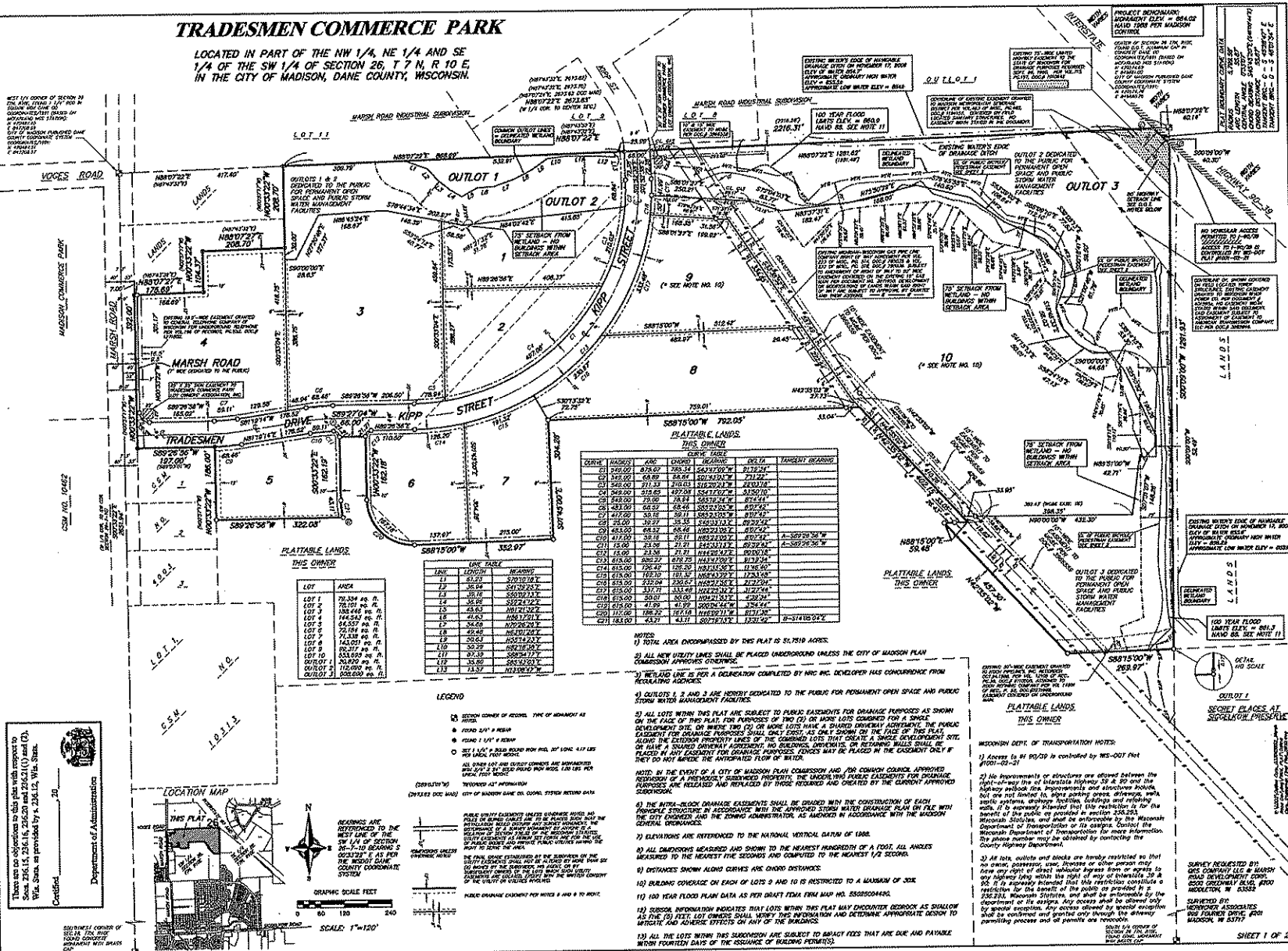


# TRADESMEN COMMERCE PARK

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

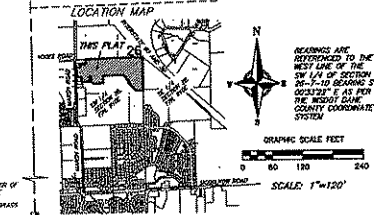


LOT	AREA
LOT 1	79,334 sq. ft.
LOT 2	78,171 sq. ft.
LOT 3	108,440 sq. ft.
LOT 4	64,507 sq. ft.
LOT 5	25,709 sq. ft.
LOT 6	75,430 sq. ft.
LOT 7	75,430 sq. ft.
LOT 8	103,959 sq. ft.
LOT 9	30,920 sq. ft.
LOT 10	152,000 sq. ft.
OUTLOT 1	208,227 sq. ft.
OUTLOT 2	208,227 sq. ft.
OUTLOT 3	208,227 sq. ft.

LINE	LENGTH	BEARING
1	11.00	S89°10'16"W
2	36.04	S129°25'22"E
3	10.00	S89°10'16"W
4	35.28	S27°24'32"E
5	43.82	N82°12'01"E
6	71.92	N41°22'01"E
7	36.68	N70°26'24"E
8	60.46	N82°12'01"E
9	50.64	N27°14'23"E
10	30.78	S89°10'16"W
11	37.32	S28°54'17"E
12	33.86	S82°14'23"E
13	14.32	N70°26'24"E

- LEGEND**
- SECTION CORNER OF RECORD, TYPE OF ADJACENT AS NOTED
  - ROAD 2 1/2" X 8" SIGN
  - ROAD 1 1/2" X 8" SIGN
  - SET 1 1/2" X 8" SIGN FROM ROW OF LOT, 4" TO 1" FOR AREA FOOT MARK
- ALL CORNER LOT AND SECTION CORNERS ARE PERMANENTLY MARKED BY IRON PIPES AND IRON RODS, 1/2" DIA. SET IN CONCRETE FOOT MARK.
- REVISIONS BY: (DATE) (BY) CITY OF MADISON AS PER DRAFT, STATION NUMBER DATA
- PLATABLE LANDS THIS OWNER
- PLATABLE LANDS THIS OWNER
- PLATABLE LANDS THIS OWNER

There are no objections to this plat with respect to Section 236.15, 236.16, 236.20 and 236.21, Wis. Stats. File shown as provided by T. J. 201,123, Wis. State. Certified. Department of Administration.



**NOTES:**

- TOTAL AREA DISCOMPRESSED BY THIS PLAT IS 51,710.00 ACRES.
- ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
- WETLAND LINE IS PER A DETERMINATION COMPLETED BY MRC INC. DEVELOPER HAS CONCURRENCE FROM REGULATORY AGENCIES.
- OUTLOTS 1, 2 AND 3 ARE HEREBY DEDICATED TO THE PUBLIC FOR PERMANENT OPEN SPACE AND PUBLIC STORM WATER MANAGEMENT FACILITIES.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN ON THE FACE OF THIS PLAT. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY ADJOINING THE PUBLIC DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS ARE ADJACENT TO THE FACE OF THIS PLAT ALONG THE EXISTING PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR WHERE A SHARED DRIVEWAY, DRIVEWAY, DRIVEWAY, OR DRIVEWAY SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES, FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT AFFECT THE ANTICIPATED FLOW OF WATER.
- IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND AIR CONDITIONING APPROVED REVISION OF A PREVIOUSLY SUBMITTED PROPERTY, THE UNDERSIGNED PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE REQUESTED AND REPLACED BY THOSE REQUESTED AND CREATED BY THE CURRENT APPROVED SUBCOMMISSION.
- THE METEOROLOGICAL STATION SHALL BE SITED WITHIN THE CONSTRUCTION OF EACH FUTURE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATION, AS APPROVED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
- ELEVATIONS ARE REFERENCED TO THE NATIONAL VERTICAL DATUM OF 1988.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETHS OF A FOOT, ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND PLACED TO THE NEAREST 1/2 SECOND.
- DETACHES SHOWN ALONG ALL CURVES ARE CHORD DISTANCES.
- DRAINAGE COVERAGE ON EACH OF LOTS 3 AND 10 IS RESTRICTED TO A MAXIMUM OF ONE (1) 100 YEAR FLOOD PLAIN DATA AS PER DRAFT FEMA FIRM MAP NO. 55020M0402.
- USGSON INFORMATION INDICATES THAT LOTS WITHIN THIS PLAT MAY DISCONTAIN BEDROCK AS SHOWN ON THE (S) SET. LOT OWNERS SHALL VERIFY THIS INFORMATION AND DETAIL APPROPRIATE DESIGN TO MITIGATE AND AVOID EFFECTS ON ANY OF THE BERGINGS.
- FOR ALL THE LOTS WITHIN THIS SUBCOMMISSION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FORTY DAYS OF THE ASSUANCE OF RECORDING PERMITS.

