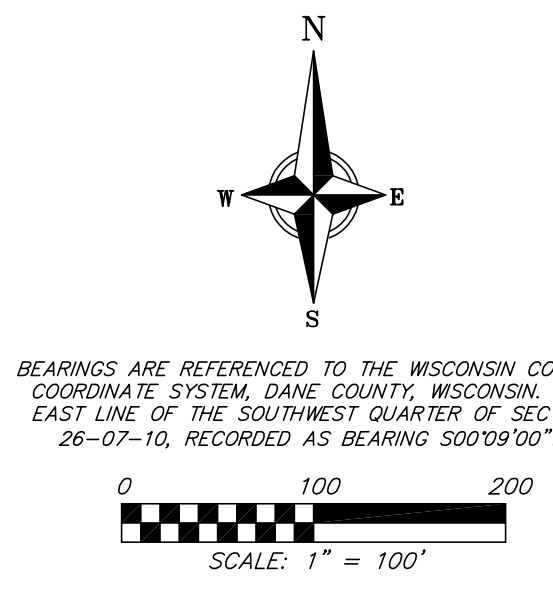
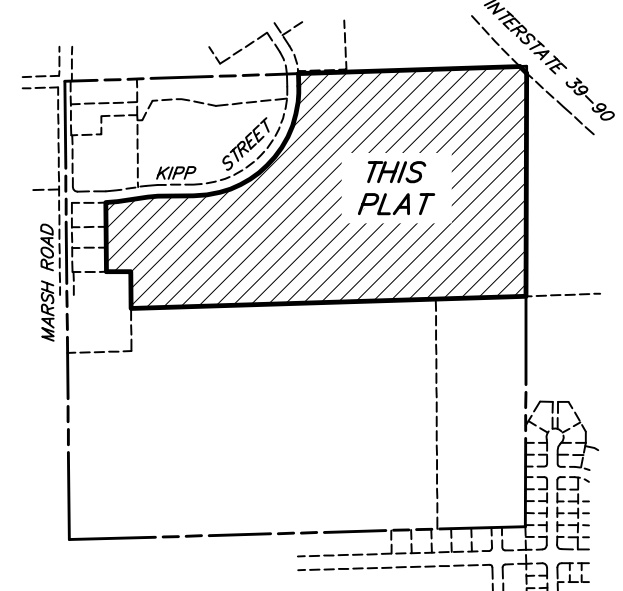


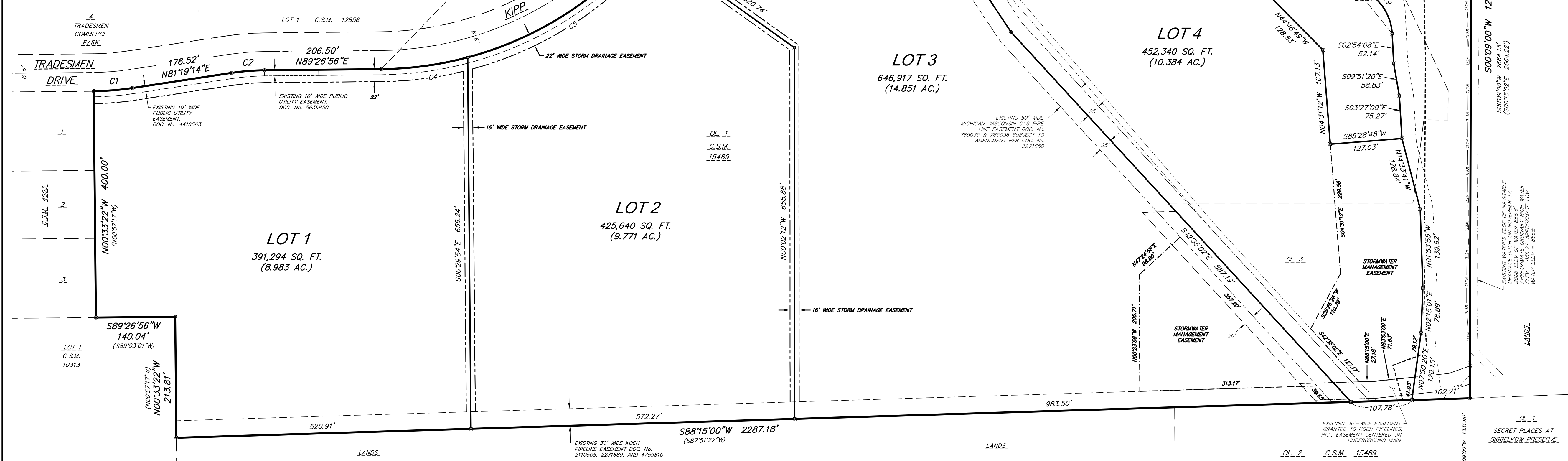
# REPLAT OF TRADESMEN COMMERCE PARK

BEING A RE-DIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15489 AS RECORDED IN VOLUME 111 OF CERTIFIED SURVEY MAPS, ON PAGES 268-273, AS DOCUMENT NUMBER 5636850, DANE COUNTY REGISTRY ALSO ALL OF LOT 10 AND OUTLOT 3, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563 AND LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



