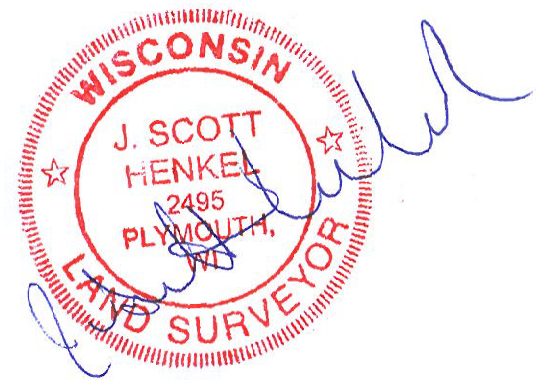
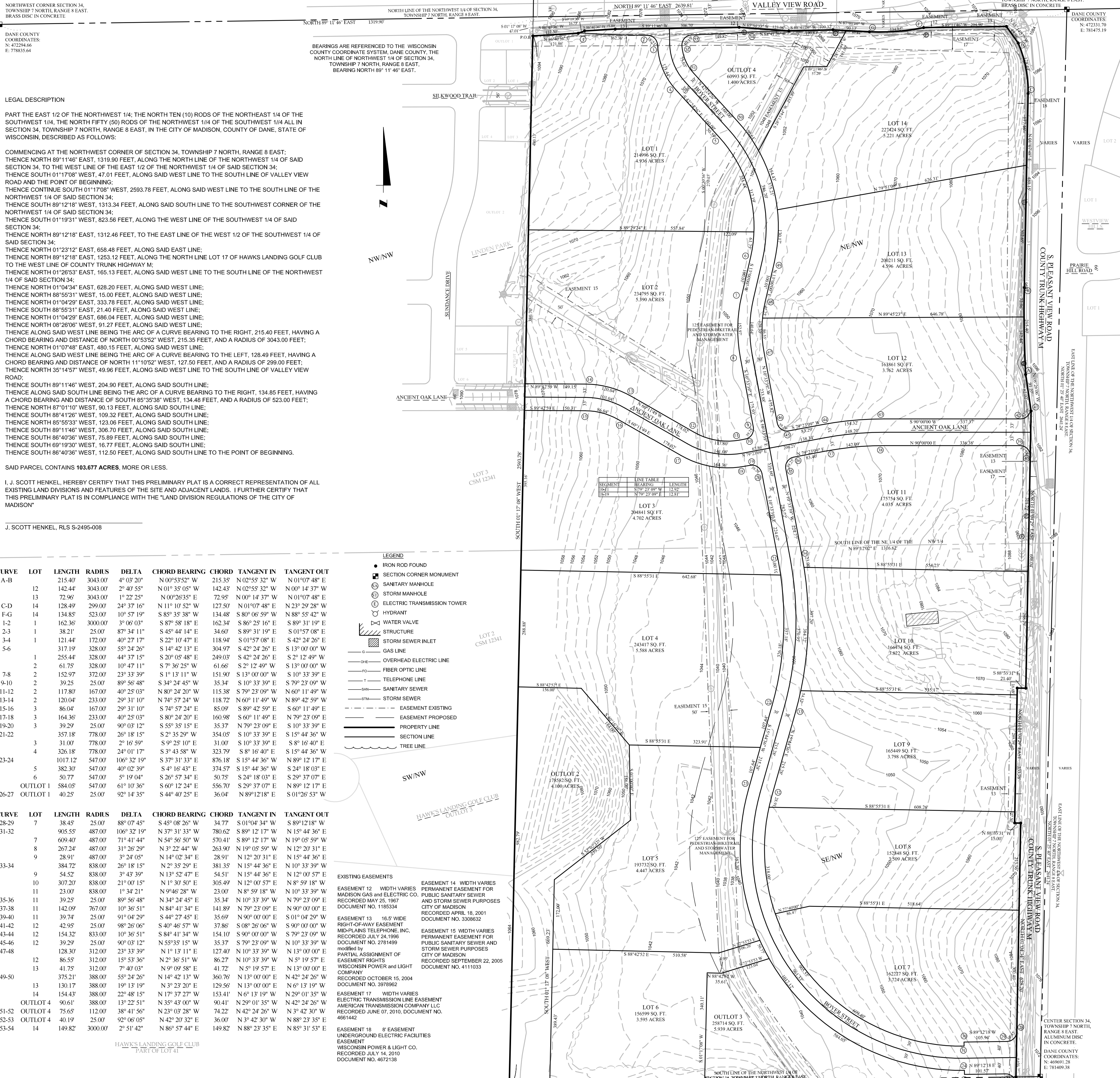
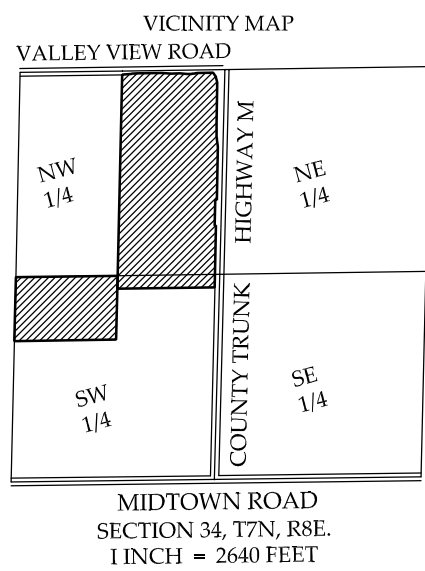