ENGINEER'S CERTIFICATE: I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE PLAT AND THE INFORMATION PROVIDED HEREON AND I AM Satisfied THAT THE INFORMATION IS TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND THE CITY OF MADISON ORDINANCES. I HAVE ALSO REVIEWED THE PLAT AND THE INFORMATION PROVIDED HEREON AND I AM Satisfied THAT THE INFORMATION IS TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND THE CITY OF MADISON ORDINANCES.

WISCONSIN DEPT. OF TRANSPORTATION NOTES:

- Access to R 102 is controlled by WIS-007 Post #1001-02-31.
- No improvements or structures are allowed between the right-of-way line of Interstate Highway 94 and the Agency roadbed. Improvements and structures include, but are not limited to, signs, parking areas, drainage, water systems, drainage facilities, lighting and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.203, Wis. Stats. and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- All lots, outlots and blocks are hereby restricted so that no owner, possessor, tenant, licensee or other person may have any part of a building, structure, or appurtenance to any building lying within the right-of-way of Interstate 94 or R 102, it is expressly intended that this restriction is for the benefit of the public as provided in section 236.203, Wis. Stats. and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

SURVEY REQUESTED BY: ONE COUNTY LLC & MADISON ROAD DEVELOPMENT CO. ONE COUNTY LLC, 2000 MADISON, WI 53702

DATE: 10/15/2024

SCALE: 1"=120'

