



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

PREPARED FOR:

2020 MADISON, LLC
4605 DOVETAIL DR
MADISON, WI 53704

WEST 1/4
SEC. 9-8-10
FND. ALUM. MON.
N. 518278.61
E. 837061.89

LOT 1
C. S. M.
7 4 4 1

LOT 1
C. S. M.
4 9 2 4

LOT 2
167,141 SQ. FT.
OR 3.84 ACRES

LOT 1
C. S. M.
1 3 9 1 7

LOT 2
C. S. M.
9 6 9 0

LOT 1
INCLUDING R/W
2,555,876 SQ. FT.
OR 58.67 ACRES
EXCLUDING R/W
2,550,596 SQ. FT.
OR 58.55 ACRES

LOT 1
C. S. M.
1 4 5 4 8

SOUTH 1/4
SEC. 9-8-10
FND. BRASS MON.
N. 515620.71
E. 839683.08

DETAIL
NOT TO SCALE

ANDERSON ROAD
RIGHT OF WAY VARIES

DEDICATED TO THE PUBLIC

DETAIL
NOT TO SCALE

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 9, T8N, R10E.
LINE TO BEAR = N 89°28'36" E

U. S. H. "5" 1"

TOTAL SECTION LINE S 00°24'57" W 2,682.09'

NO VEHICULAR ACCESS
PER DOC. 3214154

SEE SHEET 2

MANUFACTURERS DRIVE
DEDICATED TO THE PUBLIC

SEE SHEET 4

SEE SHEET 3

NO VEHICULAR ACCESS PER DOC. 4137450

LANDS
(N 89°28'36" E)

N 89°28'36" E

N 89°28'36" E

TOTAL SECTION LINE N 89°28'36" E 2640.76'

HOEPPER ROAD

(RIGHT OF WAY VARIES)

SW CORNER
SEC. 9-8-10
FND. ALUM. MON.
N. 515596.59
E. 837042.43

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- (##) = RECORDED AS

SCALE 1" = 400'



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY



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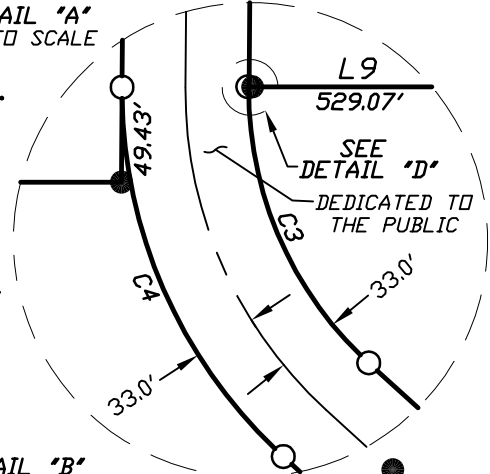
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.



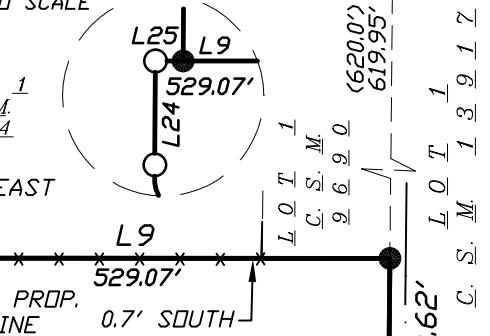
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WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- = FOUND SECTION CORNER
- (##) = RECORDED AS

ANDERSON RD.
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



LOT 1
C.S.M.
7441

LOT 1
C.S.M.
4924

LOT 1
C.S.M.
9690

LOT 1
C.S.M.
13917

FENCE IS 0.4' WEST AND 0.6' NORTH

FENCE IS 2.0' EAST AND 1.7' NORTH

WETLAND DELINEATION
SEE SHEET 7
NOTE #7

LOT 1

SEE DETAIL "A"
DEDICATED TO THE PUBLIC

16.5' R/W GRANT TO WIS. BELL, INC.
DOC. NO. 2188343

LOT 2

U. S. H. "5 1"
(RIGHT OF WAY VARIES)

NO VEHICULAR ACCESS
PER DOC. 3214154

LOT 2
C.S.M.
9690

DEDICATED TO THE PUBLIC

DETAIL
NOT TO SCALE

SEE SHEET 4

12.0' UTILITY EASEMENT
PER DOC. 3214154

SEE SHEET 3

42.0' HIGHWAY SETBACK LINE
PER DOC. 3214154

SCALE 1" = 200'



0' 100' 200' 400' 600'

SURVEYORS SEAL

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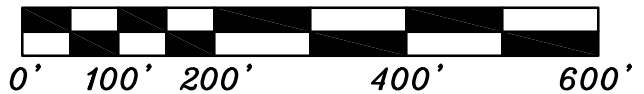
SEE SHEET 2

LOT 1

INCLUDING R/W
2,555,876 SQ. FT.
OR 58.67 ACRES
EXCLUDING R/W
2,550,596 SQ. FT.
OR 58.55 ACRES



SCALE 1" = 200'

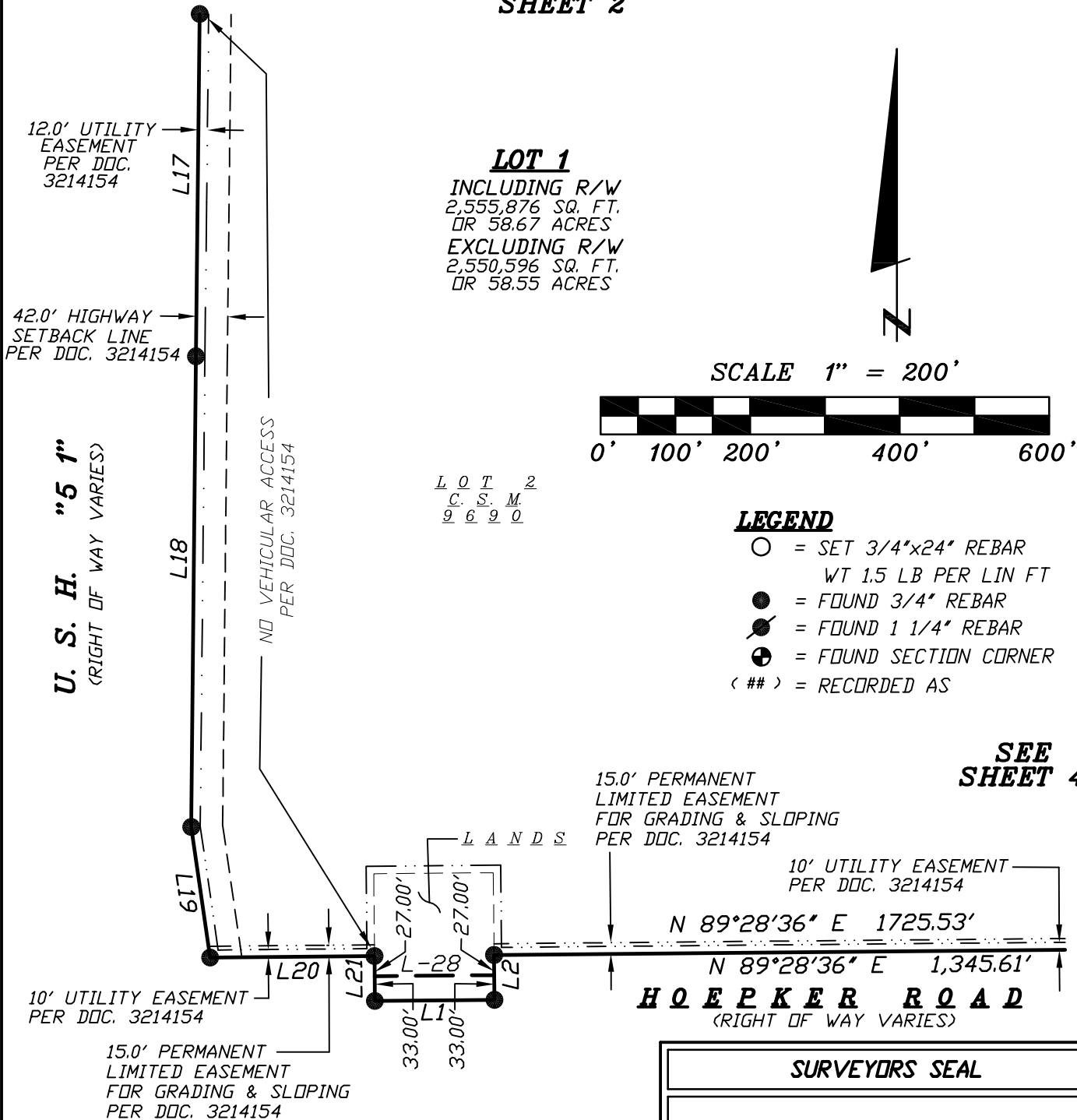


LOT 2
C.S.M.
9690

LEGEND

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WT 1.5 LB PER LIN FT
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SEE SHEET 4



SURVEYORS SEAL

PRELIMINARY



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SEE SHEET 2

LOT 1

INCLUDING R/W
2,555,876 SQ. FT.
OR 58.67 ACRES
EXCLUDING R/W
2,550,596 SQ. FT.
OR 58.55 ACRES

INTERSTATE
COMMERCE
PARK

16.5' R/W GRANT
TO WIS. BELL, INC.
PER DDC. 2188343

10.0' UTILITY EASEMENT
PER DDC. 4137450

LOT 2
C.S.M.
9690

10.0' UTILITY EASEMENT
PER DDC. 4137450

SEE SHEET 3

15.0' PERMANENT
LIMITED EASEMENT
FOR GRADING & SLOPING
PER DDC. 3214154

N 89°28'36" E

N 89°28'36" E
10' UTILITY EASEMENT
PER DDC. 3214154

NO VEHICULAR ACCESS
PER DDC. 4137450

1725.53'

20.0' PERMANENT
LIMITED PUBLIC
GRADING EASEMENT
PER DDC. 4137450

HOEPKER ROAD
(RIGHT OF WAY VARIES)

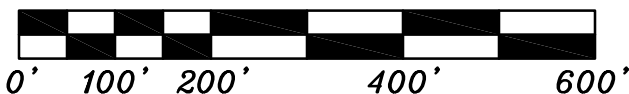
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- ⊕ = FOUND SECTION CORNER
- < ## > = RECORDED AS

SURVEYORS SEAL

PRELIMINARY

SCALE 1" = 200'





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CURVE TABLE

C#	ARC	DELTA	RADIUS	CHORD BEARING	TANGENT BEARING
C1	(61.37') 61.19'	(08°24'22") 08°22'55"	418.28'	(N 75°03'34" W 61.31') N 74°40'57" W 61.14'	(S 79°15'45" E) N 78°52'24" W
C2	158.58'	41°52'15"	217.00'	N 68°31'26" W 155.07'	N 89°27'33" W
C3	160.86'	48°00'07"	192.00'	N 23°35'15" W 156.19'	N 47°35'19" W
C4	216.15'	48°00'07"	258.00'	S 23°35'15" E 209.88'	S 00°24'49" W
C5	206.81'	41°52'15"	283.00'	S 68°31'26" E 202.24'	S 47°35'19" E

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 89°28'36" E	160.00'
L-2	N 00°31'24" W	60.00'
L-3	(N 00°31'26" W) N 00°31'03" W	516.18'
L-4	(S 89°28'34" W) S 89°29'00" W	84.99'
L-5	(N 00°31'26" W) N 00°31'00" W	150.00'
L-6	(N 26°42'00" W) N 26°40'16" W	175.00'
L-7	(N 31°11'38" W) (N 31°12'17" W) N 31°13'33" W	(146.88') 146.83'
L-8	(N 89°27'17" W) (N 89°27'56" W) N 89°26'08" W	(300.00') 300.02'
L-9	(S 89°39'13" W) (S 89°38'37" W) N 89°57'41" W	(528.58') 528.95'
L-10	(N 00°01'10" E) (N 00°01'14" E) N 00°24'49" E	(627.82') 628.10'
L-11	(N 70°51'23" W) N 70°29'20" W	(7.15') 7.45'
L-12	(S 00°01'10" W) (S 00°01'14" W) S 00°24'49" W	(636.38') 696.38'
L-13	(S 89°39'13" W) (S 89°38'37" W) S 89°59'50" W	(591.00') (591.11') 590.83'
L-14	(S 00°01'14" W) S 00°22'21" W	(297.14') 297.32'
L-15	(S 01°25'18" E) S 01°06'23" E	(180.18') 180.06'
L-16	(S 05°39'58" W) S 06°07'16" W	(171.88') 172.04'
L-17	(S 00°10'50" W) S 00°37'55" W	(457.53') 457.86'
L-18	(S 00°07'51" W) S 00°34'06" W	(629.71') 629.43'
L-19	(S 08°40'25" E) S 08°12'02" E	176.48'
L-20	(N 89°04'49" E) N 89°28'35" E	(219.18') 219.93'
L-21	S 00°31'24" E	60.00'
L-22	N 89°27'25" W	1.92'
L-23	N 47°35'19" W	427.63'
L-24	S 00°24'49" W	0.69'
L-25	N 89°57'41" W	0.12'
L-26	S 47°35'19" E	427.63'
L-27	S 89°27'25" E	1.92'
L-28	N 89°28'36" E	160.00'

SURVEYORS SEAL

PRELIMINARY



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NOTES:

1.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: NCS-937252-MAD.

- C.S.M. is subject to covenant relating to Private Sewage System recorded October 7, 1983, in Volume 5004, Page 88, as Document No. 1804438.
- C.S.M. is subject to right of Way Grant to Wisconsin Bell Inc recorded March 9, 1990, in Volume 13932, Page 34, as Document No. 2188343.
- C.S.M. is subject to Deed Restriction recorded January 21, 2003, as Document No. 3634899.
- C.S.M. is subject to Avigation Easement recorded September 22, 2005, as Document No. 4111035.
- C.S.M. is subject to Avigation Easement recorded October 17, 2005, as Document No. 4121457. Correction Affidavit recorded November 2, 2005, as Document No. 4128118.
- C.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 4137948.
- C.S.M. is subject to Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895.
- C.S.M. is subject to Affidavit relating to Well Abandonment Ordinance and Well Head Protection Ordinance recorded December 28, 1993, in Volume 26061, Page 43, as Document No. 2559856.
- C.S.M. is subject to Agreement to Purchase and Undertake Development of Interstate Commerce Park recorded September 15, 2005, as Document No. 4108256.
- C.S.M. is subject to Plat of Interstate Commerce Park recorded November 29, 2005, as Document No. 4137450.
- C.S.M. is subject to Certified Survey Map No. 9690.
- C.S.M. is subject to Well Agreement recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 855339.
- C.S.M. is subject to special assessments, fees or charges owing to Anderson Road Assessment District recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570.
- C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572.
- C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573.
- C.S.M. is subject to Access restricted along Hoepker Road recorded March 18, 1957, in Volume 303 of Misc., Page 180, as Document No. 935126.
- C.S.M. is subject to Resolution pertaining to Extraterritorial Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16063 of Records, Page 65, as Document No. 2267778.
- C.S.M. is subject to Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2382228.
- C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653.

2.) EASEMENTS, SETBACKS, NOTES, AND ALL OTHER MATTERS DISCLOSED BY PLAT OF INTERSTATE COMMERCE PARK RECORDED NOVEMBER 29, 2005 AS DOCUMENT NO. 4137450

- 30' Public Stormwater Drainage Easement
- 20' Permanent Limited Public Grading Easement
- Areas of no vehicular access
- Utility Easement(s)

NOTES:

- Lands contained within this plat are subject to Dane County Height Limitation zoning requirements.
 - Utility Easements: all utility facilities within this subdivision shall be installed underground, no pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
 - the disturbance of any survey stake by anyone is a violation of Section 236.32, Wisconsin Statutes.
 - All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of the lot except that the easements shall be 12 feet in width on the perimeter of the plat, easements shall not be required on property lines shared with greenways or public streets.
 - 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 zoning administrator, as amended in accordance with Madison General Ordinances.
- CONTINUE NOTES ON SHEET 8

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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NOTES CONTINUED:

Access Note:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress or egress to any highway within the right-of-way Interstate Highway "39, 90 & 94"; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.93, stats., and shall be enforceable by the department."

Setback Note:

"Highway Setback: This restriction is for the benefit of the public as provided in s. 236.293, Wisconsin Statutes."

3.) NOTES AS DISCLOSED BY CERTIFIED SURVEY MAP NO. 9690.

-Any future development of Lot 2 of C.S.M. No. 9690 will not increase the current rate of drainage onto U.S.H. "51" right-of-way.

-All lots within this survey are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared greenways or public streets.

-All lots created by this survey are individually responsible for compliance with Chapter 37 of the Madison General Ordinances regarding storm water detention at the time they develop.

-Refer to building site information contained in Dane County Soil Survey.

-Further development and dedication of streets and ped-bike easements of Lot 2 of C.S.M. No. 9690 shall occur consistent with the city's plan for the Hanson Road Neighborhood Development Plan and development requirements.

-A 15 foot public ped-bike easement shall be dedicated from Anderson Street to the south to a public street to be dedicated upon further subdivision and / or development of Lot 2.

-There will be no further development or redevelopment on Lot 2 C.S.M. No. 9690 until public services are available or unless approved by the City of Madison Plan Commission.

HIGHWAY SETBACK RESTRICTION NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department for more information. The phone number may be obtained by contacting the County Highway Department.

4.) All lots within this C.S.M. are subject to public 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 easements shall be 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 five (5) 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.

The intra-block drainage easement 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.

NOTE: In the event of a city of Madison plan commission and/or common council approved redivision 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.

5.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

6.) All lots created by this certified survey map are individually responsible for compliance with chapter 37 of the Madison general ordinances in regards to storm water detention at the time they develop.

7.) WDNR found the wetlands shown on this map to be exempt from state wetland regulations in accordance with the letter dated Sept. 28, 2018.

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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, recorded in the Dane County Register of Deeds Office in Volume 56 of Certified Survey Maps, Page 38-42, as Document No. 3214154 and Lots 1-4 and 8-10, Interstate Commerce Park recorded in the Dane County Register of Deeds Office in Volume 58-095A of Plats, Page 485-487, as Document No. 4137450 and vacated Commerce Park Drive per Document No. _____, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9, thence N 89°28'36" E along the South line of the Southwest 1/4, 370.40 feet to the point of beginning.

thence continue N 89°28'36" E, 160.00 feet; thence N 00°31'24" W, 60.00 feet to the North right-of-way of Hoepker Road; thence N 89°28'36" E along said North right-of-way, 1345.61 feet; thence N 00°31'03" W, 516.18 feet; thence S 89°29'00" W, 84.99 feet; thence N 00°31'00" W, 150.00 feet; thence N 26°40'16" W, 175.00 feet; thence N 31°13'33" W, 146.83 feet; thence N 89°26'08" W, 300.02 feet; thence N 00°32'30" E, 993.62 feet; thence N 89°57'41" W, 528.95 feet; thence N 00°24'49" E, 628.10 feet to the South right-of-way of Anderson Road; thence along said Anderson Road for the next 2 courses along an arc of a curve concaved northerly having a radius of 418.28 feet and a long chord bearing of N 74°40'57" W, 61.14 feet; thence N 70°29'18" W, 7.45 feet; thence S 00°24'49" W, 696.38 feet; thence S 89°59'50" W, 590.83 feet to the East right-of-way of United States Highway "51"; thence along said East right-of-way 6 courses S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06, thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet to the North right-of-way of Hoepker Road; thence N 89°28'35" E along said North right-of-way, 219.93 feet; thence S 00°31'24" E, 60.00 feet to the point of beginning. This parcel contains 2,777,636 sq. ft. or 63.77 acres and is subject to a 33 foot road right of way over the southerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

2020 Madison, LLC, a Wisconsin limited liability company, duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. 2020 Madison, LLC does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Carl Ruedebusch, Manager

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, Carl Ruedebusch, Manager of 2020 Madison, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

CITY OF MADISON COMMON COUNCIL:

Resolved that this 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
Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Natalie Erdman
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY