

THE CENTER FOR INDUSTRY & COMMERCE # 3708481

LOTS 1, 2, 3 AND 4, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10642 AND OTHER LANDS LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4, PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SEE NOTES ON SHEET 1 OF 6

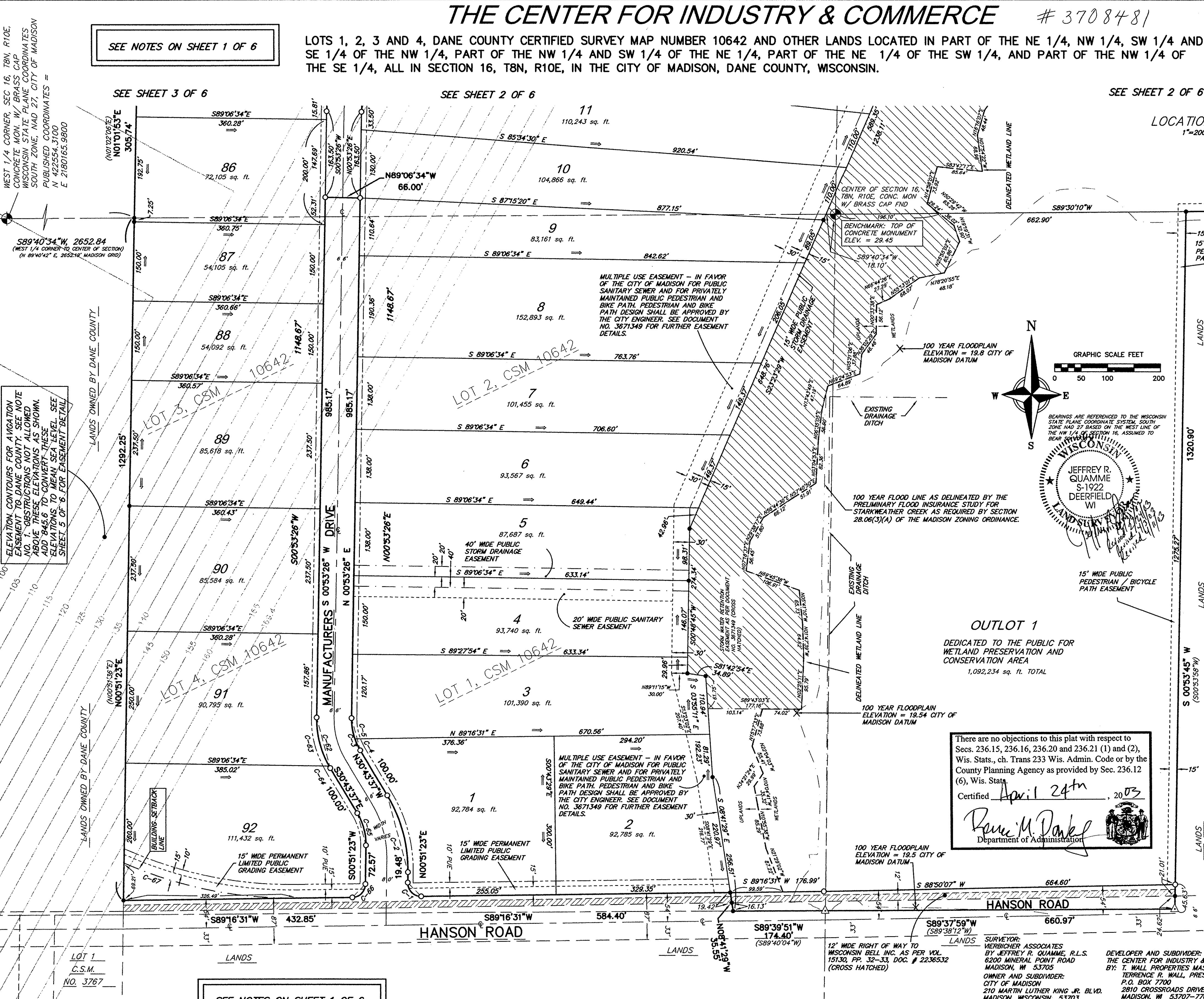
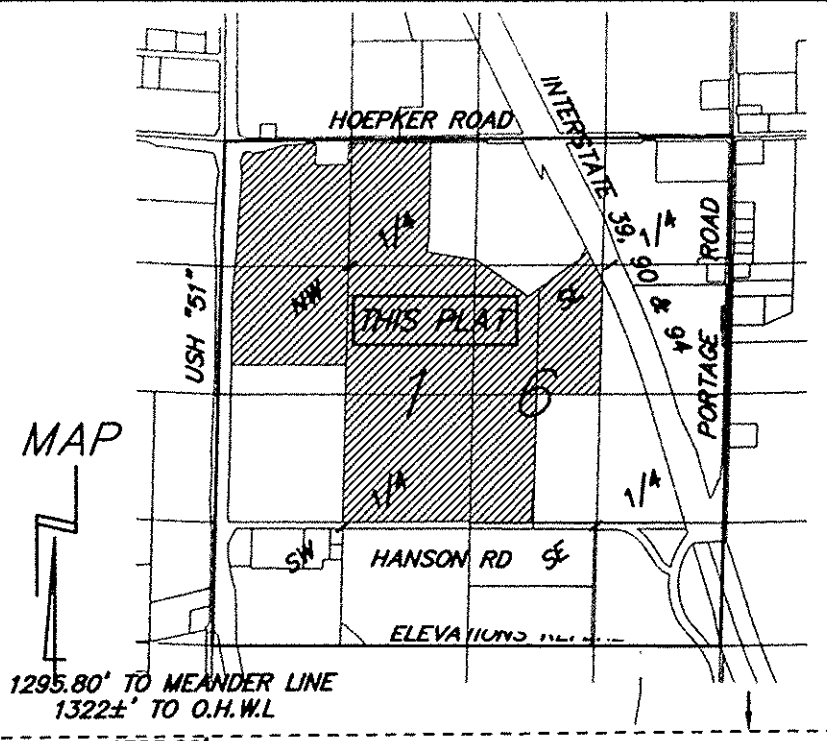
SEE SHEET 3 OF 6

