

HILDALE PHASE 2 PRELIMINARY PLAT

LOT 1, CERTIFIED SURVEY MAP _____, AND LOT 1, CERTIFIED SURVEY MAP 2716, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 20, T79N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LAND SURVEYOR CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed herein, I have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as:

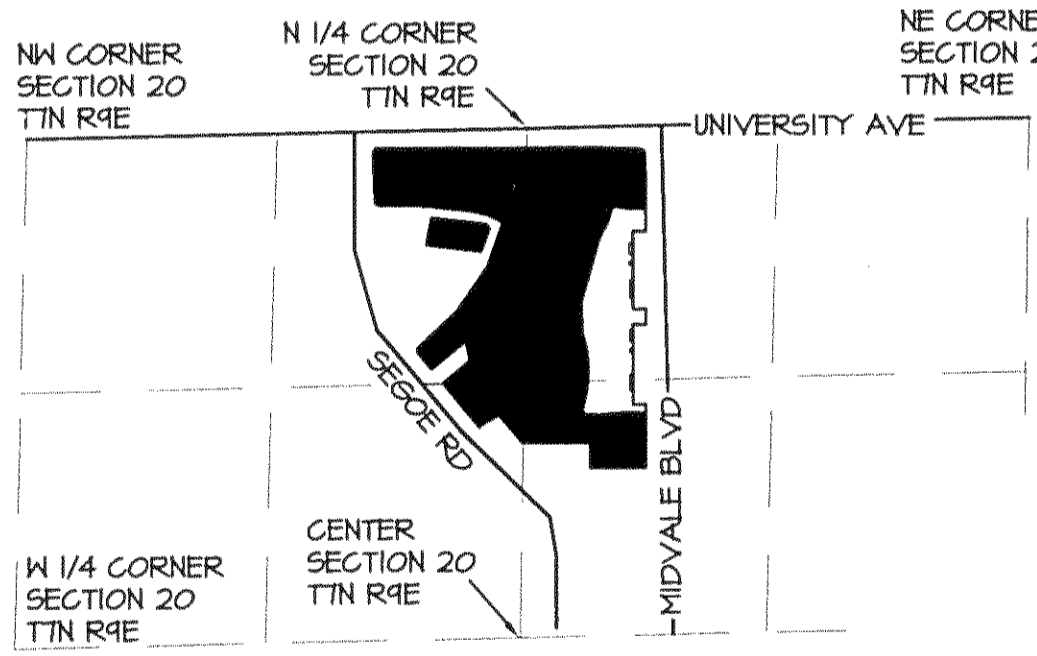
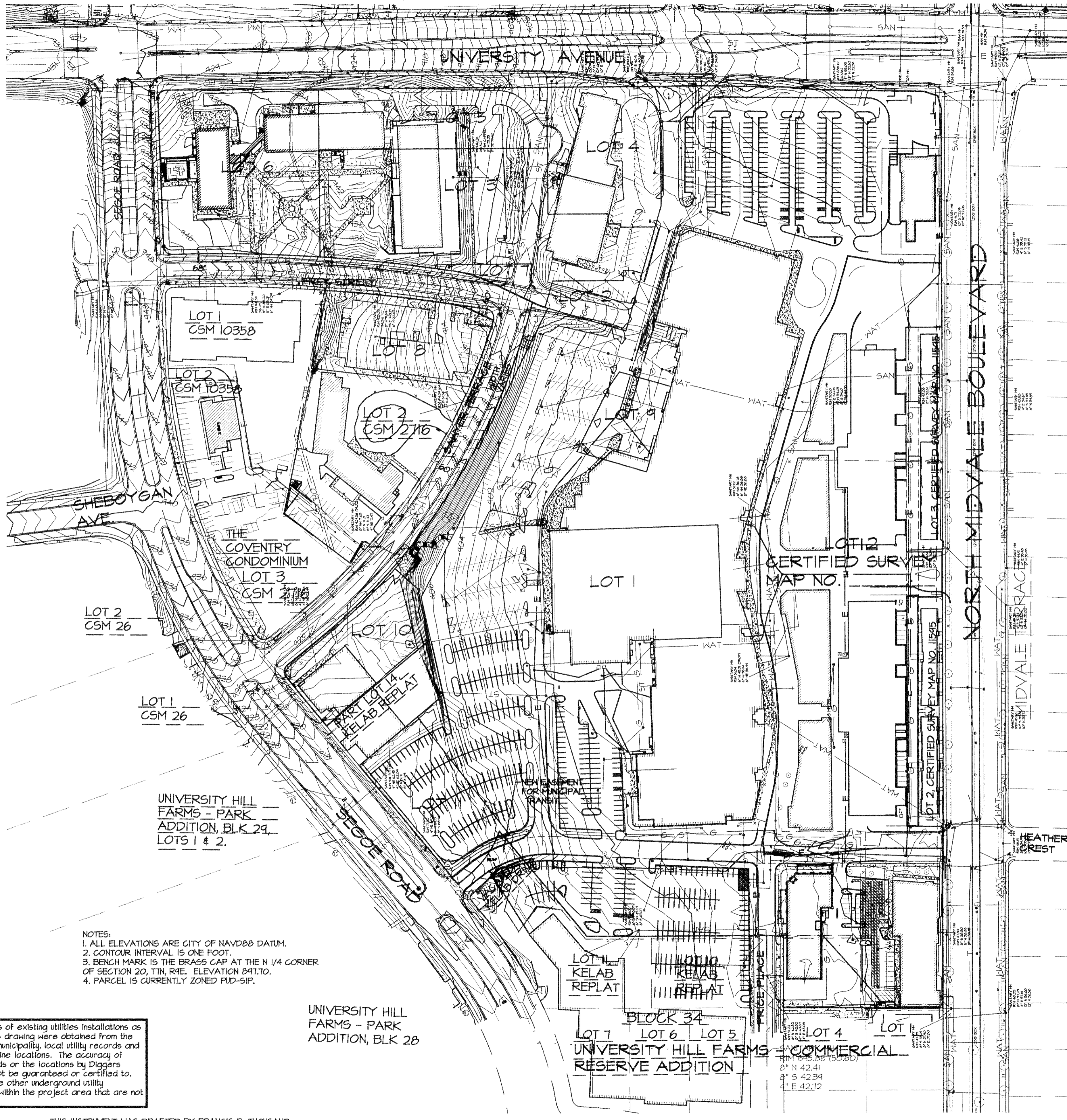
A parcel of land being Lot 1, Certified Survey Map No. _____, and Lot 1, Certified Survey Map No. 2716, all being part of the NE 1/4 and SE 1/4 of the NW 1/4 and part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 20, T79N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NW corner of the said NW 1/4, 588°58'20"E, 610.44 feet to the west line of Midvale Boulevard extended; thence along said west line, 500°02'28"E, 132.32 feet to the point of beginning; thence continuing 500°02'28"E, 281.23 feet; thence N84°55'13"W, 44.25 feet; thence N80°42'53"W, 11.28 feet; thence S15°47'44"W, 15.40 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears S25°15'43"W, 49.14 feet; thence S24°15'42"W, 11.20 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S25°13'24"W, 41.13 feet; thence S16°11'05"W, 318.55 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 86.50 feet and a chord which bears S04°04'56"W, 21.34 feet; thence S01°58'47"W, 50.78 feet; thence S01°54'45"E, 54.16 feet; thence S00°30'37"E, 35.17 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 86.50 feet and a chord which bears S08°14'21"E, 23.52 feet; thence S16°08'16"E, 22.71 feet; thence S15°10'07"E, 22.43 feet; thence S12°07'22"E, 26.14 feet; thence S04°24'53"E, 24.81 feet; thence S07°15'48"E, 24.40 feet; thence S05°41'36"E, 18.35 feet; thence S03°48'55"E, 22.40 feet; thence S01°23'22"E, 24.45 feet; thence S02°51'38"W, 83.71 feet; thence S07°32'24"W, 21.44 feet; thence S11°47'36"W, 107.48 feet; thence S07°48'34"E, 23.51 feet; thence S81°27'01"E, 14.53 feet; thence N84°32'08"E, 123.01 feet; thence S84°57'53"E, 122.18 feet to the West line of Midvale Boulevard; thence along said West line, 500°02'28"E, 281.26 feet; thence S84°57'08"W, 240.16 feet to the East line of Price Place; thence along said East line, N00°01'08"W, 124.88 feet; thence S84°53'50"W, 351.52 feet; thence N83°46'44"W, 248.01 feet to a point on a curve; thence Southwesterly along a curve to the right which has a radius of 185.00 feet and a chord which bears S34°50'26"W, 48.41 feet; thence S50°15'26"W, 25.00 feet to the East line of Segoe Road; thence along said East line, N84°44'04"W, 280.14 feet; thence N50°17'30"E, 187.30 feet; thence N12°33'44"W, 104.62 feet; thence S50°11'30"W, 235.08 feet; thence N84°44'04"W, 81.53 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 374.19 feet and a chord which bears N88°46'41"W, 33.34 feet to a point of compound curve; thence northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N06°17'24"E, 20.88 feet; thence N50°24'40"E, 83.40 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 1150.00 feet and a chord which bears N32°17'56"E, 715.03 feet; thence N64°47'14"W, 43.38 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 180.00 feet and a chord which bears N13°23'28"W, 53.86 feet; thence N81°58'41"W, 35.16 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 28.65 feet and a chord which bears N86°53'50"W, 484.83 feet to a point of reverse curve; thence northwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N46°54'46"W, 21.15 feet; thence N02°04'30"W, 268.71 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N43°43'44"E, 21.51 feet; thence N84°31'11"E, 480.41 feet; thence S88°58'09"E, 144.66 feet; thence S85°10'40"E, 47.13 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 314.50 feet and a chord which bears S87°03'04"E, 20.56 feet; thence S88°55'27"E, 181.14 feet; thence S71°38'04"E, 26.24 feet; thence S14°46'17"E, 22.48 feet to the point of beginning.

