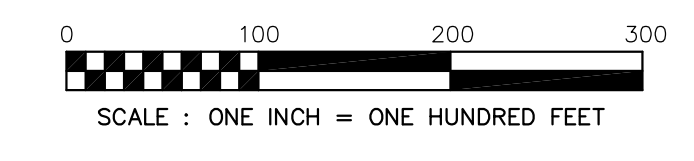


# PRELIMINARY PLAT OF BIOAG GATEWAY REPLAT

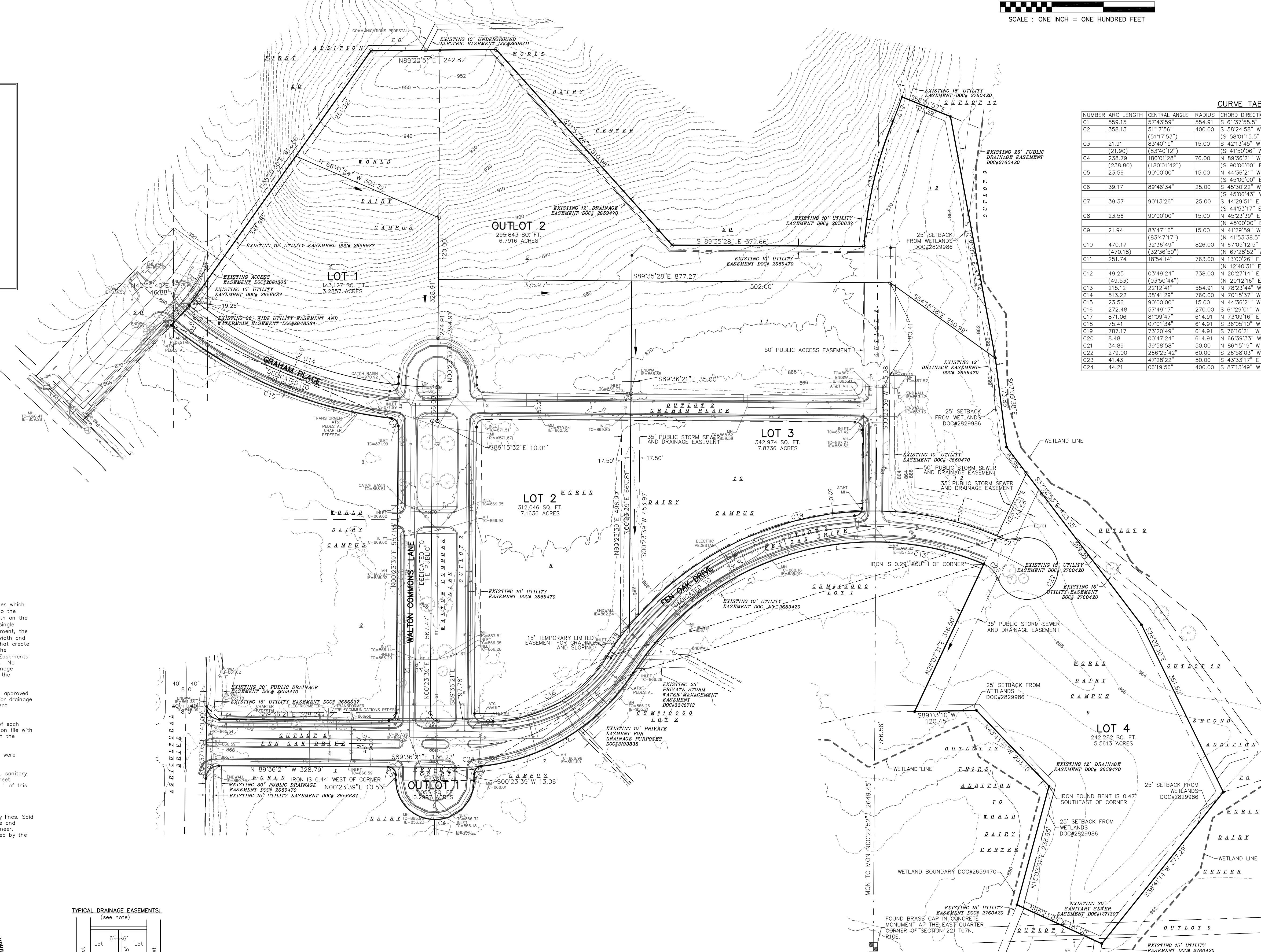
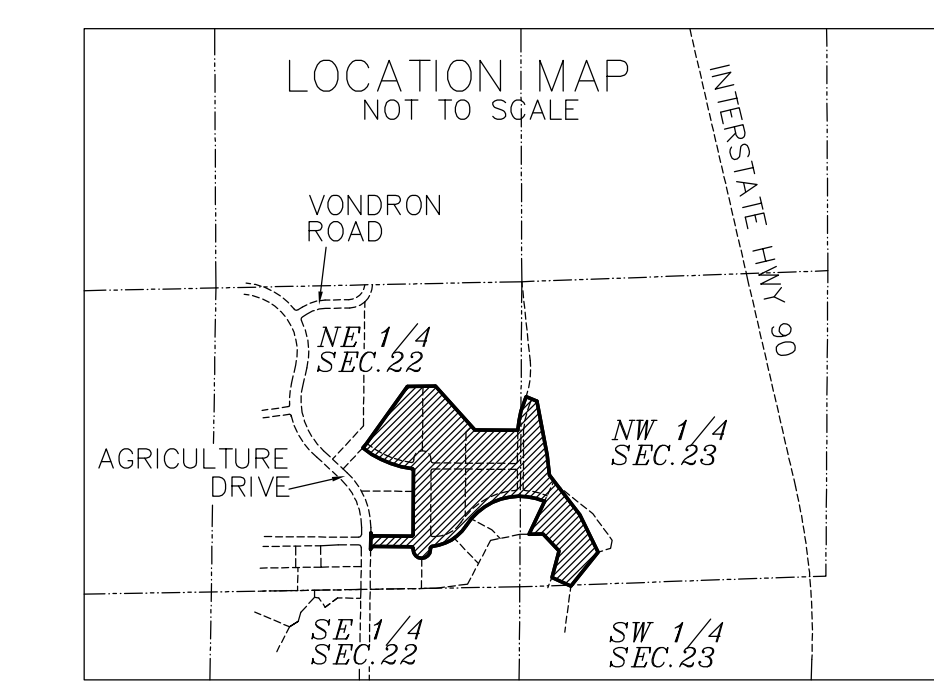
BEING A REPLAT OF ALL OT LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57-012B OF PLATS, ON PAGES 44-45, AS DOCUMENT NUMBER 2659470, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 22, ALSO LOCATED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



