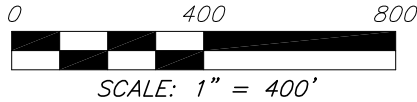


CERTIFIED SURVEY MAP No. _____

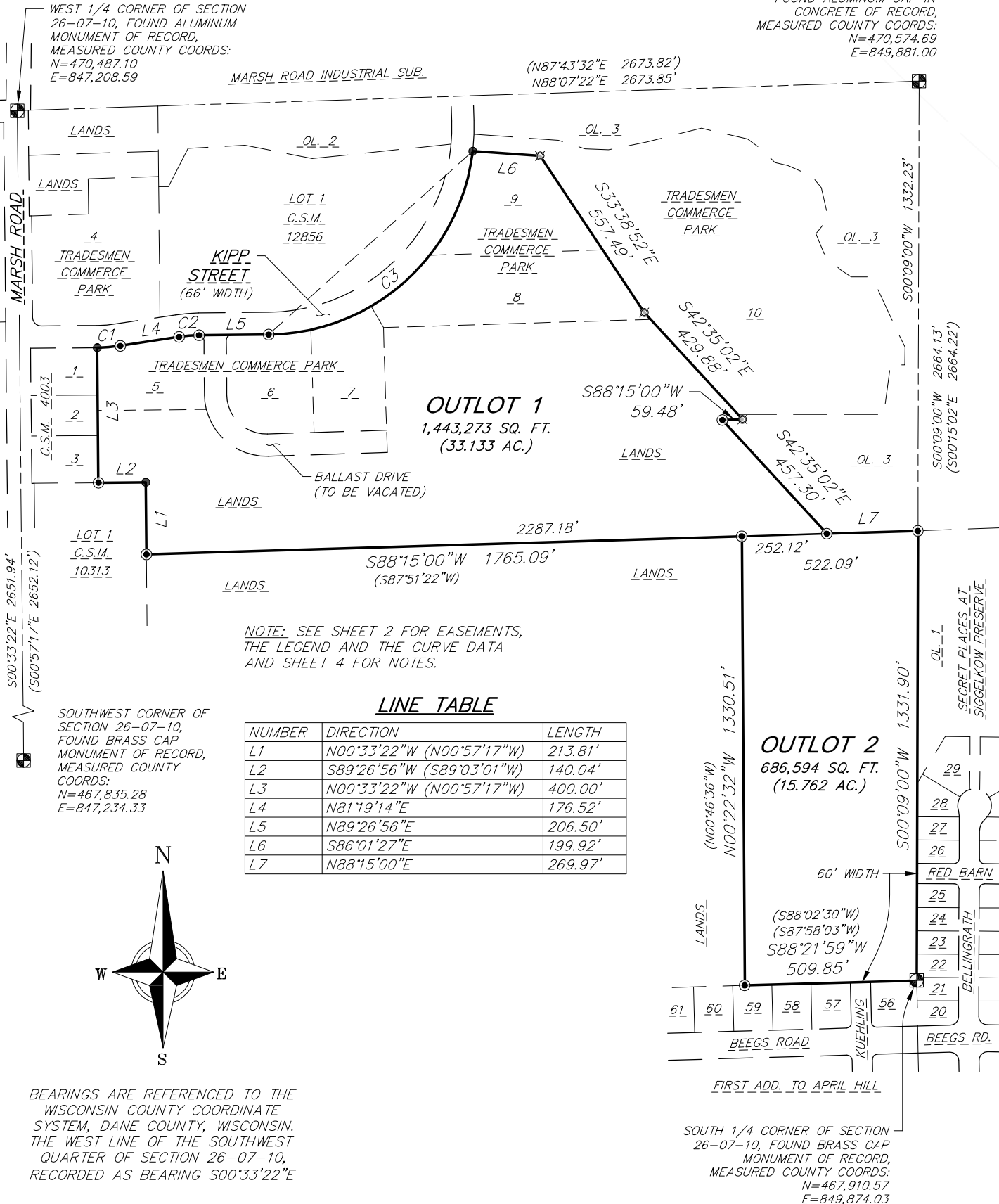
ALL OF LOTS 5, 6, 7, 8 AND 9, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563, DANE COUNTY REGISTRY AND INCLUDING ALL OF VACATED BALLAST DRIVE, VACATED BY RESOLUTION No. _____, AND PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