This parcel contains 1,285,441 sq. ft. 24.51 acres.

Together with And Together with:

Lot 1, Certified Survey Map No. 2716, located in the NE 1/4 of the NW 1/4 of Section 20, T79N, R9E, City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the Northwest corner of said Lot 1 on the south line of Frey Street; thence southeasterly along a curve to the right which has a radius of 2805.00 feet and a chord which bears S84°02'51"E, 144.45 feet; thence S82°04'23"E, 46.74 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears S32°40'36"E, 22.78 feet to a point of compound curve; thence Southwesterly along a curve to the right which has a radius of 1040.00 feet and a chord which bears S20°07'24"W, 124.47 feet; thence N83°21'42"W, 288.47 feet; thence N11°38'05"E, 143.90 feet to the point of beginning. This parcel contains 435,756 sq. ft. - 1.00 acres.



LOCATION MAP
NW 1/4 AND NE 1/4 OF SECTION
20, T79N, R9E NOT TO SCALE

LEGEND		
SECTION CORNER FOUND	LIGHT POLE	CANOPY SHADE TREE
IRON STAKE FOUND	ELECTRICAL OUTLET	SHRUB
REBAR PLACED	UTILITY POLE	CONIFEROUS TREE
CHISELED CROSS	GUY WIRE / DEAD MAN	WAT - BURIED WATER MAIN
DRILL HOLE	TRAFFIC SIGNAL	SAN - SANITARY SEWER
SURVEY NAIL	TRAFFIC CONTROL BOX	ST - STORM SEWER
WOOD STAKE	ELECTRIC PEDESTAL	RD - ROOF DRAIN
RECORDED AS DATA	ELECTRIC METER	OH - OVERHEAD WIRES
MEASURED DATA	ELECTRIC MANHOLE	CATV - BURIED CABLE TV LINE
SOIL BORING	TELEPHONE PEDESTAL	E - BURIED ELECTRIC
SANITARY MANHOLE	TELEPHONE MANHOLE	T - BURIED TELEPHONE
YARD CLEANOUT	CABLE PEDESTAL	FO - FIBER OPTIC
STORM MANHOLE	SPRINKLER HEAD	G - BURIED GAS MAIN
STORM INLET	BOLLARD	CONTOUR
STORM CATCH BASIN	MONITORING WELL	SPOT ELEVATION
STORM CATCH BASIN	HANDICAP RAMP	CAUTION
STORM CLEAN OUT	HANDICAP STALL	CAUTION
APRON ENDWALL	STONE WALL	BENCH MARK
WATER MANHOLE	FENCE LINE	PROPERTY LINE
HYDRANT	EDGE OF TREES	UTILITY EASEMENT
WATER VALVE	PROPERTY LINE	SETBACK LINE
SIAMASE CONNECT	CENTER LINE	EDGE OF WATER
POST INDICATOR VALVE	EXISTING BUILDING	METLAND BOUNDARY
GAS METER	EXISTING CONCRETE	100 YEAR FLOOD BOUNDARY
GAS VALVE	EXISTING GRAVEL	
TRAFFIC SIGNAL	EXISTING ASPHALT	
TRAFFIC CONTROL BOX		

NOTES:
1. ALL ELEVATIONS ARE CITY OF NAVD83 DATUM.
2. CONTOUR INTERVAL IS ONE FOOT.
3. BENCH MARK IS THE BRASS CAP AT THE NW 1/4 CORNER OF SECTION 20, T79N, R9E. ELEVATION 847.10.
4. PARCEL IS CURRENTLY ZONED PUD-S1P.

The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.

THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

SCALE 1" = 100'
0' 25' 50' 100' 200'

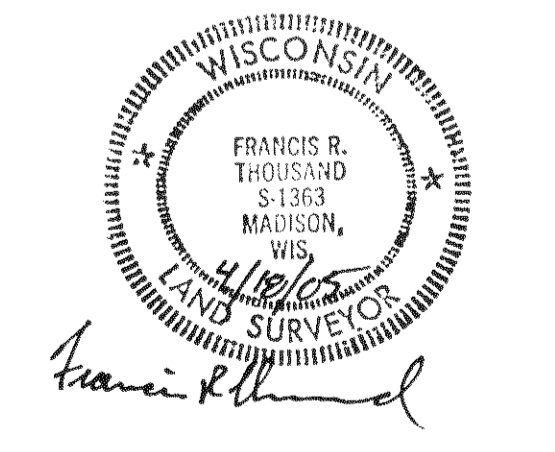
GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4, SECTION 20, T79N, R9E, PUBLISHED AS N84°44'42"W, WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE NAVD83(47)

OWNER:
SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

SURVEYOR:
FRANCIS R. THOUSAND
ARNOLD & O'SHERIDAN, INC
1111 DEMING WAY STE 200
MADISON, WI 53717

OBJECTING AUTHORITIES:
DANE COUNTY
DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
CITY OF MADISON



APRIL 14, 2007

ARNOLD AND O'SHERIDAN INC
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PROJECT # 080040
SHEET 1 OF 1