

BIOAG GATEWAY REPLAT

BEING A REPLAT OF ALL OT LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57-012B OF PLATS, ON PAGES 44-45, AS DOCUMENT NUMBER 2659470, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 22, ALSO LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

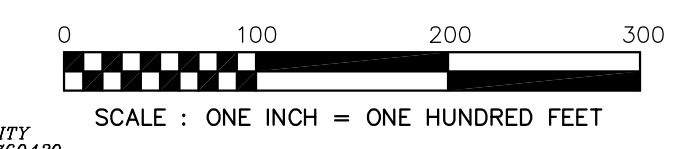
- 3/8" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- YELLOW PLASTIC CAP FOUND MAYO-2020
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT. ALL OTHER CORNERS MARKED WITH A 3/4"x18" SOLID IRON ROD, WT. 1.50 LBS./FT.
- FOUND PK NAIL

UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF 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.

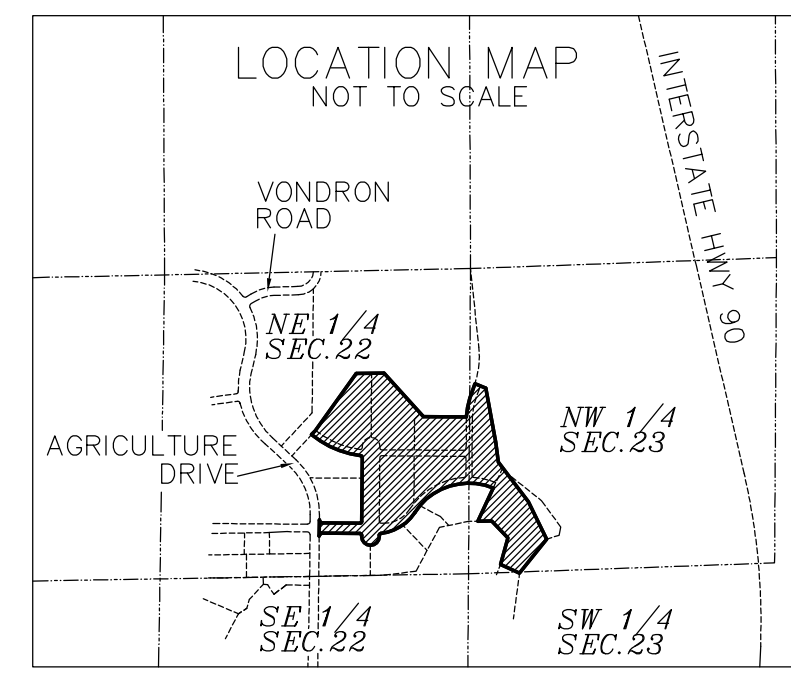
() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

