



CERTIFIED SURVEY MAP

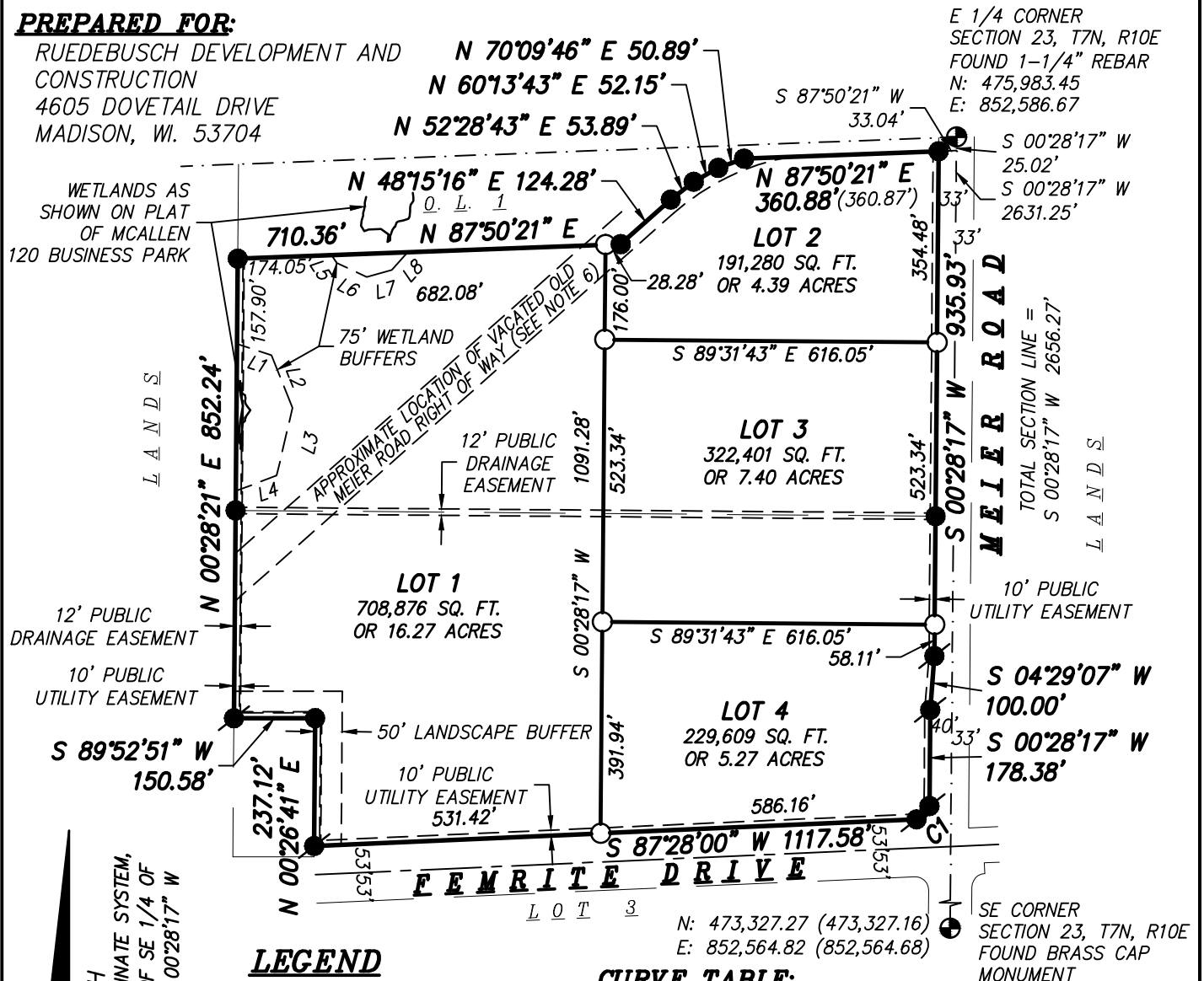
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lots 1 and 2, McAllen 120 Business Park.

