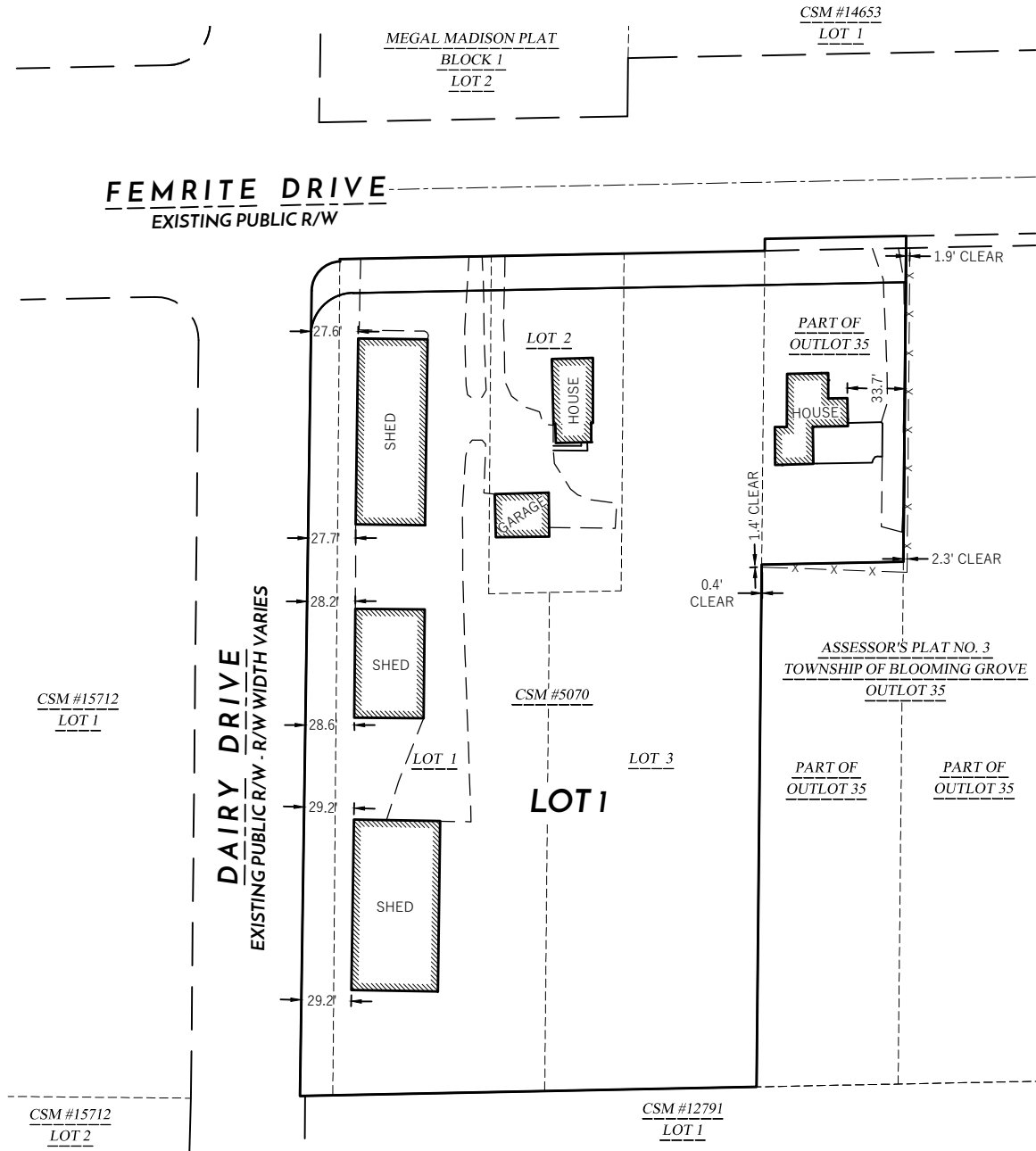


A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

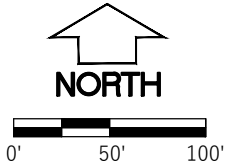
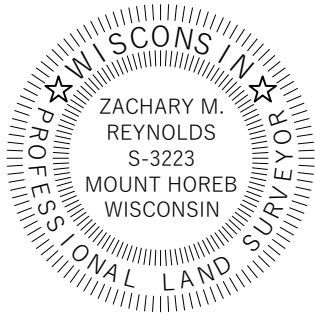


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING ASPHALT, CONCRETE, OR GRAVEL
- EXISTING FENCE LINE
- EXISTING STRUCTURE

NOTE

- ALL STRUCTURES AND IMPROVEMENTS DEPICTED ON THIS SHEET AND LOCATED WITHIN THIS CERTIFIED SURVEY MAP WILL BE DEMOLISHED AS A PART OF REDEVELOPMENT OF THE SITE.
- SEE SHEET 3 OF 5 FOR CURVE TABLE.



