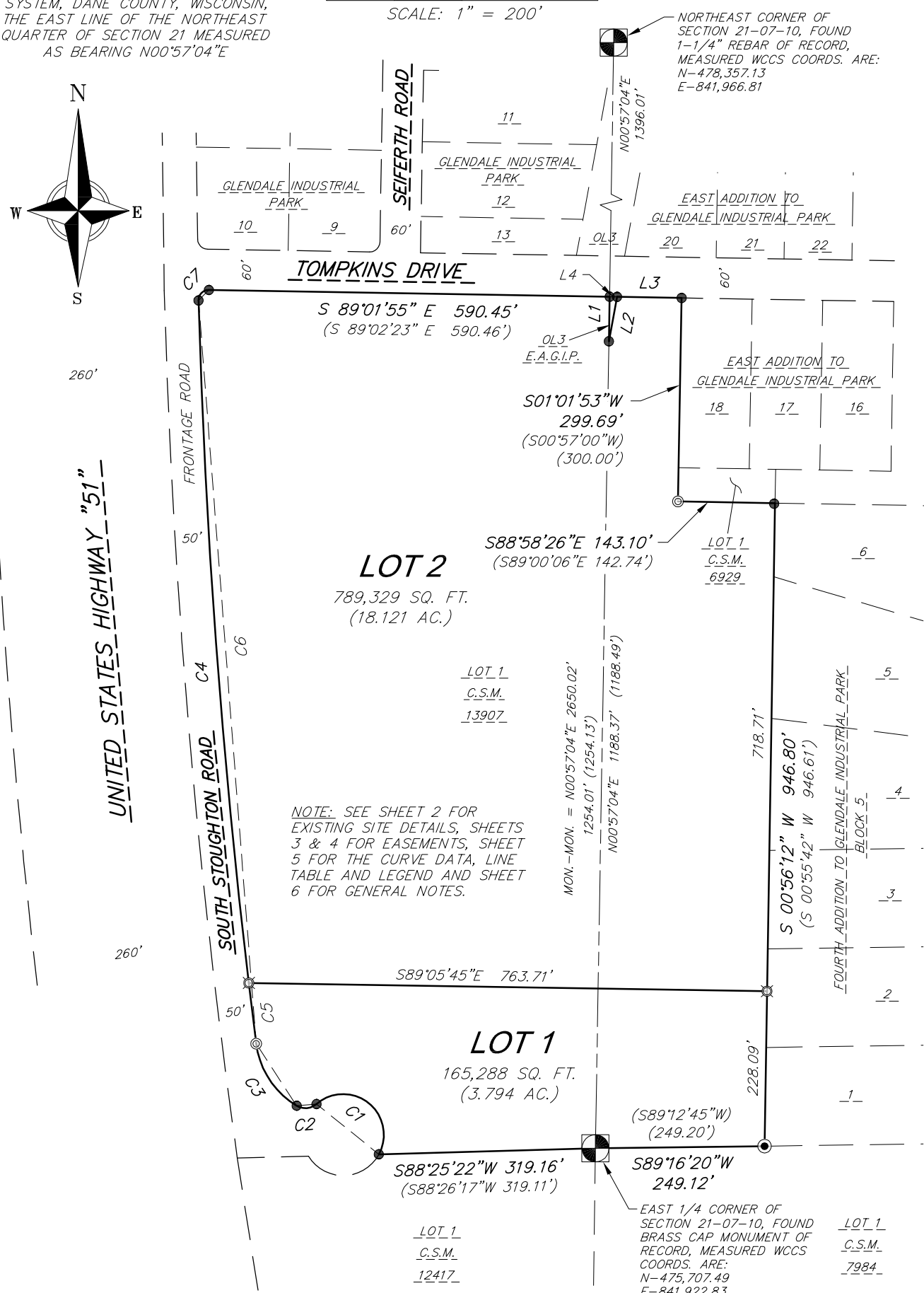
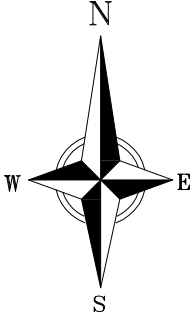
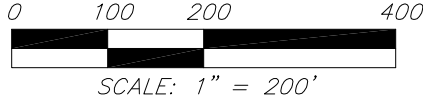


CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 13907, AS RECORDED VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 221-228, AS DOCUMENT NUMBER 5131376, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T07N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 MEASURED AS BEARING N00°57'04"E



NORTHEAST CORNER OF SECTION 21-07-10, FOUND 1-1/4" REBAR OF RECORD, MEASURED WCCS COORDS. ARE:
N-478,357.13
E-841,966.81

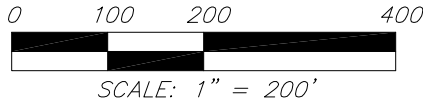
EAST 1/4 CORNER OF SECTION 21-07-10, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:
N-475,707.49
E-841,922.83

21 Jul 2021 - 10:50p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_CSM.dwg by: mzie

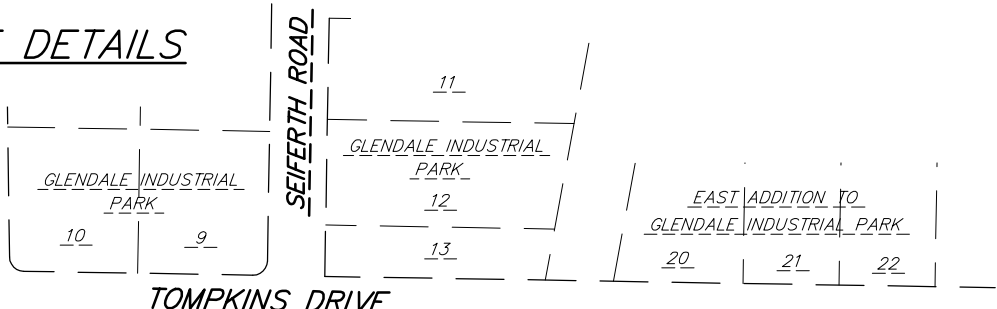


CERTIFIED SURVEY MAP No. _____

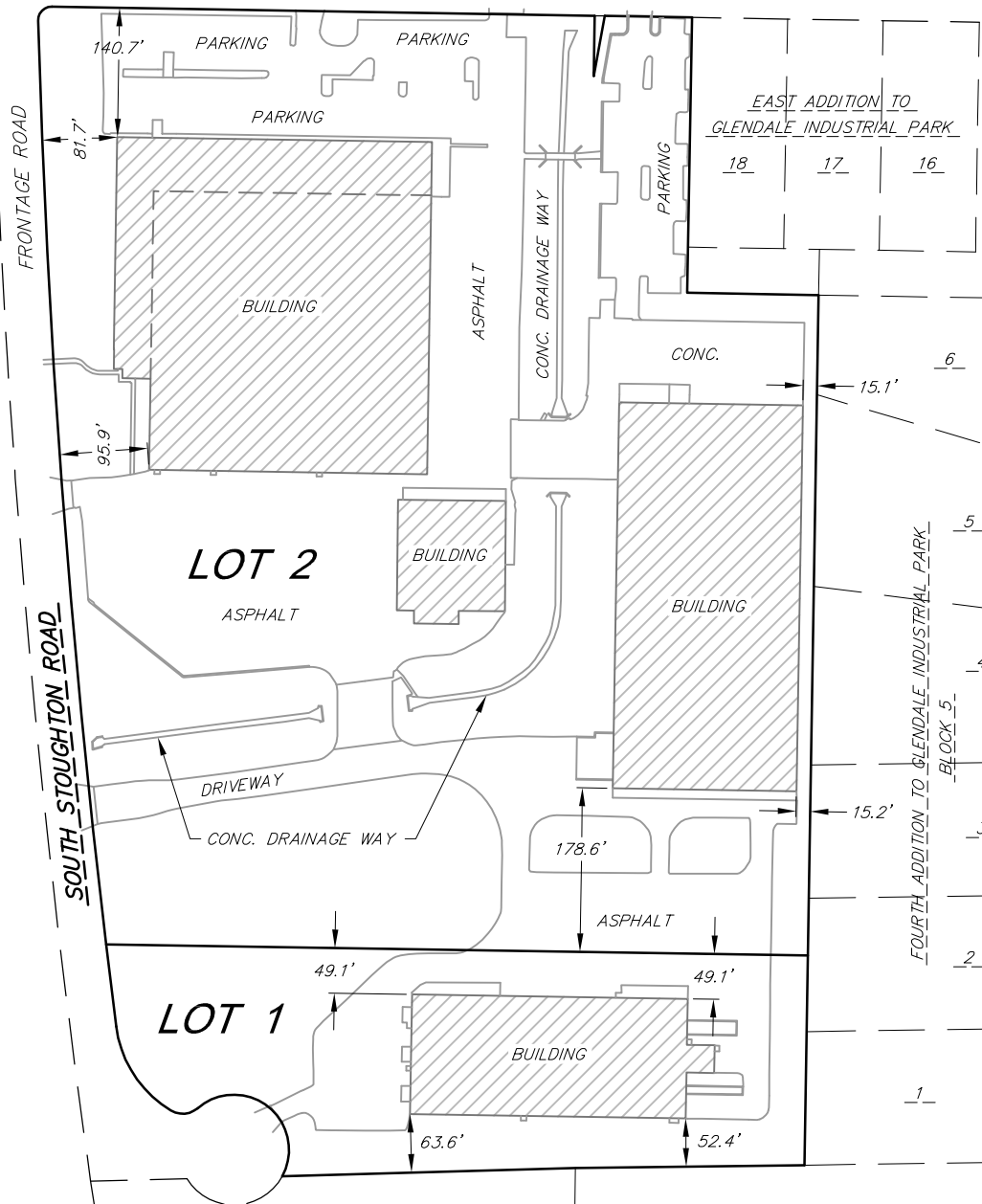
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EXISTING SITE DETAILS