CENTER OF SEC. 26-07-10,
FOUND ALUMINUM CAP IN
CONCRETE OF RECORD,
MEASURED COUNTY COORDS:
N=470,574.69
E=849,881.00

WEST 1/4 CORNER OF SECTION
26-07-10, FOUND ALUMINUM
MONUMENT OF RECORD,
MEASURED COUNTY COORDS:
N=470,487.10
E=847,208.59

(N87°43'32"E 2673.82')
(N88°07'22"E 2673.85')

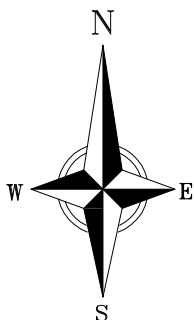


NOTE: SEE SHEET 2 FOR EASEMENTS,
THE LEGEND AND THE CURVE DATA
AND SHEET 4 FOR NOTES.

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°33'22"W (N00°57'17"W)	213.81'
L2	S89°26'56"W (S89°03'01"W)	140.04'
L3	N00°33'22"W (N00°57'17"W)	400.00'
L4	N81°19'14"E	176.52'
L5	N89°26'56"E	206.50'
L6	S86°01'27"E	199.92'
L7	N88°15'00"E	269.97'

SOUTHWEST CORNER OF
SECTION 26-07-10,
FOUND BRASS CAP
MONUMENT OF RECORD,
MEASURED COUNTY
COORDS:
N=467,835.28
E=847,234.33



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN.
THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 26-07-10,
RECORDED AS BEARING S00°33'22"E

SOUTH 1/4 CORNER OF SECTION
26-07-10, FOUND BRASS CAP
MONUMENT OF RECORD,
MEASURED COUNTY COORDS:
N=467,910.57
E=849,874.03

02 Apr 2020 - 11:24p M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 170162
DATE: 04/02/2020
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
QRS Company LLC
8500 Greenway Blvd.
#202
Middleton, WI 53562

