

UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION

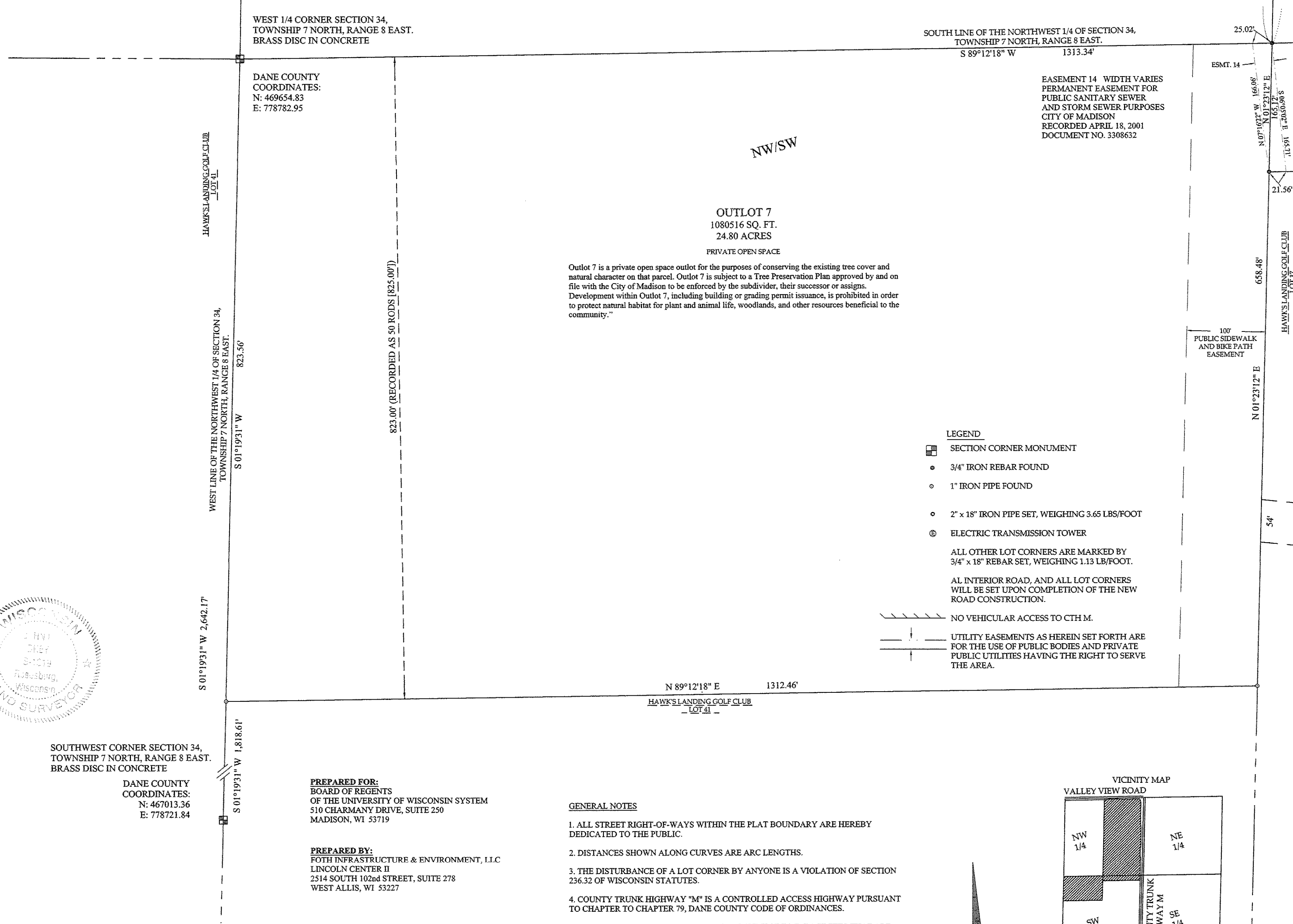
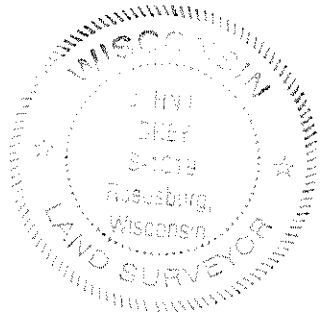
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY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

I, JOHN L. BREY, Wisconsin Professional Surveyor hereby certify:

