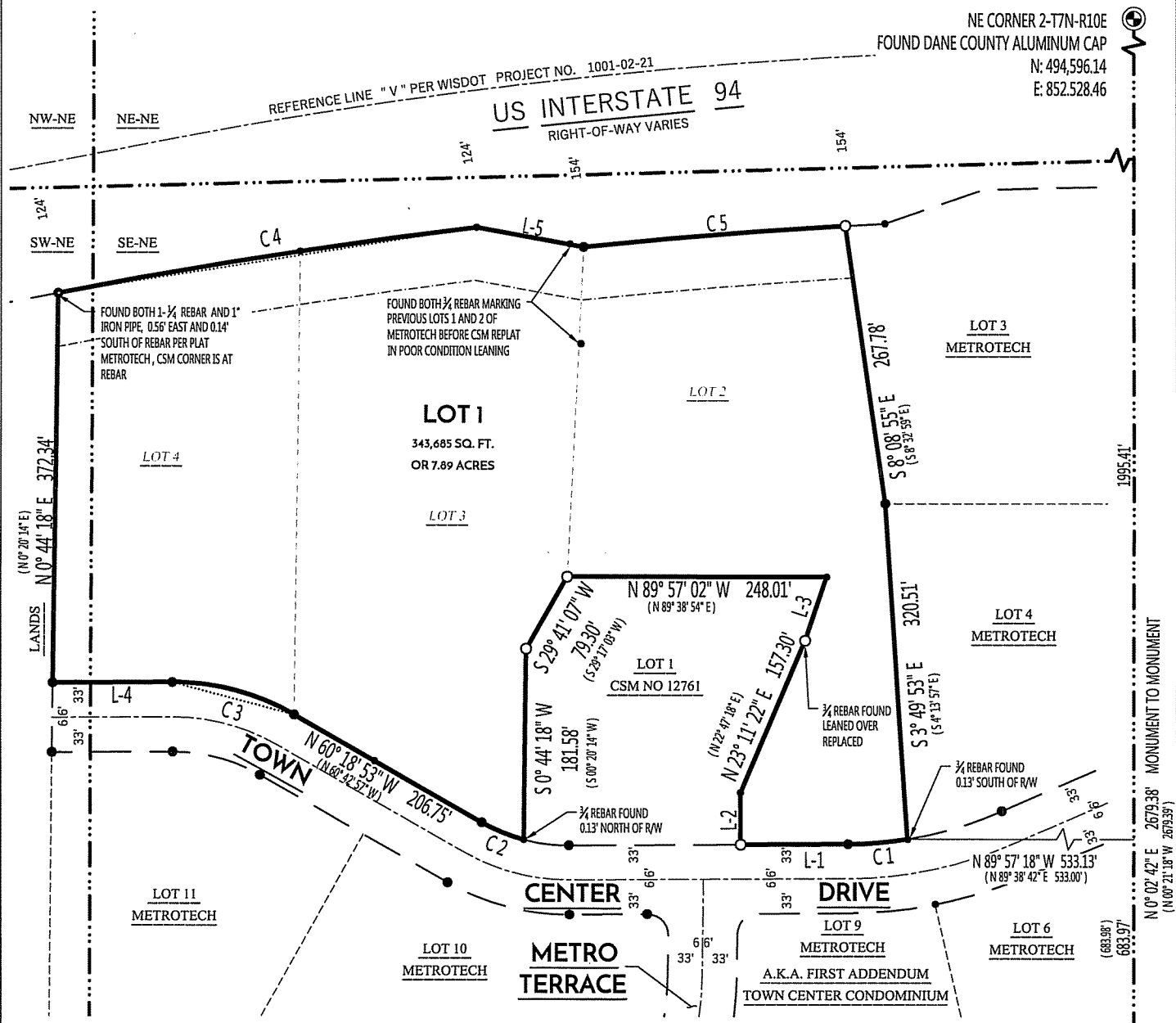


CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NE CORNER 2-T7N-R10E
FOUND DANE COUNTY ALUMINUM CAP
N: 494,596.14
E: 852,528.46

REFERENCE LINE "V" PER WISDOT PROJECT NO. 1001-02-21
US INTERSTATE 94
RIGHT-OF-WAY VARIES

NW-NE
NE-NE
SW-NE
SE-NE

LANDS
(N 0° 20' 14" E)
N 0° 44' 18" E 372.34'

6'6" 33'

33' 33'

6'6" 33'

33' 33'

6'6" 33'

33' 33'

6'6" 33'

33' 33'

6'6" 33'

33' 33'

6'6" 33'

33' 33'

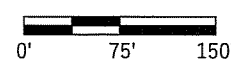
6'6" 33'

33' 33'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	57.28'	367.00'	8.94	S 85° 15' 08" W (S 84° 51' 05" W)	57.22'
C2	43.66'	167.00'	14.98	N 67° 48' 51" W (N 68° 12' 22" W)	43.54'
C3	121.84'	233.00'	29.96	N 75° 17' 44" W (N 75° 41' 48" W)	120.46'
C4	405.57'	5605.58'	4.15	N 81° 03' 15" E (N 80° 39' 11" E)	405.49'
C5	251.21'	5575.58'	2.58	N 85° 26' 23" E (N 85° 02' 20" E)	251.19'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89° 43' 26" W (S 89° 19' 22" W)	102.67'
L2	N 00° 16' 34" W (N 00° 40' 38" W)	49.45'
L3	N 18° 35' 46" E (N 18° 11' 42" E)	64.24'
L4	S 89° 43' 26" W (S 89° 19' 22" W)	113.99'
L5	S 79° 37' 15" E (S 80° 01' 19" E)	104.14'

E 1/4 CORNER 2-T7N-R10E
FOUND BRASS CAP
N: 491,916.76
E: 852,526.35

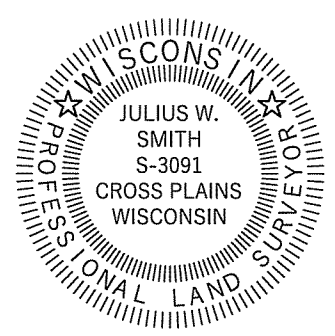


LEGEND

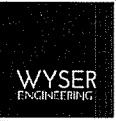
- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- 1" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON DECEMBER 30TH, 2015.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) (WISCRS DANE) GRID NORTH. GRID NORTH FOR THIS LOCATION IS WITHIN 6' 22" OF TRUE NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2 BEARS N 00°02' 42" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET (2 AND 3) OF 4 FOR EASEMENT AND TRANSPORTATION DETAILS AND NOTES.



File: \\WYSER\SERVER\Wyseng\Engineering\2015\150297_PLU - Steamfitters Training Center.dwg Layout: CSM 1 OF 4 User: Julie Plotted: Jun 10, 2016 - 1:57pm



PREPARED BY:
201 1/4 EAST MAIN STREET
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PREPARED FOR:
STEAMFITTERS LOCAL 601
3300 S 103RD STREET
MILWAUKEE, WI 53227