SHEET 1 OF 2

**SURVEYOR'S CERTIFICATE**

I, Jeffrey R. Quamco, 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 QRS Company, L.L.C. and Marsh Road Development Corp., subdividers of said land, that I have surveyed, divided and mapped the Tradesmen Commerce Park, that said plan correctly represents all relative boundaries and the subdivisions of the land surveyed, and that this land is located in part of the NW 1/4, NE 1/4 and SE 1/4 of the SW 1/4 of Section 26, T 7 N, R 10 E, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Corner of said Section 26; thence N 89°22'21" E (recorded as N 87°43'22" E), along the North line of the said SW 1/4, 417.40 feet to the point of beginning; thence N 88°07'22" E, continuing along said North line, 2216.31 feet (recorded as N 87°43'21" E, 2216.28 feet); thence Southwesterly 55.87 feet along the Southwesterly right of way of Wisconsin Highway 50-59 and the arc of a concave curve to the left having a radius of 5993.58 feet, and a central angle of 0°59'57" and a long chord bearing S 49°45'07" E, 55.87 feet; thence S 00°00'00" W, 1291.93 feet along the East line of the said SW 1/4; thence S 88°18'00" W, 269.97 feet; thence N 42°33'00" W, 457.30 feet; thence N 88°15'00" E, 39.48 feet; thence N 42°33'00" W, 402.13 feet; thence S 88°15'00" W, 192.55 feet; thence S 91°42'00" E, 304.28 feet; thence S 81°15'00" W, 352.91 feet to a point of curvature; thence 185.23 feet along the arc of a curve to the right, having a central angle of 91°11'18", a radius of 1726.00 feet, and a chord bearing N 46°09'11" W, 167.18 feet; thence N 00°33'22" W, 462.18 feet; thence S 89°20'04" W, 66.00 feet; thence S 00°33'22" E, 167.18 feet to a point of curvature; thence 43.21 feet along the arc of a curve to the left, having a central angle of 13°15'42", a radius of 183.00 feet, and a chord bearing S 07°19'13" E, 43.11 feet; thence S 00°33'22" W, 322.08 feet to the East line of Certified Survey Map Number 4003, thence N 00°33'22" W (recorded as N 00°33'22" W) along said East line 185.00 feet to the North line of said Certified Survey Map Number 4003; thence S 89°20'04" W (recorded as S 89°20'04" W) along said North line 197.00 feet to said West line of Marsh Road; thence N 00°33'22" W (recorded as N 00°33'22" W) along said West line of Marsh Road being 35 feet East of and parallel with the West line of the said SW 1/4, 392.00 feet; thence N 88°07'22" E (recorded as N 87°43'22" E), 175.69 feet; thence N 00°33'22" W (recorded as N 00°33'22" W), 104.37 feet; thence N 88°07'22" E (recorded as N 87°43'22" E), 208.70 feet; thence N 00°33'22" W (recorded as N 00°33'22" W), 208.70 feet to the point of beginning.

Containing 2,254,315 sq. ft. or 91,751.9 acres, more or less.

Viehbecher Associates, Inc.  
By Jeffrey R. Quamco

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Revised this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Revised this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Revised this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Jeffrey R. Quamco, S.L.S. No. 1922

**CITY OF MADISON COMMON COUNCIL CERTIFICATE**

Resolved that the plat known as Tradesmen Commerce Park, located in the City of Madison, was lawfully approved by Resolution Number \_\_\_\_\_ adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said resolution further provided for the acceptance of those lands and rights described by said plat in the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ray Fisher, City Clerk  
City of Madison, Dane County, Wisconsin.

**CITY OF MADISON TREASURER CERTIFICATE**

STATE OF WISCONSIN )  
DANE COUNTY )

I, Ray Fisher, being the duly appointed, qualified and acting treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on any of the lands included in the plat of Tradesmen Commerce Park.

Date \_\_\_\_\_ Ray Fisher, City Treasurer  
City of Madison, Dane County, Wisconsin.

**DANE COUNTY TREASURER CERTIFICATE**

STATE OF WISCONSIN )  
DANE COUNTY )

I, David Oswald, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on any of the lands included in the plat of Tradesmen Commerce Park.

Date \_\_\_\_\_ David Oswald  
Dane County Treasurer

**REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Volume \_\_\_\_\_ of  
 Maps of Dane County on page(s) \_\_\_\_\_.

Register of Deeds of Dane County

**LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION**

QRS Company, L.L.C., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

QRS Company, 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:  
 - Wisconsin Department of Administration  
 - Common Council, City of Madison  
 - Dane County Zoning and Land Regulation Committee  
 - Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said QRS Company, L.L.C. has caused these presents to be signed by Thomas DeBack, Member at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of \_\_\_\_\_ QRS Company, L.L.C.

Witness \_\_\_\_\_ Thomas DeBack, Authorized Member

STATE OF WISCONSIN )  
DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Thomas DeBack, Member 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 each Member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such members as the deed of said Limited Liability Company, by its authority.