SEE SHEET 2 OF 6

SEE SHEET 2 OF 6

LOCATION MAP

1"=2000'



- NOTES:
- 1) ALL LOTS, OUTLOTS AND AREAS DEDICATED TO THE PUBLIC ARE SUBJECT TO AN AVIGATION EASEMENT TO DANE COUNTY AS PER DOCUMENT NUMBER 2794376, DANE COUNTY REGISTER OF DEEDS. SEE CONTOURS AS SHOWN ON THIS MAP. SEE SHEET 5 OF 6 FOR EASEMENT DETAILS.
 - 2) ALL PROPOSED LOTS AND BLOCKS SHALL BE RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S. 51 OR INTERSTATE HIGHWAY 94. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 336.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONTINUED AND GRANTED ONLY THROUGH THE UTILITY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.
 - 3) THE PROPOSED LOTS OF THIS PROPOSED LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. 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.
 - 4) NO IMPROVEMENTS OR STRUCTURES ARE TO BE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SEADOCK LINE. IMPROVEMENTS AND STRUCTURES OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
 - 5) TOTAL AREA ENCOMPASSED BY THIS PLAT IS 9,461,219 SQ. FT., MORE OR LESS, OR 217,1997 ACRES.
 - 6) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
 - 7) ADDITIONAL HIGHWAY SEADOCK AREAS SHALL NOT BE REQUIRED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION WITHIN LOTS 64-78 OF THIS PLAT. OUTLOT 3 SHALL BE SUBJECT TO ALL OF THE REQUIREMENTS OF A HIGHWAY SEADOCK AREA AS PER TRANS 233, WISCONSIN ADMINISTRATIVE CODE.
 - 8) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT (HEREAFTER "EASEMENT") 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 EASEMENT SHALL BE 12-Feet IN WIDTH ON THE PERIMETER OF THIS PLAT. FOR PURPOSES OF TWO OR MORE LOTS COMBINED THAT CREATE A SINGLE DEVELOPMENT SITE, THE 6-FOOT EASEMENT SHALL APPLY ONLY TO THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS (I.E. THE DEVELOPMENT SITE) EXCEPT THAT THE EASEMENT SHALL BE 12-Feet IN WIDTH ON THE PERIMETER OF THIS PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
 - 9) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
 - 10) ALL LOTS SHALL SUBMIT A STORMWATER INFILTRATION PLAN TO THE CITY ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT.
 - 11) ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON VERTICAL DATUM. ADD 845.6 TO CONVERT TO U.S.G.S. 1929 MEAN SEA LEVEL ELEVATIONS.
 - 12) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1/2 SECOND.
 - 13) BEARINGS AND DISTANCES SHOWN ALONG CURVES ARE CHORD BEARINGS AND DISTANCES.
 - 14) THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS IN WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
 - 15) 30' WIDE LANDSCAPE BUFFER STRIP - THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED.
- FOUND 3/4" REBAR
- FOUND 5/8" REBAR W/CAP
- FOUND P.K. NAIL IN PAVEMENT
- SET 1 1/4" SOLID ROUND IRON ROD, 30" LONG, 4.17 LBS PER LINEAL FOOT WEIGHT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" SOLID ROUND IRON RODS, 1.50 LBS PER LINEAL FOOT WEIGHT.
- "RECORDED AS" INFORMATION
- PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE 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.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE. SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. SEE NOTES 8, 9 AND 10 ON SHEET 1 OF 6 FOR FURTHER INFORMATION.

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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified April 24th, 2003

Rene M. Dinkel
Department of Administration

DEVELOPER AND SUBDIVIDER:
THE CENTER FOR INDUSTRY & COMMERCE L.L.C.
BY: T. WALL PROPERTIES MASTER CORPORATION, MANAGER
TERRENCE R. WALL, PRESIDENT
P.O. BOX 7700
2810 CROSSROADS DRIVE, SUITE 4000
MADISON, WI 53707-7700

SURVEYOR:
JEFFREY R. QUAMME, R.L.S.
6200 MINERAL POINT ROAD
MADISON, WI 53705
OWNER AND SUBDIVIDER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WISCONSIN 53703