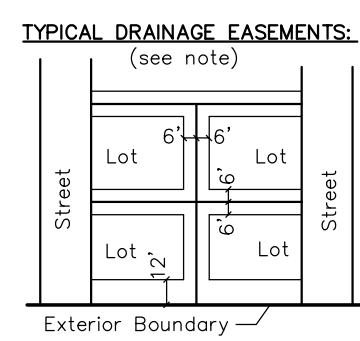
→ DRAINAGE ARROW SEE NOTE 6



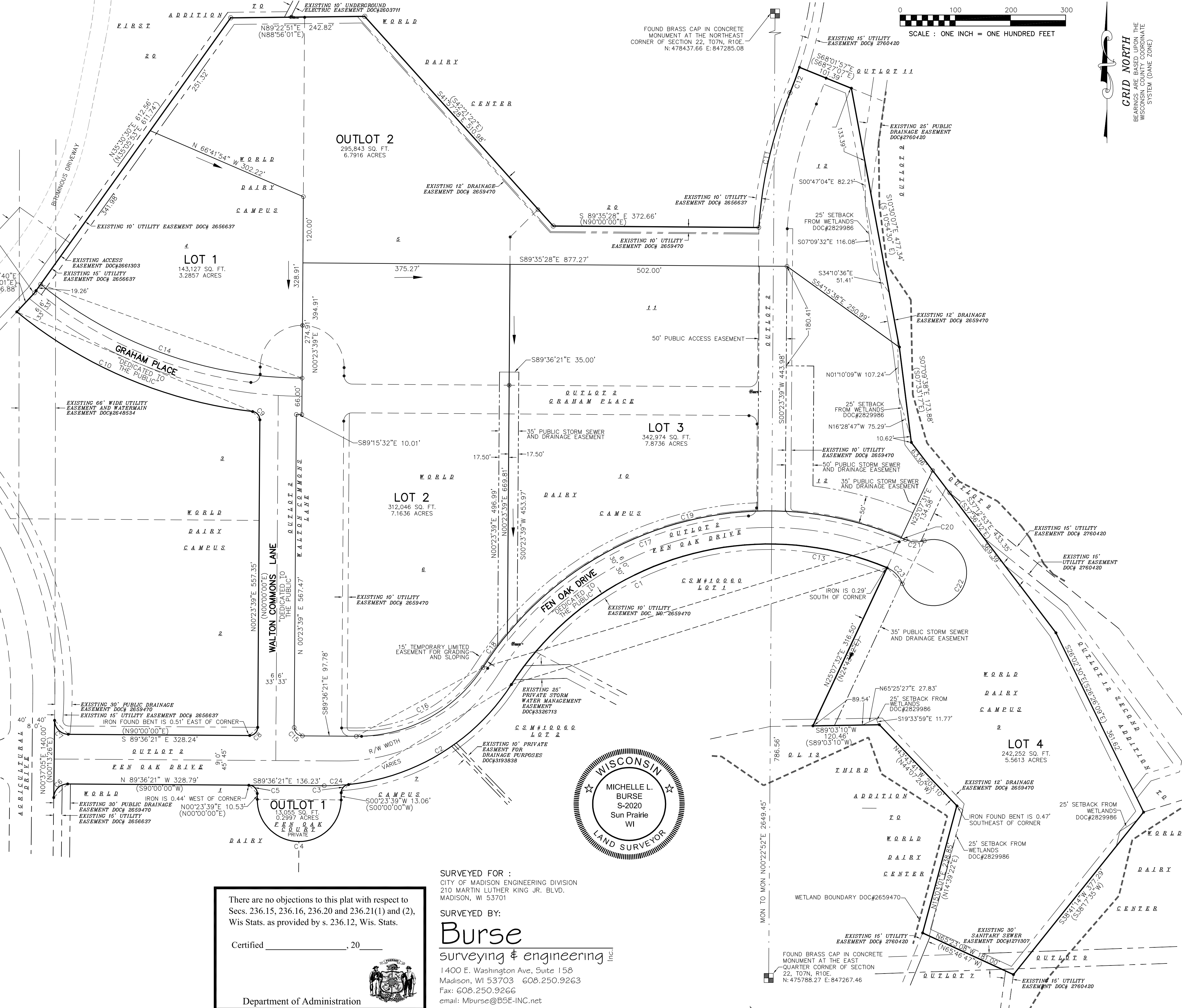
GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



- NOTES:**
- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plot. 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 agreement, the public easement for drainage purposes shall be a minimum of six (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 twelve (12) feet in width along the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets. No buildings, 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 impede the anticipated flow of water.
 - 2) In the event of a City of Madison Plan Commission and/or Common Council approved revision 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.
 - 3) The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
 - 4) Contours as shown on this map were provided to the Surveyor by the City of Madison.
 - 5) Note per plat of World Dairy Campus Plat, Outlot 2 is a public storm sewer, sanitary sewer, telephone, water main, gas and electricity easement and is a private street easement for vehicular access for the benefit of Lots 1 through 12 and Outlot 1 of this plat.
 - 6) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is NAVD88.
 - 7) See Sheet 2 for curve table.



Date: 02-20-2013
Plot View: Final Plat
PROJECTS\BSE1602\DWG\BSE1602FP.DWG



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

SURVEYED FOR :
CITY OF MADISON ENGINEERING DIVISION
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53701

SURVEYED BY:
Burse
surveying & engineering llc

1400 E. Washington Ave., Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

BIOAG GATEWAY REPLAT

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OWNER'S CERTIFICATE

City of Madison, a Wisconsin Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Wisconsin Municipal Corporation caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

City of Madison does further certify that this plat is required by S.236.10 or S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Madison
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed by Paul R. Soglin its mayor on this ____ day of _____, 20____.

City of Madison
By: _____
Paul R. Soglin, mayor

STATE OF WISCONSIN }
County of Dane }ss

Personally came before me this ____ day of _____, 20____, Paul R. Soglin, mayor of the above named Wisconsin Municipal Corporation to me known to be the person who executed the foregoing instrument, and to me known to be said mayor of said Wisconsin Municipal Corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires _____

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this plat located in the City of Madison was hereby approved by Enactment Number _____, File I.D. 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 plat to the City of Madison for public use.

Dated this ____ day of _____, 20____.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "BIOAG GATEWAY REPLAT".

Date _____
T Adam Gallagher, County Treasurer

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

I, Dave Gowenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, does hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of BIOAG GATEWAY REPLAT.

Dated this ____ day of _____, 20____.