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

Marsh Road Development Corp., 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 land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Marsh Road Development Corp. 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:  
 - Wisconsin Department of Administration  
 - Common Council, City of Madison  
 - Dane County Zoning and Land Regulation Committee  
 - Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said Marsh Road Development Corp. has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Marsh Road Development Corp.

STATE OF WISCONSIN )  
DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Secretary of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be each President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin

**COMMENT OF CORPORATE MORTGAGEE**

Oregon Community Bank & Trust, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above recitals of QRS Company, L.L.C., owner.

IN WITNESS WHEREOF, the said Oregon Community Bank & Trust has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Oregon Community Bank & Trust

STATE OF WISCONSIN )  
DANE COUNTY )

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

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin

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

**TRADESMEN COMMERCE PARK**

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

**COMMENT OF CORPORATE MORTGAGEE**

M & I Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above recitals of Marsh Road Development Corp., owner.

IN WITNESS WHEREOF, the said M & I Bank has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

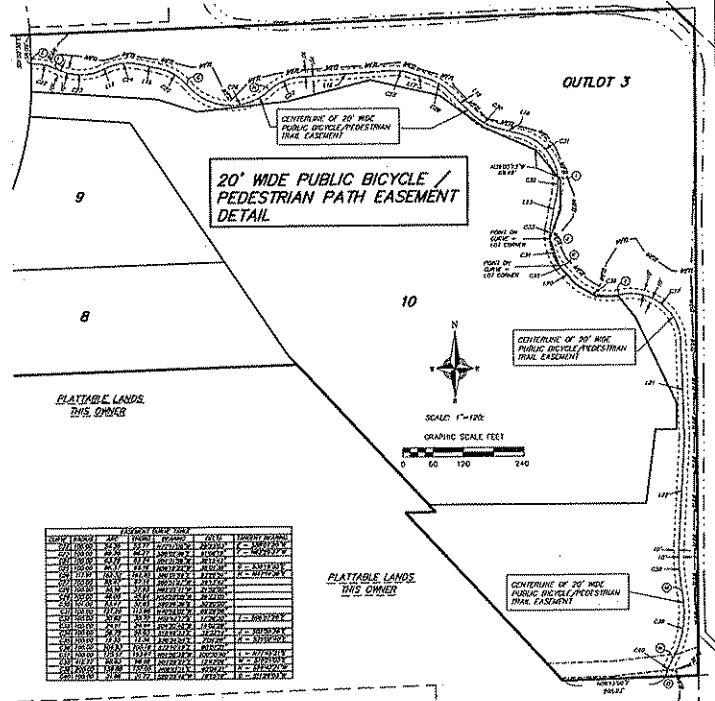
M & I Bank

STATE OF WISCONSIN )  
DANE COUNTY )

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

My commission expires \_\_\_\_\_

Notary Public, State of Wisconsin



OWNER	ADDRESS	PHONE	DATE	STATUS
QRS COMPANY, L.L.C.	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	OWNER
MARSH ROAD DEVELOPMENT CORP.	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	OWNER
M & I BANK	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	MORTGAGEE
OREGON COMMUNITY BANK & TRUST	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	MORTGAGEE
DAVID OSWALD	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	TREASURER
JEFFREY R. QUAMCO	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	SURVEYOR
RAY FISHER	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	CITY CLERK
DAVID OSWALD	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	COUNTY TREASURER

OWNER	ADDRESS	PHONE	DATE	STATUS
QRS COMPANY, L.L.C.	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	OWNER
MARSH ROAD DEVELOPMENT CORP.	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	OWNER
M & I BANK	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	MORTGAGEE
OREGON COMMUNITY BANK & TRUST	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	MORTGAGEE
DAVID OSWALD	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	TREASURER
JEFFREY R. QUAMCO	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	SURVEYOR
RAY FISHER	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	CITY CLERK
DAVID OSWALD	1000 UNIVERSITY AVENUE, SUITE 2000, MADISON, WI 53706	608-261-1111	10/1/03	COUNTY TREASURER