UNITED STATES HIGHWAY "51"



LOT 1
C.S.M.
12417

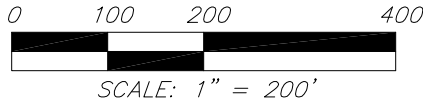
LOT 1
C.S.M.
7984

21 Jul 2021 - 10:50p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

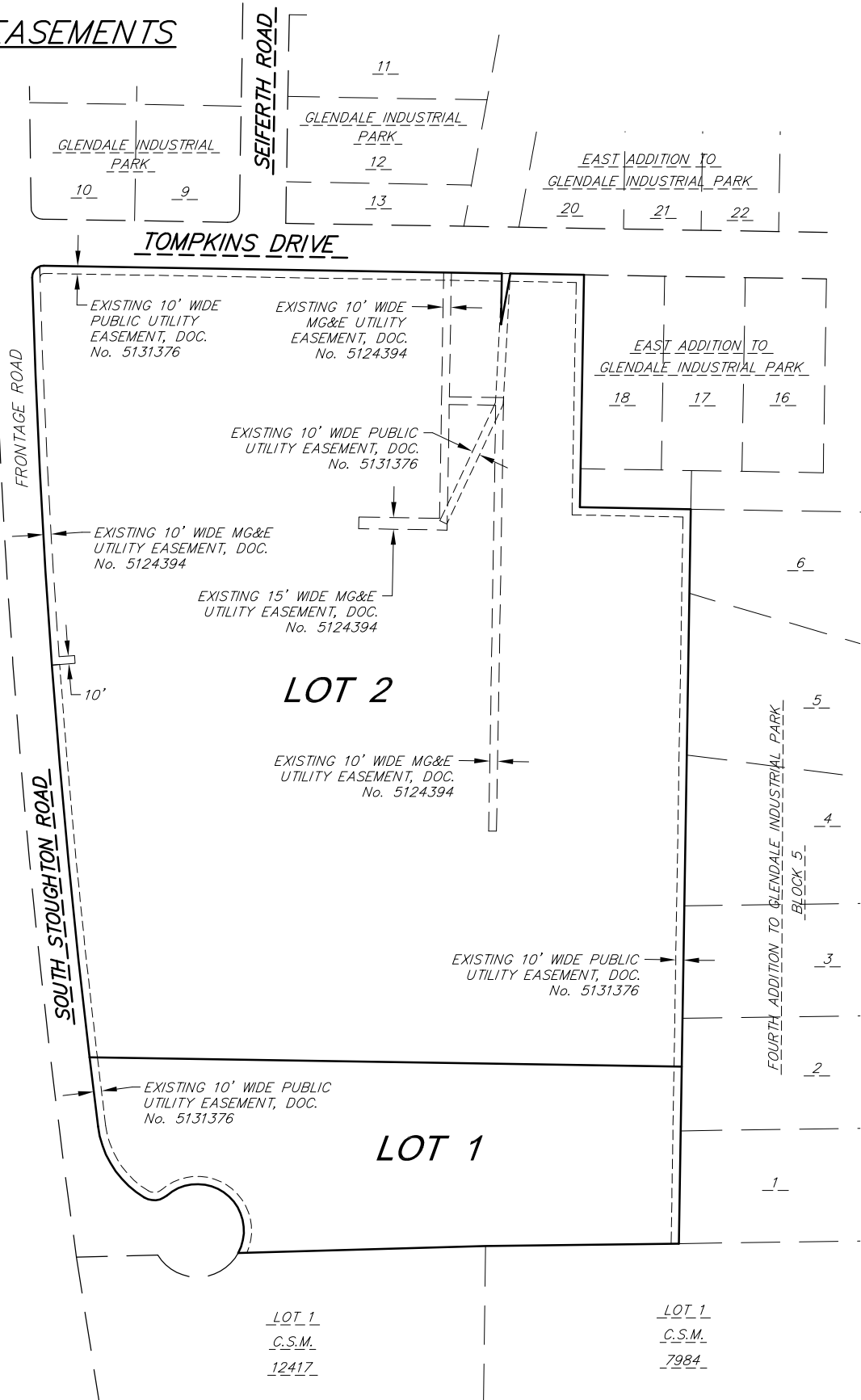
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EXISTING EASEMENTS



