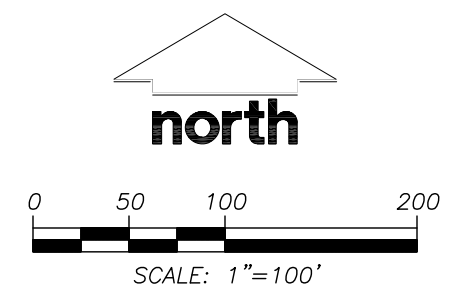






# UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



**LEGEND**

- SECTION CORNER MONUMENT AS NOTED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CUT CROSS SET IN BOULDER
- 1-1/4" X 24" REBAR SET, WEIGHING 4.30 LB/LN.FT.
- ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB/LN. FT.
- UNMONUMENTED ANGLE POINT
- PREVIOUSLY RECORDED INFORMATION
- BUILDING
- FENCE
- PLAT BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- NO VEHICULAR ACCESS ALLOWED TO C.T.H. "M"
- UTILITY EASEMENTS - ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

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- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS S 89°11'46" W.
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  - "COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES". SEE SHEET 8 OF 9 FOR CURVE DATA.
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**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S 89°06'28" W	2.88'
L-2	S 88°59'39" W	32.43'
L-3	N 59°23'26" E	16.26'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



**PREPARED FOR:**  
 BOARD OF REGENTS  
 UNIVERSITY OF WISCONSIN SYSTEM  
 510 CHARMANY DRIVE, SUITE 250  
 MADISON, WI 53719

**PREPARED BY:**  
 JSD PROFESSIONAL SERVICES, INC.  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 (608) 848-5060

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners

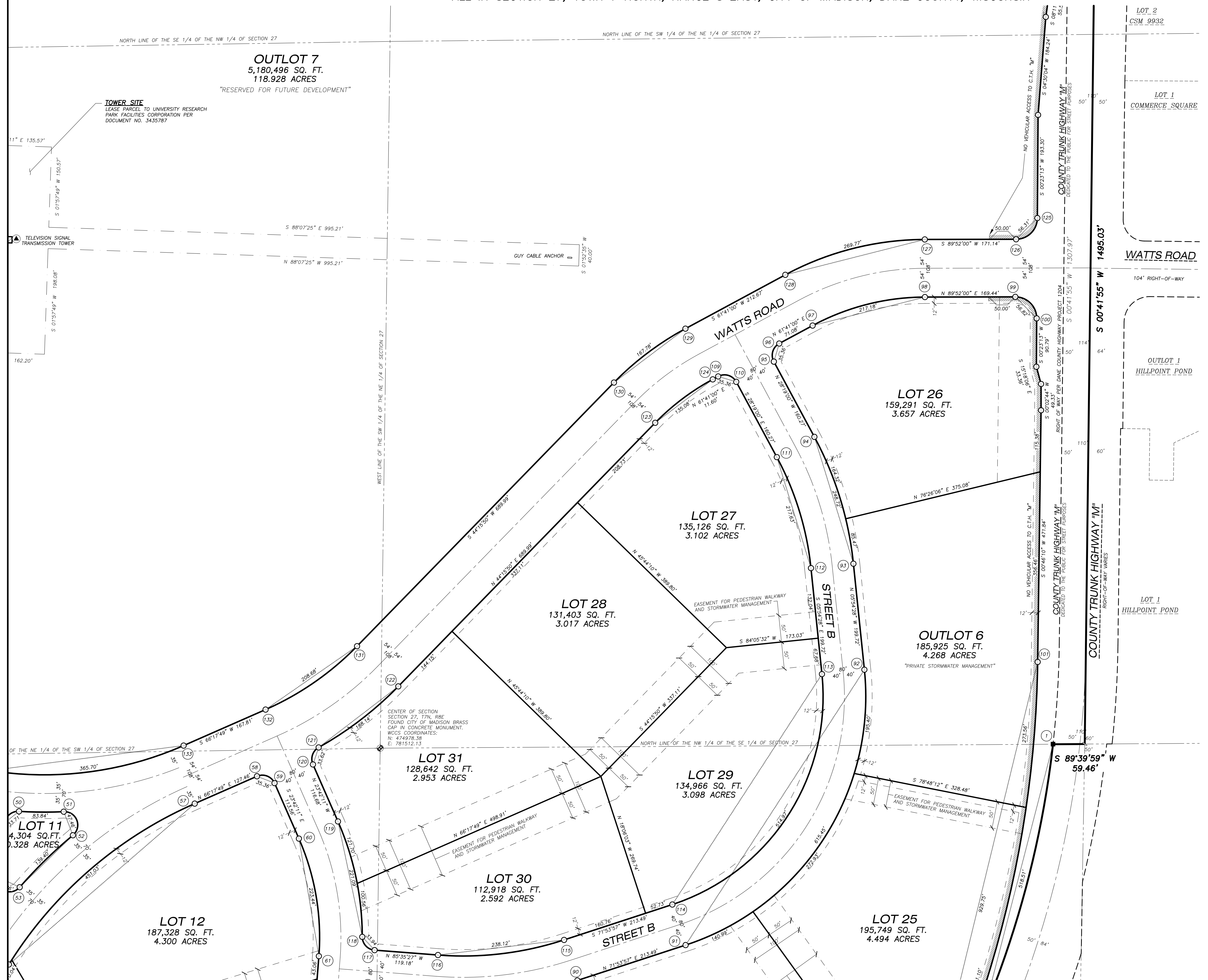
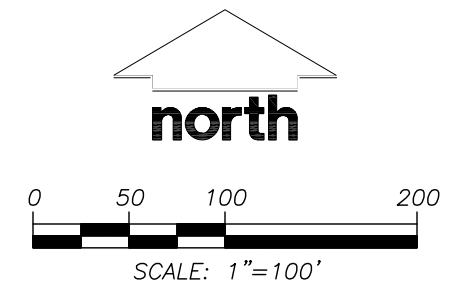
PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SO
FIELDBOOK/PG: -	CHECKED BY: JK
<b>SHEET 2 OF 9</b>	APPROVED BY: DMJ





# UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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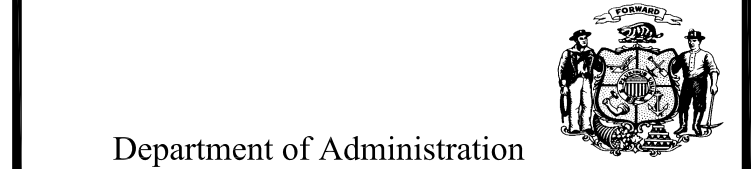
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 510 CHARMANY DRIVE, SUITE 250  
 MADISON, WI 53719

**PREPARED BY:**  
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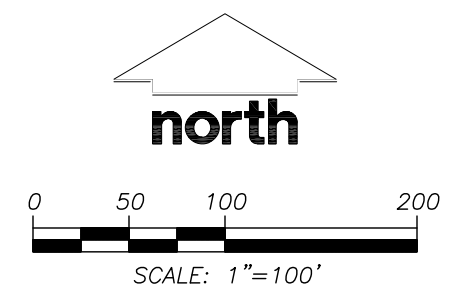
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PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SO
FIELDBOOK/Pg: -	CHECKED BY: JK
<b>SHEET 4 OF 9</b>	APPROVED BY: DMJ



# UNIVERSITY RESEARCH PARK - PIONEER

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Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

### PREPARED FOR:

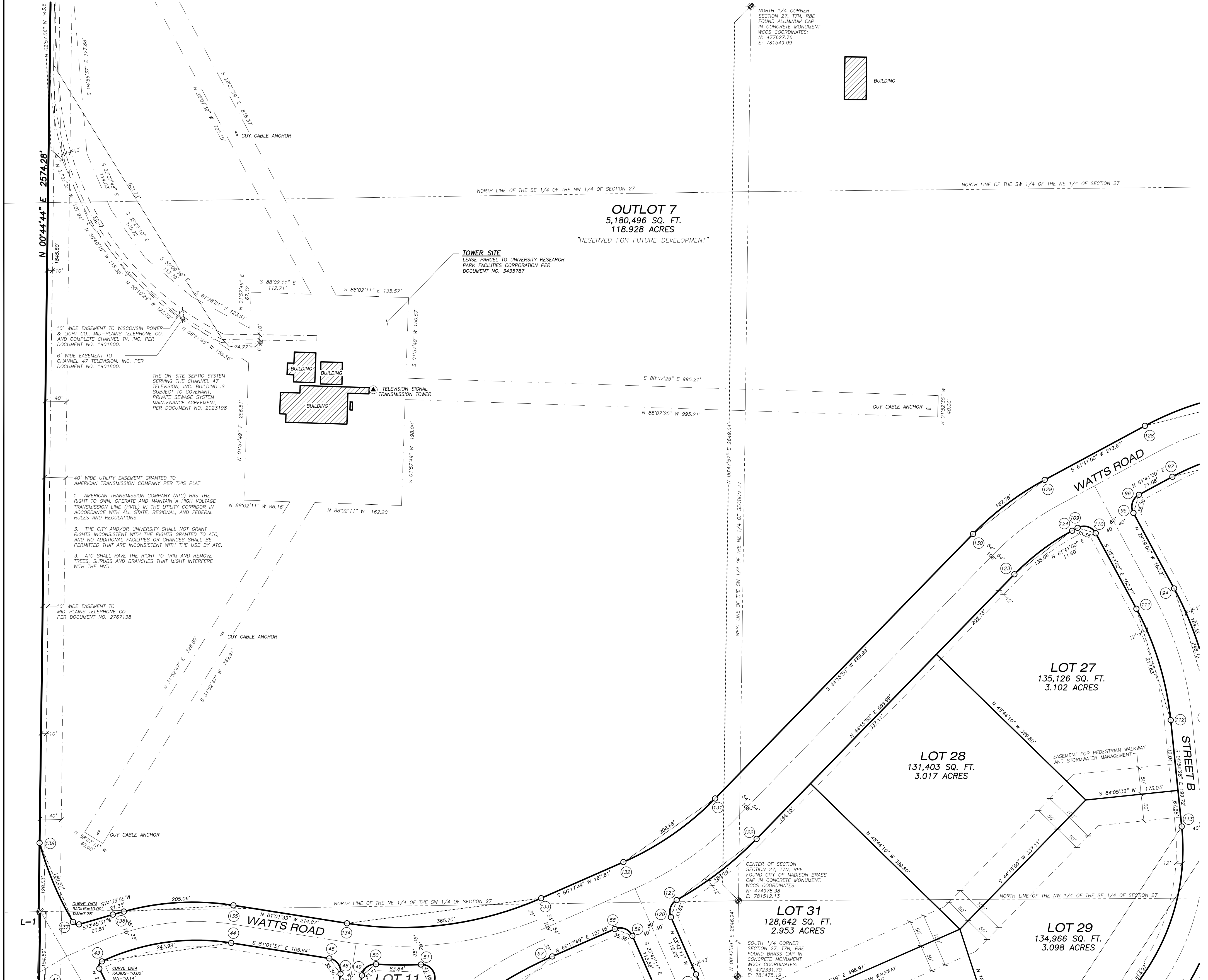
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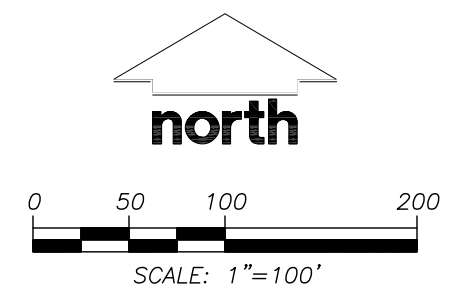
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PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SO
FIELDBOOK/P/G: --	CHECKED BY: JK
<b>SHEET 5 OF 9</b>	APPROVED BY: DMJ