**CURVE DATA**

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	08°07'42"	483.00'	68.52'	N 85°23'05" E	68.46'		
C2	08°07'42"	417.00'	59.16'	N 85°23'05" E	59.11'		
C3	91°19'34"	615.00'	980.27'	N 43°47'09" E	879.75'		
C4	14°24'16"	615.00'	154.62'	N 82°14'48" E	154.21'		
C5	35°35'58"	615.00'	382.06'	N 57°14'50" E	375.94'		
C6	32°45'20"	615.00'	351.59'	N 23°04'21" E	346.82'		
C7	04°39'35"	615.00'	50.01'	N 04°21'54" E	50.00'		
C8	03°34'44"	615.00'	41.99'	N 00°04'44" E	41.99'		
C9	00°33'03"	5799.89'	55.87'	S 45°45'20" E	55.87'		
C10	38°32'52"	110.00'	74.01'	S 66°45'01" E	72.62'		
C11	88°15'23"	110.00'	169.44'	N 88°23'44" E	163.18'		
C12	42°10'33"	90.00'	66.25'	N 65°21'19" E	64.76'		
C13	31°23'24"	90.00'	49.41'	S 77°49'43" E	48.79'		
C14	23°50'11"	110.00'	45.76'	S 74°01'07" E	45.43'		
C15	49°05'11"	90.00'	77.10'	S 61°23'37" E	74.77'		
C16	25°08'01"	90.00'	39.48'	S 34°57'03" E	39.16'		
C17	22°33'30"	110.00'	43.95'	S 33°49'47" E	43.66'		
C18	29°31'55"	110.00'	57.34'	S 60°12'30" E	56.69'		
C19	72°14'20"	90.00'	113.47'	S 39°01'18" E	106.10'		



**SURVEY LEGEND**

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

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

**PUBLIC UTILITY EASEMENT NOTE:** PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.12 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

\*UNLESS OTHERWISE NOTED ON THE PLAT.

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	S00°09'00"W	40.30'
L2	N01°52'38"W	72.38'
L3	N88°07'22"E	40.14'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



Drafted by: MZIE  
Checked by: MMAR  
FN: 170162  
Date: 10/11/2021  
Rev: \_\_\_\_\_  
Rev: \_\_\_\_\_  
Rev: \_\_\_\_\_

**SURVEYED BY:**  
Vierbicher Associates, Inc.  
By: Michael J. Ziehr  
999 Fourier Drive,  
Suite 201  
Madison, WI 53717  
(608) 821-3962  
mzie@vierbicher.com

**SURVEYED FOR:**  
QRS Company LLC  
8500 Greenway Blvd.  
#202  
Middleton, WI 53562

10 Oct 2021 - 8:30p M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162\_FinalPlat.dwg by: mzie

# REPLAT OF TRADESMEN COMMERCE PARK

BEING A RE-DIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15489 AS RECORDED IN VOLUME 111 OF CERTIFIED SURVEY MAPS, ON PAGES 268-273, AS DOCUMENT NUMBER 5636850, DANE COUNTY REGISTRY ALSO ALL OF LOT 10 AND OUTLOT 3, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563 AND LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of QRS Company LLC and Marsh Road Development Corp., owner(s) of said land, I have surveyed, divided, and mapped REPLAT OF TRADESMEN COMMERCE PARK; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Northwest Quarter and Northeast Quarter of the Southwest Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Being a re-division of all of Outlot 1, Certified Survey Map Number 15489 as recorded in Volume 111 of Certified Survey Maps, on pages 268-273, as Document Number 5636850, Dane County Registry also all of Lot 10 and Outlot 3, Tradesmen Commerce Park, as recorded in Volume 59-050A of Plats, on pages 244-245, as Document Number 4416563, Dane County Registry, City of Madison, Dane County, Wisconsin.

Containing 2,507,568 square feet or 57.566 acres.

Vierbicher Associates Inc.  
By: Michael J. Ziehr

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed:

Michael J. Ziehr, P.L.S. No. S-2401

## CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of REPLAT OF TRADESMEN COMMERCE PARK as of this \_\_\_\_ day of \_\_\_\_\_, 2021.

City of Madison Treasurer

## DANE COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of REPLAT OF TRADESMEN COMMERCE PARK, as of this \_\_\_\_ day of \_\_\_\_\_, 2021.