UNITED STATES HIGHWAY "51"

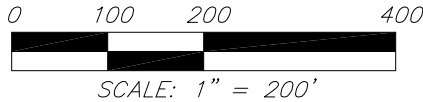


21 Jul 2021 - 10:51p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_CSM.dwg by: mzie

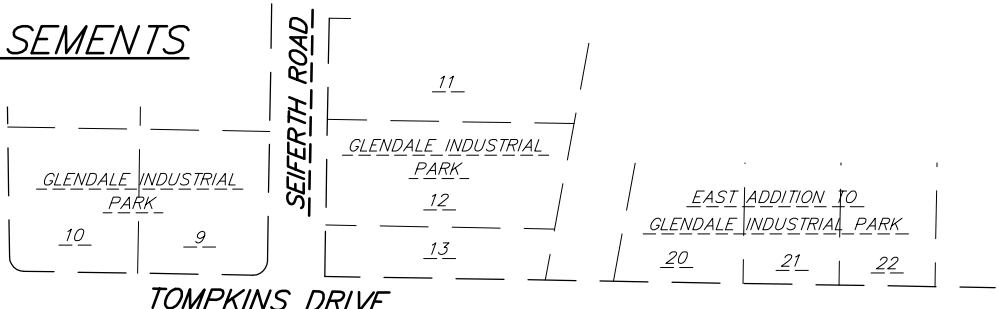


CERTIFIED SURVEY MAP No. _____

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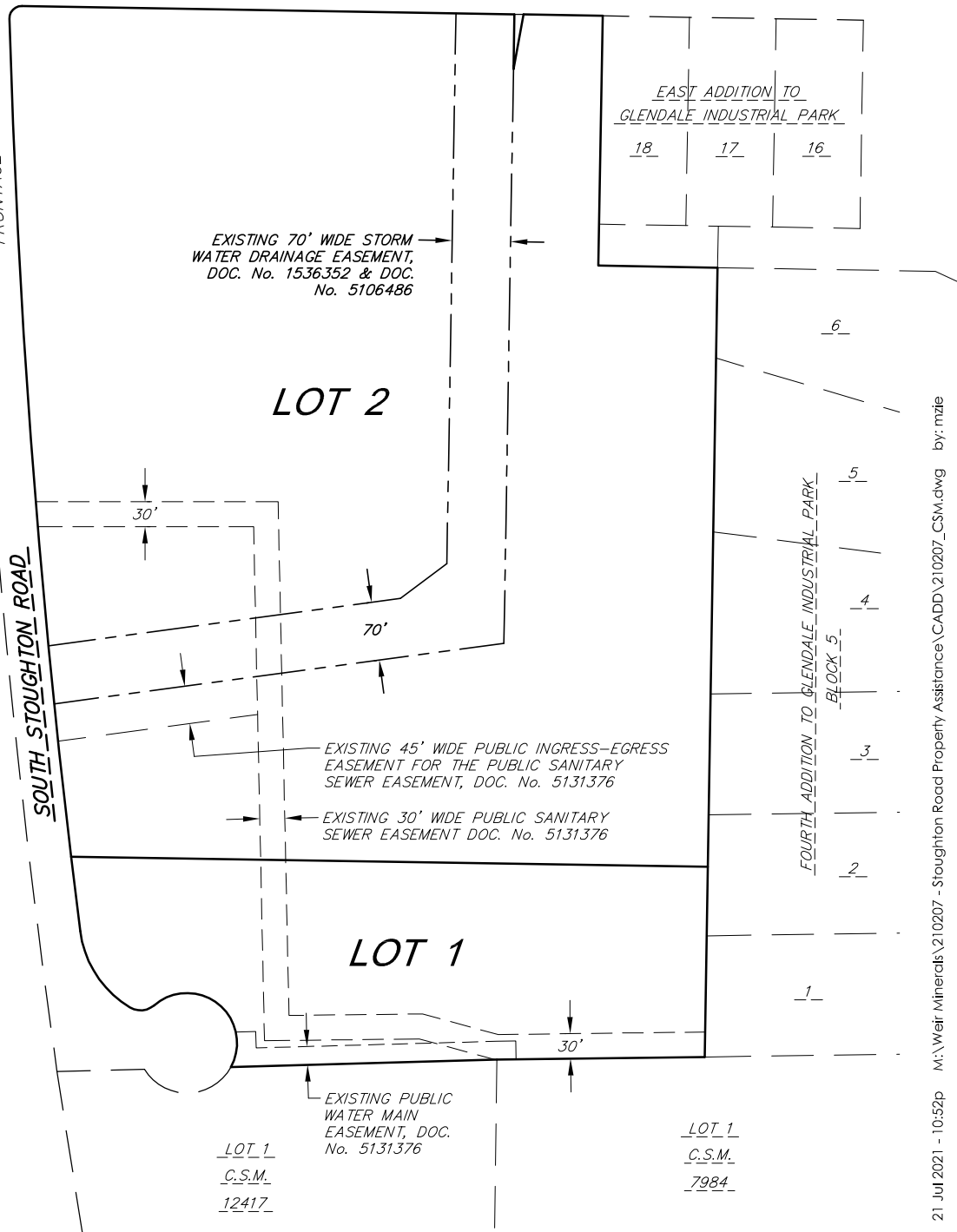
EXISTING EASEMENTS



UNITED STATES HIGHWAY "51"

FRONTAGE ROAD

SOUTH STOUGHTON ROAD



LOT 1
C.S.M.
12417

LOT 1
C.S.M.
7984

21 Jul 2021 - 10:52p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 210207
DATE: 07/21/2021
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Weir Minerals
2701 S. Stoughton Rd.
Madison, WI 53716

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
4 OF 8

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 13907, AS RECORDED VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 221-228, AS DOCUMENT NUMBER 5131376, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T07N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	159°24'33" (159°19'40")	60.00'	166.93' (166.84')	N 51°10'41" W (N 51°13'34" W)	118.07' (118.05')		
C2	71°55'02" (71°55'24")	25.00'	31.38'	S 85°04'19" W (S 85°04'18" W)	29.36'		
C3	51°43'42" (51°44'18")	125.00'	112.85' (112.87')	N 33°05'51" W (N 33°05'52" W)	109.06' (109.08')		
C4	05°34'40"	11279.16'	1098.03'	N 04°26'22" W (N 04°26'23" W)	1097.60'		
C5	00°27'24"	11279.16'	89.88'	N 07°00'00" W	89.88'		
C6	05°07'16"	11279.16'	1008.16'	N 04°12'40" W	1007.82'		
C7	92°36'20" (92°36'40")	15.00'	24.24'	N 44°39'18" E (N 44°39'17" E)	21.69'		