SEE NOTES ON SHEET 1 OF 6

THE CENTER FOR INDUSTRY & COMMERCE

LOTS 1, 2, 3 AND 4, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10642 AND OTHER LANDS LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4, PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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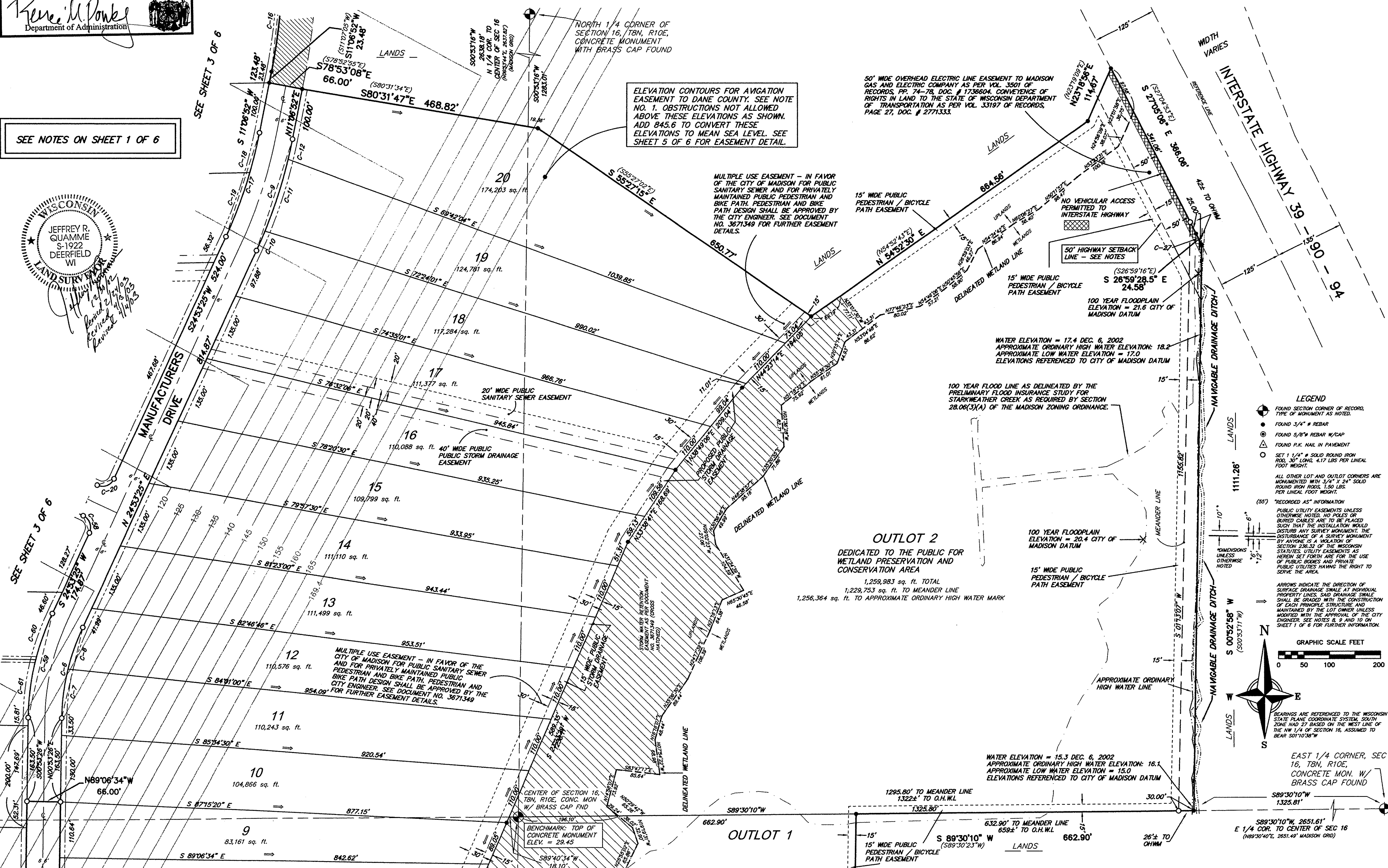
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Renée M. Donkey
Department of Administration

SEE NOTES ON SHEET 1 OF 6

WISCONSIN
JEFFREY R. QUAMME
S-1922
DEERFIELD, WI

Jeffrey R. Quamme
Surveyor
Recorded 4/24/03
Renée M. Donkey
Recorded 4/24/03



ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY. SEE NOTE NO. 1. OBSTRUCTIONS NOT ALLOWED ABOVE THESE ELEVATIONS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL. SEE SHEET 5 OF 6 FOR EASEMENT DETAIL.

MULTIPLE USE EASEMENT - IN FAVOR OF THE CITY OF MADISON FOR PUBLIC SANITARY SEWER AND FOR PRIVATELY MAINTAINED PUBLIC PEDESTRIAN AND BIKE PATH. PEDESTRIAN AND BIKE PATH DESIGN SHALL BE APPROVED BY THE CITY ENGINEER. SEE DOCUMENT NO. 3671349 FOR FURTHER EASEMENT DETAILS.

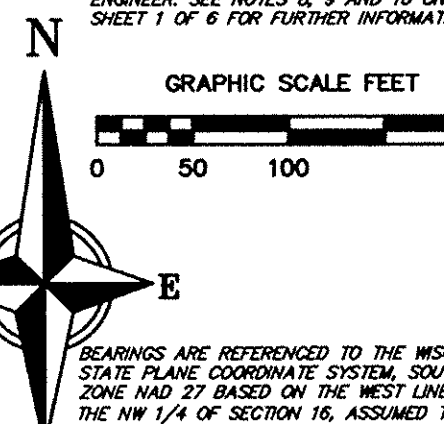
50' WIDE OVERHEAD ELECTRIC LINE EASEMENT TO MADISON GAS AND ELECTRIC COMPANY AS PER VOL. 3501 OF RECORDS, PP. 74-78, DOC. # 1736604. CONVEYANCE OF RIGHTS IN LAND TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AS PER VOL. 33197 OF RECORDS, PAGE 27, DOC. # 2771333.

WATER ELEVATION = 17.4 DEC. 6, 2002
APPROXIMATE ORDINARY HIGH WATER ELEVATION: 18.2
APPROXIMATE LOW WATER ELEVATION = 17.0
ELEVATIONS REFERENCED TO CITY OF MADISON DATUM

100 YEAR FLOOD LINE AS DELINEATED BY THE PRELIMINARY FLOOD INSURANCE STUDY FOR STARKWEATHER CREEK AS REQUIRED BY SECTION 28.06(3)(A) OF THE MADISON ZONING ORDINANCE.

