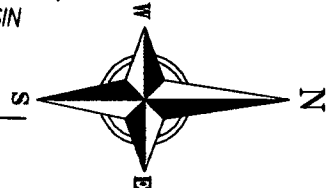


# CERTIFIED SURVEY MAP

13691

LOT 27, FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS, AS RECORDED IN VOLUME 58-0205A OF PLATS, ON PAGES 135-139, AS DOCUMENT NUMBER 3708613 DANE COUNTY REGISTRY, ALSO LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11600, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 367-371, AS DOCUMENT NUMBER 4132234, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NW 1/4 OF SECTION 15 AND THE SE 1/4-NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OAK MEADOW  
QL 6

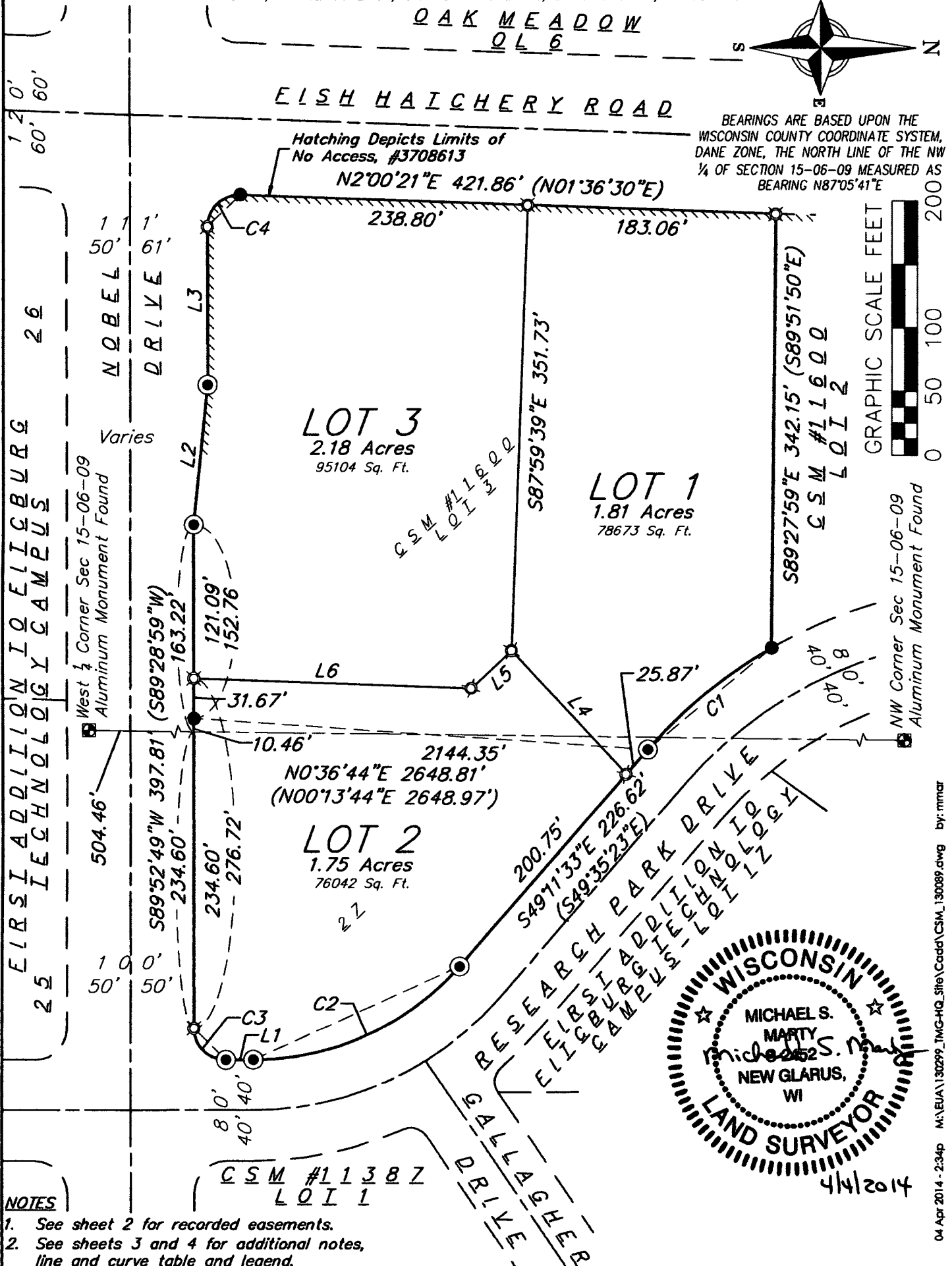


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE NORTH LINE OF THE NW 1/4 OF SECTION 15-06-09 MEASURED AS BEARING N87°05'41"E

EISH HAICHERY ROAD

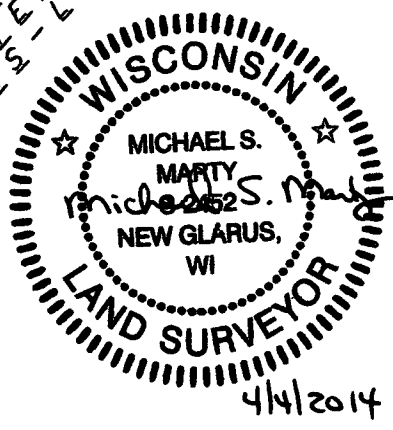
Hatching Depicts Limits of No Access, #3708613

N2°00'21"E 421.86' (N01°36'30"E)



West 1/4 Corner Sec 15-06-09  
Aluminum Monument Found

NW Corner Sec 15-06-09  
Aluminum Monument Found



**NOTES**

1. See sheet 2 for recorded easements.
2. See sheets 3 and 4 for additional notes, line and curve table and legend.

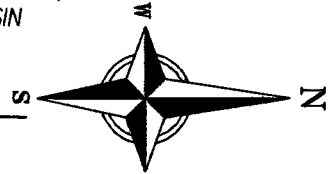
<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 130089 DATE: 4/04/2014 REV:	SURVEYED FOR: Fitchburg Technology Campus, LLC 120 E Lakeside Street Madison, WI 53715	C.S.M. No. 13691 Doc. No. 5063061 Vol. 90 Page 91
	Drafted By: MMAR Checked By: MMAR	SHEET 1 OF 5	

04 Apr 2014 - 2:34p M:\EIA\130299\_TMG-HQ\_Site\Cadd\CSM\_130089.dwg by: mmar

# CERTIFIED SURVEY MAP 13691

LOT 27, FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS, AS RECORDED IN VOLUME 58-0205A OF PLATS, ON PAGES 135-139, AS DOCUMENT NUMBER 3708613 DANE COUNTY REGISTRY, ALSO LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11600, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 367-371, AS DOCUMENT NUMBER 4132234, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$  OF SECTION 15 AND THE SE $\frac{1}{4}$ -NE $\frac{1}{4}$  OF SECTION 16, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OAK MEADOW  
Q L 6



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE NORTH LINE OF THE NW $\frac{1}{4}$  OF SECTION 15-06-09 MEASURED AS BEARING N87°05'41"E

EISH HATCHERY ROAD

Hatching Depicts Limits of No Access, #3708613

NOBEL DRIVE  
Varies

Existing Vision Plane, #3708613

Existing 10' Wide Utility Easement, #3708613

LOT 3

Existing Right of Way Grant Underground Electric Easement, #4065833

Existing 20' Wide Public Drainage Easement #3708613

LOT 1

5' Wide Public Sidewalk Easement

Existing 12' Wide Private Drainage Easement, #4132234

Private Sanitary Sewer Easement for the Benefit of Lots 1 & 3 of This CSM

20' Wide Private Water Service & Private Sanitary Sewer Easement for the Benefit of Lots 1 & 3 of This CSM

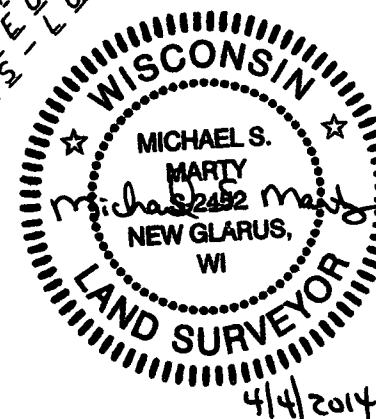
LOT 2

Existing Vision Plane, #3708613

CSM #11387  
LOI 1

RESEARCH PARK DRIVE  
EISH HATCHERY ROAD  
FITCHBURG TECHNOLOGY CAMPUS  
DALLAHER DRIVE

GRAPHIC SCALE FEET



04 Apr 2014 - 2:33p M:\EUA\130299\_TMG-HQ\_Site\Cadd\CSM\_130089.dwg by: mmr

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planners | engineers | advisors



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FN: 130089  
DATE: 4/04/2014  
REV:  
Drafted By: MMAR  
Checked By: MMAR

**SURVEYED FOR:**  
Fitchburg Technology  
Campus, LLC  
120 E Lakeside Street  
Madison, WI 53715

C.S.M. No. 13691  
Doc. No. 5063061  
Vol. 90 Page 92

SHEET  
2 OF 5

# CERTIFIED SURVEY MAP

13691

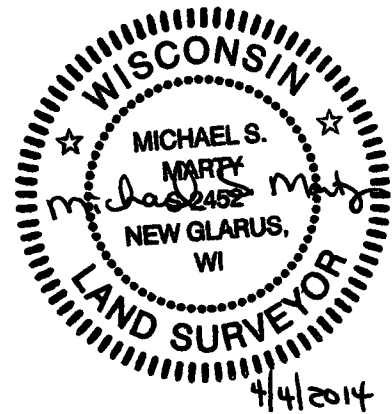
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## NOTES

1. Notes per recorded Plat of First Addition to Fitchburg Technology Campus pertaining to this CSM.
  - 1.1. The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or by subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
  - 1.2. Each S.I.P. shall have the grading plan reviewed and approved to conform to the drainage arrows indicated on the plat.
  - 1.3. 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 right to serve the area.
  - 1.4. Typical building setbacks, Technology Center District - Lots 25, 26, 27, 28 & 29
    - 1.4.1. 30' minimum from Fish Hatchery Road
    - 1.4.2. 20' minimum for 1 to 3 story buildings from Nobel Drive
    - 1.4.3. 30' minimum for a 4 story building from Nobel Drive
    - 1.4.4. 20' minimum from Research Park Drive
    - 1.4.5. 20' minimum setback from adjoining properties.
  - 1.5. Vision planes are required at all intersections.
  - 1.6. Vision plane areas shall have no plantings or obstructions over two (2) feet in height.
2. Notes per CSM #11600 pertaining to this CSM not already referenced above.
  - 2.1. Lots 28 & 29 are zoned PDD-GIP
  - 2.2. Lots 1, 2 and 3; (Maximum ISR = 0.6); (Floor Area Ratio = 0.3 to 0.5).

## SURVEY LEGEND

- ⊙ FOUND 1 1/4"  $\varnothing$  IRON ROD
- FOUND 3/4"  $\varnothing$  IRON ROD
- ⊗ SET 3/4" dia x 24" SOLID IRON ROD, WT. 1.50 lbs./lin. ft.
- ( ) RECORDED AS INFORMATION
- ← DRAINAGE ARROW



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°07'11"E (S00°31'01"E)	21.51'
L2	N84°24'33"W (N84°48'23"W)	110.55'
L3	S89°52'50"W (S89°28'59"W)	125.23'
L4	N47°00'21"E	132.78'
L5	S42°59'39"E	43.38'
L6	S02°00'21"W	218.48'

