

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID NW 1/4, S 00°58'53" E, 2598.73 FEET; THENCE S 87°43'25" W, 57.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF C.T.H. "BB" AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 87°43'25" W, 1265.03 FEET TO THE WESTERLY LINE OF SAID C.S.M. NO. 4780; THENCE ALONG SAID WESTERLY LINE AND THE EXTENSION THEREOF, N 00°55'03" W, 363.57 FEET; THENCE N 89°01'47" E, 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROYSTER AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE, N 00°55'03" W, 121.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING N 00°55'03" W, A DISTANCE OF 97.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 00°55'03" W, 796.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SARGENT STREET; THENCE ALONG SAID RIGHT OF WAY LINE, N 59°11'02" W, 35.27 FEET TO THE EASTERLY LINE OF BLOCK 9, FIRST ADDITION TO OLBRIGHT PARK ADDITION; THENCE ALONG SAID EASTERLY LINE, N 00°27'51" W, 150.08 FEET TO THE SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC CORPORATION; THENCE ALONG SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE, S 59°15'41" E, 1512.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DEMPSEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 00°59'24" E, 700.64 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING S 43°27'57" W, A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,431.782 SQUARE FEET OR 32.87 ACRES.

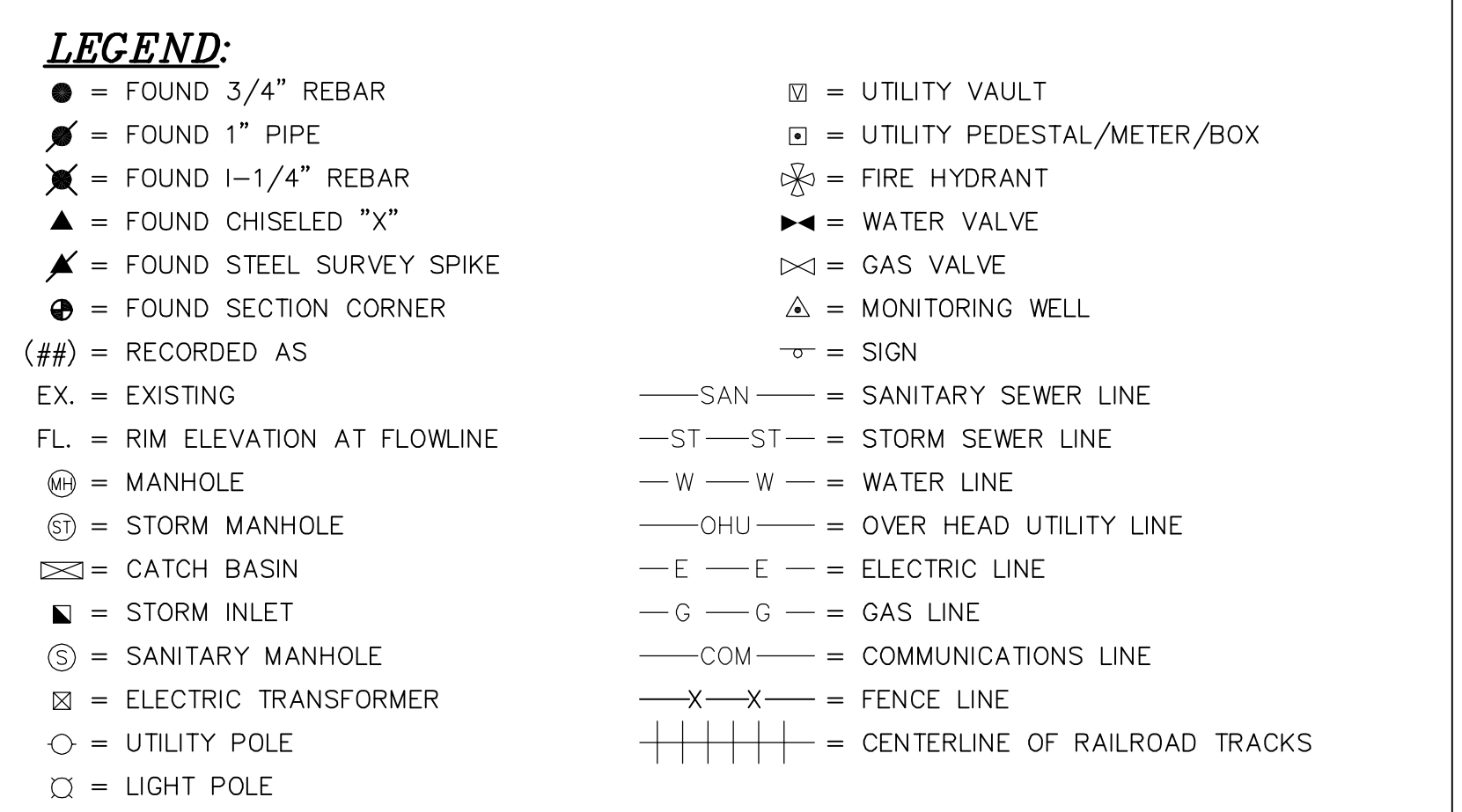
- 17.) LOT 1 OF UNDERLYING C.S.M. NO. 4780 SUBJECT TO CONDITIONS AND COVENANTS AS PER DOC. NO. 1904180.
- 18.) PART OF UNDERLYING LOT 1, C.S.M. NO. 4780 SUBJECT TO USE RESTRICTIONS PER DOC. NO. 2565848.
- 19.) PLAT SUBJECT TO EASEMENTS TO AMERICAN TRANSMISSION COMPANY AS SHOWN IN DOC. NO. 3931399. EASEMENT LOCATIONS SHOWN TO THE BEST OF OUR ABILITIES, EASEMENT LOCATION CONTROLLED BY DOC. NO. 3931399.
- 20.) PLAT SUBJECT TO OBLIGATIONS PER ENCROACHMENT AGREEMENT RECORDED AS DOC. NO. 4789161.
- 21.) LOT 1 OF UNDERLYING C.S.M. NO. 13176 SUBJECT TO RESTRICTIONS PER DOC. NO. 4825581.
- 22.) PART OF PLAT SUBJECT TO NOTICE OF LEASE AGREEMENT RECORDED AS DOC. NO. 4287998 AND AMENDMENT TO LEASE AGREEMENT RECORDED AS DOC. NO. 4830729 AND A SECOND LEASE AMENDMENT RECORDED AS DOC. NO. 5023445.
- 23.) ITEMS 2 AND 3 IN EASEMENT DOC. NO. 1862464 HAVE BEEN RELEASED AS PER DOC. NO. 4829270.
- 24.) PART OF PLAT SUBJECT TO ENVIRONMENTAL NOTICE RECORDED AS DOC. NO. \_\_\_\_\_.
- 25.) PER MGO 16.23(8)(9)(b)(2):
- A.) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS 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 THE PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRAINWAY 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 DRAINWAY 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 RETAILERS ARE ALLOWED TO BE LOCATED WITHIN THE EASEMENT. THESE FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPIDE THE ANTICIPATED FLOW OF WATER.