Treasurer, City of Madison, Dane County, Wisconsin

SURVEYED FOR :
CITY OF MADISON ENGINEERING DIVISION
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53701

SURVEYED BY:

Burse
surveying & engineering
1400 E. Washington Ave., Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@B5E-INC.net
www.bursesurveyengr.com

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	559.15	57°43'59"	554.91	S 61°37'55.5" W	535.79	S 89°30'05" W	
C2	358.13	51°17'56"	400.00	S 58°24'58" W	346.29	S 32°46'00" W	S 84°03'56" W
		(51°17'53")		(S 58°01'15.5" W)		(S 32°22'19" W)	(S 83°40'12" W)
C3	21.91	83°40'19"	15.00	S 42°13'45" W	20.01		
	(21.90)	(83°40'12")		(S 41°50'06" W)			
C4	238.79	180°01'28"	76.00	N 89°36'21" W	152.00		
	(238.80)	(180°01'42")		(S 90°00'00" E)			
C5	23.56	90°00'00"	15.00	N 44°36'21" W	21.21		
				(S 45°00'00" E)			
C6	39.17	89°46'34"	25.00	S 45°30'22" W	35.29		
				(S 45°06'43" W)			
C7	39.37	90°13'26"	25.00	S 44°29'51" E	35.42		
				(S 44°53'17" E)			
C8	23.56	90°00'00"	15.00	N 45°23'39" E	21.21		
				(N 45°00'00" E)			
C9	21.94	83°47'16"	15.00	N 41°29'59" W	20.03		N 83°23'37" W
	(83°47'17")			(N 41°53'38.5" W)			(N 83°47'17" W)
C10	470.17	32°36'49"	826.00	N 67°05'12.5" W	463.85	N 83°23'37" W	N 50°46'48" W
	(470.18)	(32°36'50")		(N 67°28'52" W)		(N 51°10'27" W)	
C11	251.74	18°54'14"	763.00	N 13°00'26" E	250.60	N 03°33'19" W	N 22°27'33" E
				(N 12°40'31" E)		(N 22°07'38" E)	
C12	49.25	03°49'24"	738.00	N 202°21'4" E	49.24	N 22°21'56" E	N 18°32'32" E
	(49.53)	(03°50'44")		(N 201°21'6" E)	(49.52)		(N 18°16'54" E)
C13	215.12	22°12'41"	554.91	N 78°23'44" W	213.77	N 67°17'24" W	S 89°30'05" W
C14	513.22	38°41'29"	760.00	N 70°15'37" W	503.52		
C15	23.56	90°00'00"	15.00	N 44°36'21" W	21.21		
C16	272.48	57°49'17"	270.00	S 61°29'01" W	261.06		
C17	871.06	81°09'47"	614.91	N 73°09'16" E	800.03		
C18	75.41	07°01'34"	614.91	S 36°05'10" W	75.36		
C19	787.17	73°20'49"	614.91	S 76°16'21" W	734.51		
C20	8.49	00°47'24"	614.91	N 66°39'33" W	8.48		
C21	34.89	39°58'58"	50.00	N 86°15'19" W	34.19		
C22	279.00	266°25'42"	60.00	S 26°58'03" W	87.46		
C23	41.43	47°28'22"	50.00	S 43°33'17" E	40.25		
C24	44.21	06°19'56"	400.00	S 87°13'49" W	44.19		