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

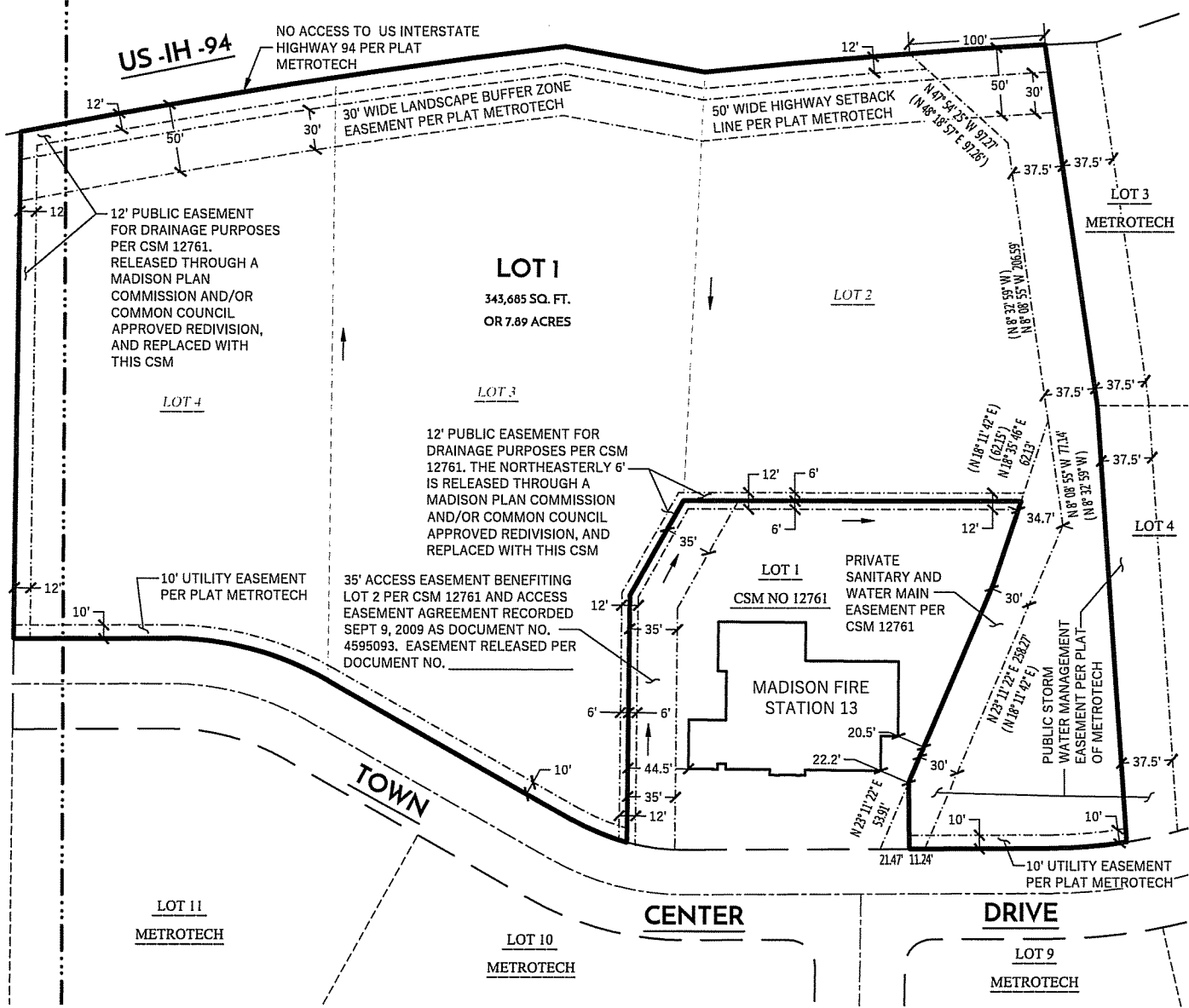
PROJECT NO: 150297
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT DETAIL



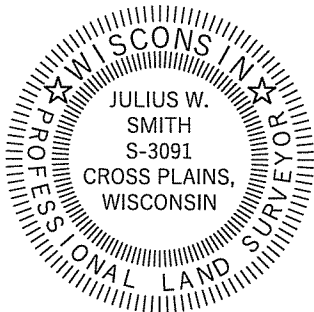
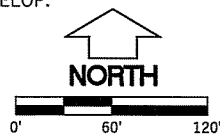
LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PREVIOUSLY PLATTED LINE
- EASEMENT LINE
- HIGHWAY SETBACK LINE
- EXISTING BUILDING
- () RECORDED INFORMATION
- ↑ DRAINAGE ARROW PER CSM 12761

NOTES:

- PER CSM 12761 ARROWS INDICATE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED.
- PER CSM 12761 AND PERTAINING TO THIS CSM, ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE TWELVE (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 SIX (6) 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. 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 OF R DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT SUBDIVISION.
- PER CSM 12761 ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