PRELIMINARY PLAT
UNIVERSITY RESEARCH PARK - PIONEER ADDITION
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.



OCTOBER 16, 2012

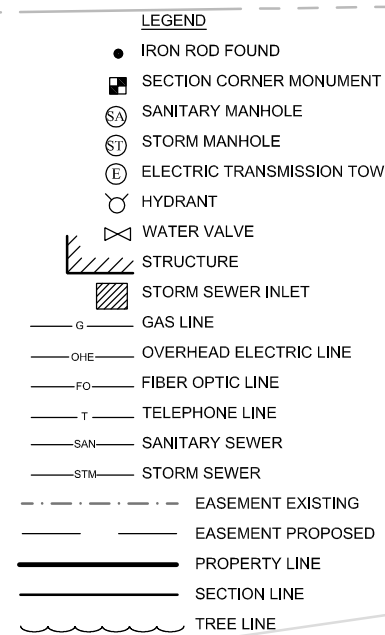


LEGAL DESCRIPTION
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST;
THENCE NORTH 89°11'46" EAST, 1319.90 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 01°17'08" WEST, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD AND THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°17'08" WEST, 2993.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 89°12'18" WEST, 1313.34 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE SOUTH 01°19'31" WEST, 823.56 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 89°12'18" EAST, 1312.46 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 01°23'12" EAST, 658.48 FEET, ALONG SAID EAST LINE;
THENCE NORTH 89°12'18" EAST, 1253.12 FEET, ALONG THE NORTH LINE LOT 17 OF HAWKS LANDING GOLF CLUB TO THE WEST LINE OF COUNTY TRUNK HIGHWAY M;
THENCE NORTH 01°26'53" EAST, 165.13 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;
THENCE NORTH 01°04'34" EAST, 628.20 FEET, ALONG SAID WEST LINE;
THENCE NORTH 88°59'31" WEST, 15.00 FEET, ALONG SAID WEST LINE;
THENCE NORTH 01°04'29" WEST, 333.76 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 88°59'31" EAST, 21.40 FEET, ALONG SAID WEST LINE;
THENCE NORTH 01°04'29" EAST, 688.04 FEET, ALONG SAID WEST LINE;
THENCE NORTH 08°06'00" WEST, 91.27 FEET, ALONG SAID WEST LINE;
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00°53'52" WEST, 215.35 FEET, AND A RADIUS OF 3043.00 FEET;
THENCE NORTH 01°07'48" EAST, 480.15 FEET, ALONG SAID WEST LINE;
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'52" WEST, 127.50 FEET, AND A RADIUS OF 299.00 FEET;
THENCE NORTH 35°14'57" WEST, 49.96 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD;
THENCE SOUTH 89°11'46" WEST, 204.90 FEET, ALONG SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°35'38" WEST, 134.48 FEET, AND A RADIUS OF 523.00 FEET;
THENCE SOUTH 89°11'46" WEST, 90.13 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 88°41'26" WEST, 109.32 FEET, ALONG SAID SOUTH LINE;
THENCE NORTH 88°59'31" WEST, 123.06 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 89°11'46" WEST, 388.70 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 86°40'36" WEST, 75.89 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 69°19'30" WEST, 16.77 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 86°40'36" WEST, 112.50 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 103.677 ACRES, MORE OR LESS.
I, J. SCOTT HENKEL, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES OF THE SITE AND ADJACENT LANDS. I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT IS IN COMPLIANCE WITH THE "LAND DIVISION REGULATIONS OF THE CITY OF MADISON".
J. SCOTT HENKEL, RLS S-2495-008