Dane County Treasurer

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

State of Wisconsin )  
County of Dane ) ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, and \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: \_\_\_\_\_

Notary Public, State of Wisconsin

## OWNER'S CERTIFICATE

QRS Company LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

QRS Company LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- Wisconsin Department of Administration
- Common Council, City of Madison
- Dane County Zoning and Land Regulation Committee
- Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said QRS Company LLC has caused these presents to be signed by Thomas DeBeck, Member at Madison, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

QRS Company, LLC

Thomas DeBeck, Authorized Member

State of Wisconsin )  
Dane County ) ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, Thomas DeBeck, Member of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that he executed the foregoing instrument as such member as the deed of said limited liability company, by its authority.

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin

## OWNER'S CERTIFICATE

Marsh Road Development Corp., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Marsh Road Development Corp. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- Wisconsin Department of Administration
- Common Council, City of Madison
- Dane County Zoning and Land Regulation Committee
- Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said Marsh Road Development Corp. has caused these presents to be signed by \_\_\_\_\_, its President and countersigned by \_\_\_\_\_, its Secretary at Madison, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Marsh Road Development Corp.

President Secretary

State of Wisconsin )  
Dane County ) ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_, President and \_\_\_\_\_, Secretary of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that he executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin

## GENERAL NOTES FROM C.S.M. 15489:

- This Certified Survey Map is subject to the following Documents:
  - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4441244.
  - Declaration of Conditions and Covenants recorded as Doc. No. 4458046.
  - Declaration of Conditions and Covenants recorded as Doc. No. 4458047.
  - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4751050.
  - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4807545.
- No construction shall be allowed on the proposed Outlots. Prior to the future development of the proposed Outlots, subsequent subdivision and zoning approvals will be required, including eliminating the split zoning of proposed Outlot 1, and creating buildable lots from the Outlots.
- Each Outlot is responsible for compliance with M.G.O. Chapter 37 at the time they develop.
- All Lots and Outlots within this certified survey map shall be subject to public easements for drainage purposes which shall be a minimum of six feet in width measured from the property line to the interior of each Lot or Outlot except that the easements shall be 12 feet in width on the perimeter of the certified survey map. For purposes of two (2) or more Lots or Outlots combined for a single development site, or where two (2) or more Lots or Outlots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined Lots or Outlots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Public Utility Easements. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.

## Notes from the Plat of Tradesmen Commerce Park which apply to this Plat:

- All new utility lines shall be placed underground unless the City of Madison Plan Commission approves otherwise.
- Building coverage on Lot 10 of Tradesmen Commerce Park is restricted to a maximum of 30%.
- Subsoil information indicates that lots within this Certified Survey Map may encounter bedrock as shallow as five (5) feet. Lot owners shall verify this information and determine appropriate design to mitigate any adverse effects on any of the buildings.
- Subsoil information indicates that lots within this Certified Survey Map may encounter groundwater as shallow as six and one half (6.5) feet. Lot owners shall verify this information and determine appropriate design to mitigate any adverse effects on any of the buildings.
- The lots of this land division may experience noise levels exceeding the levels in S. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
- Access to IH 90/39 is controlled by WS-DOT Plat #1001-02-21.
- No improvements or structures are allowed between the right-of-way line of Interstate Highway 39 & 90 and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Wetland line is per a delineation completed by NRC Inc. Developer has concurrence from regulating agencies.
- Outlot 3 is hereby dedicated to the public for permanent open space and public storm water management facilities.
- All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s).
- 75 foot setback from wetland - no buildings or pavement within setback area. Use of setback area limited to those uses permitted in an environmental corridor and as approved by the City Engineer/or the Capital Area Regional Plan Commission.

10 Oct 2021 - 8:15p M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162\_Final\Plat.dwg by: mzie

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of REPLAT OF TRADESMEN COMMERCE PARK, located in the City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_ day of \_\_\_\_\_, 2021, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of REPLAT OF TRADESMEN COMMERCE PARK to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

Maribeth Witzel-Behl, City Clerk

City of Madison, Dane County, Wisconsin

## CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

Secretary of Planning Commission

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.



Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_ as Document Number \_\_\_\_\_

Kristi Chlebowski  
Dane County Register of Deeds

 planners   engineers   advisors Phone: (800) 261-3898		Drafted by: MZIE	SURVEYED BY:	SURVEYED FOR:
		Checked by: MMAR	Vierbicher Associates, Inc.	QRS Company LLC
		FN: 170162	By: Michael J. Ziehr	8500 Greenway Blvd.
		Date: 10/11/2021	999 Fourier Drive,	#202
		Rev:	Suite 201	Middleton, WI 53562
		Rev:	Madison, WI 53717	
		Rev:	(608) 821-3962	
		Rev:	mzie@vierbicher.com	

SHEET  
2 OF 2