# UNIVERSITY RESEARCH PARK - PIONEER

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#### EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S 02°56'07" W	255.64'
E-2	S 00°56'06" W	271.60'
E-3	S 00°48'50" W	466.01'
E-4	S 89°02'29" E	176.55'

#### EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
EC-7	635.02'	561.56'	64°47'28"	S 31°35'08" E	601.72'

#### LINE TABLE

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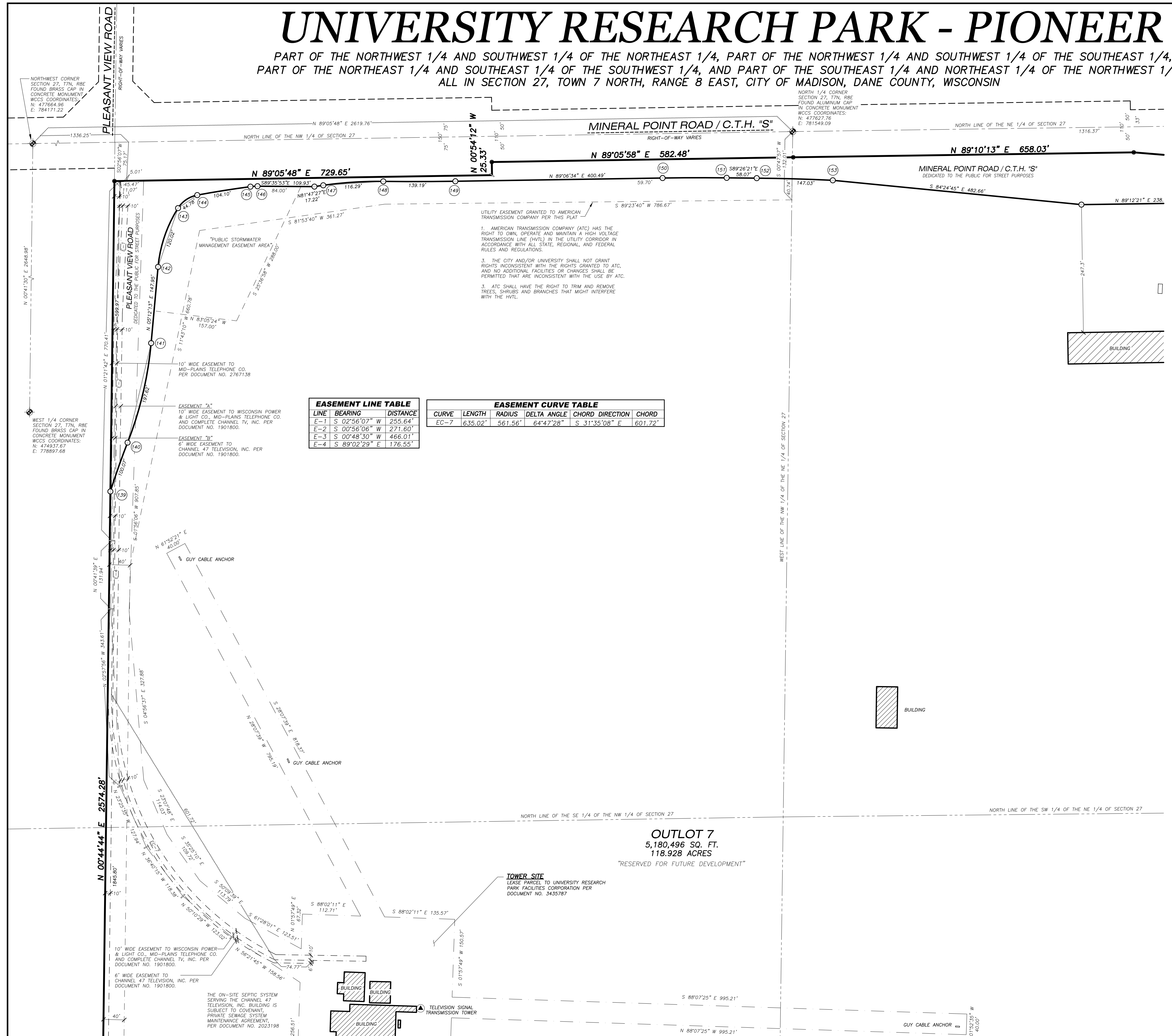
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**OUTLOT 7**  
5,180,496 SQ. FT.  
118.928 ACRES  
"RESERVED FOR FUTURE DEVELOPMENT"

**TOWER SITE**  
LEASE PARCEL TO UNIVERSITY RESEARCH  
PARK FACILITIES CORPORATION PER  
DOCUMENT NO. 3435787

THE ON-SITE SEPTIC SYSTEM SERVING THE CHANNEL 47 TELEVISION, INC. BUILDING IS SUBJECT TO COVENANT, PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT, PER DOCUMENT NO. 2023198

10' WIDE EASEMENT TO WISCONSIN POWER & LIGHT CO., MID-PLAINS TELEPHONE CO. AND COMPLETE CHANNEL TV, INC. PER DOCUMENT NO. 1901800.