THAT I have surveyed, divided, and mapped the UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION, being a subdivision of PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHEAST 1/4 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, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST;
THENCE N 89°12'18" E, 1312.46 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 34;
THENCE S 01°17'08" W, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD TO THE POINT OF BEGINNING;
THENCE CONTINUE S 01°17'08" W, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE S 89°12'18" W, 1313.34 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE S 01°19'31" W, 823.56 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE N 89°12'18" E, 1312.46 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE N 01°23'12" E, 658.48 FEET, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE N 89°12'18" E, 1253.12 FEET, ALONG THE NORTH LINE LOT 17 OF HAWKS LANDING GOLF CLUB TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE N 01°26'53" E, 165.13 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE N 01°04'34" E, 628.20 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE N 88°55'31" W, 15.00 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE N 01°04'29" E, 333.78 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE S 88°55'31" E, 21.40 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE N 01°04'29" E, 686.04 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE N 89°12'18" E, 91.27 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.39 FEET, HAVING A CHORD BEARING AND DISTANCE OF N 00°53'52" W, 215.35 FEET, AND A RADIUS OF 3043.00 FEET;
THENCE N 01°07'48" E, 480.15 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M;
THENCE ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF N 11°05'27" W, 127.50 FEET, AND A RADIUS OF 239.00 FEET;
THENCE N 35°14'57" W, 49.96 FEET, ALONG THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY M TO THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE S 89°11'46" W, 204.90 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF S 85°53'38" W, 134.88 FEET, AND A RADIUS OF 523.00 FEET;
THENCE N 87°01'10" W, 90.13 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE N 88°41'26" E, 165.13 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE N 85°55'33" W, 123.06 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE S 89°11'46" W, 306.70 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE S 86°40'36" W, 75.89 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE S 69°19'30" W, 16.77 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD;
THENCE S 86°40'36" W, 112.50 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF VALLEY VIEW ROAD TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 103.67 ACRES, MORE OR LESS.
THAT I have made such survey, land division, and plat at the direction of THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, the owner of said land.
THAT such plat is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.
THAT I am in full compliance with the provisions of Chapter 236, Wisconsin State Statutes and the City of Madison Land Subdivision Regulations.

John L. Brey, PLS S41319 4/10/2015



- LEGEND**
- SECTION CORNER MONUMENT
 - 3/4" IRON REBAR FOUND
 - 1" IRON PIPE FOUND
 - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
 - ELECTRIC TRANSMISSION TOWER
 - ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
 - ALL INTERIOR ROAD, AND ALL LOT CORNERS WILL BE SET UPON COMPLETION OF THE NEW ROAD CONSTRUCTION.
 - NO VEHICULAR ACCESS TO CTH M.
 - UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

- GENERAL NOTES**
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 - DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
 - THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
 - COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
 - ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMIT(S).
 - ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND, CABLES, PEDALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
 - THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 6 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL COINCIDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.
 - ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. FOR PURPOSES OF 2 OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE 2 OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF 6-FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDING, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPED THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED RE-DIVISION 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.
 - THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

CITY OF MADISON COMMON COUNCIL CERTIFICATE
RESOLVED THAT THIS PLAT KNOWN AS "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT No. RES - _____, FILE ID No. _____, ADOPTED ON THE _____ DAY OF _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.
DATED THIS _____ DAY OF _____, 20____.

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

CITY OF MADISON TREASURER CERTIFICATE
I, DAVID GAWENDA, BEING DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS OF MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF THE "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION".

DAVID GAWENDA, TREASURER
CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY TREASURER CERTIFICATE
I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER 1st ADDITION".

ADAM GALLAGHER, TREASURER
DANE COUNTY, WISCONSIN

DANE COUNTY REGISTER OF DEEDS CERTIFICATE
RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____ THROUGH _____, AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE
THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, 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 BOARD HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID BOARD FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
COMMON COUNCIL, CITY OF MADISON
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND CORPORATE SECRETARY, JANE S. RADUE, AND ITS CORPORATE SEAL AFFIXED ON THIS _____ DAY OF _____, 20____.

JANE S. RADUE
EXECUTIVE DIRECTOR AND CORPORATE SECRETARY
THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME ON THIS _____ OF _____, 20____, THE ABOVE NAMED JANE S. RADUE, EXECUTIVE DIRECTOR AND CORPORATE SECRETARY OF THE UNIVERSITY OF WISCONSIN SYSTEM, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PREPARED FOR:
BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
510 CHARMANY 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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

Foth
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

**UNIVERSITY RESEARCH PARK
PIONEER 1st ADDITION**
UNIVERSITY RESEARCH PARK
MADISON, WI
DANE COUNTY, WISCONSIN

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

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

HORIZONTAL SCALE: 1"=100'
PROJECT ID 11J021

SHEET 3 of 3

Received: 04/16/2015
CPA
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