OUTLOT 2
DEDICATED TO THE PUBLIC FOR WETLAND PRESERVATION AND CONSERVATION AREA
1,259,983 sq. ft. TOTAL
1,229,753 sq. ft. TO MEANDER LINE
1,256,364 sq. ft. TO APPROXIMATE ORDINARY HIGH WATER MARK

LEGEND
● FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED.
● FOUND 3/4" # REBAR
● FOUND 5/8" # REBAR W/CAP
● FOUND P.K. NAIL IN PAVEMENT
○ SET 1 1/4" # SOLID ROUND IRON ROD, 30" LONG, 4.17 LBS PER LINEAL FOOT HEIGHT.
○ ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 3/4" SOLID ROUND IRON RODS, 1.50 LBS PER LINEAL FOOT HEIGHT.
(58') "RECORDED AS" INFORMATION
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DIMENSIONS UNLESS OTHERWISE NOTED



EAST 1/4 CORNER, SEC 16, T8N, R10E, CONCRETE MON. W/ BRASS CAP FOUND
S 89°30'10" W, 2651.61'
E 1/4 COR. TO CENTER OF SEC 16 (N 89°30'40" E, 2651.49' MADISON GRID)

WATER ELEVATION = 15.3 DEC. 6, 2002
APPROXIMATE ORDINARY HIGH WATER ELEVATION: 16.1
APPROXIMATE LOW WATER ELEVATION = 15.0
ELEVATIONS REFERENCED TO CITY OF MADISON DATUM

1295.80' TO MEANDER LINE
1325.80' TO O.H.W.L.
632.90' TO MEANDER LINE
659.2' TO O.H.W.L.
S 89°30'10" W (S 89°30'23" W)
662.90'

SEE SHEET 1 OF 6

SEE SHEET 1 OF 6

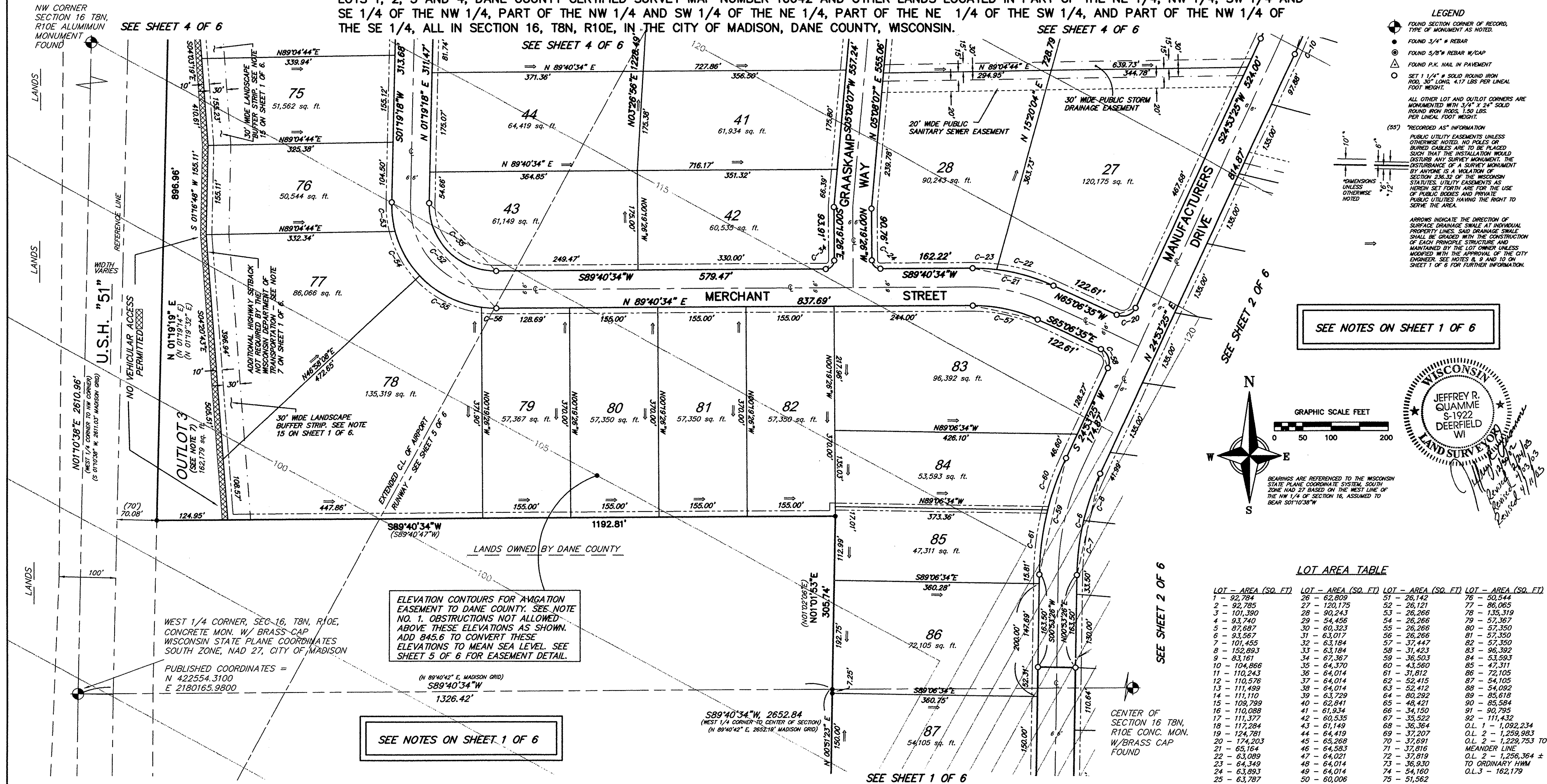
SURVEYOR:
MERBICHER ASSOCIATES
BY: JEFFREY R. QUAMME, R.L.S.
6200 MINERAL POINT ROAD
MADISON, WI 53705