6" WIDE EASEMENT TO CHANNEL 47 TELEVISION, INC. PER DOCUMENT NO. 1901800.

UTILITY EASEMENT GRANTED TO AMERICAN TRANSMISSION COMPANY PER THIS PLAT

- AMERICAN TRANSMISSION COMPANY (ATC) HAS THE RIGHT TO OWN, OPERATE AND MAINTAIN A HIGH VOLTAGE TRANSMISSION LINE (HYTL) IN THE UTILITY CORRIDOR IN ACCORDANCE WITH ALL STATE, REGIONAL, AND FEDERAL RULES AND REGULATIONS.
- THE CITY AND/OR UNIVERSITY SHALL NOT GRANT RIGHTS INCONSISTENT WITH THE RIGHTS GRANTED TO ATC, AND NO ADDITIONAL FACILITIES OR CHANGES SHALL BE PERMITTED THAT ARE INCONSISTENT WITH THE USE BY ATC.
- ATC SHALL HAVE THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS AND BRANCHES THAT MIGHT INTERFERE WITH THE HYTL.

EASEMENT "A"  
10' WIDE EASEMENT TO WISCONSIN POWER & LIGHT CO., MID-PLAINS TELEPHONE CO. AND COMPLETE CHANNEL TV, INC. PER DOCUMENT NO. 1901800.

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GUY CABLE ANCHOR

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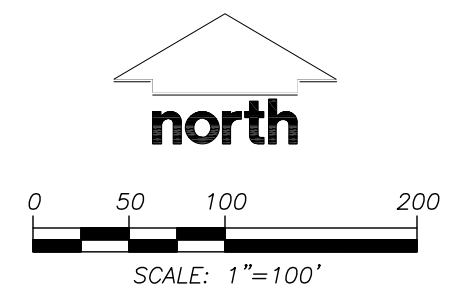
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NORTHEAST CORNER SECTION 27, T7N, R8E FOUND BRASS CAP IN CONCRETE MONUMENT WCCS COORDINATES: N: 477664.96 E: 784771.22

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5. BUILDING LOCATED IN LOT 21 WILL BE REMOVED.
6. PROPOSED VALLEY VIEW ROAD, PLEASANT VIEW ROAD, MINERAL POINT ROAD AND COUNTY HIGHWAY "M" ALIGNMENTS PROVIDED BY OTHERS.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

### PREPARED FOR:

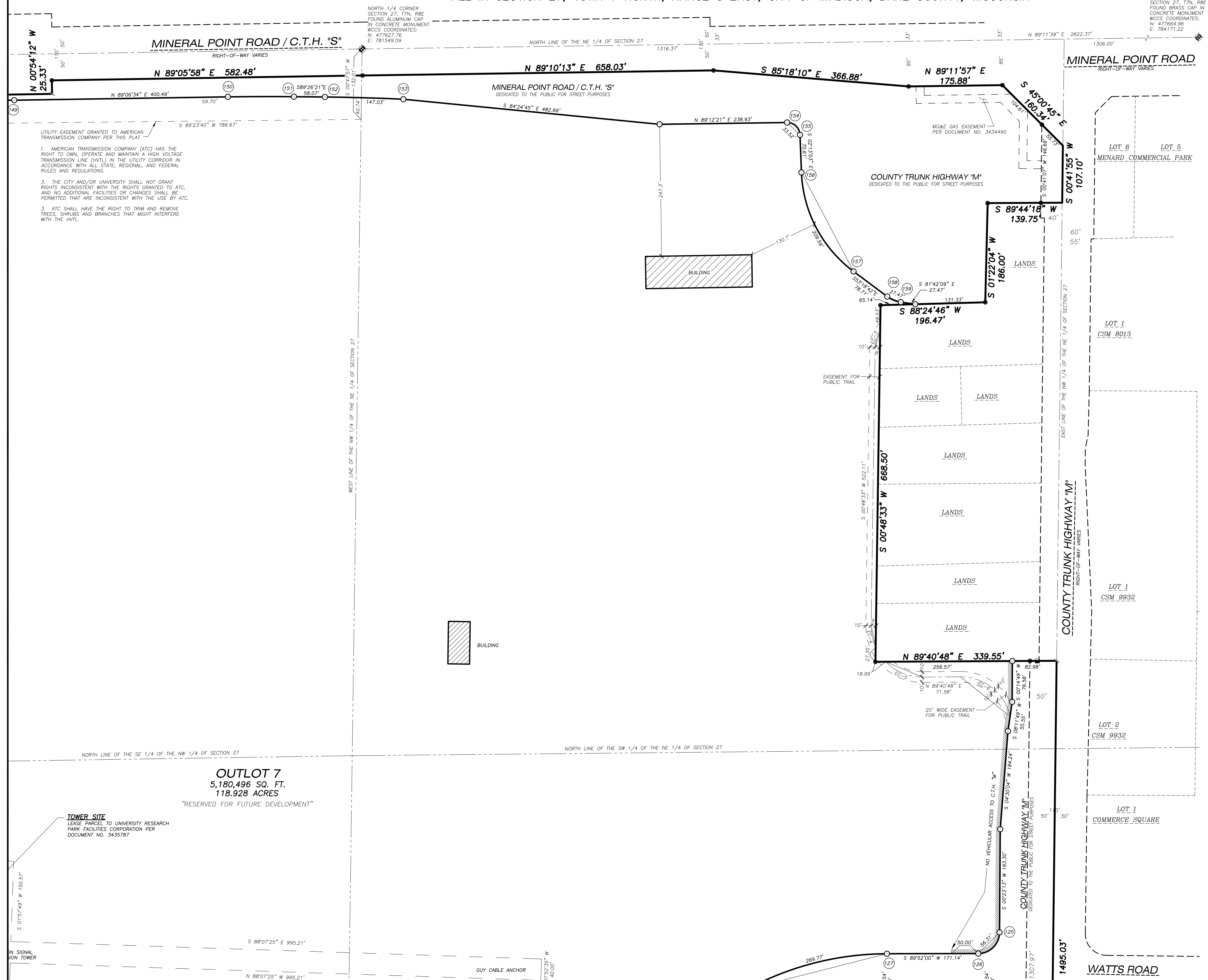
BOARD OF REGENTS  
UNIVERSITY OF WISCONSIN SYSTEM  
510 CHARMANY DRIVE, SUITE 250  
MADISON, WI 53719

### PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners

PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SO
FIELDBOOK/PG: -	CHECKED BY: JK
<b>SHEET 7 OF 9</b>	APPROVED BY: DMJ



UTILITY EASEMENT GRANTED TO AMERICAN TRANSMISSION COMPANY PER THIS PLAT

1. AMERICAN TRANSMISSION COMPANY (ATC) HAS THE RIGHT TO OWN, OPERATE AND MAINTAIN A HIGH VOLTAGE TRANSMISSION LINE (HVTL) IN THE UTILITY CORRIDOR IN ACCORDANCE WITH ALL STATE, REGIONAL, AND FEDERAL RULES AND REGULATIONS.
2. THE CITY AND/OR UNIVERSITY SHALL NOT GRANT RIGHTS INCONSISTENT WITH THE RIGHTS GRANTED TO ATC, AND NO ADDITIONAL FACILITIES OR CHANGES SHALL BE PERMITTED THAT ARE INCONSISTENT WITH THE USE BY ATC.
3. ATC SHALL HAVE THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS AND BRANCHES THAT MIGHT INTERFERE WITH THE HVTL.

**OUTLOT 7**  
5,180,496 SQ. FT.  
118.928 ACRES  
"RESERVED FOR FUTURE DEVELOPMENT"

**TOWER SITE**  
LEASE PARCEL TO UNIVERSITY RESEARCH PARK FACILITIES CORPORATION PER DOCUMENT NO. 3435787



# UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE								
CURVE	LOT	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD	TANGENT IN	TANGENT OUT
1-2		520.20'	1860.00'	16°01'28"	S 14°29'19" W	518.51'	S 06°28'35" W	S 22°30'03" W
3-4		147.08'	500.00'	16°51'14"	S 21°32'20" W	146.55'	S 34°32'22" W	S 13°06'43" W
5-6		340.56'	540.00'	36°08'05"	N 62°16'35" E	334.95'	N 80°20'38" E	N 44°12'33" E
	1	119.51'	540.00'	12°40'51"	N 74°00'12" E	119.27'	N 80°20'38" E	N 67°39'46" E
	2	221.05'	540.00'	23°27'14"	N 55°56'09" E	219.51'	N 67°39'46" E	N 44°12'33" E
7-8		201.37'	760.00'	15°10'53"	N 51°47'59" E	200.78'	N 44°12'33" E	N 59°23'26" E
	2	129.20'	760.00'	09°44'25"	N 49°04'45" E	129.04'	N 44°12'33" E	N 53°56'58" E
	3	72.17'	760.00'	05°26'28"	N 56°40'12" E	72.15'	N 53°56'58" E	N 59°23'26" E
9-10		61.67'	300.00'	11°46'39"	S 24°43'15" E	61.56'	S 30°36'34" E	S 18°49'55" E
10-11		365.95'	1170.50'	17°54'48"	S 09°52'31" E	364.47'	S 18°49'55" E	S 07°23'09" W
	3	79.09'	1170.50'	03°52'18"	S 16°53'46" E	79.08'	S 18°49'55" E	S 14°57'37" E
	OUTLOT 1	286.86'	1170.50'	14°02'30"	S 07°56'22" E	286.14'	S 14°57'37" E	S 07°23'09" W
12-13		52.53'	477.00'	06°18'33"	S 11°50'13" W	52.50'	S 07°23'09" W	S 14°59'18" W
13-14		45.51'	57.00'	06°18'33"	S 11°50'13" W	44.31'	S 14°59'18" W	S 60°44'10" W
15-16		220.86'	486.00'	45°44'52"	S 37°51'44" W	218.96'	S 60°44'10" W	S 86°46'21" W
17-18		305.97'	885.00'	26°02'14"	S 73°45'17" W	304.45'	S 86°46'21" W	S 71°06'34" E
19-20		586.45'	700.00'	19°48'32"	S 81°12'18" E	569.45'	S 71°06'34" E	S 23°06'29" E
21-22		222.57'	840.00'	48°00'05"	S 47°06'31" E	221.92'	S 59°23'26" W	S 44°12'33" W
	5	55.19'	840.00'	15°10'53"	S 51°47'59" W	55.18'	S 59°23'26" W	S 55°37'34" W
	4	167.38'	840.00'	03°45'52"	S 67°30'30" W	167.11'	S 55°37'34" W	S 44°12'33" W
23-24		361.28'	460.00'	11°25'01"	S 49°55'04" W	352.07'	S 44°12'33" W	S 89°12'33" W
	4	81.65'	460.00'	45°00'00"	S 66°42'33" W	81.54'	S 44°12'33" W	S 89°12'33" W
	OUTLOT 2	279.63'	460.00'	10°10'11"	S 49°17'38" W	275.35'	S 54°22'44" W	S 89°12'33" W
25-26		65.42'	25.00'	149°55'59"	S 47°30'19" W	48.29'	S 27°27'41" E	N 57°31'42" W
26-27		209.78'	885.00'	13°34'52"	N 64°19'08" W	209.29'	N 57°31'42" W	N 71°06'34" W
28-29		62.88'	25.00'	144°06'58"	N 00°56'55" E	47.57'	N 71°06'34" W	N 71°06'34" W
