

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

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

Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.233.

EXISTING EASEMENTS

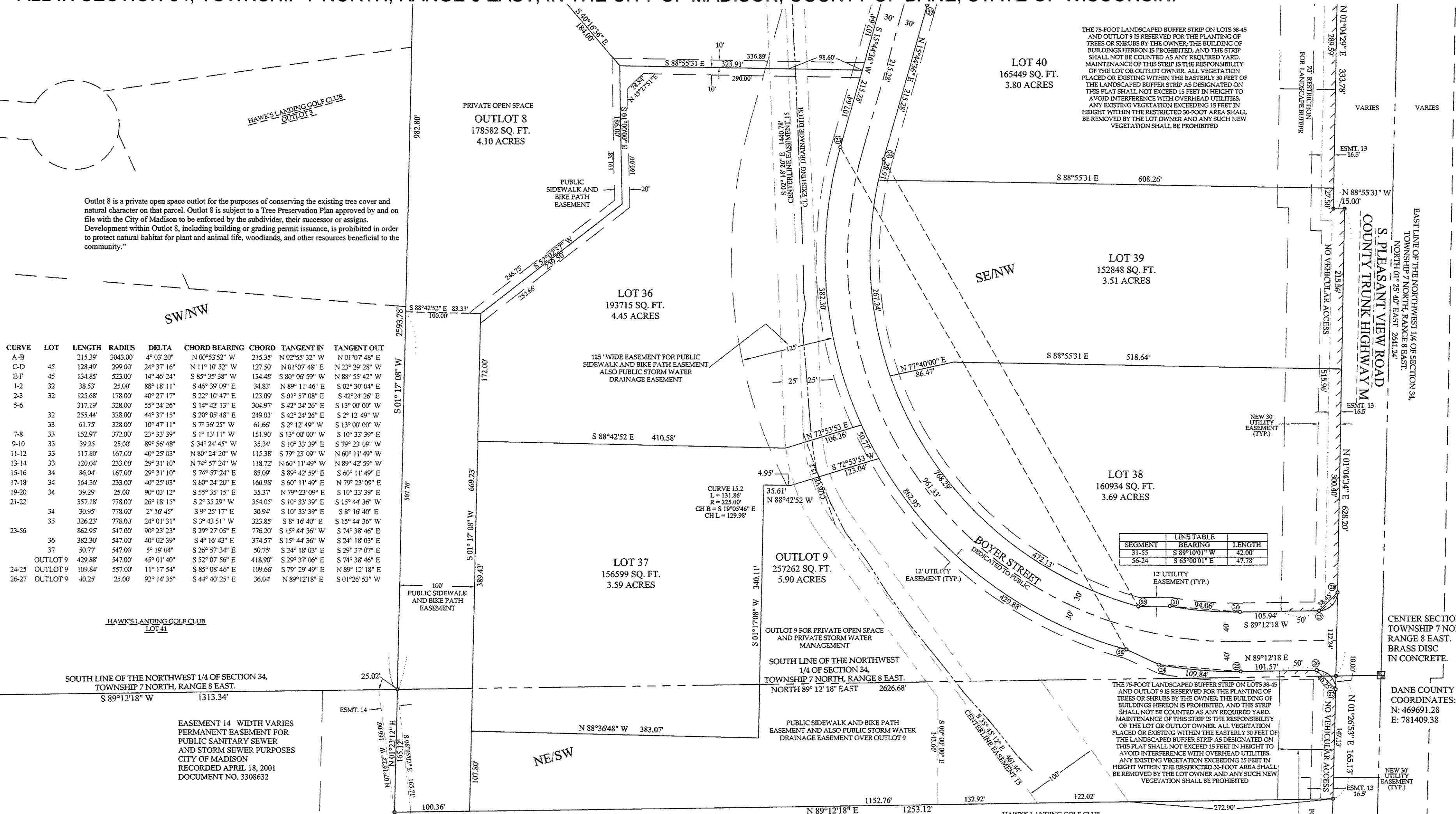
EASEMENT 13 16.5' WIDE RIGHT-OF-WAY EASEMENT MID-PLAINS TELEPHONE, INC. RECORDED JULY 24, 1996 DOCUMENT NO. 2781499 MODIFIED BY PARTIAL ASSIGNMENT OF EASEMENT RIGHTS WISCONSIN POWER AND LIGHT COMPANY RECORDED OCTOBER 15, 2004 DOCUMENT NO. 3978962