SEE SHEET 3 OF 4 FOR CONTINUATION



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	201 1/2 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	STEAMFITTERS LOCAL 601 3300 S 103RD STREET MILWAUKEE, WI 53227	JWS/BJK	PROJECT NO: 150297
			JWS	SHEET NO: 2 of 4
			JWS	DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

CONTINUED FROM SHEET 2 OF 4

4. PER CSM 12761 LOT 2 SHALL COMPLY WITH M.G.O SEC. 16.23(3)(D) - HIGHWAY NOISE LAND USE PROVISIONS POLICIES AND ORDINANCES.
5. ACCESS RESTRICTED TO I-94 BY WISDOT PROJECTS CA 056-1(1) & I-90-2(12)122 AND LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PREMISES TO INTERSTATE HIGHWAY 94, INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT-OF-WAY THEREOF, AS SET FORTH IN FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN ESTABLISHING A CONTROLLED-ACCESS HIGHWAY RECORDED: JULY 24, 1951 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 240 OF MISCELLANEOUS, PAGE 332 AS DOCUMENT NO. 820381, WHEREIN SAID HIGHWAY IS DESIGNATED A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 94.35 OF THE WISCONSIN STATUTES. ADDITIONAL ACCESS RESTRICTIONS CONTAINED IN AWARD OF DAMAGES RECORDED: AUGUST 2, 1960, IN VOLUME 351 OF MISCELLANEOUS, PAGE 395, AS DOCUMENT NO. 1007335 .
6. NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS 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 OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
7. PER PLAT METROTECH, THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04 TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.
8. PER PLAT METROTECH 30' WIDE LANDSCAPE BUFFER ZONE EASEMENT, THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER, THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE REAR 30 FEET OF THIS STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. THE MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE BUFFER ZONE WILL REQUIRE APPROVAL OF THE CITY OF MADISON PLANNING DEPARTMENT.
9. PER PLAT METROTECH UTILITY EASEMENT NOTE, UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE FIGHT TO SERVE THE AREA .

ADDITIONAL NOTES AS NEEDED...

LEGAL DESCRIPTION

CONSOLIDATION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

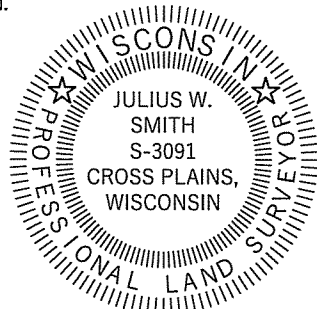
SAID PARCEL CONTAINS 343,685 SQUARE FEET OR 7.89 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF STEAMFITTERS LOCAL 601, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

 JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR

 DATE



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	201 1/2 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	STEAMFITTERS LOCAL 601 3300 S 103RD STREET MILWAUKEE, WI 53227	DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 150297 SHEET NO: 3 of 4

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

STEAMFITTERS TRAINING SCHOOL, INC. , CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS SHOWN. STEAMFITTERS TRAINING SCHOOL, INC. , FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL. IN WITNESS WHEREOF, THE SAID STEAMFITTERS TRAINING SCHOOL, INC.

HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT, AND COUNTERSIGNED BY _____ ITS SECRETARY(CASHIER), AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 2016. IN THE PRESENCE OF:

STEAMFITTERS TRAINING SCHOOL, INC.

PRESIDENT

COUNTERSIGNED: _____
SECRETARY OR CASHIER

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, _____, PRESIDENT, AND _____, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

XXX BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED BANKING ASSOCIATION , XXX AUTHORIZED MEMBER _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

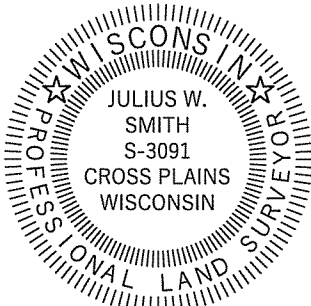
MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2016.

DATED THIS _____ DAY OF _____, 2016.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

REGISTER OF DEEDS



PREPARED BY:
201 1/2 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
STEAMFITTERS LOCAL 601
3300 S 103RD STREET
MILWAUKEE, WI 53227

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 150297
SHEET NO: 4 of 4