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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C-1	26.00	36.95	36.84	N44°56'03"W	91°34'52"
C-2	277.52	152.98	151.05	N14°56'07"W	31°35'00"
C-3	117.00	64.56	63.75	N14°55'05.5"W	31°37'03"
C-4	117.00	23.94	23.90	N24°51'51.5"W	11°43'31"
C-5	117.00	40.62	40.42	N09°03'20"W	19°53'32"
C-6	442.00	185.14	183.79	N12°53'25.5"E	23°59'59"
C-7	442.00	96.85	96.65	N07°10'03"E	12°33'14"
C-8	442.00	88.30	88.15	N19°10'02.5"E	11°26'45"
C-9	956.08	229.87	229.32	N18°00'08.5"E	13°46'33"
C-10	956.08	42.13	42.13	N23°37'41"E	2°31'28"
C-11	956.08	147.31	147.17	N17°57'08"E	8°49'42"
C-12	956.08	40.43	40.43	N12°19'33.5"E	2°23'23"
C-13	26.00	40.14	35.97	S44°55'24"E	91°59'44"
C-14	1134.00	198.71	198.46	S08°05'40"W	10°02'24"
C-15	1134.00	45.47	45.47	S02°13'23"W	2°12'50"
C-16	1134.00	153.24	153.13	S07°14'35"W	7°44'34"
C-17	890.08	214.01	213.49	N18°00'08.5"W	13°46'33"
C-18	890.08	80.28	80.26	S13°41'54.5"W	5°10'05"
C-19	890.08	133.72	133.60	S20°35'11"W	8°36'28"
C-20	25.00	39.27	35.36	S69°53'25"W	90°00'00"
C-21	333.00	146.54	145.36	N77°43'00.5"W	25°12'51"
C-22	333.00	104.07	103.65	N40°03'48"W	17°54'26"
C-23	333.00	42.47	42.44	N86°40'13.5"W	7°18'25"
C-24	15.00	23.56	21.21	N45°19'26"W	90°00'00"
C-25	15.00	23.56	21.21	N44°04'44"E	90°00'00"

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT BEARING
C-26	25.00	40.14	35.97	S44°55'24"E	91°59'44"	
C-27	25.00	78.14	24.58	S28°59'28.5"E	01°11'15"	
C-28	25.00	38.40	34.73	S45°04'36"W	88°00'16"	
C-29	15.00	23.56	21.21	N45°55'16"W	90°00'00"	N00°55'16"W
C-30	117.00	78.28	76.83	N18°14'46.5"E	38°20'05"	N00°55'16"W
C-31	248.47	166.24	163.16	N18°14'46.5"E	38°20'05"	
C-32	25.00	39.27	35.36	N44°04'44"E	90°00'00"	
C-33	15.00	23.56	21.21	S45°55'16"E	90°00'00"	
C-34	15.00	23.56	21.21	S44°04'34"W	90°00'00"	
C-35	117.00	187.14	187.82	N44°30'04"W	91°38'44"	
C-36	142.00	212.22	193.02	N46°15'50"E	85°37'48"	
C-37	25.00	39.27	35.36	S45°55'16"E	90°00'00"	
C-38	117.53	78.64	77.18	S18°14'46.5"W	38°20'05"	
C-39	183.00	122.44	120.17	S18°14'46.5"W	38°20'05"	
C-40	183.00	16.70	16.69	S34°47'58.5"W	51°31'41"	
C-41	183.00	105.74	104.28	S15°37'56"W	33°06'24"	N00°55'16"W
C-42	15.00	23.56	21.21	S44°04'44"W	90°00'00"	N00°55'16"W
C-43	15.00	24.11	21.60	N44°52'22.5"W	92°05'37"	
C-44	25.00	40.18	36.00	S44°52'22.5"E	92°05'37"	
C-45	15.00	23.01	20.82	S45°07'32.5"W	87°54'23"	
C-46	208.00	310.86	282.73	S46°15'50"W	85°37'48"	
C-47	208.00	44.77	44.68	S82°54'47"W	12°19'54"	
C-48	208.00	74.17	73.78	S86°31'54"W	20°25'52"	
C-49	208.00	50.12	50.00	S49°24'46"W	13°48'24"	
C-50	208.00	72.00	71.64	S32°35'33"W	19°50'02"	

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT BEARING
C-51	208.00	69.80	69.47	S13°03'44"W	18°13'36"	
C-52	183.00	292.71	282.49	S44°30'04"E	91°38'44"	
C-53	183.00	51.00	50.84	S06°39'45"E	15°58'06"	
C-54	183.00	90.66	89.73	S28°50'20"E	28°23'04"	
C-55	183.00	124.65	122.25	S62°32'38"E	39°01'32"	
C-56	183.00	26.41	26.38	S86°11'25"E	8°16'02"	
C-57	267.00	117.50	116.55	S77°43'00.5"E	25°12'51"	
C-58	25.00	39.27	35.36	S20°06'35"E	90°00'00"	
C-59	508.00	212.79	211.24	S12°33'25.5"W	23°59'59"	
C-60	508.00	97.61	97.46	S19°23'09"W	11°00'32"	
C-61	508.00	115.18	114.93	S07°23'09.5"W	12°59'27"	
C-62	183.00	100.99	99.71	S14°55'08.5"E	31°37'03"	
C-63	183.00	96.56	95.44	S14°13'30"E	30°13'52"	
C-64	183.00	4.43	4.43	S30°02'01.5"E	12°31'11"	
C-65	117.00	64.49	63.68	S14°56'07"E	31°35'00"	
C-66	25.00	38.58	34.86	S45°03'57"W	88°25'08"	
C-67	796.00	334.32	331.87	N78°41'33"W	24°03'52"	N66°39'37"W

SURVEYOR:
VERBOSCH ASSOCIATES
BY JEFFREY R. QUAMME, R.L.S.
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MADISON, WI 53705

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Certified April 24th, 2023
Rene M. Pank
Department of Administration



LOTS 1, 2, 3 AND 4, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10642 AND OTHER LANDS LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4, PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SEE NOTES ON SHEET 1 OF 6

ADJACENT DRIVEWAY ACCESS
ENCROACHMENT. ACCESS TO HOEPKER
ROAD SHALL BE PERMITTED UNTIL
DRIVEWAY IS REMOVED. THE OWNER(S) OF
LOT 59 SHALL BE PROHIBITED FROM
DIRECT ACCESS TO HOEPKER ROAD.

AREA OF QUIT CLAIM DEED
FOR STREET RIGHT OF WAY
AS PER DOC. NO. 3283524

NO VEHICULAR ACCESS
PERMITTED

15' WIDE PERMANENT
LIMITED PUBLIC
GRADING EASEMENT

QUIT CLAIM DEED
ET RIGHT OF WAY
DOC. NO. 3283524

LANDS

NORTH 1/4 CORNER OF
SECTION 16, T8N, R10E,
CONCRETE MONUMENT
WITH BRASS CAP ENCLIN

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND T27 BASED ON THE MEAN LINE OF THE NW 1/4 OF SECTION 16, ASSUMED TO BEAR S27°10'30"W

GRAPHIC SCALE FEET

0 50 100 200

SCALE: 1"=100'

S *LEGEND*

- FOUND 3/4" REBAR
- FOUND 5/8" REBAR W/CAP
- ▲ FOUND P.K. NAIL IN PAVEMENT
- SET 1 1/4" SOLID ROUND IRON ROD, 30" LONG, 4.17 LBS PER LINEAL FOOT WEIGHT.

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 24" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT.

(55) "RECORDED AS" INFORMATION

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ELEVATION CONTOURS FOR AVIGATION EASEMENT
TO DANE COUNTY. SEE NOTE NO. 1.
OBSTRUCTIONS NOT ALLOWED ABOVE THESE
ELEVATIONS AS SHOWN. ADD 845.6 TO CONVERT
THESE ELEVATIONS TO MEAN SEA LEVEL. SEE
SHEET 5 OF 6 FOR EASEMENT DETAIL.

(S06°05'53"W)
S06°05'40"W
198.46'

AREA OF QUIT CLAIM DEED FOR
STREET RIGHT OF WAY AS PER
DOC. NO. 3283524

LANDS

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236.20 a
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objection
236.16,
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R.L.S. 236.15,

There
Secs.
v.

JR. BLVD.
03
P.

Y & COMMERC
MASTER CORP
RESIDENT

FIVE, SUITE 40
7700

SURVEYOR:
VERBICHER ASSOCIATES
BY JEFFREY R. QUAMME, R.L.S.
6200 MINERAL POINT ROAD
MADISON, WI 53705

OWNER AND SUBDIVIDER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. B
MADISON, WISCONSIN 53703

DEVELOPER AND SUBDIVIDER:
THE CENTER FOR INDUSTRY & COMMERCE L.L.C.
BY: T. WALL PROPERTIES MASTER CORPORATION, MANAGER
TERRENCE R. WALL, PRESIDENT
P.O. BOX 7700
2810 CROSSROADS DRIVE, SUITE 4000
MADISON, WI 53707-7700

SHEET 4 OF 6

COMMUNICATIONS NOT RELIED UPON FOR THESE ELEVATIONS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL. SEE SHEET 5 OF 6 FOR EASEMENT DETAIL.

WEST 1/4 CORNER, SEC 16, T8N, R10E,
CONCRETE MON. W/ BRASS CAP
WISCONSIN STATE PLANE COORDINATES
SOUTH ZONE, NAD 27, CITY OF MADISON

SEE SHEET 3 OF 6

SEE SHEET 3 OF 6

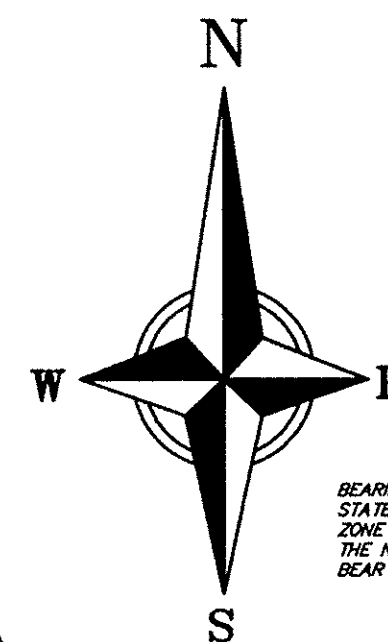
SEE SHEET 3 OF 6

THE CENTER FOR INDUSTRY & COMMERCE

LOTS 1, 2, 3 AND 4, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10642 AND OTHER LANDS LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4, PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

AVIGATION EASEMENT DETAIL

ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY (DOC NO. 2794376). SEE NOTE ONE OF THIS SHEET. OBSTRUCTIONS NOT ALLOWED ABOVE THE SURFACE REPRESENTED BY THESE CONTOURS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL.



GRAPHIC SCALE FEET
0 100 200 400
SCALE: 1" = 200'

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE HAD 21 BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 16, ASSUMED TO BEAR 301°10'38"W

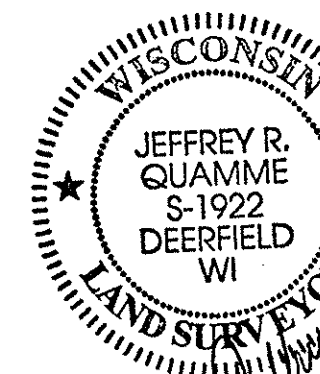
AVIGATION EASEMENT DETAIL NOTES:

- 1) ALL LOTS, OUTLOTS AND AREAS DEDICATED TO THE PUBLIC ARE SUBJECT TO AN AVIGATION EASEMENT TO DANE COUNTY AS PER DOCUMENT NUMBER 2794376, DANE COUNTY REGISTER OF DEEDS. SAID EASEMENT SURFACE IS REPRESENTED BY THE CONTOURS SHOWN HEREON.
- 2) ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON VERTICAL DATUM. ADD 845.6 TO CONVERT TO U.S.G.S. 1929 MEAN SEA LEVEL ELEVATIONS.
- 3) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1/2 SECOND.
- 4) DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.

