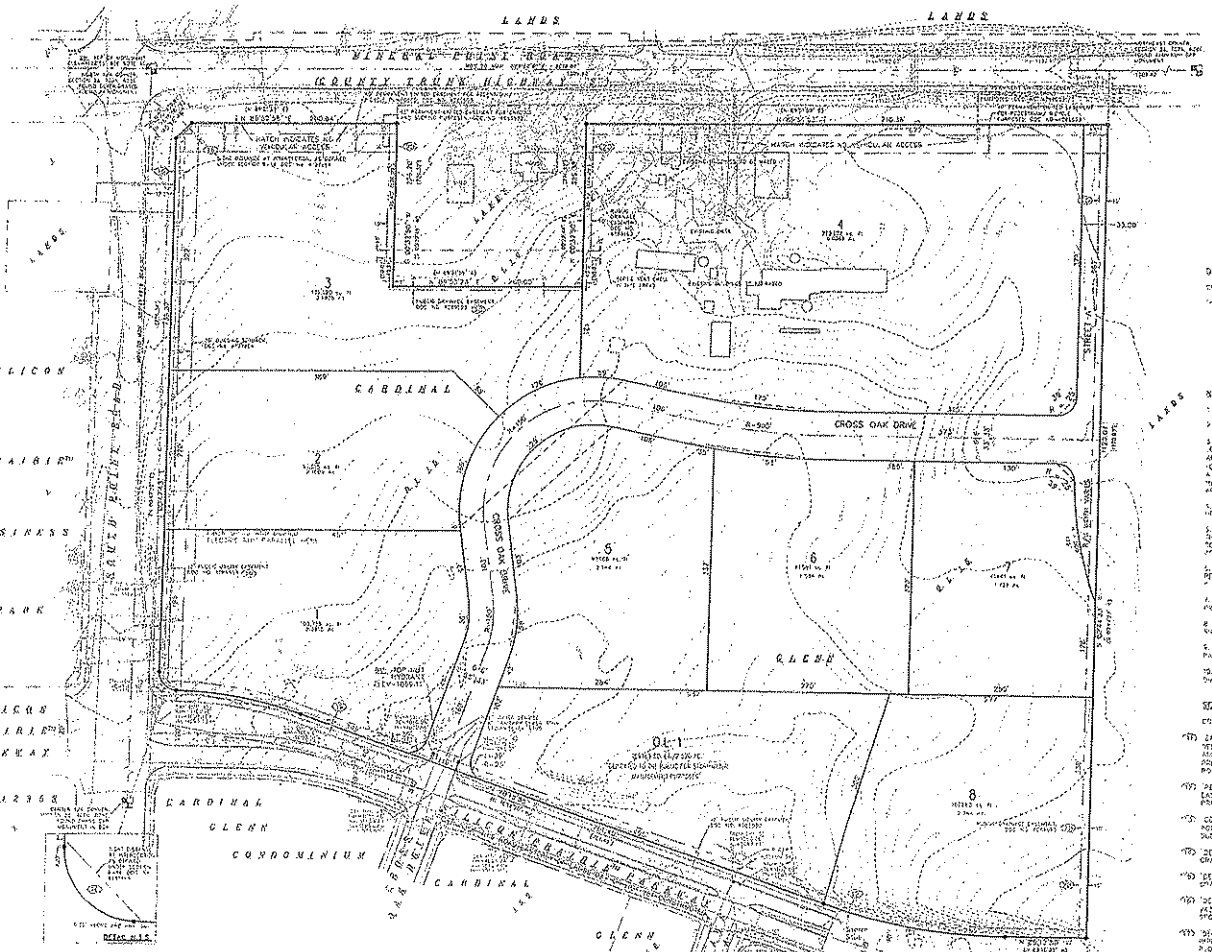
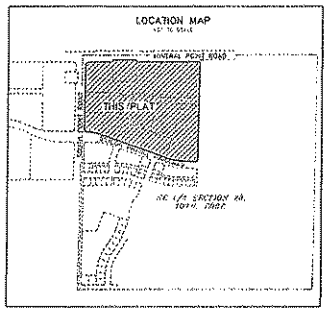
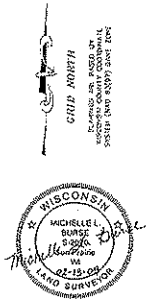
PRELIMINARY PLAT OF SILICON PRAIRIE™ COMMUNITY PLAT

OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE : ONE INCH = EIGHTY FEET







DESCRIPTION (FURNISHED):

[illegible]

NOTES:

1. DATES OF FIELD WORK: FEBRUARY 19-20, 2008

2. TOTAL PARCEL AREA: 1,171,874 SQUARE FEET, 26.8965 ACRES

3. LOCATION OF UTILITIES AS SHOWN UPON MEASURED PROVIDED BY DIGGERS HOTLINE TICKET NO. 20080702032 [illegible] LOCATION OF WATER MAIN IS BASED ON DIGGERS HOTLINE FIELD MARKINGS, REFERENCED WITH ABOVE GROUND APPURTENANCES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATION HAS BEEN MADE TO LOCATE UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGERS HOTLINE. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY FOR INFORMATION REGARDING THESE FACILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

4. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING THAT MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

7. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 55025C0405G, EFFECTIVE DATE JUNE 12, 2000, SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS OF MINIMAL FLOODING).

8. DUE TO DEEP SNOW COVER AT THE TIME OF SURVEY, ONLY VISIBLE IMPROVEMENTS ABOVE THE SNOW OR THOSE THE SNOW HAD REMOVED WERE LOCATED.

9. PRIMARY PARCEL ADDRESS: OAK GLEN PARKWAY, ADDITIONAL ADDRESS: 205 SOUTH POINT ROAD, TAX PARCEL NO. 251/0708-281-0102-3.

10. ELEVATIONS ARE BASED UPON THE CITY OF MADISON DATUM BENCHES. THE TOP OF HYDRANT AT THE NORTH CORNER QUADRA OF SECTION 28-07-08 HAS AN ELEVATION OF 1030.25' NGVD SHOWN ON SHEET.

SCHEDULE B-II NOTES:

EXCEPTIONS AND PERMANENT EASEMENTS AND A NON PREFERRED TITLE POLICY FOR OWNER'S TITLE INSURANCE COMPANY

(11) EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOL. 90 OF MISC., PAGE 335, AS #1124296. THIS ITEM DOES NOT REPRESENT A TRACEABLE EASEMENT, BUT GRANTS "THE FOLLOWING RIGHTS AND PRIVILEGES: TO ERECT AND MAINTAIN POLES, WIRES, ANCHORS, AND OTHER APPURTENANCES NECESSARY FOR THE PURPOSE OF THE BUSINESS OF TRANSMITTING ELECTRICAL ENERGY ALONG THE HIGHWAY AND THROUGH PRIVATE RIGHT OF WAY ADJOINING THE HIGHWAY, HOWEVER, HEAVY POLES CURRENTLY PLACED ALONG MARKET POINT AND SOUTH POINT ROADS LAY WITHIN THE RIGHTS OF WAY AND OUTSIDE OF THE SUBJECT PROPERTY.

(12) PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND WATER MAIN PURPOSES TO THE CITY OF MADISON, REFERRED AS "EASEMENT" THE EASEMENT DESCRIBED IN THIS ITEM IS PARTLY WITHIN THE RIGHTS OF WAY OF MARKET POINT ROAD AND IS NOT ADJACENT TO THE SUBJECT PROPERTY. THIS ITEM IS NOT PLOTTED HEREON.

(13) CONTROLLED ACCESS HIGHWAY REGULATIONS RECORDED IN VOL. 444 OF RECORDS, PAGE 493, AS #1134511. THIS ITEM DESIGNATES THAT PORTION OF COUNTY TRUNK HIGHWAY "M" WHICH IS ADJACENT TO THE SUBJECT PROPERTY AS BEING A LIMITED ACCESS HIGHWAY AND SUBJECT TO THE REGULATIONS OF THE NEW CONTROLLED ACCESS RECORDED AS PLOTTED HEREON.

(14) DECLARATION OF CONDITIONS AND COVENANTS RECORDED AS #4114751. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON.

(15) DECLARATION OF CONDITIONS AND COVENANTS RECORDED AS #4114752. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON.

(16) DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS #4114753, AMENDED AS #4114754, AMENDED AS #4114755. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY. THE RECORDED SOIL DRAINAGE AT INTERSECTIONS, AS REFERENCED WITHIN SECTION 9-1-14 OF BOX AND SANDERS, IS PLOTTED HEREON. OTHER PARTS OF THIS ITEM ARE NOT GRAPHIC IN NATURE.

(17) DECLARATION OF CONDITIONS AND COVENANTS RECORDED AS #4114756. THIS ITEM REFERS TO SPECIAL ASSESSMENTS WITH RESPECT TO IMPROVEMENTS OF SOUTH POINT ROAD, AND DOES AFFECT THE SUBJECT PROPERTY. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON.

(18) DECLARATION OF CONDITIONS AND COVENANTS RECORDED AS #4114757. THIS ITEM DOES AFFECT SUBJECT PROPERTY. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON.

(19) PUBLIC UTILITY EASEMENTS - AS SHOWN ON THE PLAT. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(20) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 5 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 10 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE INCLUDED ON PROPERTIES OVER SHARED WITH APARTMENTS OR PUBLIC STREETS - AS SHOWN ON THE PLAT. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(21) THE WITHIN-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORMWATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES - AS SHOWN ON THE PLAT. THIS ITEM DOES AFFECT SUBJECT PROPERTY. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON.

(22) ALL STREETS/ROADS LYING WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC UNLESS OTHERWISE NOTED - AS SHOWN ON THE PLAT. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE FOLLOWING PUBLIC ROADS: MARKET POINT ROAD (DANE COUNTY TRUNK HIGHWAY "D"), SOUTH POINT ROAD, SILICON PRAIRIE PARKWAY.

(23) "THE CITY WILL NOT INSTALL PAVING IN THE ALLEYS, BUT THE DEVELOPER OR PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE A PRIVATE IMPROVEMENT IN THE ALLEY RIGHT-OF-WAY. SUCH PRIVATE IMPROVEMENT TO BE OPERATED AND MAINTAINED BY PRIVATE INTERESTS, - AS SHOWN ON THE PLAT. THIS ITEM IS NOT GRAPHIC IN NATURE, AND IS NOT PLOTTED HEREON. THE SUBJECT PROPERTY IS NOT CONTIGUOUS TO ANY PLATTED ALLEY.

SHEET 1 OF 2

SURVEY LEGEND

- SPOT ELEVATION
- DECIDUOUS DENSITY LINE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE TELEVISION
- WATER VALVE
- GAS VALVE
- TV BOX
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- TELEPHONE BOX
- FIRE HYDRANT
- SIGN
- STORM SEWER INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE

CURVE TABLE

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA	ARC LENGTH
C1	1000.00'	1000.00'	N 89°00'00" W	7°24'35"	129.25'
C2	1173.24'	220.00'	N 84°00'00" W	10°44'00"	220.00'
C3	1173.24'	220.00'	N 73°00'00" W	10°44'00"	220.00'
C4	1000.00'	10.00'	S 71°00'00" W	0°34'39"	10.10'

LEGEND

- 1-1/2"x18" DIA. SOLID IRON ROD, FOUND
- 3/4"x18" DIA. SOLID IRON ROD, FOUND
- SPOT ELEVATION 6"x6" STAKE
- ( ) RECORD MEASUREMENT

PROJECT DEVELOPER:
NEW PRE, LLC
[illegible]
MADISON, WI 53719-2869

SURVEYED AND PREPARED BY:
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www.burseengineering.com

DATE: February 18, 2008
PLOT: [illegible]
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