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	126.40'	375.00'	019°18'46"	S39°32'12"E (S39°56'01"E)	125.80'
C2	184.14'	215.00'	049°04'22"	S24°39'22"E (S25°03'12"E)	178.57'
C3	39.27'	25.00'	090°00'00"	S44°52'49"W (S44°28'59"W)	35.36'
C4	40.20'	25.00'	092°06'32" (092°07'31")	N44°03'25"W (N44°27'15.5"W)	36.00'

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C.S.M. No. 13691  
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Vol. 90 Page 93

SHEET  
3 OF 5

# CERTIFIED SURVEY MAP

13691

LOT 27, FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS, AS RECORDED IN VOLUME 58-0205A OF PLATS, ON PAGES 135-139, AS DOCUMENT NUMBER 3708613 DANE COUNTY REGISTRY, ALSO LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11600, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 367-371, AS DOCUMENT NUMBER 4132234, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$  OF SECTION 15 AND THE SE $\frac{1}{4}$ -NE $\frac{1}{4}$  OF SECTION 16, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of Fitchburg Technology Campus, LLC, owners of said land, I have surveyed, divided and mapped Lot 27, First Addition to Fitchburg Technology Campus, as recorded in Volume 58-0205A of Plats, on Pages 135-139, as Document Number 3708613, Dane County Registry, also Lot 3, Certified Survey Map Number 11600, as recorded in Volume 70 of Certified Survey Maps, on Pages 367-371, as Document Number 4132234, Dane County Registry, located in the SW $\frac{1}{4}$  - NW $\frac{1}{4}$  of Section 15, and the SE $\frac{1}{4}$  - NE $\frac{1}{4}$  of Section 16, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin being more fully described as follows:

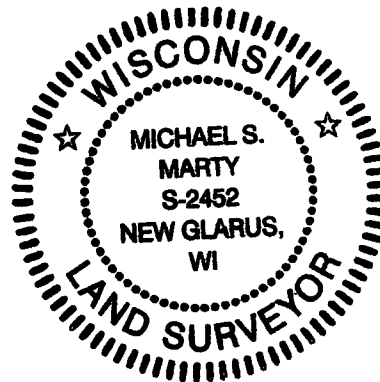
Commencing at the West  $\frac{1}{2}$  corner of said Section 15; thence N00°36'44"E along the West line of the NW  $\frac{1}{2}$  of said Section 15, 504.46 feet to the southerly line of said Lot 27 and the point of beginning; thence S89°52'49"W along said southerly line, 10.46 feet to the Southwest corner of said Lot 27 and the Southeast corner of said Lot 3; thence along the boundary of said Lot 3 for the next seven (7) courses; 1-thence continuing S89°52'49"W, 152.76 feet; 2-thence N84°24'33"W, 110.56 feet; 3-thence S89°52'50"W, 125.22 feet to a point of curvature; 4-thence 40.20 feet along the arc of a curve to the right, through a central angle of 92°06'32", a radius of 25.00 feet, and a chord bearing N44°03'25"W, 36.00 feet; 5-thence N02°00'21"E, 421.86 feet; 6-thence S89°27'59"E, 342.15 feet to a point of non-tangential curvature; 7-thence 126.40 feet along the arc of a curve to the left, through a central angle of 19°18'46", a radius of 375.00 feet, and a chord bearing S39°32'12"E, 125.80 feet to the northerly most corner of said Lot 27; thence along the boundary of said Lot 27 for the next five (5) courses; 1-thence S49°11'33"E, 226.62 feet to a point of curvature; 2-thence 184.14 feet along the arc of a curve to the right, through a central angle of 49°04'22", a radius of 215.00 feet, and a chord bearing S24°39'22"E, 178.57 feet; 3-thence S00°07'11"E, 21.51 feet to a point of curvature; 4-thence 39.27 feet along the arc of a curve to the right, through a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing S44°52'49"W, 35.36 feet; 5-thence S89°52'49"W, 234.60 feet to the point of beginning. Said description contains 249,819 square feet or 5.74 acres more or less.

I further certify that the map on Sheet 1 is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty, P.L.S. No. 2452

Dated this 4<sup>th</sup> day of April, 2014.

Signed: Michael S. Marty  
Vierbicher Associates, Inc.  
Michael S. Marty, P.L.S. No. 2452



**CITY OF FITCHBURG APPROVAL:**

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date: April 9, 2014

By: Linda J. Cory  
Linda J. Cory, City Clerk



04 Apr 2014 - 2:39p M:\EUA\130299\_TM\G-HQ\_Site\Cadd\Cadd\CSM\_130089.dwg by mmar

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planners | engineers | advisors



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120 E Lakeside Street  
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C.S.M. No. 13691  
Doc. No. 5063061  
Vol. 90 Page 94

SHEET  
4 OF 5

# CERTIFIED SURVEY MAP 13691

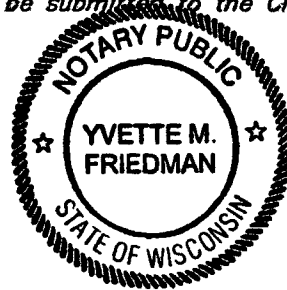
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**OWNER'S CERTIFICATE:**

Fitchburg Technology Campus, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon; and does further certify that this CSM is required by S.236.34 of the State Statutes to be submitted to the City of Fitchburg for approval.

Dated this 8 day of APRIL, 2014

Signed: [Signature]  
 Scott E. Kelly, Managing Member  
 Fitchburg Technology Campus, LLC



State of Wisconsin )  
 ) ss  
 County of Dane )

Personally came before me this 8 day of April, 2014, the above named Scott E Kelly, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: [Signature] My Commission expires/is permanent: 9/25/2016

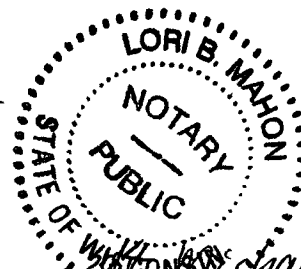
**CONSENT OF MORTGAGEE CERTIFICATE:**

PARK BANK, a banking association 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said PARK BANK has caused these presents to be signed by MICHAEL LAWRENCE its VICE PRESIDENT at MADISON, Wisconsin, on this 7th day of April, 2014

Signed: [Signature]  
 MICHAEL J LAWRENCE

STATE OF WISCONSIN )  
 ) ss  
 COUNTY OF DANE )



Personally came before me this 7th day of April, 2014, MICHAEL J LAWRENCE of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

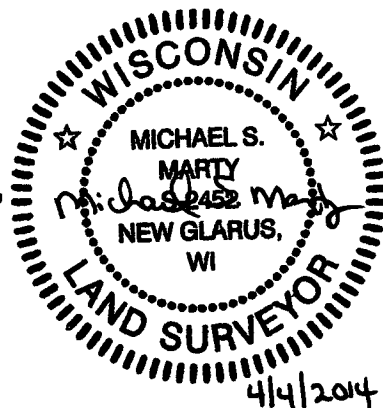
Notary Public: [Signature] My commission expires/is permanent: 9-6-15

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording on this 10th day of April, 2014, at 9:22 o'clock a.m., and recorded in Volume 90 of Certified Survey Maps on pages 91-95

Kristi Chlebowski by Peter Ellstad, deputy  
 Kristi Chlebowski, Dane County Register of Deeds

Received 4/10/14 at 8:53am



04 Apr 2014 - 2:40p M:\EUA\130299\_TMG-HQ\_Site\Cadd\CSM\_130089.dwg by: mmr

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fauter Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530		FN: 130089 DATE: 4/04/2014	SURVEYED FOR: Fitchburg Technology Campus, LLC 120 E Lakeside Street Madison, WI 53715	C.S.M. No. <u>13691</u>	SHEET 5 OF 5
		REV: Drafted By: MMAR Checked By: MMAR	Doc. No. <u>5063061</u>	Vol. <u>90</u> Page <u>95</u>	