ALL AREAS SOUTH AND EAST OF THE 169.4 CONTOUR ARE RESTRICTED TO NO OBSTRUCTIONS ABOVE 169.4'.

ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY (DOC NO. 2794376). SEE NOTE ONE OF THIS SHEET. OBSTRUCTIONS NOT ALLOWED ABOVE THE SURFACE REPRESENTED BY THESE CONTOURS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL.

ALL AREAS SOUTH AND EAST OF THE 169.4 CONTOUR ARE RESTRICTED TO NO OBSTRUCTIONS ABOVE 169.4'.



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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified April 24th, 2003

Rene M. Ponke
Department of Administration

SURVEYOR:
VERBICHER ASSOCIATES
BY: JEFFREY R. QUAMME, R.L.S.
6200 MINERAL POINT ROAD
MADISON, WI 53705

OWNER AND SUBDIVIDER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WISCONSIN 53703

DEVELOPER AND SUBDIVIDER:
THE CENTER FOR INDUSTRY & COMMERCE L.L.C.
BY: T. WALL PROPERTIES MASTER CORPORATION, MANAGER
TERRENCE R. WALL, PRESIDENT
P.O. BOX 7700
2810 CROSSROADS DRIVE, SUITE 4000
MADISON, WI 53707-7700

THE CENTER FOR INDUSTRY & COMMERCE

3708481

LOTS 1, 2, 3 AND 4, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10642 AND OTHER LANDS LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4, PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of The Center for Industry & Commerce, L.L.C., developer, and the City of Madison, owner of said land, I have surveyed, divided and mapped the The Center For Industry & Commerce; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lots 1, 2, 3 and 4, Dane County Certified Survey Map Number 10642 and other lands located in part of the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the NW 1/4, part of the NW 1/4 and SW 1/4 of the NE 1/4, part of the NE 1/4 of the SW 1/4, and part of the NW 1/4 of the SE 1/4, all in Section 16, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest Corner of said Section 16; thence N 89°04'44" E, along the North line of the said NW 1/4, 199.66 feet; thence S 00°55'16" E, 110.13 feet to the point of beginning; thence N 87°24'59" E, along the South line of Hoepker Road, 54.05 feet; thence S 70°58'58" E, along the said South line, 52.04 feet; thence N 78°23'56" E, along the said South line, 116.07 feet; thence N 72°11'20" E, along the said South line, 147.32 feet; thence N 89°04'44" E, along the said South line, 389.52 feet; thence S 01°10'21" W, 165.84 feet; thence N 89°32'56" E, 340.07 feet; thence N 01°10'12" E, 168.63 feet; thence N 89°04'44" E, along the said South line of Hoepker Road, 840.75 feet; thence 40.14 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 91°59'44" and a long chord bearing S 44°55'24" E, 35.97 feet to the point of tangency thereof; thence S 01°04'28" W, 880.27 feet; thence 198.71 feet along the arc of a curve to the right having a radius of 1134.00 feet, a central angle of 10°02'24" and a long chord bearing S 06°05'40" W, 198.46 feet to the point of tangency thereof; thence S 11°06'52" W, 23.48 feet; thence S 78°53'08" E, 66.00 feet; thence S 80°31'47" E, 468.82 feet; thence S 55°27'15" E, 650.77 feet; thence N 54°52'30" E, 664.56 feet; thence N 23°18'56" E, 114.67 feet; thence S 27°05'06" E, along the Southwesterly line of Interstate Highway 39, 90 and 94, 366.06 feet; thence continuing along said southwesterly line 24.58 feet along the arc of a curve to the right having a radius of 7514.44 feet, a central angle of 00°11'15" and a long chord bearing S 26°59'28.5" E, 24.58 feet; thence S 00°52'58" W, along the East line of the said SW 1/4 of the NE 1/4, 1111.26 feet; thence S 89°30'10" W, along the south line of the said SW 1/4 of the NE 1/4, 662.90 feet; thence S 00°53'45" W, along the East line of the West 1/2 of the said NW 1/4 of the SE 1/4, 1320.90 feet; thence S 89°37'59" W, along the south line of the said NW 1/4 of the SE 1/4, 660.97 feet to the Southwest corner of the said NW 1/4 of the SE 1/4; thence S 89°39'51" W, along the south line of the said NE 1/4 of the SW 1/4, 174.40 feet; thence N 08°41'29" W, 35.55 feet; thence S 89°16'31" W, along the North right of way of Hanson Road, 584.40 feet; thence Northwest 39.96 feet along the Easterly right of way of Manufacturers Drive and the arc of a curve to the right having a radius of 25 feet, a central angle of 91°34'52" and a long chord bearing N 44°56'03" W, 35.84 feet to the point of tangency thereof; thence N 00°51'23" E, along the Easterly right of way of Manufacturers Drive 19.48 feet; thence 152.98 feet along the Easterly right of way of Manufacturers Drive and the arc of a curve to the left having a radius of 277.52, a central angle of 31°35'00" and a long chord bearing N 14°56'07" W, 151.05 feet to the point of tangency thereof; thence N 30°43'37" W along the Easterly right of way of Manufacturers Drive, 100.00 feet; thence 64.56 feet along the Easterly right of way of Manufacturers Drive and the arc of a curve to the right having a radius of 117 feet, a central angle of 31°37'03" and a long chord bearing N 14°55'05.5" W, 63.75 feet to the point of tangency thereof; thence N 00°53'26" E along the Easterly right of way of Manufacturers Drive, 985.17 feet; thence N 89°06'34" W, 66.00 feet; thence S 00°53'26" W along the Westerly right of way of Manufacturers Drive, 985.17 feet; thence 100.98 feet along the Westerly right of way of Manufacturers Drive and the arc of a curve to the left having a radius of 183 feet, a central angle of 31°37'03" and a long chord bearing S 14°55'05.5" E, 99.71 feet to the point of tangency thereof; thence S 30°43'37" E along the Westerly right of way of Manufacturers Drive, 100.00 feet; thence 64.49 feet along the Westerly right of way of Manufacturers Drive and the arc of a curve to the right having a radius of 117 feet, a central angle of 31°35'00", and a long chord bearing S 14°56'07" E, 63.68 feet to the point of tangency thereof; thence S 00°51'23" W, 72.57 feet; thence 38.58 feet along the Westerly right of way of Manufacturers Drive and the arc of a curve to the right having a radius of 25 feet, a central angle of 88°25'08" and a long chord bearing S 45°03'57" W, 34.86 feet to the point of tangency thereof; thence S 89°16'31" W, along the said North right of way of Hanson Road, 432.85 feet; thence N 00°51'23" E, along the West line of the said NE 1/4 of the SW 1/4, 1292.25 feet; thence N 01°01'53" E, along the West line of the said SE 1/4 of the NW 1/4, 305.74 feet; thence S 89°40'34" W, 1192.81 feet; thence N 01°19'19" E, along the East line of U.S. Highway 51, 896.96 feet; thence N 05°05'34" E, along said East line, 300.63 feet; thence N 03°27'53" E, along the said East line, 800.56 feet; thence N 10°14'24" W, along the said East line, 69.89 feet; thence N 09°30'48" W, along the said East line, 32.13 feet; thence N 20°30'33" E, along said East line, 108.17 feet to the point of beginning. Containing 9,461,219 sq. ft., more or less.