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
A-B	12	215.47	3043.00	4°03'20"	N 0°35'52" W	215.35	N 02°55'32" W	N 01°07'48" E
	13	142.46	3043.00	2°40'55"	N 0°01'35'05" W	142.45	N 00°14'37" W	N 00°14'37" W
	14	134.85	523.00	1°22'25"	N 00°26'53" E	72.95	N 00°14'37" W	N 00°14'37" W
C-D	14	128.49	299.00	24°37'16"	N 11°10'52" W	127.50	N 01°07'48" E	N 23°29'28" W
F-G	14	134.85	523.00	10°57'19"	N 85°35'38" W	134.48	S 80°06'59" W	N 88°55'42" W
I-2	1	162.36	3000.00	3°06'03"	S 87°58'18" E	162.34	S 86°25'16" E	S 89°31'19" E
2-3	1	38.21	25.00	87°34'11"	S 45°44'14" E	34.60	S 89°31'19" E	S 01°07'08" E
3-4	1	121.44	172.00	40°27'17"	S 22°10'47" E	118.94	S 01°57'08" E	S 42°24'26" E
5-6	1	317.19	328.00	55°24'26"	S 14°42'13" E	304.97	S 42°24'26" E	S 13°00'00" W
	1	255.44	328.00	44°37'15"	S 20°05'48" E	249.03	S 42°24'26" E	S 2°12'49" W
	2	61.75	328.00	10°47'11"	S 70°36'25" W	61.66	S 2°12'49" W	S 13°00'00" W
7-8	2	153.97	372.00	23°33'39"	S 1°13'11" W	151.80	S 13°00'00" W	S 10°33'39" E
9-10	2	39.25	25.00	89°56'48"	S 34°24'45" W	35.34	S 10°33'39" E	S 79°23'09" W
11-12	2	117.87	167.00	40°25'03"	N 80°24'20" W	115.38	S 79°23'09" W	N 60°11'49" W
13-14	2	120.04	233.00	29°31'10"	N 74°57'24" W	118.72	N 60°11'49" W	N 89°42'59" W
15-16	3	86.04	167.00	29°31'10"	S 74°57'24" E	85.09	S 89°42'59" E	S 60°11'49" E
17-18	3	164.36	233.00	40°25'03"	S 80°24'20" E	160.98	S 60°11'49" E	N 79°23'09" E
19-20	3	39.29	25.00	90°03'12"	S 59°35'15" E	35.37	N 79°23'09" E	S 10°33'39" E
21-22	3	357.18	778.00	26°18'15"	S 2°35'29" W	354.05	S 10°33'39" E	S 15°44'36" W
	3	31.00	778.00	2°16'59"	S 9°25'10" E	31.00	S 10°33'39" E	S 8°16'40" E
	4	326.18	778.00	24°01'17"	S 3°43'58" W	323.79	S 8°16'40" E	S 15°44'36" W
23-24	5	1017.12	547.00	106°32'19"	S 37°31'33" E	876.18	S 15°44'36" W	N 89°12'17" E
	5	382.30	547.00	40°02'39"	S 4°16'43" E	374.57	S 15°44'36" W	S 24°18'03" E
	6	50.77	547.00	5°19'04"	S 26°57'34" E	50.75	S 24°18'03" E	S 29°37'07" E
26-27	OUTLOT 1	584.05	547.00	61°10'36"	S 60°12'24" E	556.70	S 29°37'07" E	N 89°12'17" E
	OUTLOT 1	40.25	25.00	92°14'35"	S 44°40'25" E	36.04	N 89°12'18" E	S 01°26'53" W

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
28-29	7	365.55	487.00	106°32'19"	N 37°31'33" W	780.62	S 89°12'17" W	S 89°12'17" W
31-32	7	609.40	487.00	71°41'44"	N 54°56'50" W	570.41	S 89°12'17" W	N 19°05'59" W
	8	267.24	487.00	31°26'29"	N 3°22'44" W	263.90	N 19°05'59" W	N 12°20'31" E
	9	28.91	487.00	3°24'05"	N 14°02'34" E	28.91	N 12°20'31" E	N 15°44'36" E
33-34	9	344.72	838.00	26°18'15"	N 2°35'29" E	381.35	N 15°44'36" E	N 10°33'39" W
	9	54.52	838.00	3°43'39"	N 13°52'47" E	54.51	N 15°44'36" E	N 12°57'57" E
	10	307.20	838.00	21°07'15"	N 1°30'50" E	305.49	N 12°57'57" E	N 8°59'18" W
	11	23.00	838.00	1°34'21"	N 9°46'28" W	23.00	N 8°59'18" W	N 10°33'39" W
35-36	11	39.25	25.00	89°56'48"	N 34°24'45" E	35.34	N 10°33'39" W	N 79°23'09" E
37-38	11	142.09	767.00	10°36'51"	N 84°41'34" E	141.89	N 79°23'09" E	N 94°00'00" E
39-40	11	39.74	25.00	91°04'29"	S 44°07'45" E	35.69	N 40°01'07" E	S 01°07'08" E
41-42	12	42.95	25.00	98°26'06"	S 40°40'57" W	37.86	S 08°26'16" E	S 90°00'00" W
43-44	12	154.32	833.00	10°36'51"	S 84°41'34" W	154.10	S 90°00'00" W	S 79°23'09" W
45-46	12	39.29	25.00	90°03'12"	N 55°35'15" W	35.37	S 79°23'09" W	N 10°33'39" W
47-48	12	128.30	312.00	23°33'39"	N 1°13'11" E	127.40	N 10°33'39" W	N 13°00'00" E
	12	86.55	312.00	15°53'36"	N 2°36'51" W	86.27	N 10°33'39" W	N 5°19'57" E
	13	41.75	312.00	7°40'03"	N 9°09'58" E	41.72	N 5°19'57" E	N 13°00'00" E
49-50	13	375.21	388.00	55°24'26"	N 14°42'13" W	360.76	N 13°00'00" E	N 42°24'26" W
	13	130.17	388.00	19°13'19"	N 3°23'20" E	129.56	N 13°00'00" E	N 6°13'19" W
	14	154.43	388.00	22°48'15"	N 17°37'27" W	153.41	N 6°13'19" W	N 29°01'35" W
OUTLOT 4	OUTLOT 4	90.61	388.00	13°22'51"	N 35°43'00" W	90.41	N 29°01'35" W	N 42°24'26" W
51-52	OUTLOT 4	73.65	112.00	38°41'56"	N 23°03'28" W	74.22	N 42°24'26" W	N 3°42'30" W
52-53	OUTLOT 4	40.19	25.00	92°06'05"	N 42°20'32" E	36.00	N 3°42'30" W	N 88°23'35" E
53-54	14	149.82	3000.00	2°51'42"	N 88°57'44" E	149.82	N 88°23'35" E	N 85°31'53" E



EXISTING EASEMENTS
EASEMENT 12: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.
EASEMENT 14: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.
EASEMENT 15: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.
EASEMENT 16: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.
EASEMENT 17: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.
EASEMENT 18: 12' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES. CITY OF MADISON. RECORDED SEPTEMBER 22, 2005. DOCUMENT NO. 4111053.



Foth Infrastructure & Environment, LLC
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UNIVERSITY RESEARCH PARK
PIONEER ADDITION
UNIVERSITY RESEARCH PARK, INC.
MADISON, WI

REVISION	ISSUE	DESCRIPTION
NO.	BY	DATE
1	JSH	10/20/11
2	JSH	9/2/12
3	JSH	9/2/12
4	JSH	9/2/12
5	JSH	9/2/12
6	JSH	9/2/12

DATE OF PREPARATION	BY	DATE
SURVEYED	JSH	10/20/11
DRAWN	JSH	9/2/12
DESIGNED	JSH	9/2/12
CHECKED	.	.

HORIZONTAL SCALE: 1"=150'
0 150' 300'
PROJECT ID 11J021
SHEET 1 of 2

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

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