29-30		80.80'	340.00'	13°36'58"	N 66°11'55" E	80.61'	N 73°00'24" E	N 59°23'26" E
31-32		40.62'	25.00'	93°12'57"	S 74°00'06" E	36.33'	N 59°23'26" E	S 27°23'26" E
32-33		57.59'	1026.00'	03°12'57"	S 29°00'06" E	57.58'	S 27°23'26" E	S 30°36'34" E
34-35		184.04'	985.00'	10°42'19"	S 25°15'25" E	183.77'	S 30°36'34" E	S 21°10'58" E
	8	63.68'	985.00'	03°42'14"	S 28°45'27" E	63.67'	S 30°36'34" E	S 26°54'20" E
	7	120.36'	985.00'	07°00'05"	S 23°24'18" E	120.29'	S 26°54'20" E	S 21°10'58" E
36-37		35.71'	25.00'	81°51'07"	S 18°27'52" W	32.75'	S 21°10'58" E	S 59°23'26" W
38-39		344.58'	300.00'	65°48'36"	N 87°42'16" W	325.95'	S 59°23'26" W	N 54°47'58" W
39-40		105.57'	815.00'	07°25'18"	N 51°05'19" W	105.50'	N 54°47'58" W	N 47°22'40" W
41-42		47.12'	30.00'	90°00'00"	S 75°36'34" E	42.43'	N 59°23'26" E	S 30°36'34" E
43-44		247.64'	415.00'	34°11'21"	N 81°52'46" E	243.98'	N 64°47'06" E	S 81°01'33" E
45-46		39.27'	25.00'	90°00'00"	S 36°01'33" E	35.36'	S 81°01'33" E	S 08°58'27" W
47-48		305.26'	320.00'	54°39'23"	S 36°18'08" W	293.82'	S 08°58'27" W	S 63°37'50" W
49-50		37.00'	25.00'	84°47'16"	N 51°22'05" E	33.71'	N 08°58'27" E	S 86°14'17" E
50-51		83.89'	720.00'	06°40'33"	S 89°34'33" E	83.84'	S 86°14'17" E	N 87°05'10" E
51-52		62.53'	25.00'	143°18'23"	S 21°15'38" E	47.46'	N 87°05'10" E	S 50°23'33" W
52-53		139.55'	850.00'	09°24'25"	S 45°41'20" W	139.40'	S 50°23'33" W	S 40°59'08" W
53-54		64.57'	25.00'	147°59'19"	N 65°01'13" W	48.06'	S 40°59'08" W	N 08°58'27" W
55-56		206.92'	535.00'	22°09'36"	N 43°03'05" E	205.63'	N 54°07'53" E	N 31°58'17" E
56-57		467.29'	780.00'	34°19'32"	N 49°08'03" E	460.34'	N 31°58'17" E	N 66°17'49" E
	OUTLOT 3	9.74'	780.00'	00°42'54"	N 32°19'45" E	9.73'	N 31°58'17" E	N 32°41'11" E
58-59		457.56'	780.00'	33°36'38"	N 49°29'30" E	451.03'	N 32°41'11" E	N 66°17'49" E
60-61		39.27'	25.00'	90°00'00"	S 68°42'11" E	35.36'	N 66°17'49" E	S 23°42'11" E
62-63		225.70'	460.00'	28°06'44"	S 09°38'49" E	223.44'	S 23°42'11" E	S 04°24'33" W
	15	51.340'	840.00'	35°01'07"	S 13°06'01" E	505.45'	S 04°24'33" W	S 30°36'34" E
	16	232.69'	840.00'	15°52'19"	S 02°03'52" E	231.95'	S 08°32'17" E	S 08°32'17" E
	17	90.89'	840.00'	06°11'58"	S 27°30'35" E	90.85'	S 24°24'33" W	S 24°24'36" E
64-65		39.27'	25.00'	90°00'00"	S 14°23'26" W	35.36'	S 24°24'36" E	S 30°36'34" E
66-67		393.97'	410.00'	55°03'20"	N 86°55'06" E	378.99'	N 59°23'26" E	S 59°23'26" W
68-69		64.32'	40.00'	92°07'38"	S 19°29'25" E	57.61'	S 65°33'14" E	S 26°34'24" W
70-71		57.98'	219.00'	15°10'11"	S 37°17'11" W	57.81'	S 29°42'06" W	S 44°52'17" W
72-73		52.75'	231.00'	13°05'04"	S 38°19'45" W	52.64'	S 44°52'17" W	S 31°47'13" W
74-75		41.06'	311.00'	07°33'50"	S 28°00'18" W	41.03'	S 31°47'13" W	S 24°13'23" W
76-77		84.52'	194.00'	24°57'41"	S 36°42'14" W	83.85'	S 24°13'23" W	S 49°11'04" W
77-78		91.69'	137.00'	38°20'48"	S 68°21'28" W	89.99'	S 49°11'04" W	S 87°31'52" W
78-79		38.87'	32.00'	69°35'36"	N 57°40'20" W	36.52'	S 87°31'52" W	N 22°52'32" W
79-80		74.81'	575.00'	07°27'16"	N 19°08'54" W	74.76'	N 22°52'32" W	N 15°25'16" W
80-81		43.00'	219.00'	11°14'58"	N 09°47'47" W	42.93'	N 15°25'16" W	N 04°10'18" W
81-82		279.32'	1703.50'	09°23'41"	N 16°51'02" W	279.01'	N 04°10'18" W	N 21°32'52" W
	OUTLOT 4	218.21'	1703.50'	07°20'22"	N 15°49'22" W	218.07'	N 04°10'18" W	N 19°29'33" W
	18	61.11'	1703.50'	02°03'19"	N 20°31'13" W	61.11'	N 19°29'33" W	N 21°32'52" W