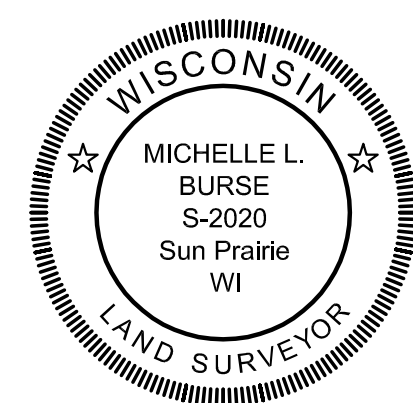
SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, Registered Land Surveyor, No. 2020, hereby certify that in full compliance with Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the City of Madison, I have surveyed, divided and mapped BIOAG GATEWAY REPLAT; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is described as all of Lots 4, 5, 6, 9, 10, 11, 12 and Outlot 2, World Dairy Campus as recorded in Volume 57-012B of plats, on pages 44-45, as Document Number 2659470, Dane County Registry, located in the Northwest Quarter and the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 23, also located in the Northeast Quarter, Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 22; thence North 00 degrees 22 minutes 52 seconds East along the east line of the Southwest Quarter of the Northeast Quarter of said Section 22, 786.56 feet to the point of beginning, also being a point of non-tangential curvature; thence 559.15 feet along the arc of a curve to the left, through a central angle of 57 degrees 43 minutes 59 seconds, a radius of 554.91 feet and a chord direction of South 61 degrees 37 minutes 55.5 seconds West, 535.79 feet to a point of reverse curvature; thence 358.13 feet along the arc of a curve to the right, through a central angle of 51 degrees 17 minutes 56 seconds, a radius of 400.00 feet and a chord direction of South 58 degrees 24 minutes 58 seconds West, 346.29 feet to a point of reverse curvature; thence 21.91 feet along the arc of a curve to the left, through a central angle of 83 degrees 40 minutes 19 seconds, a radius of 15.00 feet and a chord direction of South 42 degrees 13 minutes 45 seconds West, 20.01 feet; thence South 00 degrees 23 minutes 39 seconds West, 13.06 feet to a point of curvature; thence 238.79 feet along the arc of a curve to the right, through a central angle of 180 degrees 01 minute 28 seconds, a radius of 76.00 feet and a chord direction of North 89 degrees 36 minutes 21 seconds West, 152.00 feet; thence North 00 degrees 23 minutes 39 seconds East, 10.53 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet and a chord direction of North 44 degrees 36 minutes 21 seconds West, 21.21 feet; thence North 89 degrees 36 minutes 21 seconds West, 328.79 feet to a point of curvature; thence 39.17 feet along the arc of a curve to the left, through a central angle of 89 degrees 46 minutes 34 seconds, a radius of 25.00 feet and a chord direction of South 45 degrees 30 minutes 22 seconds West, 35.29 feet to a point on the east right-of-way line of Agriculture Drive; thence North 00 degrees 37 minutes 05 seconds East along said east right-of-way line, 140.00 feet to a point of non-tangential curvature; thence 39.37 feet along the arc of a curve to the left, through a central angle of 90 degrees 13 minutes 26 seconds, a radius of 25.00 feet and a chord direction of South 44 degrees 29 minutes 51 seconds East, 35.42 feet; thence South 89 degrees 36 minutes 21 seconds East, 328.24 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet and a chord direction of North 45 degrees 23 minutes 39 seconds East, 21.21 feet; thence North 00 degrees 23 minutes 39 seconds East, 557.35 feet to a point of curvature; thence 21.94 feet along the arc of a curve to the left, through a central angle of 83 degrees 47 minutes 16 seconds, a radius of 15.00 feet and a chord direction of North 41 degrees 29 minutes 50 seconds West, 20.03 feet to a point of reverse curvature; thence 470.17 feet along the arc of a curve to the right, through a central angle of 32 degrees 36 minutes 49 seconds, a radius of 826.00 feet and a chord direction of North 67 degrees 05 minutes 12.5 seconds West, 463.85 feet; thence North 42 degrees 55 minutes 40 seconds East, 46.88 feet; thence North 35 degrees 30 minutes 30 seconds East, 612.56 feet; thence North 89 degrees 22 minutes 51 seconds East, 242.82 feet; thence South 41 degrees 57 minutes 28 seconds East, 510.98 feet; thence South 89 degrees 35 minutes 28 seconds East, 372.66 feet to a point of non-tangential curvature; thence 251.74 feet along the arc of a curve to the right, through a central angle of 18 degrees 54 minutes 14 seconds, a radius of 763.00 feet and a chord direction of North 13 degrees 00 minutes 26 seconds East, 250.60 feet to a point of reverse curvature; thence 49.25 feet along the arc of a curve to the left, through a central angle of 03 degrees 49 minutes 24 seconds, a radius of 738.00 feet and a chord direction of North 20 degrees 27 minutes 14 seconds East, 49.24 feet; thence South 68 degrees 01 minute 57 seconds East, 101.39 feet; thence South 10 degrees 30 minutes 07 seconds East, 477.34 feet; thence South 07 degrees 09 minutes 38 seconds East, 173.88 feet; thence South 37 degrees 12 minutes 53 seconds East, 433.35 feet; thence South 26 degrees 02 minutes 30 seconds East, 361.62 feet; thence South 38 degrees 41 minutes 14 seconds West, 377.29 feet; thence North 65 degrees 23 minutes 08 seconds West, 181.00 feet; thence North 15 degrees 03 minutes 01 second East, 238.85 feet; thence North 43 degrees 43 minutes 41 seconds West, 203.10 feet; thence South 89 degrees 03 minutes 10 seconds West, 120.46 feet; thence North 25 degrees 07 minutes 32 seconds East, 316.50 feet to a point of non-tangential curvature; thence 215.12 feet along the arc of a curve to the left, through a central angle of 22 degrees 12 minutes 41 seconds, a radius of 554.91 feet and a chord direction of North 78 degrees 23 minutes 44 seconds West, 213.77 feet to the Point of Beginning. This description contains 1,555,711 square feet or 35,7142 acres.

Dated this ____ day of _____, 20____.

Sign: _____
Michelle L. Burse, R.L.S. No. 2020



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this ____ day of _____, 20____, at ____ o'clock ____M. and recorded in Volume ____ of Plats, on pages ____.

Kristi Chlebowski, Dane County
Register of Deeds

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