26.) PER CSM NO. 13176, LOTS 1 AND 2 OF CSM NO. 13176 ARE SUBJECT TO FOLLOWING NOTES:

A.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER DETENTION AT ANY TIME THEY DEVELOP.

B.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING LOT LIGHTS, DRIVEWAYS, SIDEWALKS, DRAINAGE CANALS, RETAINING WALLS, ETC. HOWEVER, 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 ON ITS ASSIGNMENTS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CALLING THE COUNTY COURTHOUSE DAYTIME.

C.) LOTS WITH THIS CSM HAVE OUTSTANDING MADISON METROPOLITAN SEWERAGE DISTRICT (MMSD) FEES WHICH ARE DUE AND PAYABLE AT THE TIME OF REDEVELOPMENT.



LOT AREA TABLE:

	LOT	SO	FT.	ACRES		LOT	SO	FT.	ACRES		LOT	SO	FT.	ACRES
9	7720	0.18			26	5334	0.12			43	3490	0.08		
10	7701	0.18			27	3522	0.08			44	3526	0.08		
11	7700	0.18			28	3515	0.08			45	3528	0.08		
12	7698	0.18			29	3515	0.08			46	3530	0.08		
13	7697	0.18			30	3515	0.08			47	3532	0.08		
14	7695	0.18			31	3515	0.08			48	3524	0.08		
15	7694	0.18			32	3515	0.08			49	3593	0.14		
16	7691	0.20			33	3515	0.08			50	7701	0.18		
17	8725	0.20			34	3515	0.08			51	7700	0.18		
18	7694	0.18			35	3515	0.08			52	7400	0.17		
19	7693	0.18			36	3515	0.08			53	7429	0.17		
20	7697	0.18			37	3515	0.08			54	6473	0.15		
21	7698	0.18			38	4033	0.09			55	6472	0.15		
22	7700	0.18			39	4324	0.10			56	6470	0.15		
23	7701	0.18			40	4321	0.07			57	6051	0.14		
24	7755	0.18			41	3305	0.08			58	6305	0.14		
25	4418	0.10			42	3398	0.08			59	5730	0.13		

*CURVE TABLE:*

CURVE #	RADIUS	CHORD BEARING	DISTANCE	ARC LENGTH	DELTA	TAN BEARING IN	TAN BEARING OUT
C1	25.00'	S 43°27'57" W	34.96'	38.71'	88°43'15"	S 00°53'41" E	S 87°49'34" W
		(S 43°22'35.5" W)					
C2	50.00'	N 00°55'03" W	97.98'	136.95'	156°55'42"	N 77°32'48" E	N 79°22'54" W
C2		(S 01°18'28" E)		(136.94')			


**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
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 NOA T. PRIEVE & CHRIS W. ADAMS  
 REGISTERED LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

<p align="center"><b>PRELIMINARY PLAT OF</b>  <b>ROYSTER CLARK DEVELOPMENT</b></p> <p align="center"><i>A parcel of land being all of Lot 1 and Lot 2, C.S.M. No. 13176, part of Lot 1, C.S.M. No. 4780, and lands, all located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 5, T7N, R10E, City of Madison, Dane County, Wisconsin.</i></p>					
DATE	MARCH 19, 2013	REVISION DATE:	NOVEMBER 6, 2013	CHECKED BY:	N.T.P.
SCALE:	1" = 100'	REVISION DATE:	NOVEMBER 25, 2013	DRAWING NO.	13W-23
DRAWN BY:	SCOTT KOFARNUS			SHEET	1 OF 1