CURVE TABLE								
CURVE	LOT	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD	TANGENT IN	TANGENT OUT
83-84		115.61'	1698.00'	03°54'04"	N 25°04'35" W	115.59'	N 23°07'33" W	N 27°01'37" W
85-86		464.50'	760.00'	35°01'07"	N 13°06'01" W	457.31'	N 30°36'34" W	N 04°24'33" E
	22	287.77'	760.00'	21°41'41"	N 19°45'44" W	286.05'	N 30°36'34" W	N 08°54'53" W
	23	176.73'	760.00'	13°19'26"	N 02°15'10" W	176.34'	N 08°54'53" W	N 04°24'33" E
87-88		39.27'	25.00'	90°00'00"	N 49°24'33" E	35.36'	N 04°24'33" E	S 85°35'27" E
89-90		271.08'	690.00'	22°30'36"	N 83°09'15" E	269.34'	S 85°35'27" E	N 71°53'57" E
	OUTLOT 5	210.66'	690.00'	17°29'34"	N 85°39'46" E	209.84'	S 85°35'27" E	N 76°54'59" E
	24	60.42'	690.00'	05°01'03"	N 74°24'28" E	60.40'	N 76°54'59" E	N 71°53'57" E
91-92		665.41'	490.00'	77°48'25"	N 32°59'44" E	615.45'	N 71°53'57" E	N 05°54'28" W
	24	141.48'	490.00'	16°32'35"	N 63°37'39" E	140.99'	N 71°53'57" E	N 55°21'22" E
	25	327.21'	490.00'	38°15'40"	N 36°13'32" E	321.17'	N 55°21'22" E	N 17°05'42" E
	OUTLOT 6	196.72'	490.00'	23°00'10"	N 05°35'37" E	195.40'	N 17°05'42" E	N 05°54'28" W
93-94		250.31'	640.00'	22°24'32"	N 17°06'44" W	248.72'	N 05°54'28" W	N 28°19'00" W
	OUTLOT 6	164.78'	640.00'	07°39'26"	N 09°44'11" W	164.32'	N 05°54'28" W	N 13°33'54" W
	26	68.53'	640.00'	14°45'06"	N 20°56'27" W	68.42'	N 28°19'00" W	N 28°19'00" W
95-96		164.78'	640.00'	07°39'26"	N 09°44'11" W	164.32'	N 20°56'27" W	N 61°41'00" E
97-98		219.38'	446.00'	28°11'00"	N 18°41'00" E	217.18'	N 28°19'00" W	N 89°52'00" E
99-100		63.20'	40.00'	90°31'13"	S 44°52'24" E	56.82'	N 89°52'00" E	S 00°23'13" W
101-102		937.66'	2082.00'	25°48'14"	S 13°40'17" W	929.75'	S 00°46'10" W	S 26°34'24" W
	OUTLOT 6	273.75'	2082.00'	07°32'01"	S 04°32'10" W	273.56'	S 00°46'10" W	S 08°18'11" W
	25	663.91'	2082.00'	18°16'13"	S 17°26'17" W	661.10'	S 08°18'11" W	S 26°34'24" W
103-104		61.35'	40.00'	87°52'22"	S 70°30'35" W	55.51'	S 26°34'24" W	N 65°33'14" W
105-106		470.84'	490.00'	55°03'20"	S 86°55'06" W	452.94'	N 65°33'14" W	S 59°23'26" W
	21	262.70'	490.00'	30°43'04"	N 80°54'46" W	259.57'	N 65°33'14" W	S 83°43'42" W
	22	208.14'	490.00'	24°20'16"	S 71°33'34" W	206.58'	S 83°43'42" W	S 59°23'26" W
107-108		39.27'	25.00'	90°00'00"	N 75°36'34" W	35.36'	S 59°23'26" W	N 30°36'34" W
109-110		39.27'	25.00'	90°00'00"	S 73°19'00" E	35.36'	N 61°41'00" E	S 28°19'00" E
111-112		219.02'	560.00'	22°24'32"	S 17°06'44" E	217.63'	S 28°19'00" E	S 05°54'28" E
113-114		556.77'	410.00'	77°48'25"	S 32°59'44" W	514.97'	S 05°54'28" E	S 71°53'57" W
115-116		239.65'	610.00'	22°30'36"	S 83°09'15" W	238.12'	S 71°53'57" W	N 85°