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S 00°57'04" W (S 00°57'03" W)	65.64'
L2	N 10°24'41" E (N 10°24'40" E)	66.54'
L3	S 89°01'55" E (S 89°02'23" E)	95.15' (95.06')
L4	S 89°01'55" E (S 89°02'23" E)	10.94'

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⦿ FOUND 1-1/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE:

THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS MONUMENT RECORD, DATED 04/16/2012, FOR THE NE CORNER AND JAMES CAPPEART MONUMENT RECORD, DATED 01/21/2014, FOR THE E 1/4 CORNER. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS JULY 08, 2021.

21 Jul 2021 - 10:54p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_Csm.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 13907, AS RECORDED VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 221–228, AS DOCUMENT NUMBER 5131376, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T07N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

GENERAL NOTES:

1. Notes from Certified Survey Map Number 13907:

–Land subject to Declaration of Conditions, Covenants and Restrictions for maintenance of stormwater measures per Doc. No.'s 4395302 and 4345297.

–No changes in drainage patterns associated with the development on any or all lots within this C.S.M. shall be allowed without prior approval of the City Engineer.

–This lot shall receive and convey runoff from adjacent lands to the east according to the drainage arrows as recorded on the Fourth Addition to Glendale Industrial Park.

–Ingress & Egress Easement:

The City of Madison shall have a permanent easement over, across and within the paved traffic flow areas located on this property, as they may exist from time to time, which is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for as access for maintenance, repair and construction purposes to and from the public sanitary sewer easement, the public storm water drainage easement and the public water main easement located within this Certified Survey Map. The City of Madison and its employees, agents and contractors shall have the right to access the above named easements via the paved traffic flow areas located on this property as they may exist from time to time.

–Public Sanitary Sewer Easements, Water Main Easements & Public Utility Easements:

Creation of Sanitary Sewer and Water Main Easement Rights: A permanent easement over, across and within the Easement Areas is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Areas may be used by the City of Madison for public underground sanitary sewer and public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the sanitary sewer and water main facilities within the Easement Areas. City of Madison shall have the further right of ingress and egress to and from the easement areas in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the easement areas which may obstruct or interfere with the actual or potential use of the easement areas for the foregoing purposes.

Creation of Public Utility Easement Rights: A permanent easement over, across and within the Easement Areas is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Areas may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Areas. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Areas in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Areas which may obstruct or interfere with the actual or potential use of the Easement Areas for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Areas and/or the Property as a result of the use of the Easement Areas by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Areas for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the sanitary sewer, water main and public utility facilities shall be constructed in and no grade change shall be made to the Easement Areas without the written consent of the City of Madison's Engineering Division City Engineer and other public utility companies registered to do business in the City of Madison, having rights to the easement areas as provided by this Certified Survey Map.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Certified Survey Map: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

21 Jul 2021 - 10:54p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_Csm.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

_____, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2021.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

_____, a banking association 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 dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____ Wisconsin, on this _____ day of _____, 2021.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2021, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

 Notary Public, State of Wisconsin

My Commission expires: _____

21 Jul 2021 - 10:55p M:\Weir Minerals\210207 - Stoughton Road Property Assistance\CADD\210207_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

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CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID 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 certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter,
Secretary Plan Commission

LEGAL DESCRIPTION

All of Lot 1, Certified Survey Map Number 13907, as recorded in Volume 92 of Certified Survey Maps, on pages 221-228, as Document Number 5131376, Dane County Registry and located in the Southeast Quarter of the Northeast Quarter of Section 21 and the Southwest Quarter of the Northwest Quarter of Section 22, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said description contains 954,617 square feet or 21.915 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210207
DATE: 07/21/2021
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Weir Minerals
2701 S. Stoughton Rd.
Madison, WI 53716

C.S.M. No. _____
Doc. No. _____
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SHEET
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