Vierbicher Associates, Inc.

By Jeffrey R. Quamme

Dated this 30th day of March, 2002.Revised this 24th day of February, 2003.Revised this 3rd day of April, 2003.

Jeffrey R. Quamme, R.L.S. No. 1922 Revised 4/11/03

COMMON COUNCIL RESOLUTION
CITY OF MADISON

"Resolved that the plat of The Center For Industry & Commerce, being a subdivision in the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of Section 16, T8N, R10E, City of Madison, Dane County, Wisconsin has been approved by the Planning Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said The Center For Industry & Commerce, to the City for public use.

I, Ray Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison and that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin by Resolution No. 60240, Adopted on the 18 day of February, 2003, ID. No. 33441 and furthermore certify that all conditions of said approval were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 6 day of May, 2003.

Ray Fisher
Ray Fisher, City of Madison Clerk

OWNER'S CERTIFICATE

The City of Madison, 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 lands described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat.

The City of Madison, 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:

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

IN WITNESS WHEREOF, the said City of Madison has caused these present to be signed by David J. Cieslewicz, Mayor, and Ray Fisher, City Clerk and its corporate seal to be hereunto affixed on this 29th day of April, 2003.

David J. Cieslewicz
David J. Cieslewicz, Mayor

Ray Fisher
Ray Fisher, City Clerk

State of Wisconsin)

County of Dane) ss.

Personally came before me this 29th day of April, 2003, the above-named David J. Cieslewicz, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Wendy E. Bahr
Notary Public, State of Wisconsin
My Commission Expires: 7-18-04

State of Wisconsin)

County of Dane) ss.

Personally came before me this 30th day of April, 2003, the above-named Ray Fisher, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Jeffrey R. Quamme
Notary Public, State of Wisconsin
My Commission Expires: 7-7-2003

CONSENT OF PURCHASER

The Center For Industry & Commerce L.L.C., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as perspective purchaser, does hereby certify that said company consents to the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

The Center For Industry & Commerce L.L.C., 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:

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

IN WITNESS WHEREOF, the said The Center For Industry & Commerce, L.L.C., has caused these presents to be signed by T. Wall Properties Master Corporation, its Manager, Terrence R. Wall, President, and its company seal to be hereunto affixed on this 25th day of April, 2003.

The Center For Industry & Commerce L.L.C.
By: T. Wall Properties Master Corporation
Manager

By: Terrence R. Wall, President

Witness: Terrence R. Wall, President

STATE OF WISCONSIN)
DANE COUNTY) ss

Personally came before me this 25th day of April, 2003, Terrence R. Wall, President of the above named T. Wall Properties Master Corporation, manager of The Center For Industry & Commerce, L.L.C., to me known to be the person who executed the foregoing instrument, and to me known to be such President, and acknowledged that he executed the foregoing instrument as such officer as the deed of said company, by its authority.

Shirley Polowski
Notary Public, State of Wisconsin
My Commission Expires: 4/11/06



CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) ss
DANE COUNTY)

I, David Gawenda, being the duly elected qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this 29th day of April, 2003, on any of the land included in the plat of The Center For Industry & Commerce

4/29/03
Date

David M. Gawenda
David Gawenda
Dane County Treasurer

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) ss
DANE COUNTY)

I, Ray Fisher, being the duly appointed qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 8 day of May, 2003, on any of the land included in the plat of The Center For Industry & Commerce.

5-8-03
Date

Ray Fisher
Ray Fisher
City of Madison Treasurer

REGISTER OF DEEDS

Received for recording this 8th day of May, 2003, at 4:44 O'clock P.M. and recorded in Volume 58-024B of Plats of Dane County on page(s) 129-134.

Jose Luis Benitez, Deputy
Register of Deeds of Dane County

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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
Certified April 29th, 2003
Terrence R. Wall, President
Department of Administration