# UNIVERSITY RESEARCH PARK - PIONEER

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, WISCONSIN REGISTERED LAND SURVEYOR S-2255, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE CITY OF MADISON GENERAL ORDINANCES, AND BY THE DIRECTION OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "UNIVERSITY RESEARCH PARK WEST" IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°11'46" WEST, 1144.40 FEET TO THE SOUTHEAST CORNER OF LANDS OWNED BY RUNG; THENCE NORTH 00°53'33" EAST ALONG THE EAST LINE OF THE SAID RUNG PARCEL, 396.00 FEET; THENCE SOUTH 89°11'59" WEST ALONG THE NORTH LINE OF THE SAID RUNG PARCEL, 165.02 FEET TO A PROPERTY LINE AS AGREED TO AND DESCRIBED IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NO.'S 1213413, 1213414, 1213415 AND 1213416; THENCE NORTH 00°54'36" EAST ALONG THE SAID DESCRIBED LINE, 2249.06 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27; THENCE SOUTH 89°08'28" WEST ALONG THE SAID SOUTH LINE, 2.88 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE NORTH 00°44'44" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 27, 2574.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD; THENCE NORTH 89°05'48" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 729.65 FEET; THENCE NORTH 00°54'12" WEST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 25.33 FEET; THENCE NORTH 89°05'58" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 582.48 FEET; THENCE NORTH 89°10'13" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 658.03 FEET; THENCE SOUTH 85°18'10" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 366.88 FEET; THENCE NORTH 89°11'57" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 175.88 FEET; THENCE SOUTH 45°00'45" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 160.34 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE SOUTH 00°41'55" WEST ALONG THE SAID EAST LINE, 107.10 FEET; THENCE SOUTH 89°44'18" WEST, 139.75 FEET; THENCE SOUTH 01°22'04" WEST, 186.00 FEET; THENCE SOUTH 88°24'46" WEST, 196.47 FEET; THENCE SOUTH 00°48'33" WEST, 668.50 FEET; THENCE NORTH 89°40'48" EAST, 339.55 FEET TO THE AFORESAID EAST LINE; THENCE SOUTH 00°41'55" WEST ALONG THE SAID EAST LINE, 1495.03 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE SOUTH 89°39'59" WEST ALONG THE SAID SOUTH LINE, 59.46 FEET TO A POINT OF NON-TANGENT CURVE; THENCE SOUTHWESTERLY 520.20 FEET ALONG THE ARC OF A 1860.00 FOOT RADIUS CURVE TO RIGHT, THE LONG CHORD WHICH BEARS SOUTH 14°29'19" WEST, 518.51 FEET; THENCE SOUTH 67°29'57" EAST, 38.66 FEET; THENCE SOUTH 25°01'27" WEST, 1109.79 FEET; THENCE SOUTH 28°03'21" WEST, 386.12 FEET; THENCE SOUTH 36°06'55" WEST, 502.65 FEET; THENCE SOUTH 34°32'22" WEST, 300.96 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 147.00 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD WHICH BEARS SOUTH 21°32'20" WEST, 146.55 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 27; THENCE SOUTH 88°59'39" WEST ALONG THE SAID SOUTH LINE, 32.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,929,320 SQUARE FEET OR 273.860 ACRES.

\_\_\_\_\_  
DAVE M. JENKINS, S-2255 DATE  
WISCONSIN LAND SURVEYOR

## CORPORATE OWNER'S CERTIFICATE

THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID BOARD HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID BOARD FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL, CITY OF MADISON  
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE  
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH A. DURCAN, VICE PRESIDENT FOR FINANCE, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

\_\_\_\_\_  
DEBORAH A. DURCAN  
VICE PRESIDENT FOR FINANCE  
UNIVERSITY OF WISCONSIN SYSTEM ADMINISTRATION

STATE OF WISCONSIN )ss  
COUNTY OF DANE )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, THE ABOVE NAMED DEBORAH A. DURCAN, VICE PRESIDENT FOR FINANCE, UNIVERSITY OF WISCONSIN SYSTEM ADMINISTRATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

## CONSENT OF LESSEE CERTIFICATE

UNIVERSITY RESEARCH PARK, INCORPORATED, A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, LESSEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, AS OWNER.

WITNESS THE HAND AND SEAL OF UNIVERSITY RESEARCH PARK, INCORPORATED, LESSEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
MARK D. BUGHER,  
DIRECTOR

STATE OF WISCONSIN )ss  
COUNTY OF DANE )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, THE ABOVE NAMED MARK D. BUGHER, DIRECTOR, UNIVERSITY RESEARCH PARK, INCORPORATED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS PLAT KNOWN AS "UNIVERSITY RESEARCH PARK - PIONEER", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT No. \_\_\_\_\_, FILE ID No. \_\_\_\_\_ ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CLERK DATE  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## CITY OF MADISON TREASURER CERTIFICATE

I, DAVID GAWENDA, BEING DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER".

\_\_\_\_\_  
DAVID GAWENDA, TREASURER, DATE  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## DANE COUNTY TREASURER CERTIFICATE

I, DAVID WORZALA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE DAY OF \_\_\_\_\_, 2009, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER".

\_\_\_\_\_  
DAVID WORZALA, TREASURER, DATE  
DANE COUNTY, WISCONSIN

## DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, AT

\_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS ON

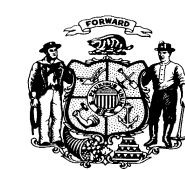
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS DOCUMENT NUMBER

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS,  
DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_\_

Department of Administration



## PREPARED FOR:

BOARD OF REGENTS  
UNIVERSITY OF WISCONSIN SYSTEM  
510 CHARMANY DRIVE, SUITE 250  
MADISON, WI 53719

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

PROJECT NO: 03-1323	SURVEYED BY: JK
FILE NO: 0-45	DRAWN BY: SO
FIELDBOOK/Pg: -	CHECKED BY: JK
<b>SHEET 9 OF 9</b>	APPROVED BY: DMJ