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

EASEMENT NOTE 15A THAT PORTION OF "PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM WATER PURPOSES" RECORDED SEPTEMBER 22, 2005, AS DOCUMENT NO. 4111033, LAYING WEST AND SOUTH OF BOYER STREET, SHALL REMAIN IN PLACE UNTIL COMPLETION AND ACCEPTANCE OF NEW SANITARY AND STORM WATER IMPROVEMENTS AT WHICH TIME SAID PORTION OF SAID EASEMENT SHALL BE VACATED AND THE PROPOSED SANITARY AND STORM SEWER EASEMENTS SHALL BECOME EFFECTIVE, AT WHICH TIME SAID PORTION OF SAID EASEMENT SHALL BE RELEASED BY THE CITY OF MADISON BY A SEPARATE DOCUMENT RECORDED AT THE REGISTER OF DEEDS. ANY ADDITIONAL REQUIRED PUBLIC SANITARY SEWER AND STORM SEWER EASEMENTS REQUIRED IN CONJUNCTION WITH THE ABOVE RELEASE SHALL ALSO BE CREATED BY SEPARATE DOCUMENT AND RECORDED AT THE DANE COUNTY REGISTER OF DEEDS.

Outlet 8 is a private open space outlet for the purposes of conserving the tree cover and natural character on that parcel. Outlet 8 is subject to a Tree Preservation Plan approved by and on file with the City of Madison to be enforced by the subdivider, their successor or assigns. Development within Outlet 8, including building or grading permit issuance, is prohibited in order to protect natural habitat for plant and animal life, woodlands, and other resources beneficial to the community.

THE 75-FOOT LANDSCAPED BUFFER STRIP ON LOTS 38-45 AND OUTLOT 9 IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OR OUTLOT OWNER. ALL VEGETATION PLACED OR EXISTING WITHIN THE EASTERLY 30 FEET OF THE LANDSCAPED BUFFER STRIP AS DESIGNATED ON THIS PLAT SHALL NOT EXCEED 15 FEET IN HEIGHT TO AVOID INTERFERENCE WITH OVERHEAD UTILITIES. ANY EXISTING VEGETATION EXCEEDING 15 FEET IN HEIGHT WITHIN THE RESTRICTED 30-FOOT AREA SHALL BE REMOVED BY THE LOT OWNER AND ANY SUCH NEW VEGETATION SHALL BE PROHIBITED.

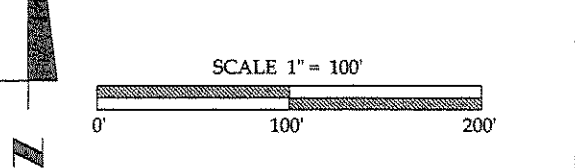


OUTLET 7
1080516 SQ. FT.
24.80 ACRES
PRIVATE OPEN SPACE

Outlet 7 is a private open space outlet for the purposes of conserving the existing tree cover and natural character on that parcel. Outlet 7 is subject to a Tree Preservation Plan approved by and on file with the City of Madison to be enforced by the subdivider, their successor or assigns. Development within Outlet 7, including building or grading permit issuance, is prohibited in order to protect natural habitat for plant and animal life, woodlands, and other resources beneficial to the community.

EASEMENT 14 WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED APRIL 18, 2001 DOCUMENT NO. 3308632

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
28-29	38	38.45	25.00	88°07'45"	88°07'45"	34.77	S 01°04'34" W	S 89°12'18" E
30-31	38	94.06	111'17.54"	11°17'54"	S 85°08'46" W	93.91	S 89°12'18" W	S 89°12'18" E
55-52	38	768.29	487.00	90°23'23"	N 29°27'05" W	691.06	N 74°38'46" W	N 15°44'36" E
33-34	40	47.13	487.00	55°32'48"	N 46°52'22" W	453.86	N 74°38'46" W	N 19°05'58" E
39	267.24	487.00	317.26	29°22'44"	N 32°22'44" W	263.90	N 19°05'58" W	N 12°03'31" E
40	289.91	487.00	324.00	9°24'00"	N 14°02'34" E	289.91	N 12°03'31" E	N 15°44'36" E
41	54.52	838.00	37.43	39°43'39"	N 2°35'29" E	381.35	N 15°44'36" E	N 10°33'39" W
42	307.20	838.00	214.00	15°30'57"	N 1°30'57" E	305.49	N 12°00'37" E	N 8°59'18" W
43	23.00	838.00	17.34	21°14'21"	N 94°26'28" W	23.00	N 8°59'18" W	N 10°33'39" W
35-36	42	39.25	25.00	89°56'48"	S 54°24'45" E	35.34	N 10°33'39" W	N 79°23'09" E
37-38	42	142.09	109.36	51°10'36"	N 84°41'34" E	141.89	N 79°23'09" E	N 90°00'00" E
39-40	42	39.76	25.00	91°07'48"	S 44°26'06" E	33.70	N 90°00'00" E	S 01°04'29" W
41-42	43	39.76	25.00	91°07'48"	S 45°33'54" W	35.70	S 01°07'48" W	S 90°00'00" W
42-44	43	154.32	833.00	109°56'51"	S 84°41'34" W	154.10	S 90°00'00" W	S 92°03'00" W
45-46	43	39.29	25.00	90°03'12"	N 55°55'15" W	35.37	S 79°23'09" W	N 10°33'39" W
47-48	43	128.30	233.39	11°13'11"	N 1°13'11" E	127.40	N 10°33'39" W	N 13°00'00" E
44	86.55	312.00	157.53	36°51'36"	N 2°36'51" W	86.27	N 10°33'39" W	N 5°19'18" W
44	41.75	312.00	7.40	03°19'58"	N 91°09'58" E	41.72	N 5°19'58" E	N 13°00'00" E
45	375.21	388.00	55°24'26"	366.76	N 13°00'00" E	366.76	N 13°00'00" E	N 42°24'26" W
44	130.17	388.00	19°13'19"	N 3°23'20" E	N 3°23'20" E	129.56	N 13°00'00" E	N 6°13'19" W
45	154.43	388.00	22°48'15"	N 17°37'27" W	N 17°37'27" W	153.41	N 6°13'19" W	N 29°01'35" W
OUTLOT 10	90.61	388.00	15°22'51"	N 35°43'00" W	N 35°43'00" W	90.41	N 29°01'35" W	N 42°24'26" W
OUTLOT 11	106.00	71.33	106.00	39°37'17"	N 29°07'47" W	69.99	N 42°24'26" W	N 13°00'00" W
53-54	OUTLOT 10	40.60	25.00	90°02'55"	N 42°40'18" E	36.28	N 3°51'09" W	N 89°11'46" E



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARING NORTH 89°11'46" EAST.

Public Sanitary Sewer Easements: Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.233.

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

PREPARED FOR:
BOARD OF REGENTS
OF THE UNIVERSITY OF WISCONSIN SYSTEM
510 CLARMAN DRIVE, SUITE 250
MADISON, WI 53719

PREPARED BY:
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
LINCOLN CENTER II
2514 SOUTH 102ND STREET, SUITE 278
WEST ALLIS, WI 53227

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

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

UNIVERSITY RESEARCH PARK PIONEER 1st ADDITION

UNIVERSITY RESEARCH PARK
MADISON, WI

DANE COUNTY, WISCONSIN

NO.	BY	DATE	REVISION / ISSUE
1	JSH	JAN 2014	REVISION R/W & NOTES
2	JSH	FEB 2014	REVISION NOTE 15A & ESMT 15
3	JLB	SEP 2014	REVISION 30' EASE, 75' BUFFER

DATE OF PREPARATION	
BY	DATE
SURVEYED	JSH 10/2011
DRAWN	JSH 9/2012
DESIGNED	JSH 9/2012
CHECKED	

HORIZONTAL SCALE: 1"=100'

PROJECT ID 11J021

SHEET 2 of 3

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Received: 04/16/2015
CPA

27352

4/10/2015