File: W:\2023\231098_FCG - Femrite Dr & Dairy Dr, Madison\DWG\231098-CSM.dwg Layout: CSM2 User: zreynolds Plotted: Feb 13, 2025 - 1:50pm

WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: FACILITY GATEWAY CORPORATION TYLER MARKS 4916 E. BROADWAY MADISON, WI 53716	SURVEYED BY: MAL DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231098 SHEET NO: 5 of 5	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY,WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	26.05'	17.17'	86° 55' 57"	N 44° 18' 08" E	23.62'	N 0° 50' 09" E	N 87° 46' 06" E
*	26.22'	17.17'	87° 29' 34"	N 44° 34' 45" E	23.75'	N 0° 49' 57" E	N 88° 19' 32" E
C-2	38.42'	25.00'	88° 03' 16"	S 44° 51' 47" W	34.75'	S 88° 53' 25" W	S 0° 50' 09" W
C-3	40.00'	25.00'	91° 40' 51"	N 45° 15' 54" W	35.87'	N 0° 34' 31" E	S 88° 53' 40" W

(*) PER DOCUMENT NO. 5554968

LEGAL DESCRIPTION

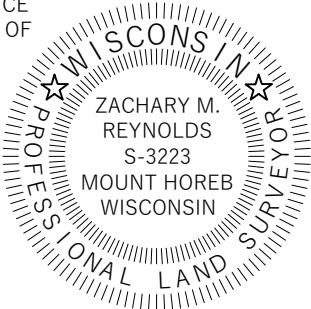
A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, (CSM 5070), AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, (CSM 5070), DANE COUNTY REGISTER OF DEEDS, ALSO THE NORTH ONE HUNDRED NINETY FEET (190') OF THE WEST ONE-HALF (W 1/2) OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY,WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 22, THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, NORTH 00 DEGREES 46 MINUTES 33 SECONDS EAST 1285.93 FEET; THENCE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 211.74 FEET TO THE NORTHWEST CORNER OF LOT 1 OF AFORESAID CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, AND ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINE OF SAID CSM 5070 AND SAID SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 248.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID CSM 5070, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID OUTLOT 35, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG SAID WEST LINE OF OUTLOT 35, NORTH 00 DEGREES 33 MINUTES 21 SECONDS EAST, 7.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 35; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID OUTLOT 35, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 82.50 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID OUTLOT 35 AS MONUMENTED; THENCE, ALONG THE EAST LINE OF SAID WEST HALF OF OUTLOT 35, SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 190.04 FEET TO THE SOUTHEAST CORNER OF THE NORTH 190 FEET OF THE WEST HALF OF OUTLOT 35; THENCE, ALONG THE SOUTH LINE OF SAID NORTH 190 FEET OF SAID WEST HALF OF OUTLOT 35, SOUTH 88 DEGREES 48 MINUTES 04 SECONDS WEST, 82.69 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3 CSM 5070; THENCE, ALONG SAID EAST LINE OF LOT 3, SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST, 304.80 FEET TO THE SOUTHEAST CORNER OF SAID CSM 5070; THENCE, ALONG THE SOUTH LINE OF SAID CSM 5070, AND EXTENDING ALONG THE SOUTH LINE OF AFORESAID PART OF OUTLOT 33, SOUTH 88 DEGREES 51 MINUTES 24 SECONDS WEST, 266.65 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 33, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF DAIRY DRIVE; THENCE ALONG THE WEST LINE OF SAID OUTLOT 33, NORTH 00 DEGREES 50 MINUTES 09 SECONDS EAST, 469.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, 26.05 FEET ALONG SAID CURVE, HAVING A RADIUS OF 17.17 FEET, AND A CHORD THAT BEARS SOUTH 44 DEGRES 18 MINUTES, 23.62 FEET, TO A POINT ON THE WEST LINE OF AFORESAID LOT 1 OF CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMERITE DRIVE; THENCE, ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 29 MINUTES 03 SECONDS EAST, 1.52 FEET BACK TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 145,111 SQUARE FEET OR 3.33 ACRES, (INCLUDING FEMRITE RIGHT-OF-WAY DEDICATION). 137,556 SQUARE FEET, OR 3.16 ACRES, (EXCLUDING FEMRITE RIGHT-OF-WAY DEDICATION.)

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WI DEVELOPMENT PARTNERS, LLC, I HAVE SURVEYED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.



ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098

SHEET NO: 5 of 5

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

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NOTES:

- 1. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 2. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORMWATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3. NO CHANGES TO THE EXISTING DRAINAGE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

OWNER'S CERTIFICATE

WI DEVELOPMENT PARTNERS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

WI DEVELOPMENT PARTNERS, LLC
BY: TYLER MARKS, MEMBER

BY: _____
WI DEVELOPMENT PARTNERS, LLC
BY: TYLER MARKS, MEMBER

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025.

THE ABOVE NAMED TYLER MARKS, MEMBER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES/IS PERMANENT

MORTGAGEE CERTIFICATE

_____, A BANKING CORPORATION 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, MAPPING, AND DEDICATING OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, THE SAID _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, AT MADISON, WISCONSIN, ON THIS _____ DAY OF _____, 2025.

BY: _____
BY:

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES/IS PERMANENT



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098
SHEET NO: 5 of 5

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DOC. NO. _____
C.S.M. NO. _____

File: W:\2023\231098_FCG - Ferrite Dr & Dairy Dr, Madison\DWG\231098-CSM.dwg Layout: CSM5 User: zreynolds Plotted: Feb 13, 2025 - 1:54pm



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APPROVED BY: ZMR

PROJECT NO: 231098
SHEET NO: 5 of 5

CERTIFIED SURVEY MAP NO.

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CITY OF MADISON COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED

BY ENACTMENT NUMBER _____ FILE ID NUMBER _____ ADOPTED ON THE _____ DAY

OF _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

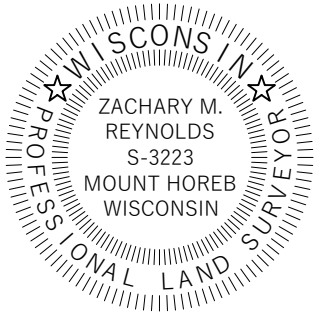
BY: _____
MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

DATE: _____

BY: _____
MATTHEW WACHTER, SECRETARY OF THE
PLAN COMMISSION.



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20____ AT _____ O'CLOCK _____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS