

CERTIFIED SURVEY MAP

LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

M1
NORTHWEST CORNER OF SEC. 30-7-9
FOUND ALUMINUM MONUMENT
N: 477775.19
E: 794780.36

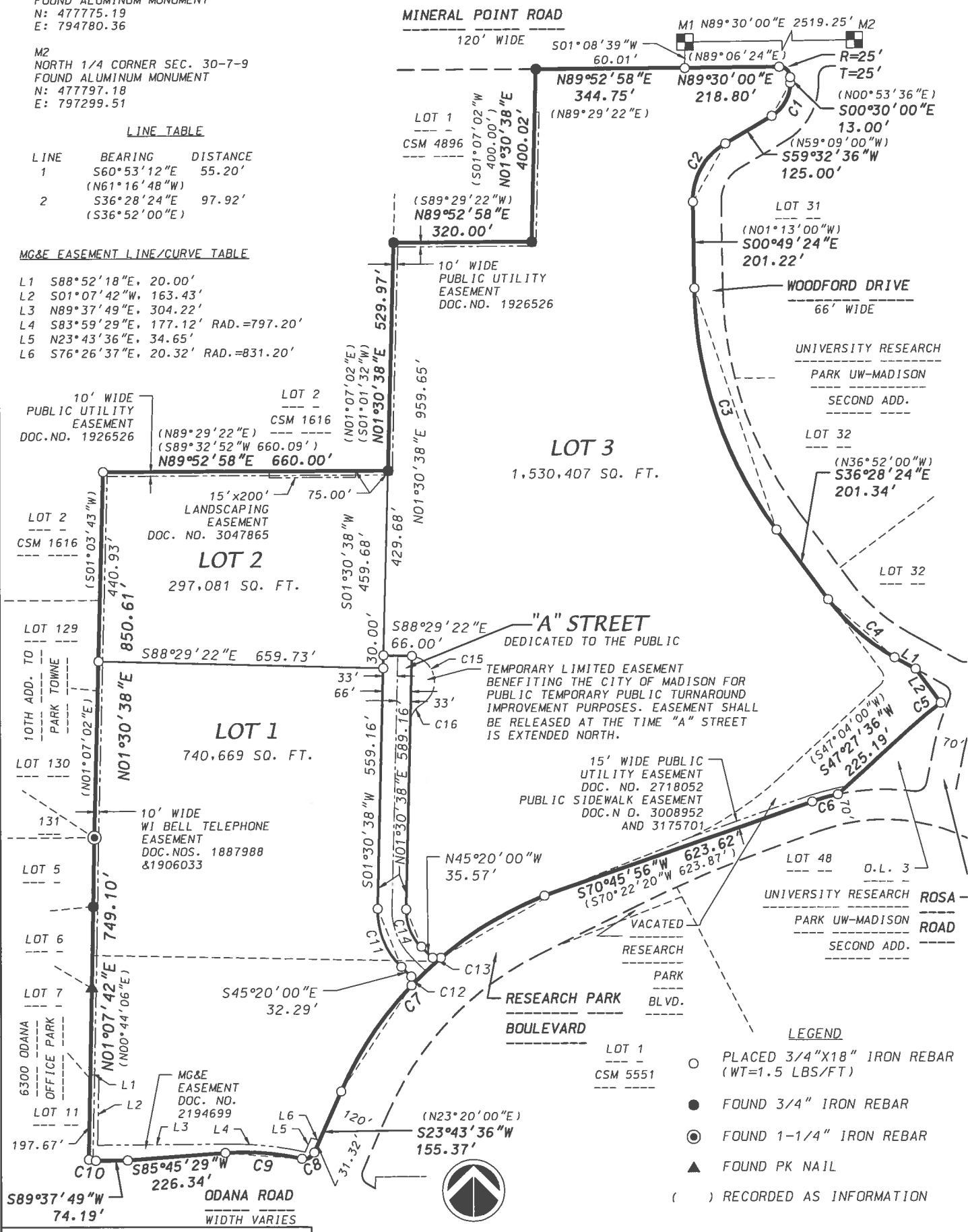
M2
NORTH 1/4 CORNER SEC. 30-7-9
FOUND ALUMINUM MONUMENT
N: 477797.18
E: 797299.51

LINE TABLE

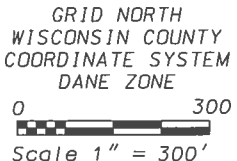
LINE	BEARING	DISTANCE
1	S60°53'12"E	55.20'
	(N61°16'48"W)	
2	S36°28'24"E	97.92'
	(S36°52'00"E)	

MG&E EASEMENT LINE/CURVE TABLE

L1	S88°52'18"E	20.00'
L2	S01°07'42"W	163.43'
L3	N89°37'49"E	304.22'
L4	S83°59'29"E	177.12' RAD.=797.20'
L5	N23°43'36"E	34.65'
L6	S76°26'37"E	20.32' RAD.=831.20'



- LEGEND**
- PLACED 3/4"X18" IRON REBAR (WT=1.5 LBS/FT)
 - FOUND 3/4" IRON REBAR
 - ⊙ FOUND 1-1/4" IRON REBAR
 - ▲ FOUND PK NAIL
 - () RECORDED AS INFORMATION



DATE: October 24, 2016
 F.N.: 16-07-113
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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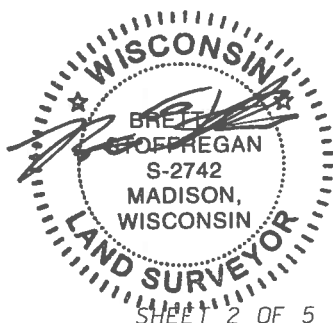
CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		87.00	87.06	91.17	S29°31'18"W (N29°07'42"E)	60°02'36"	
2		153.00	153.85	161.20	S29°21'36"W (N28°58'00"E)	60°22'00"	
3		966.00	591.41	601.05	S18°38'54"E (N19°02'30"W)	35°39'00"	
4		483.00	204.25	205.80	S48°40'48"E (N49°04'24"W)	24°24'48"	
5		940.00	94.64 (94.63)	94.68 (94.67)	S50°20'44"W (N49°57'07"E)	05°46'16"	IN-S53°13'52"W (N52°50'14"E)
6		510.04	62.10	62.14	S74°15'21"W (N73°51'45"E)	06°58'50"	IN-S77°44'46"W
7		860.00	686.38	706.05	S47°14'46"W	47°02'20"	
	3	860.00	313.35	315.11	S60°16'07"W	20°59'38"	
	ROW	860.00	94.41	94.45	S46°37'31"W	06°17'34"	
	1	860.00	295.01	296.48	S33°36'10"W	19°45'08"	
8		25.00	31.93	36.64	S63°25'11"W	79°23'10"	IN-S23°43'36"W
9		590.00	178.03	178.71	N85°33'52.5"W	17°21'17"	IN-N76°53'14"W
10		299.00	16.32	16.32	N82°10'30"W	03°07'40"	IN-N83°44'20"W OUT-N80°36'40"W
11		183.00	145.48	149.62	S21°54'41"E	46°50'38"	
12		15.00	20.99	23.25	S00°55'38"E	88°48'44"	OUT-S43°28'44"W
13		15.00	20.25	22.23	N87°46'51"W	84°53'42"	IN-S49°46'18"W
14		117.00	93.01	95.66	N21°54'41"W	46°50'38"	
15		60.00	114.02	150.44	S10°55'18"E	143°39'24"	IN-S82°45'00"E
16		50.00	49.54	51.83	S31°12'31"W	59°23'46"	IN-S60°54'24"W

NOTES

- Notes on Certified Survey Map No. 4896
 - If these lands are rezoned and developed residentially in the future, a park fee will be assessed at the prevailing rate.
 - Woodford Dr. is centered on an existing median break on Mineral Point Road.
 - Lot 2 cannot be developed until all public services are available.
 - Prior to installation or placement of any equipment, facility or other utility installation which is, at or above grade within easements hereon, University of Wisconsin Board of Regent Design Review Board approval shall be obtained.
- This Certified Survey Map is subject to the following recorded instruments:
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 1926527; amended by Doc. No. 2195721
 - Declaration of Conditions and Covenants for Certified Survey Map No. 4896 recorded as Doc. Nos. 1926724 and 1926725.
 - Restrictions set forth in Warranty Deed recorded as Doc. No. 1930444.
 - Building setback lines set forth in Doc. No. 1926526; released by Doc. No.
 - Public Utility Easements set forth in Doc. No. 1926526; partially released by Doc. No.
 - Public Bicycle and Sidewalk Easements set forth in Doc. No. 1926526; released by Doc. No.
 - Lands reserved Underground Utility and Public Street grading purposes set forth in Doc. No. 1926526; released by Doc. No.
 - 16' wide strip of land reserved for possible future roadway purposes and temporary construction easement set forth in Doc. No. 1926526; released by Doc. No.
 - 30' wide Access Easement set forth in Doc. No. 1926526; released by Doc. No.

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CERTIFIED SURVEY MAP

LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 2 and part of Lot 3, Certified Survey Map No. 4896 and part of Research Park Boulevard discontinued/vacated by the City of Madison, Resolution Number 42 and 412, Doc. No. 2694680, located in the NE1/4 and the SE1/4 of the NE1/4 of Section 25, T7N, R8E and in the NW1/4 and the SW1/4 of the NW1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 30; thence S01°08'39"W, 66.01 feet to a point on the South right-of-way line of Mineral Point Road, also being the point of beginning; thence N89°30'00"E, 218.80 feet along said South line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25 feet and a central angle of 90°00'00" to a point on the Westerly right-of-way line of Woodford Drive; thence S00°30'00"E, 13.00 feet along said Westerly line to a point of curve; thence Southwesterly along said Westerly line along a curve to file right which has a radius of 87.00 feet and a chord which bears S29°31'18"W, 87.06 feet; thence S59°32'36"W, 125.00 feet along said Westerly line to a point of curve; thence Southwesterly along said Westerly line along a curve to the left which has a radius of 153.00 feet and a chord which bears S29°21'36"W, 153.85 feet; thence S00°49'24"E, 201.22 feet along said Westerly line to a point of curve; thence Southeasterly along said Westerly line along a curve to the left which has a radius of 966.00 feet and a chord which bears S18°38'54"E, 591.41 feet; thence S36°28'24"E, 201.34 feet along said Westerly line to a point of curve; thence Southeasterly along said Westerly line along a curve to the left which has a radius of 483.00 feet and a chord which bears S48°40'48"E, 204.25 feet; thence S60°53'12"E, 55.20 feet along said Westerly line to the most Northerly corner of Outlot 3, University Research Park University of Wisconsin-Madison Second Addition; thence S36°28'24"E, 97.92 feet along the Westerly line of said Outlot 3 to a point of curve; thence Southwesterly along said Westerly line along a curve to the left which has a radius of 940.00 feet and a chord which bears S50°20'44"W, 94.64 feet; thence S47°27'36"W, 225.19 feet along said Westerly line to a point on the Northwestern right-of-way line of Research Park Boulevard also being a point of curve; thence Westerly along said Northwesternly line along a curve to the left which has a radius of 510.04 feet and a chord which bears S74°15'21"W, 62.10 feet; thence S70°45'56"W, 623.62 feet along said Northwesternly line to a point of curve; thence Southwesterly along said Northwesternly line along a curve to the left which has a radius of 860.00 feet and a chord which bears S47°14'46"W, 686.38 feet; thence S23°43'36"W, 155.37 feet along said Northwesternly line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S63°25'11"W, 31.93 feet to a point of reverse curve on the Northerly right-of-way line of Odana Road; thence Westerly along said Northerly line along a curve to the left which has a radius of 590.00 feet and a chord which bears N85°33'52.5"W, 178.03 feet; thence S85°45'29"W, 226.34 feet along said Northerly line; thence S89°37'49"W, 74.18 feet along said Northerly line to a point of curve; thence Westerly along said Northerly line along a curve to the right which has a radius of 299.00 feet and a chord which bears N82°10'30"W, 16.32 feet to a point on the East line of Lot 11, 6300 Odana Office Park; thence N01°07'42"E, 749.10 feet to the Northeast corner of Lot 5, 6300 Odana Office Park also being the Southeast corner of Lot 131, Tenth Addition to Park Towne; thence N01°30'38"E, 850.61 feet along the East lines of Tenth Addition to Park Towne and Lot 2, Certified Survey Map No. 1616; thence N89°52'58"E, 660.00 feet along the South line of said Lot 2; thence N01°30'38"E, 529.97 feet along the East line of said Lot 2 to the Southwest corner of Lot 1, Certified Survey Map No. 4896; thence N89°52'58"E, 320.00 feet to the Southeast corner of said Lot 2; thence N01°30'38"E, 400.02 feet to the Northeast corner of said Lot 2, also being on the Southerly right-of-way line of Mineral Point Road; thence N89°52'58"E, 344.75 feet along said Southerly line to the point of beginning. Containing 2,618,374 square feet (60.110 acres).

Dated this 24th day of October, 2016.



Brett T. Stoffregan, Professional Land Surveyor S-2742



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OWNER'S CERTIFICATE

CUNA Mutual Investment Corporation, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

CUNA Mutual Investment Corporation, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said CUNA Mutual Investment Corporation has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2016.

CUNA Mutual Investment Corporation

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

CUNA Mutual Insurance Society, a corporation 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 dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.


IN WITNESS WHEREOF, the said CUNA Mutual Insurance Society has caused these presents to be signed this _____ day of _____, 2016.

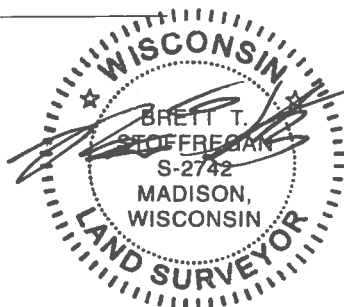
CUNA Mutual Insurance Society

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____


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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2016 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 _____, 2016.

Maribeth L. Witzel- Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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


By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds




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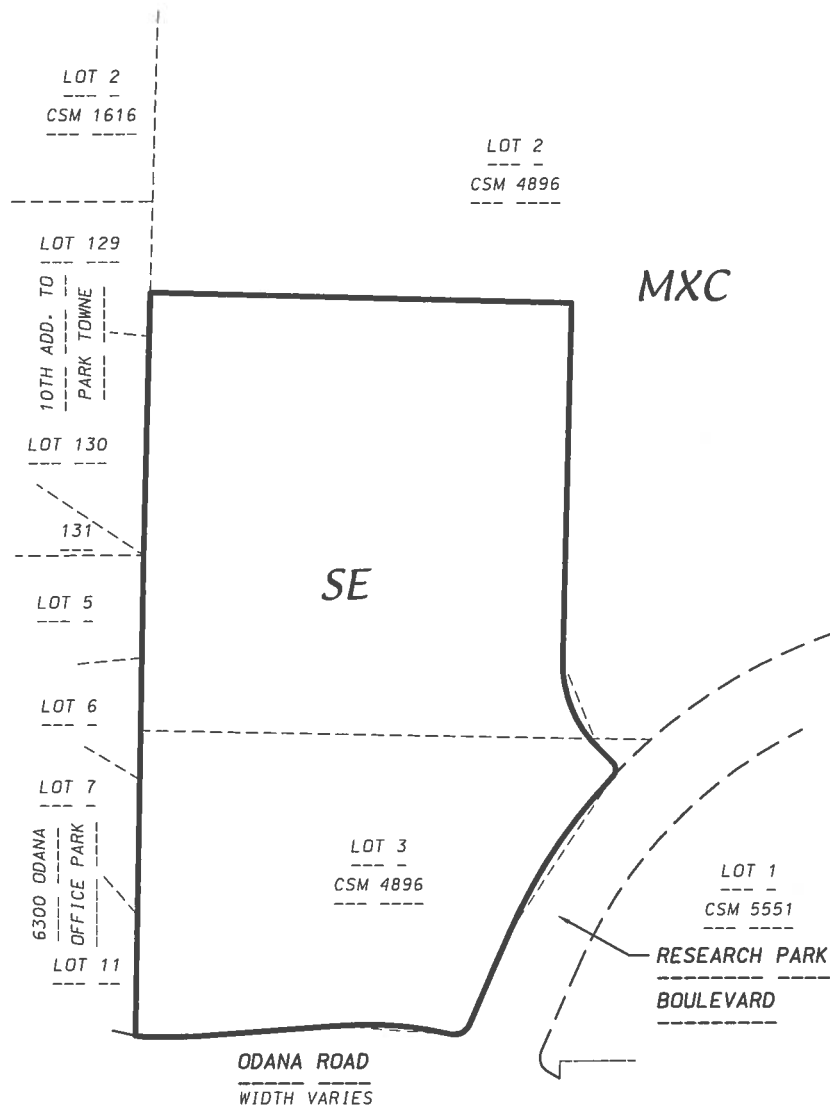
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LEGAL DESCRIPTION
PARCEL TO BE ZONED SE

Part of Lots 2 and 3, Certified Survey Map No. 4896, located in the NE1/4 and the SE1 /4 of the NE1/ 4 of Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northwest corner of said Lot 3; thence N01°07'42"E, 273.43 feet; thence N01°30'38"E, 409.68 feet; thence S88°29'22"E, 659.73 feet; thence S01°30'38"W, 559.16 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 183.00 feet and a chord which bears S21°54'41"E, 145.48 feet; thence S45°20'00"E, 32.29 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S00°55'38"E, 20.99 feet to a point of reverse curve; thence Southwesterly along a curve to the left which has a radius of 860.00 feet and a chord which bears S33°36'10"W, 295.01 feet; thence thence S23°43'36"W, 155.37 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S63°25'11"W, 31.93 feet to a point of reverse curve; thence Westerly along said Northerly line along a curve to the left which has a radius of 590.00 feet and a chord which bears N85°33'52.5"W, 178.03 feet; thence S85°45'29"W, 226.34 feet; thence S89°37'49"W, 74.18 feet to a point of curve; thence Westerly along a curve to the right which has a radius of 299.00 feet and a chord which bears N82°10'30"W, 16.32 feet; thence N01°07'42"E, 475.67 feet to the point of beginning. Containing 17.003 acres.

ZONING MAP



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0 300

Scale 1" = 300'

DATE: 10-24-16

F.N.: 16-07-113