

PRELIMINARY PLAT OF - TRADESMEN INDUSTRIAL PARK

LOCATED IN PART OF THE SW 1/4 OF SECTION 26, T 7 N, R 10 E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

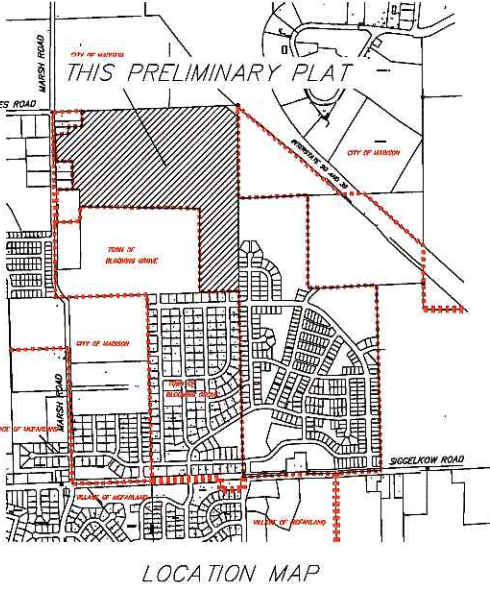
- PROPOSED M-1 ZONING
- PROPOSED WETLAND ZONING
- EXISTING TEMP M-1 ZONING - FUTURE REZONE UPON URBAN SERVICE AMENDMENT
- MADISON CORPORATE BOUNDARY

- ### UTILITY LEGEND
- EXISTING SANITARY SEWER (SIZE NOTED)
 - EXISTING GAS MAIN
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING SANITARY MANHOLE
 - EXISTING ELECTRIC TRANSMISSION STEEL POLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TV PEDESTAL
 - EXISTING FENCE
 - EXISTING CHAINLINK FENCE
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING UNDERGROUND OIL PIPELINE

- ### NOTES:
- 1) THE CURRENT LAND USE IS VACANT LAND.
 - 2) TOTAL AREA ENCOMPASSED BY THIS PLAT IS 90,5778 ACRES.
 - 3) SEE LEGEND FOR PROPOSED ZONING DISTRICTS.
 - 4) PLANS AND PROFILES IN CONNECTION WITH THE INSTALLATION OF PUBLIC UTILITIES AND ROADWAYS SHALL BE COMPLETED BY THE CITY OF MADISON ENGINEERING DEPARTMENT.
 - 5) ADDITIONAL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ON THE FINAL PLAT AFTER COORDINATION WITH THE UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT.
 - 6) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
 - 7) WETLAND LINE IS PER A DELINEATION COMPLETED BY NRC INC. DEVELOPER HAS CONCURRENCE FROM REGULATING AGENCIES.
 - 8) OUTLOTS 1-2 SHALL BE DEDICATED TO THE PUBLIC FOR PERMANENT OPEN SPACE AND PUBLIC STORM WATER MANAGEMENT FACILITIES.
 - 9) OUTLOT 3 SHALL MAINTAIN ITS CURRENT TEMPORARY ZONING. THE PRELIMINARY PLAT MAY BE AMENDED IN THE FUTURE WHEN THE OUTLOT AREA IS PLANNED TO BE DEVELOPED.
 - 10) CONTOURS ARE BASED UPON NGVD OF 1929
 - 11) POSSIBLE EASEMENT AND RIGHTS WITH REGARD THERETO FOR DRIVEWAY ENTRANCE TO QUARRY AS DISCLOSED BY LAND CONTRACT RECORDED AUGUST 12, 1983, IN VOLUME 4773 OF RECORDS, PAGE 93, AS DOCUMENT NO. 1783413.
 - 12) EXTERIOR BOUNDARY PER VERBICHER MAP NO. 5-136

RECORD LEGAL DESCRIPTION OF PROPERTY SURVEYED:

A parcel of land being part of the Southwest Quarter (SW 1/4) of Section Twenty-six (26), Township Seven (7) North, Range Ten (10) East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the West quarter corner of said Section 26, thence North 87°43'32" East continuing along the North line of said Southwest Quarter of Section 26, 417.40 feet to the point of beginning, thence North 87°43'32" East continuing along said North line, 2,216.28 feet to a point on a non-tangent arc, thence 55.87 feet along the arc of a curve to the right, through a central angle of 90°33'07", a radius of 6,709.89 feet, and a chord bearing South 42°04'44" East, 55.87 feet to a point on the East line of said Southwest Quarter of Section 26, thence South 00°12'02" East, along said East line of the Southwest Quarter, 282.33 feet to the Southeast corner of said Section 26, also being the Northeast corner of Lot 56, 1/4th Addition to April 1st as recorded in Volume 32 of Plans on Pages 30-31, as Document No. 1181822, Dane County Registry, thence South 87°48'03" West along the South line of said Southwest Quarter, 908.85 feet, thence North 02°07'17" West, 1,132.51 feet, thence South 87°12'32" West, 1788.09 feet, thence North 00°37'17" West, 213.81 feet, thence South 89°03'01" West, 140.04 feet to the Southeast corner of Certified Survey Map Number 4003, thence North 00°37'17" West along said East line 400.00 feet to the North line of said Certified Survey Map Number 4003, thence South 89°03'01" West along said North line, 230.00 feet to said West line of Section 26, also being the centerline of said Marsh Road, thence North 00°37'17" West along said West line of Southwest Quarter of Section 26, 324.24 feet, thence North 87°43'32" East, 208.70 feet, thence North 00°37'17" West, 104.37 feet, thence North 87°43'32" East, 208.70 feet, thence North 00°37'17" West, 208.70 feet to the point of beginning.



VERBICHER ASSOCIATES
 A S O C I A T E S
 Committed to Quality Service Since 1976
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourrier Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

PRELIMINARY PLAT
 TRADESMEN INDUSTRIAL PARK
 PART OF THE SW 1/4, SECTION 26, T7N, R10E
 CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS

OWNER AND SUBDIVIDER:
 ORS COMPANY LLC & GALLINA INVESTMENTS LLC
 8500 GREENWAY BLVD, #200 MIDDLETON, WI 53562

SURVEYOR, PLANNER AND ENGINEER:
 BY: JEFFREY R. GUAMME, P.L.S.
 BY: DAVID MARQUARDT, PLANNER
 BY: BILL BIESMANN, P.E.
 999 FOURRIER DRIVE, #201 MADISON, WI 53717

CHECKED DATE: JRG OCTOBER 3, 2007

SHEET 1 OF 1 DWS. NO. S-159