C.S.M. No. _____

Doc. No. _____

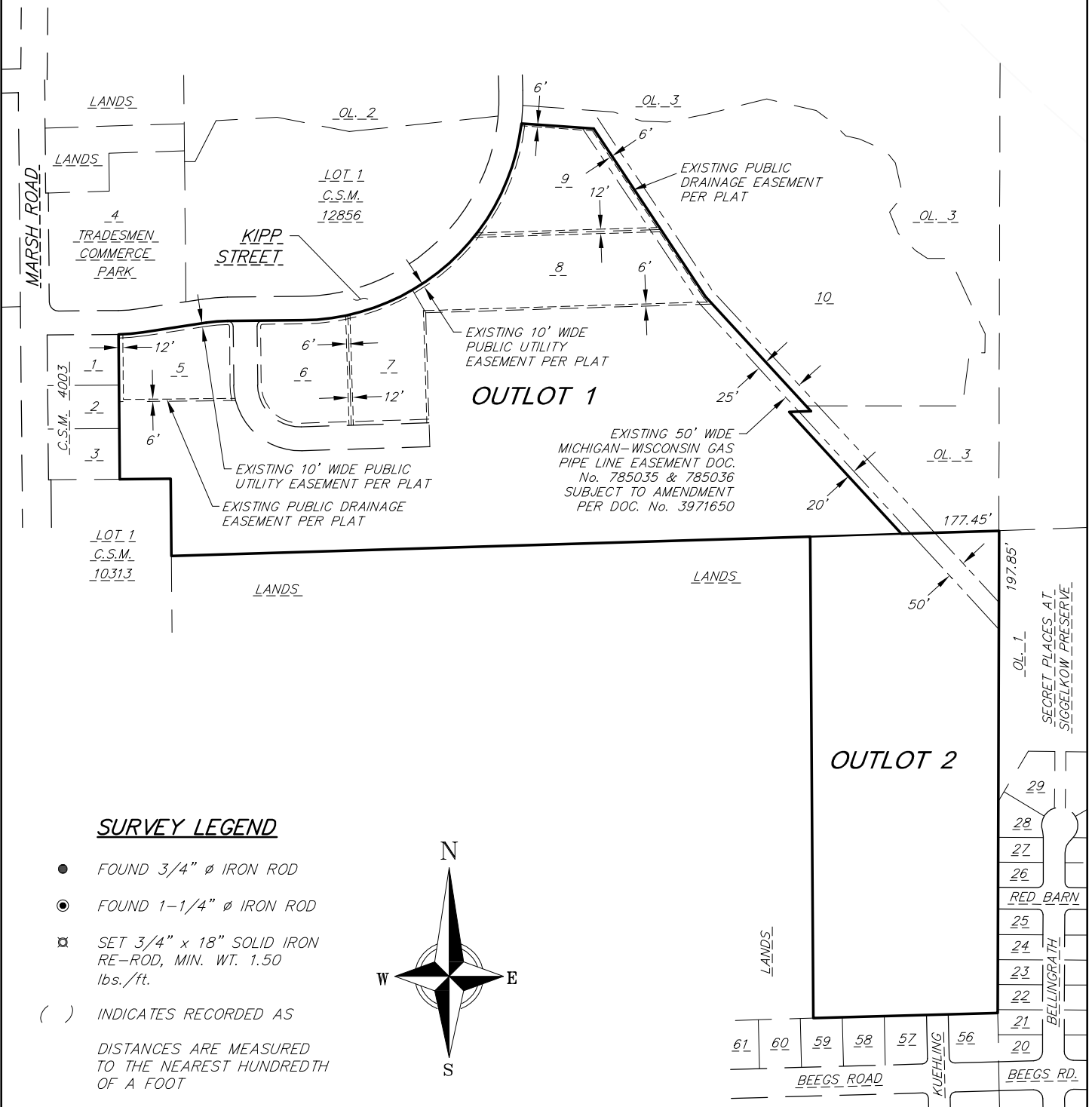
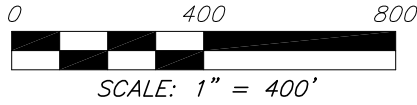
Vol. _____ Page _____

SHEET
1 OF 5

Phone: (800) 261-3898

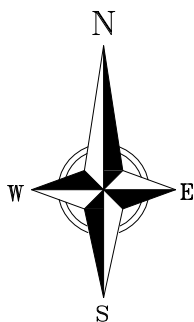
CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 5, 6, 7, 8 AND 9, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563, DANE COUNTY REGISTRY AND INCLUDING ALL OF VACATED BALLAST DRIVE, VACATED BY RESOLUTION No. _____, AND PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
 - ⦿ FOUND 1-1/4" ϕ IRON ROD
 - ⊠ 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



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	08°07'42"	483.00'	68.52'	N85°23'05"E	68.46'		
C2	08°07'42"	417.00'	59.16'	N85°23'05"E	59.11'		
C3	82°45'15"	615.00'	888.26'	N48°04'18"E	813.04'		

03 Apr 2020 - 12:08a M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 170162
DATE: 04/02/2020
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
QRS Company LLC
8500 Greenway Blvd.
#202
Middleton, WI 53562

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
2 OF 5

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 5, 6, 7, 8 AND 9, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563, DANE COUNTY REGISTRY AND INCLUDING ALL OF VACATED BALLAST DRIVE, VACATED BY RESOLUTION No. _____, AND PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

QRS Company, LLC, 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 _____, 2020.

QRS Company, LLC

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2020, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

 Notary Public, State of Wisconsin

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: _____
 Secretary of the Plan Commission

GENERAL NOTES:

1. Outlot 1 and Outlot 2 as shown hereon are reserved for future development.
2. This Certified Survey Map is subject to the following Documents:
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4441244.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4458046.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4458047.
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4751050.
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4807545.

02 Apr 2020 - 11:21p M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 5, 6, 7, 8 AND 9, TRADESMEN COMMERCE PARK, AS RECORDED IN VOLUME 59-050A OF PLATS, ON PAGES 244-245, AS DOCUMENT NUMBER 4416563, DANE COUNTY REGISTRY AND INCLUDING ALL OF VACATED BALLAST DRIVE, VACATED BY RESOLUTION No. _____, AND PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, 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 and under the direction of Marsh Road Development Corp. and QRS Company, LLC, owners of said land, 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 and that this land is described as follows:

All of lots 5, 6, 7, 8 and 9, Tradesmen Commerce Park, as recorded in Volume 59-050A of Plats, on pages 244-245, as Document No. 4416563, Dane County Registry and including all of vacated Ballast Drive, vacated by Resolution No. _____ and part of the Northwest Quarter, Northeast Quarter and Southeast Quarter of the Southwest Quarter of Section 26, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the South quarter corner of said Section 26; thence S88°21'59"W, along the south line of said Section 26, a distance of 509.85 feet; thence N00°22'32"W, 1330.51 feet; thence S88°15'00"W, 1765.09 feet to the east line of Lot 1, Certified Survey Map (C.S.M.) Number 10313; thence N00°33'22"W, along said east line, 213.81 feet to the northeast corner of said Lot 1; thence S89°26'56"W, along the north line of said Lot 1, a distance of 140.04 feet to the east line of C.S.M. 4003; thence N00°33'22"W, along said east line, 400.00 feet to the southerly right-of-way line of Kipp Street and a point of curvature; thence along the southerly and southeasterly right-of-way line of Kipp Street for the next five (5) courses; 1) thence 68.52 feet along the arc of a curve to the left, through a central angle of 08°07'42", a radius of 483.00 feet and a chord bearing N85°23'05"E, 68.46 feet; 2) thence N81°19'14"E, 176.52 feet to a point of curvature; 3) thence 59.16 feet along the arc of a curve to the right, through a central angle of 08°07'42", a radius of 417.00 feet and a chord bearing N85°23'05"E, 59.11 feet; 4) thence N89°26'56"E, 206.50 feet to a point of curvature; 5) thence 888.26 feet along the arc of a curve to the left, through a central angle of 82°45'15", a radius of 615.00 feet and a chord bearing N48°04'18"E, 813.04 feet to the north line of said Lot 9; thence S86°01'27"E, along the north line of said Lot 9, a distance of 199.92 feet to the northeast corner of said Lot 9; thence S33°38'52"E, along the east lines of said Lot 9 and said Lot 8, a distance of 557.49 feet; thence S42°35'02"E, 429.88 feet; thence S88°15'00"W, 59.48 feet; thence S42°35'02"E, 457.30 feet to the south line of Outlot 3 of said Tradesmen Commerce Park; thence N88°15'00"E, along the said south line, 269.97 feet to the north-south quarter line of said Section 26; thence S00°09'00"W, along said north-south quarter line, 1331.90 feet to the point of beginning. This description contains approximately 2,129,867 square feet or 48.895 acres.

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

03 Apr 2020 - 12:13a M:\QRS Company\170162 Tradesmen Commerce Park Replat\CADD\170162_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 170162
DATE: 04/02/2020
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
QRS Company LLC
8500 Greenway Blvd.
#202
Middleton, WI 53562

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
5 OF 5**

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