GRID NORTH  
REGISTRATION  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)

- 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.

- LEGEND**
- PE PRIVATE ELECTRIC
  - B BURIED GAS MAIN
>
  - W WATER MAIN
  - S SANITARY SEWER
  - ST STORM SEWER
  - AT AT&T FACILITY
  - E BURIED ELECTRIC
  - CH CHARTER FACILITY
  - FO BURIED FIBER OPTIC
  - ATC ATC FACILITY
  - W VALVE
  - G VALVE
  - CVP CABLE TV PEDESTAL
  - EPE ELECTRIC PEDESTAL
  - FH FIRE HYDRANT
  - SS STORM SEWER STRUCTURE
  - CB CATCH BASIN
  - SI SANITARY SEWER INLET
  - EM ELECTRIC MANHOLE
  - TM TELECOMM. MANHOLE
  - SM STORM SEWER MANHOLE
  - SSM SANITARY SEWER MANHOLE
  - DT DEODOUOUS TREE
  - TP TELEPHONE PEDESTAL
  - LP LIGHT POLE
  - S SIGN
  - DA DRAINAGE ARROW SEE NOTE 7



**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	S 84°03'56" 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
C3	21.91	83°40'19"	15.00	(S 58°01'55.5" W)	20.01	(S 32°22'19" W)	(S 83°40'12" W)
C4	238.79	180°01'28"	76.00	N 89°36'21" E	152.00		
C5	23.56	90°00'00"	15.00	(S 45°00'00" E)	21.21		
C6	39.17	89°46'34"	25.00	S 45°30'22" W	35.29		
C7	39.37	90°13'26"	25.00	(S 44°59'51" E)	35.42		
C8	23.56	90°00'00"	15.00	N 45°23'39" E	21.21		
C9	21.94	83°47'16"	15.00	(N 41°53'38.5" W)	20.03	N 83°23'37" 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
C11	251.74	18°54'14"	763.00	N 13°09'26" E	250.60	N 03°33'19" W	N 22°07'33" E
C12	49.25	03°49'24"	738.00	N 20°27'14" E	49.24	N 22°21'56" E	N 18°32'32" E
C13	(49.53)	(03°50'44")	(554.91)	(N 20°27'16" E)	(49.52)	(N 22°21'56" E)	(N 18°32'32" E)
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°46'17"	273.00	S 61°29'01" W	261.08		
C17	871.06	81°09'47"	614.91	N 33°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	8.48	00°47'24"	614.91	N 65°30'33" W	8.48		
C21	34.89	39°58'58"	50.00	N 86°15'19" W	34.19		
C22	279.00	26°25'42"	60.00	S 26°58'03" E	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		

- NOTES:**
- 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 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 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 plat. 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.
  - In the event of a City of Madison Plan Commission and/or Common Council approved subdivision 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.
  - 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 the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
  - Contours, utilities and street topographic information as shown on this map were provided to the Surveyor by the City of Madison.
  - 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.
  - Total Parcel Area=1,555,709 square feet or 35,7142 acres.
  - Arrows indicate the direction of surface drainage swale at individual property lines. Solid drainage swale 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. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is NAVD83.

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

SURVEYED BY:  
**Burse**  
surveying & engineering inc.  
1400 E. Washington Ave., Suite 156  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@BSE-INC.net  
www.burse-surveyengr.com