PREPARED FOR:

RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI. 53704



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1-1/4" REBAR
- ⊕ = FOUND SECTION CORNER
- (#) = RECORDED AS

LINE TABLE:

L#	BEARING	LENGTH
L1	S 71°33'31" E	67.10'
L2	S 21°49'33" E	105.09'
L3	S 13°06'05" W	128.91'
L4	S 69°21'25" W	80.95'
L5	S 33°15'29" E	17.62'
L6	S 65°00'12" E	61.39'
L7	N 74°06'15" E	48.29'
L8	N 42°07'00" E	44.20'

CURVE TABLE:

C#	RADIUS	CHORD BEARING	LENGTH	ARC LENGTH	DELTA
C1	25.00	S 43°58'09" W	34.42'	37.96'	86°59'43"

SCALE 1" = 300'



SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of the NE 1/4 of the SE 1/4, Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin, also being all of Lots 1 and 2, McAllen 120 Business Park, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 23; thence S 00°28'17" W along the east line of said SE 1/4, 25.02 feet; thence S 87°50'21" W, 33.04 feet to the northeast corner of said Lot 1 and the point of beginning;

thence S 00°28'17" W along the east line of said Lots 1 and 2, 935.93 feet; thence continuing along the east line of said Lot 2, S 04°29'07" W, 100.00 feet; thence continuing along the east line of said Lot 2, S 00°28'17" W, 178.38 feet; thence along the southeast corner of said Lot 2 and the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S 43°58'09" W, a distance of 34.42 feet to the south line of said Lot 2; thence along said south line, S 87°28'00" W, 1117.58 feet to a westerly line of said Lot 2; thence along said westerly line, N 00°26'41" E, 237.12 feet to a southerly line of said Lot 2; thence along said Southerly line, S 89°52'51" W, 150.58 feet to the west line of said Lot 1 and 2; thence along said west line, N 00°28'21" E, 852.24 feet to the north line of said Lot 1; thence along said north line, N 87°50'21" E, 710.36 feet; thence continuing along said north line, N 48°15'16" E, 124.28 feet; thence continuing along said north line, N 52°28'43" E, 53.89 feet; thence continuing along said north line, N 60°13'43" E, 52.15 feet; thence continuing along said north line, N 70°09'46" E, 50.89 feet; thence continuing along said north line, N 87°50'21" E, 360.88 feet to the point of beginning. This parcel contains 1,452,165 square feet or 33.34 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 30, 2015, ORDER NO. NCS-746229-MAD.
- 2.) WETLANDS SHOWN FROM PLAT OF MCALLEN 120 BUSINESS PARK.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) LOTS OF THIS C.S.M. ARE SUBJECT TO DECLARATIONS OF CONDITIONS AND COVENANTS, RECORDED AS DOCUMENT NUMBERS 4581371, 4581372, 4595887 AND 4849552.
- 5.) LOTS OF THIS C.S.M. ARE SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS, RECORDED AS DOCUMENT NUMBER 4595888.
- 6.) OLD MEIER ROAD STREET VACATION RECORDED IN DOCUMENT NUMBERS 3948865 AND 4018356. UTILITY COMPANY EASEMENT RIGHTS MAY STILL EXIST WITHIN THE VACATED RIGHT-OF-WAY AS PER THE FOLLOWING CONDITION CONTAINED IN DOCUMENT NUMBER 3948865 WHICH STATES "... ANY EASEMENTS OR INCIDENTAL RIGHTS WITHIN THE VACATED OLD MEIER ROAD RIGHT-OF-WAY ARE PERPETUATED UNLESS RELEASED INDEPENDENTLY BY UTILITIES..."

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OWNERS' CERTIFICATE:

McAllen Properties 120 LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said McAllen Properties 120 LLC, has caused these presents to be signed by its corporate officer listed below and Madison, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

McAllen Properties 120, LLC

STATE OF WISCONSIN)
DANE COUNTY)

Claude E. McAllen

Personally came before me this _____ day of _____, 20____, Claude E. McAllen its _____ 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 officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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CONSENT OF MORTGAGEE:

Anchorbank, FSB, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchorbank, FSB, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

Anchorbank, FSB

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Signature

Personally came before me this ____ day of _____, 20____, _____ its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison 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____

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL