

Comprehensive Development Plan



Thermo Fisher Scientific Comprehensive Development Plan

March 16, 2022

PREPARED FOR:
City of Fitchburg
5225 Verona Road
Madison, WI 53711

PREPARED BY:
Ruekert & Mielke, Inc.
4001 Nakoosa Trail
Suite 200
Madison, WI 53714

TABLE OF CONTENTS

OVERVIEW	1
EXISTING CONDITIONS	6
SURFACE WATER RUNOFF	9
TRANSPORTATION	10
PEDESTRIANS AND BICYCLING	11
GENERAL DESCRIPTION OF SITE WHEN DEVELOPED	11
UTILITIES	12
ZONING	13

COMPREHENSIVE DEVELOPMENT PLAN



OVERVIEW

The Thermo Fisher Scientific (TFS) Comprehensive Development Plan helps provide an insight into the existing and future land uses for approximately 70 acres located in the City of Fitchburg. TFS parcels are surrounded by Verona Frontage Rd, Sprocket & Spoke Dr, Dawley Conservation Park along with Pine Ridge Subdivision. The Badger Ridge State Trail and the Military State Trail run adjacent to parcels and have high volumes of bicycles and pedestrian traffic in the summer months.

See Exhibit A.



Surface Water Data Viewer Map



Legend

- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_Off



0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Arrowhead NDP was completed and adopted in 2009 to help plan use of the area. Since the NDP, several changes have been made to the TFS campus. Verona Road improvements were completed and as a result changed the west property line for the campus along with access to Williamsburg Way was severed from the northwest. A secondary entrance to the campus was added to the south connecting to Sprocket Drive. The entrance was an extension of Discovery Drive and constructed as a private drive.

In addition, a WISDOT regional storm water pond was added to lands on the northeast of the TFS campus. This new storm water pond provides treatment for the north and west areas of lands owned by TFS. The Sprocket Pond serves to treat water for the south and east areas of the TFS campus.

Improvements on the existing campus were complete in 2016 and 2017 as construction for Verona Road commenced. The addition of multiple parking areas, rerouting of traffic circulation, and Discovery Drive were all completed.

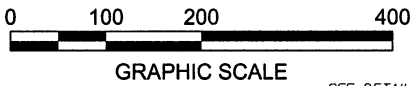
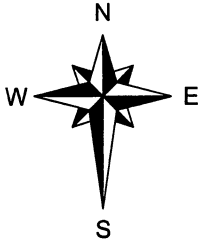
In 2020, approximately a 1.98 Acre Parcel, which contained a TFS building adjacent to the Frontage Road, was land divided by CSM number 15501.

See Exhibit M.

Doc# 5639292

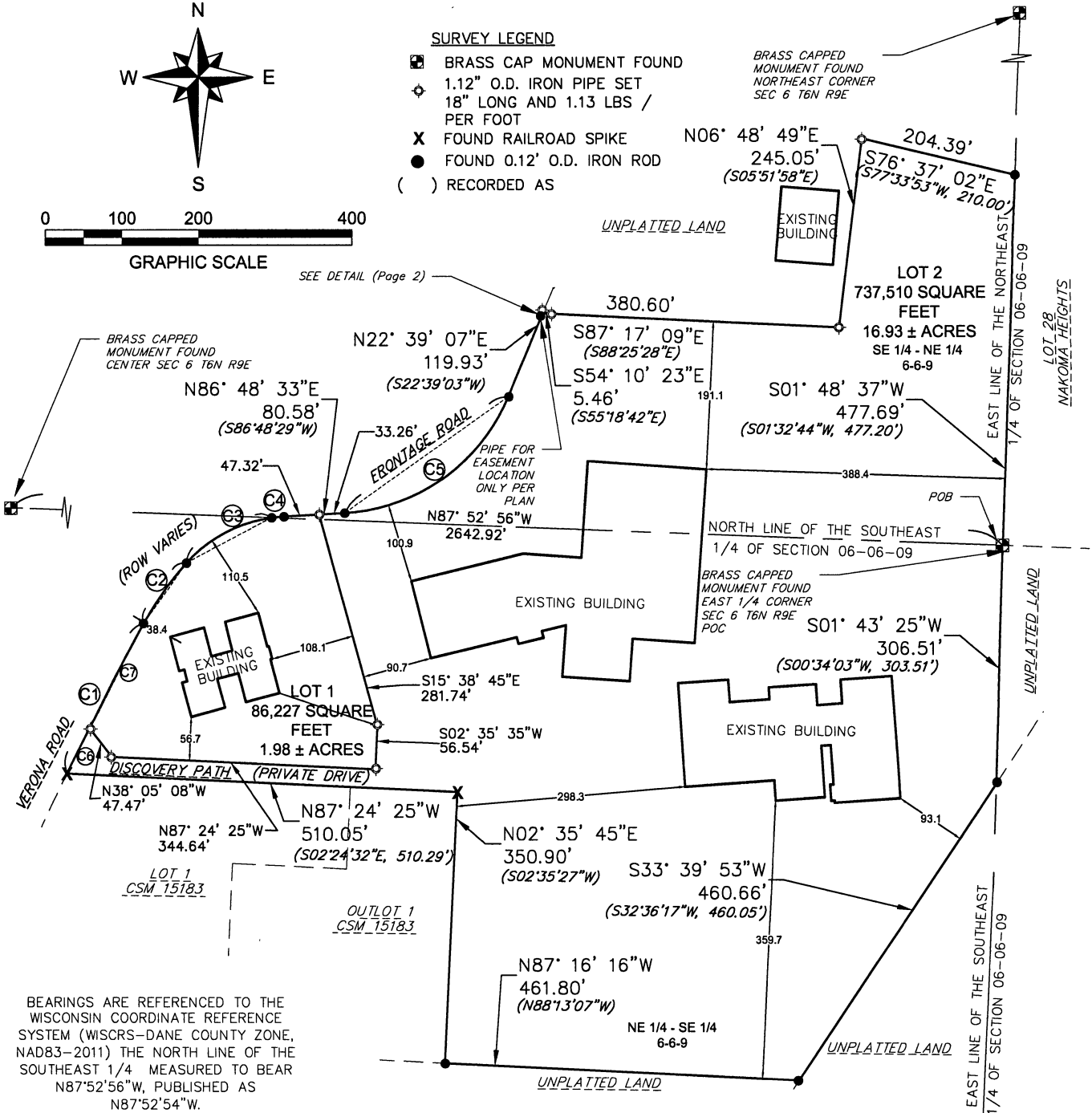
CERTIFIED SURVEY MAP - 1550

Being parts of Lot 1 and a part of Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- ⊕ 1.12" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
- X FOUND RAILROAD SPIKE
- FOUND 0.12" O.D. IRON ROD
- () RECORDED AS



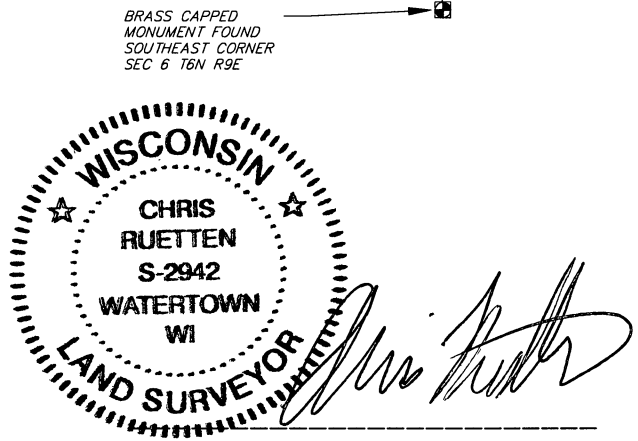
BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS-DANE COUNTY ZONE, NAD83-2011) THE NORTH LINE OF THE SOUTHEAST 1/4 MEASURED TO BEAR N87°52'56"W, PUBLISHED AS N87°52'54"W.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT
C1	4667.00'	02°41'13"	218.85'	N27° 20' 22"E	218.87'	109.46'
C2	386.00'	14°08'19"	95.01'	N35° 45' 10"E (S35° 45' 06"W)	98.25'	47.87'
C3	186.00'	39°25'35"	125.48'	N62° 32' 09"E (S62° 32' 05"W)	127.99'	66.65'
C4	186.00'	04°33'37"	14.80'	N84° 31' 45"E (S84° 31' 41"W)	14.80'	7.41'
C5	246.00'	64°09'24"	261.29'	N54° 43' 50"E (S54° 43' 46"W)	275.46'	154.19'
C6	4667.00'	00°48'18"	65.58'	N26° 23' 55"E	65.58'	32.79'
C7	4667.00'	01°52'55"	153.29'	N27° 44' 32"E	153.29'	76.65'

OWNER/SUBDIVIDER:
THERMO FISHER SCIENTIFIC
300 Industry Drive
Pittsburgh, PA 15205

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



Chris Ruetten, P.L.S. 2942



Dated this 5th day of May, 2020

CERTIFIED SURVEY MAP - 15501

Being parts of Lot 1 and a part of Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

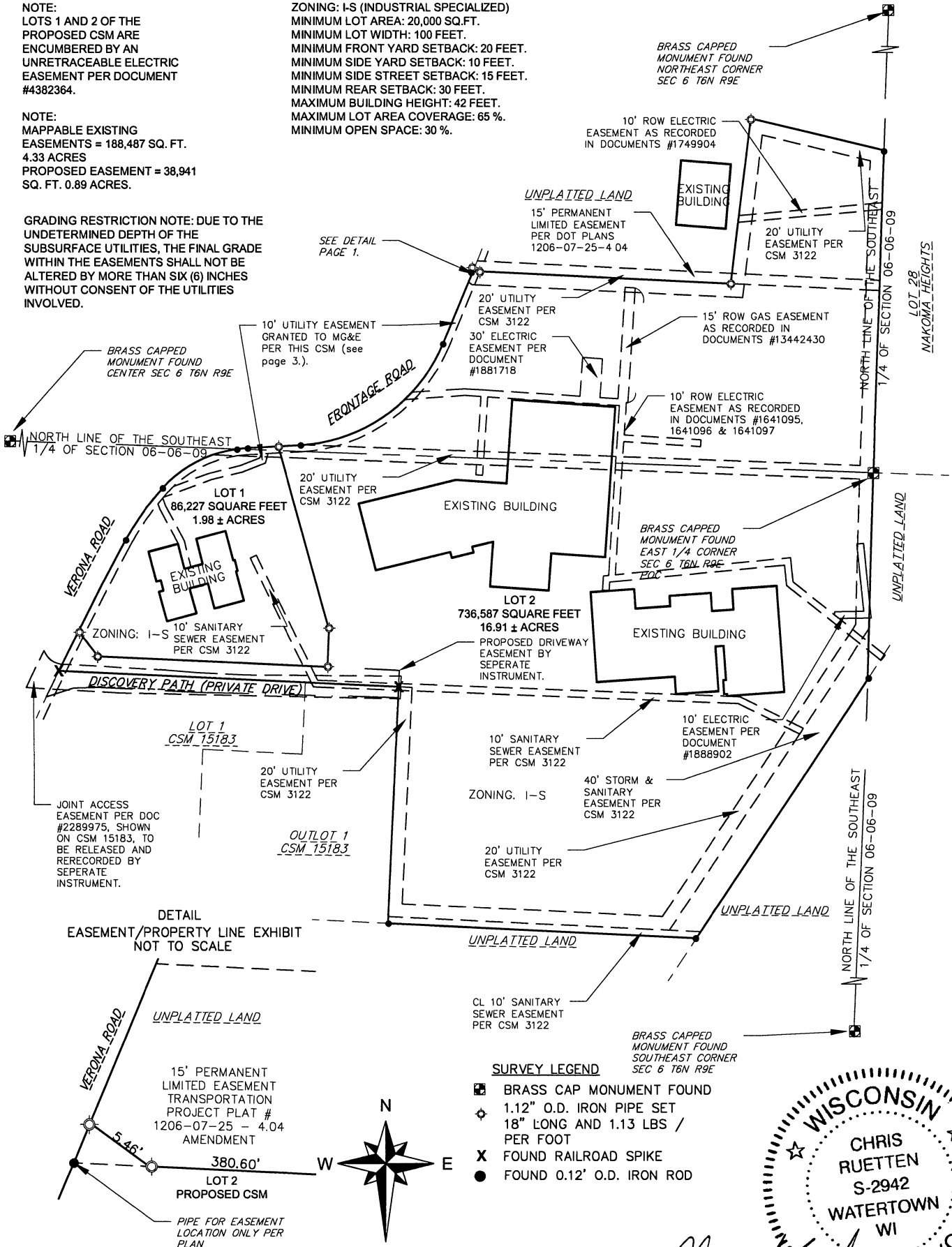
EASEMENT EXHIBIT

NOTE:
LOTS 1 AND 2 OF THE PROPOSED CSM ARE ENCUMBERED BY AN UNRETRACEABLE ELECTRIC EASEMENT PER DOCUMENT #4382364.

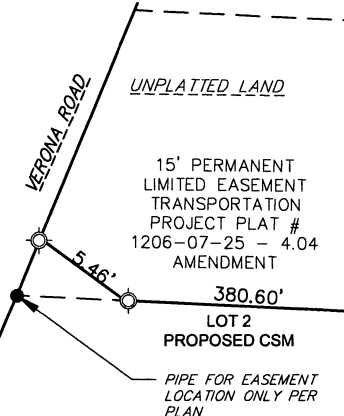
NOTE:
MAPPABLE EXISTING EASEMENTS = 188,487 SQ. FT. 4.33 ACRES
PROPOSED EASEMENT = 38,941 SQ. FT. 0.89 ACRES.

ZONING: I-S (INDUSTRIAL SPECIALIZED)
MINIMUM LOT AREA: 20,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FEET.
MINIMUM FRONT YARD SETBACK: 20 FEET.
MINIMUM SIDE YARD SETBACK: 10 FEET.
MINIMUM SIDE STREET SETBACK: 15 FEET.
MINIMUM REAR SETBACK: 30 FEET.
MAXIMUM BUILDING HEIGHT: 42 FEET.
MAXIMUM LOT AREA COVERAGE: 65%.
MINIMUM OPEN SPACE: 30%.

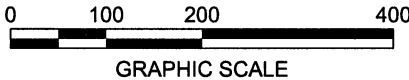
GRADING RESTRICTION NOTE: DUE TO THE UNDETERMINED DEPTH OF THE SUBSURFACE UTILITIES, THE FINAL GRADE WITHIN THE EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES WITHOUT CONSENT OF THE UTILITIES INVOLVED.



DETAIL
EASEMENT/PROPERTY LINE EXHIBIT
NOT TO SCALE



- SURVEY LEGEND**
- BRASS CAP MONUMENT FOUND
 - ◆ 1.12" O.D. IRON PIPE SET
18" LONG AND 1.13 LBS / PER FOOT
 - ✕ FOUND RAILROAD SPIKE
 - FOUND 0.12' O.D. IRON ROD



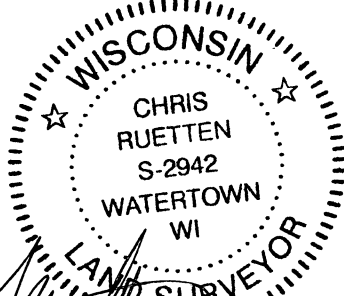
OWNER/SUBDIVIDER:
THERMO FISHER SCIENTIFIC
300 Industry Drive
Pittsburgh, PA 15205

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



Chris Ruetten, P.L.S. 2942

Dated this 5th day of May, 2020



Chris Ruetten
Chris Ruetten, P.L.S. 2942

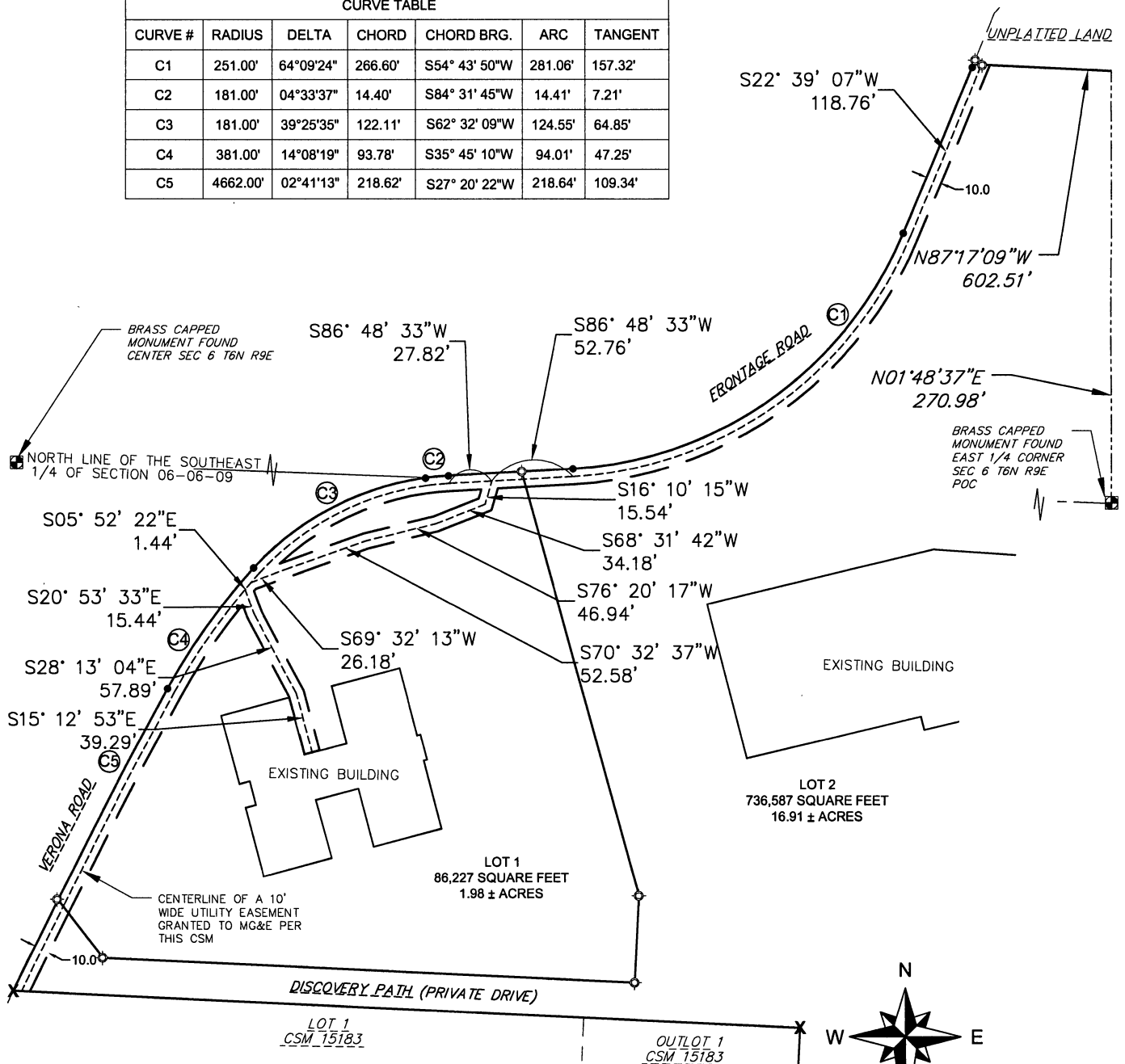
G:\3D_2018\8280_Thermo Fisher\10001_Survey Services\dwg\CSM.dwg

CERTIFIED SURVEY MAP - 15501

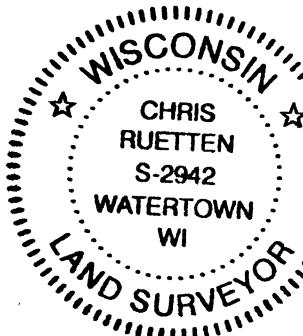
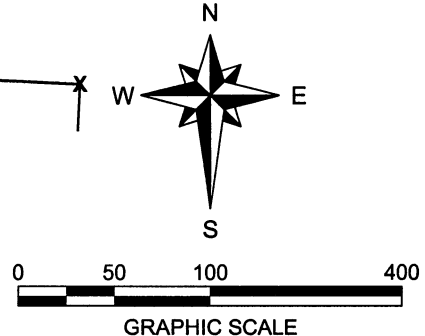
Being parts of Lot 1 and a part of Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

PROPOSED 10' MG&E EASEMENT EXHIBIT

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT
C1	251.00'	64°09'24"	266.60'	S54° 43' 50"W	281.06'	157.32'
C2	181.00'	04°33'37"	14.40'	S84° 31' 45"W	14.41'	7.21'
C3	181.00'	39°25'35"	122.11'	S62° 32' 09"W	124.55'	64.85'
C4	381.00'	14°08'19"	93.78'	S35° 45' 10"W	94.01'	47.25'
C5	4662.00'	02°41'13"	218.62'	S27° 20' 22"W	218.64'	109.34'



- SURVEY LEGEND**
- BRASS CAP MONUMENT FOUND
 - ◆ 1.12" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - ✕ FOUND RAILROAD SPIKE
 - FOUND 0.12' O.D. IRON ROD



Chris Ruetten

Chris Ruetten, P.L.S. 2942

OWNER/SUBDIVIDER:
 THERMO FISHER SCIENTIFIC
 300 Industry Drive
 Pittsburgh, PA 15205

PREPARED BY:
 Ruekert & Mielke, Inc.
 W233 N2080 Ridgeview Pkwy.
 Waukesha, WI 53188
 262-542-5733

Ruekert • Mielke Dated this 5th day of May, 2020
 www.ruekertmielke.com

G:\C3D_2018\8280_Thermo Fisher\10001_Survey Services\dwg\CSM.dwg

CERTIFIED SURVEY MAP - 15501

Being parts of Lot 1 and Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

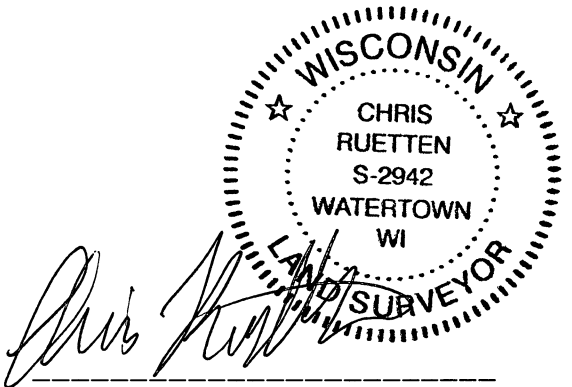
I, Chris Ruetten, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Thermo Fisher Scientific, that I have surveyed, divided and mapped a division of the remainder of Lots 1 and 2 of Certified Survey Map Number 3122, recorded at the Dane County Register of Deeds as Document No. 1612599, being in part of the Northeast 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of Section 6; thence S01°43'25"W along the East line of said Southeast 1/4, a distance of 306.51 feet; thence S33°39'53"W, a distance of 460.66 feet; thence N87°16'16"W, a distance of 461.80 feet to the Easterly line of Outlot 1 of CSM 15183; thence N02°35'45"E along said East line, a distance of 350.90 feet to the Northerly line of said CSM; thence N87°24'25"W along said North line, a distance of 510.05 feet to the Easterly Right-of-Way (ROW) of Verona Road/Frontage Road; thence along said ROW line over the next seven courses; thence along the arc of a curve to the right, a distance of 218.87 feet, radius of 4667.00 feet, central angle of 02°41'13" with a chord bearing N27°20'22"E, a distance of 218.85 feet; thence along the arc of a curve to the right, a distance of 98.25 feet, radius of 386.00 feet, central angle of 14°08'19" with a chord bearing N35°45'10"E, a distance of 95.01 feet; thence along the arc of a curve to the right, a distance of 127.99 feet, radius of 186.00 feet, central angle of 39°25'35" with a chord bearing N62°32'09"E, a distance of 125.48 feet; thence along the arc of a curve to the right, a distance of 14.80 feet, radius of 186.00 feet, central angle of 04°33'37" with a chord bearing N84°31'45"E, a distance of 14.80 feet; thence N86°48'33"E, a distance of 80.58 feet; thence along the arc of a curve to the left, a distance of 275.46 feet, radius of 246.00 feet, central angle of 64°09'24" with a chord bearing N54°43'50"E, a distance of 261.29 feet; thence N22°39'07"E, a distance of 119.93 feet; thence S54°10'23"E, a distance of 5.46 feet; thence S87°17'09"E, a distance of 380.60 feet; thence N06°48'49"E, a distance of 245.05 feet; thence S76°37'02"E, a distance of 204.39 feet to the East line of the Northeast 1/4 of said Section; thence S01°48'37"W along said East line, a distance of 477.69 feet to the Point of Beginning. Containing 18.91± acres (823,737± Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of Thermo Fisher Scientific, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Fitchburg ordinances in surveying, dividing and mapping of same.



OWNER/SUBDIVIDER:
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300 Industry Drive
Pittsburgh, PA 15205

PREPARED BY:
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Waukesha, WI 53188
262-542-5733



Chris Ruetten, P.L.S. 2942

Dated this 5th day of May, 2020

CERTIFIED SURVEY MAP - 15501

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CORPORATE OWNER'S CERTIFICATE

Thermo Fisher Scientific, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Thermo Fisher Scientific, does further certify that this plat is required to be submitted to the following for approval or objection: City of Madison Plan Commission

IN WITNESS WHEREOF, the said Thermo Fisher Scientific, has caused these presents to be signed by William M. Jenkins, Title VP, REAL ESTATE AMERICAS and its corporate seal to be hereunto affixed on this

12TH day of JUNE, 2020.

Thermo Fisher Scientific.

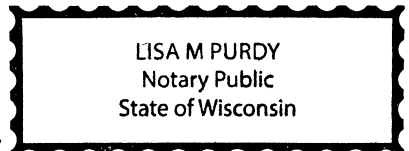
VICE PRESIDENT, REAL ESTATE AMERICAS
Title

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this 12th day of June, 2020, the above named William M. Jenkins,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Lisa M. Purdy
Notary Public, State of Wisconsin.



My Commission July 21, 2021

CITY OF FITCHBURG APPROVAL

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

By: Tracy Oldenburg
Tracy Oldenburg, City Clerk

Date: 9/14/2020

REGISTER OF DEEDS CERTIFICATE

Received for recording this 21st day of September, 2020,

at 1:54, PM, and recorded in Volume 111 of Certified Survey Maps on

Pages 318-322 as Document No. 5639292

Kristi Chlebowski by Rob Sargolima, Deputy
Kristi Chlebowski, Dane County Register of Deeds

Received 9-21-20 12:54 pm

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Dated this 5th day of May, 2020

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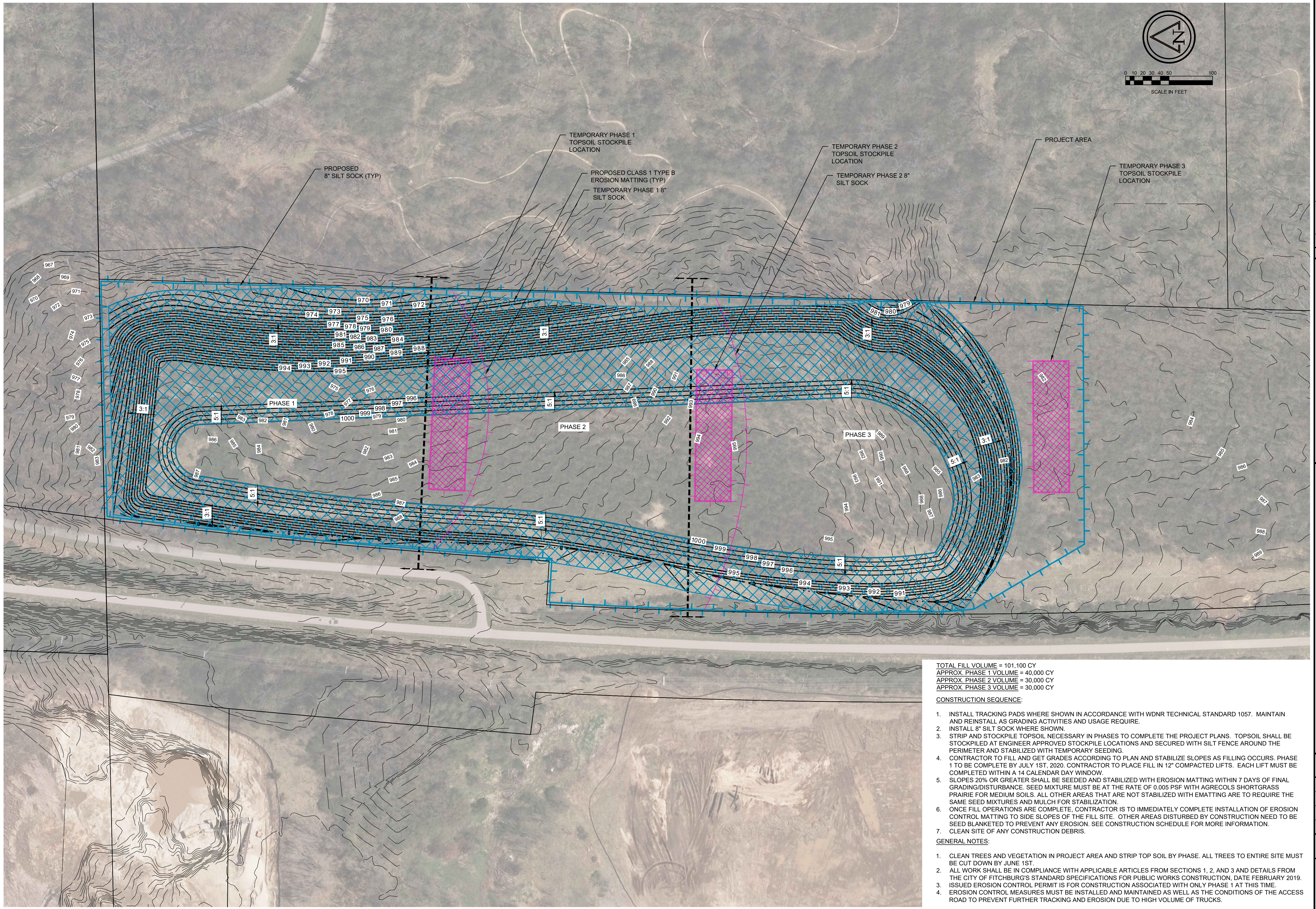
As a result of the surrounding WISDOT construction projects, excess granular fill has been added to the TFS lands where previous demolition of existing buildings occurred. The fill was intended to raise the sites and make them suitable for long term planning / development on the vacant lands.

The eastern most parcel west of the Badger State Trail has been considered as a developable parcel. However the location and access along with setbacks and other challenges have caused TFS to consider this parcel to not be suitable for development for commercial or industrial. The use is planned to be more passive for energy generation such as solar or conservancy as greenspace.

Some Thermo Fisher parcels have been a source for fill sites. The parcel to the east of the Badger State Trail is currently taking fill and will be completed in the Spring of 2022.

See Exhibit D.

May 08, 2020 10:57am PLOTTED BY:JKLIEVE SAVED BY:JKLIEVE
 IMAGES: esd0909d1; RM SQUARE_Fill Color-Print; 201808280_Thermo_Fisher Fill Site.dwg
 C:\CS2_201808280_Thermo_Fisher Fill Site.dwg



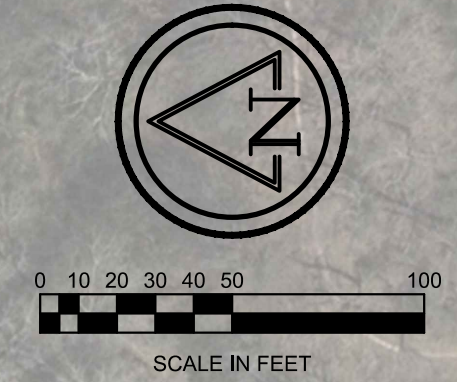
TOTAL FILL VOLUME = 101,100 CY
 APPROX. PHASE 1 VOLUME = 40,000 CY
 APPROX. PHASE 2 VOLUME = 30,000 CY
 APPROX. PHASE 3 VOLUME = 30,000 CY

CONSTRUCTION SEQUENCE:

1. INSTALL TRACKING PADS WHERE SHOWN IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. MAINTAIN AND REINSTALL AS GRADING ACTIVITIES AND USAGE REQUIRE.
2. INSTALL 8" SILT SOCK WHERE SHOWN.
3. STRIP AND STOCKPILE TOPSOIL NECESSARY IN PHASES TO COMPLETE THE PROJECT PLANS. TOPSOIL SHALL BE STOCKPILED AT ENGINEER APPROVED STOCKPILE LOCATIONS AND SECURED WITH SILT FENCE AROUND THE PERIMETER AND STABILIZED WITH TEMPORARY SEEDING.
4. CONTRACTOR TO FILL AND GET GRADES ACCORDING TO PLAN AND STABILIZE SLOPES AS FILLING OCCURS. PHASE 1 TO BE COMPLETE BY JULY 1ST, 2020. CONTRACTOR TO PLACE FILL IN 12" COMPACTED LIFTS. EACH LIFT MUST BE COMPLETED WITHIN A 14 CALENDAR DAY WINDOW.
5. SLOPES 20% OR GREATER SHALL BE SEEDED AND STABILIZED WITH EROSION MATTING WITHIN 7 DAYS OF FINAL GRADING/DISTURBANCE. SEED MIXTURE MUST BE AT THE RATE OF 0.005 PSF WITH AGRECOLS SHORTGRASS PRAIRIE FOR MEDIUM SOILS. ALL OTHER AREAS THAT ARE NOT STABILIZED WITH MATTING ARE TO REQUIRE THE SAME SEED MIXTURES AND MULCH FOR STABILIZATION.
6. ONCE FILL OPERATIONS ARE COMPLETE, CONTRACTOR IS TO IMMEDIATELY COMPLETE INSTALLATION OF EROSION CONTROL MATTING TO SIDE SLOPES OF THE FILL SITE. OTHER AREAS DISTURBED BY CONSTRUCTION NEED TO BE SEED BLANKETED TO PREVENT ANY EROSION. SEE CONSTRUCTION SCHEDULE FOR MORE INFORMATION.
7. CLEAN SITE OF ANY CONSTRUCTION DEBRIS.

GENERAL NOTES:

1. CLEAN TREES AND VEGETATION IN PROJECT AREA AND STRIP TOP SOIL BY PHASE. ALL TREES TO ENTIRE SITE MUST BE CUT DOWN BY JUNE 1ST.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE ARTICLES FROM SECTIONS 1, 2, AND 3 AND DETAILS FROM THE CITY OF FITCHBURG'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, DATE FEBRUARY 2019.
3. ISSUED EROSION CONTROL PERMIT IS FOR CONSTRUCTION ASSOCIATED WITH ONLY PHASE 1 AT THIS TIME.
4. EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED AS WELL AS THE CONDITIONS OF THE ACCESS ROAD TO PREVENT FURTHER TRACKING AND EROSION DUE TO HIGH VOLUME OF TRUCKS.



7	A
6	RUEKERT MIELKE
5	1
4	2
3	3
2	4
1	5

TOWN: SN RANGE: 9E SECTION: 9E

Ruekert Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com

2020 THERMO FISHER FILL SITE
PROPOSED OVERALL GRADING AND EROSION CONTROL PLAN
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

© COPYRIGHT 2020
 RUEKERT & MIELKE INC.
 DESIGNED BY: BET
 DRAFTED BY: JTK
 CHECKED BY: AWB
 DATE: MAY 8TH 2020

FILE NO.
8280-10002.100

SHEET NO.
GR-01

www.ruekertmielke.com

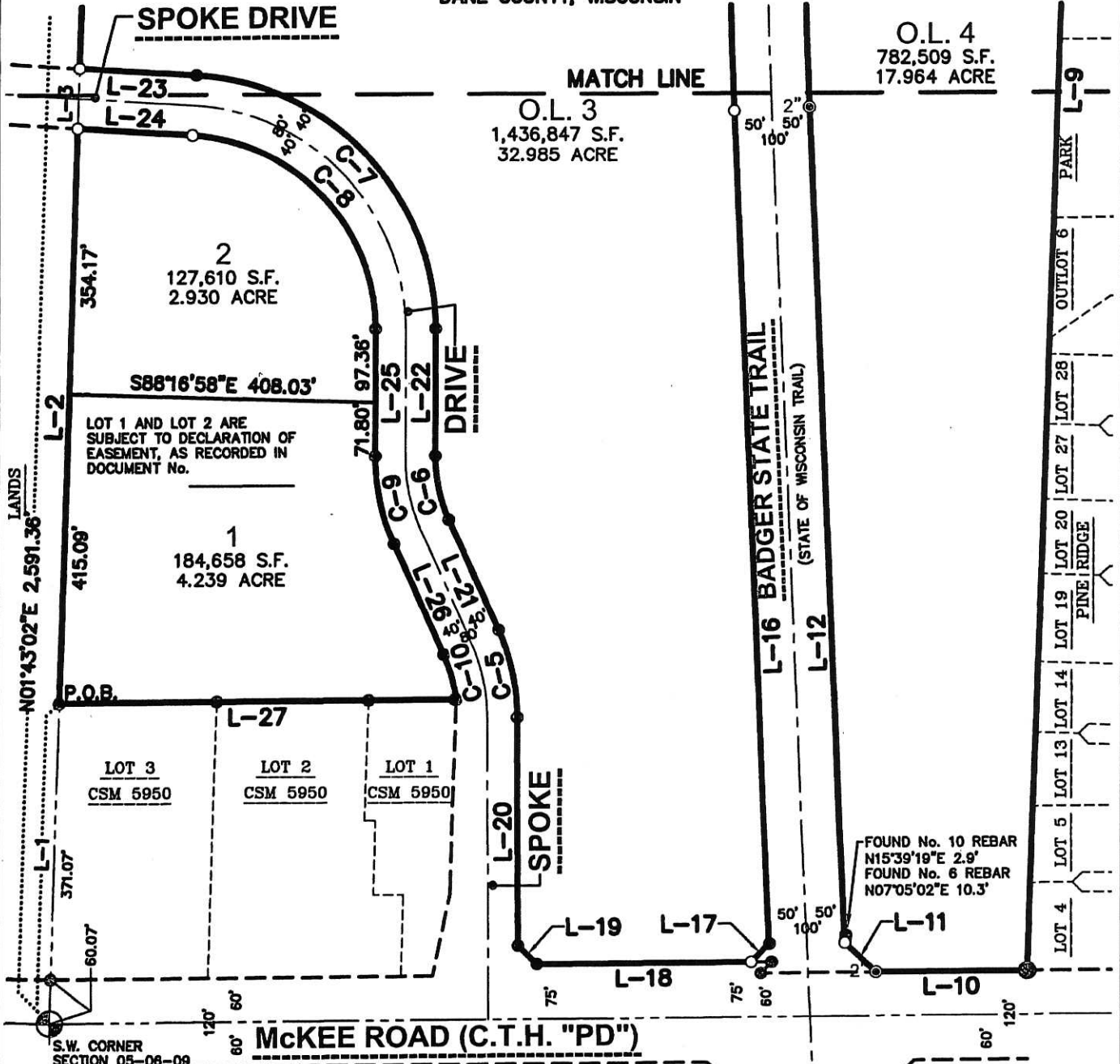
TFS entered into fill agreements in 2017 and currently still have an agreement active for one of their parcels. These fill projects have all been permitted through WDNR and the City of Fitchburg. Fill for these projects comes from other local projects and must meet certain requirements to be placed on site. Compaction testing, water runoff and drainage, and erosion control with restoration are a few items which are monitored throughout the design and construction process.

Previously a parcel located on the west side of Spoke Drive was disconnected from the larger continuous land and sold by TFS. The split and sale of land was completed by CSM 15033.

See Exhibit N.

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



S.W. CORNER SECTION 05-06-09 FOUND ALM. MON. N=481,218.91 E=799,533.20 ALL TIES FOUND

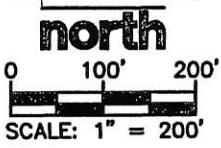
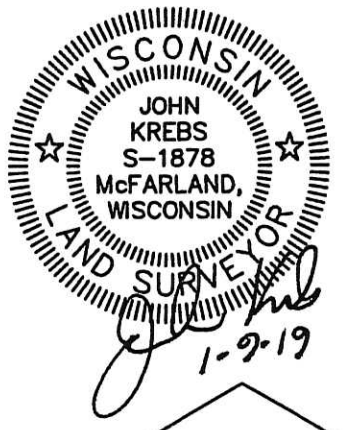
FOUND No. 10 REBAR N15°39'19"E 2.9'
FOUND No. 6 REBAR N07°05'02"E 10.3'

LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.



File: L:\2017\177999\DWG\17-7999-TF F-CSM.dwg Layout: Sheet 1 User: J Plotted: Dec 12, 2018 - 12:19pm

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5080

PREPARED FOR:
CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999
FILE NO: B-0
FIELDBOOK/PG: -
SHEET NO: 1 OF 13

SURVEYED BY: ZMR/DJT
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

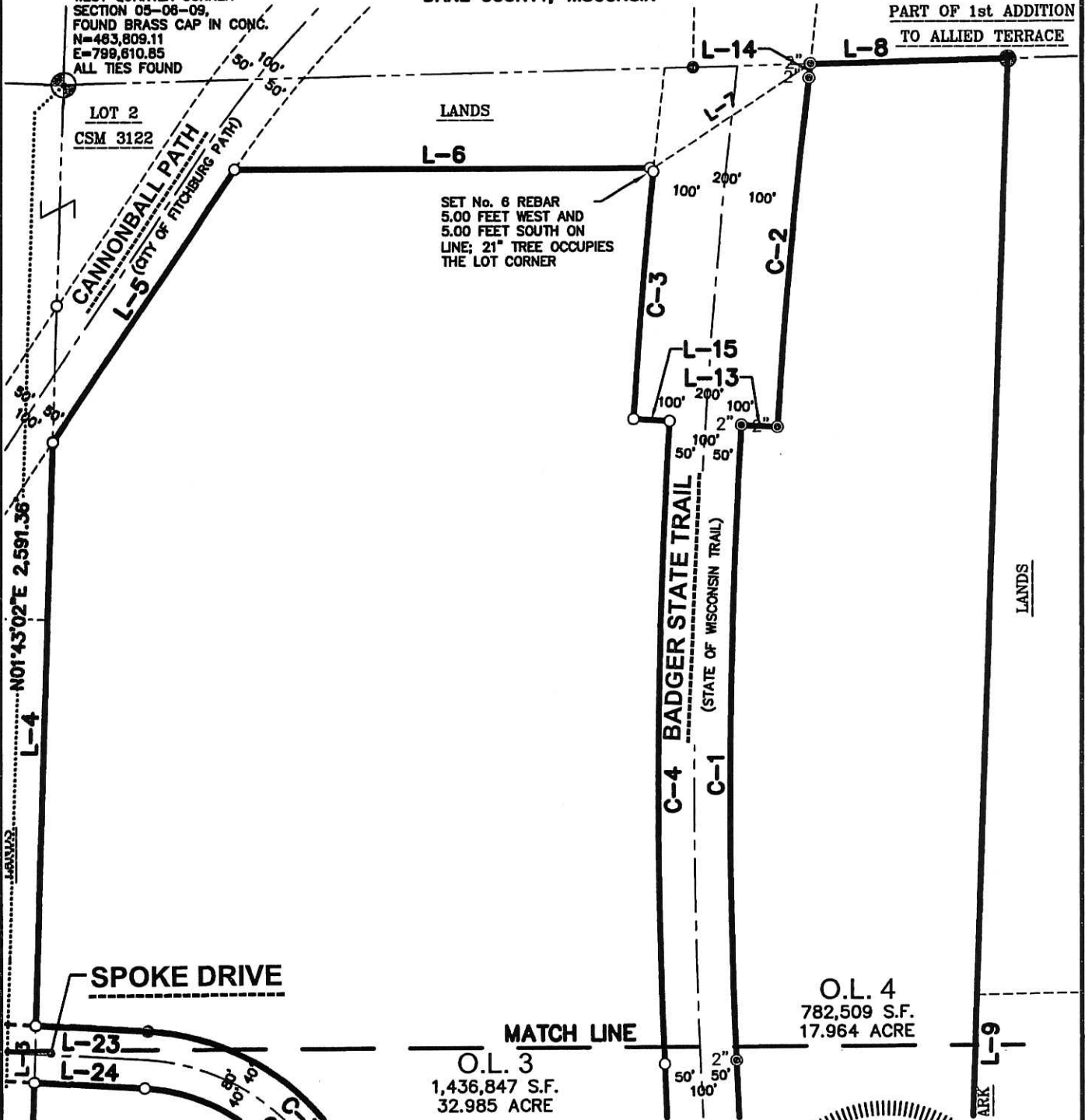
VOL. 106 PAGE 117
DOC. NO. 5467305
C.S.M. NO. 15033

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

WEST QUARTER CORNER
SECTION 05-08-09,
FOUND BRASS CAP IN CONC.
N=483,809.11
E=799,610.85
ALL TIES FOUND

PART OF 1st ADDITION
TO ALLIED TERRACE

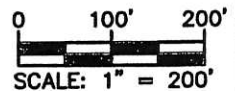
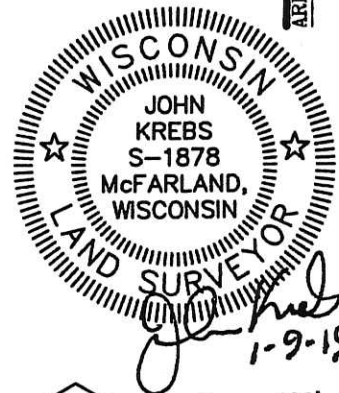


LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5080

PREPARED FOR:

CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 13

SURVEYED BY: ZMR/DJT

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL 106 PAGE 118

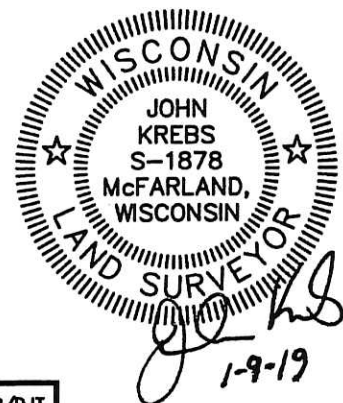
DOC. NO. 5467305

C.S.M. NO. 15033

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

LINE TABLE			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L-1	N01°43'02"E	431.14'	N01°19'16"E	430.72'
L-2	N01°43'02"E	769.26'	N01°43'24"E	769.60'
L-3	N01°43'02"E	80.00'	N01°43'24"E	80.00'
L-4	N01°43'02"E	815.22'	N01°43'24"E	-
L-5	N33°49'14"E	453.30'	N33°37'48"E	-
L-6	N89°59'45"E	581.77'	N90°00'00"E	581.77'
L-7	N56°30'24"E	260.45'	-	-
L-8	N88°37'29"E	271.99'	N88°37'33"E	271.65'
L-9	S01°52'49"W	2554.93'	S01°52'39"W	2555.00'
L-10	S89°38'42"W	200.32'	S89°38'48"W	200.12'
L-11	N46°21'23"W	57.46'	N46°28'42"W	57.69'
L-12	N02°30'08"W	1119.65'	N02°29'52"W	1119.82'
L-13	S86°25'45"E	49.97'	S86°32'55"E	50.00'
L-14	N05°56'41"E	19.59'	N06°44'08"E	19.76'
L-15	S86°45'38"E	50.04'	-	50.00'
L-16	S02°30'08"E	1115.93'	-	-
L-17	S43°34'18"W	34.49'	-	-
L-18	S89°38'49"W	286.20'	S89°38'47"W	313.55'
L-19	N45°18'23"W	35.33'	N45°18'23"W	35.33'
L-20	N00°17'40"W	305.97'	N00°17'40"W	305.97'
L-21	N24°05'40"W	163.54'	N24°05'40"W	163.54'
L-22	N00°00'00"W	169.16'	N00°00'00"W	169.16'
L-23	N86°30'03"W	155.88'	N86°30'03"W	155.78'
L-24	S86°30'03"E	153.39'	S86°30'03"E	153.35'
L-25	S00°00'00"W	169.16'	S00°00'00"W	169.16'
L-26	S24°05'40"E	163.54'	S24°05'40"E	163.54'
L-27	S89°39'10"W	529.04'	S89°15'28"W	526.94'



File: I:\2017\177999\DWG\17-7999-TF F-CSM.dwg Layout: Sheet 3 User: jk Plotted: Dec 12, 2018 - 12:21pm

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 3 OF 13

SURVEYED BY: ZMR/DJT

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. 106 PAGE 119

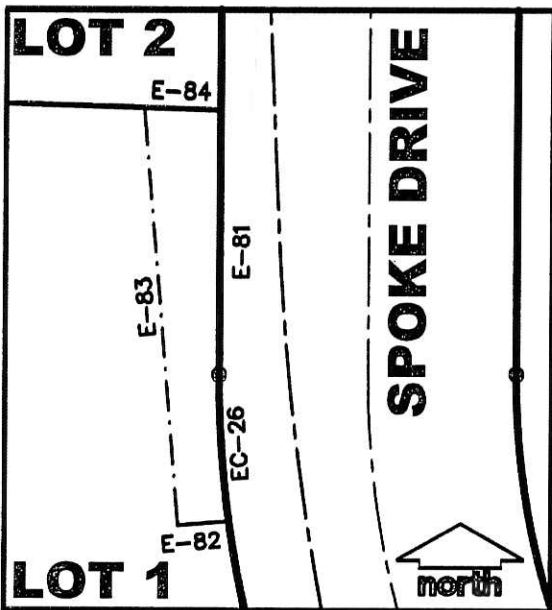
DOC. NO. 5467305

C.S.M. NO. 15033

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	888.42'	8554.29'	5°57'02"	N00°29'01"E	888.02'	N03°27'32"E	N02°29'30"W
()	888.21	8554.29'	5°56'57"	N00°28'36"E	887.81'	-	-
C-2	487.64'	8504.29'	3°17'07"	N05°05'44"E	487.58'	N06°44'18"E	N03°27'11"E
()	487.46'	8504.29'	3°17'03"	N05°05'36"E	487.40'	-	-
C-3	350.56'	8704.29'	2°18'27"	S04°32'39"W	350.54'	S05°41'53"W	S03°23'25"W
C-4	898.83'	8654.29'	5°57'02"	S00°29'01"W	898.42'	S03°27'32"W	S02°29'30"E
C-5	120.46'	290.00'	23°47'31"	N12°11'40"W	119.60'	N00°17'55"W	N24°05'26"W
()	120.46'	290.00'	23°48'00"	N12°11'40"W	119.60'	N00°17'40"W	N24°05'40"W
C-6	88.31'	210.00'	24°05'40"	N12°02'50"W	87.66'	N24°05'40"W	N00°00'00"E
()	88.31'	210.00'	24°05'40"	N12°02'50"W	87.66'	N24°05'40"W	N00°00'00"E
C-7	513.31'	340.00'	86°30'05"	N43°15'01"W	465.93'	N00°00'01"E	N86°30'03"W
()	513.30'	340.00'	86°30'03"	N43°15'01"W	465.93'	N00°00'00"E	N86°30'03"W
C-8	392.53'	260.00'	86°30'03"	S43°15'01"E	356.30'	S00°00'00"W	S86°30'03"E
()	392.53'	260.00'	86°30'03"	S43°15'01"E	356.30'	S00°00'00"W	S86°30'03"E
C-9	121.95'	290.00'	24°05'39"	S12°02'50"E	121.05'	S24°05'40"E	S00°00'01"E
()	121.95'	290.00'	24°05'40"	S12°02'50"E	121.06'	S24°05'40"E	S00°00'00"E
C-10	37.98'	290.00'	7°30'04"	N20°20'38"W	37.94'	N24°05'40"W	N16°35'36"W
C-11	83.98'	290.00'	16°35'35"	N08°17'48"W	83.69'	N16°35'36"W	N00°00'01"W
C-12	62.50'	210.00'	17°03'09"	S15°34'07"E	62.27'	S07°02'32"E	S24°05'41"E
()	62.50'	210.00'	-	S15°34'08"E	62.27'	-	S24°05'40"E



EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-26	39.75'	302.83'	7°31'15"	39.72'	S04°00'59"E

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-81	S00°02'49"W	71.83'
E-82	S84°59'02"W	13.77'
E-83	N04°51'57"W	113.68'
E-84	S88°16'58"E	20.65'



**PUBLIC WATER MAIN EASEMENT TO
CITY OF FITCHBURG DETAIL**
SCALE 1' = 50 FEET

() DENOTES RECORD DATA DEPICTING
THE SAME LINE ON THE GROUND
AS RETRACED BY THIS SURVEY

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (808)848-5080

PREPARED FOR:
CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

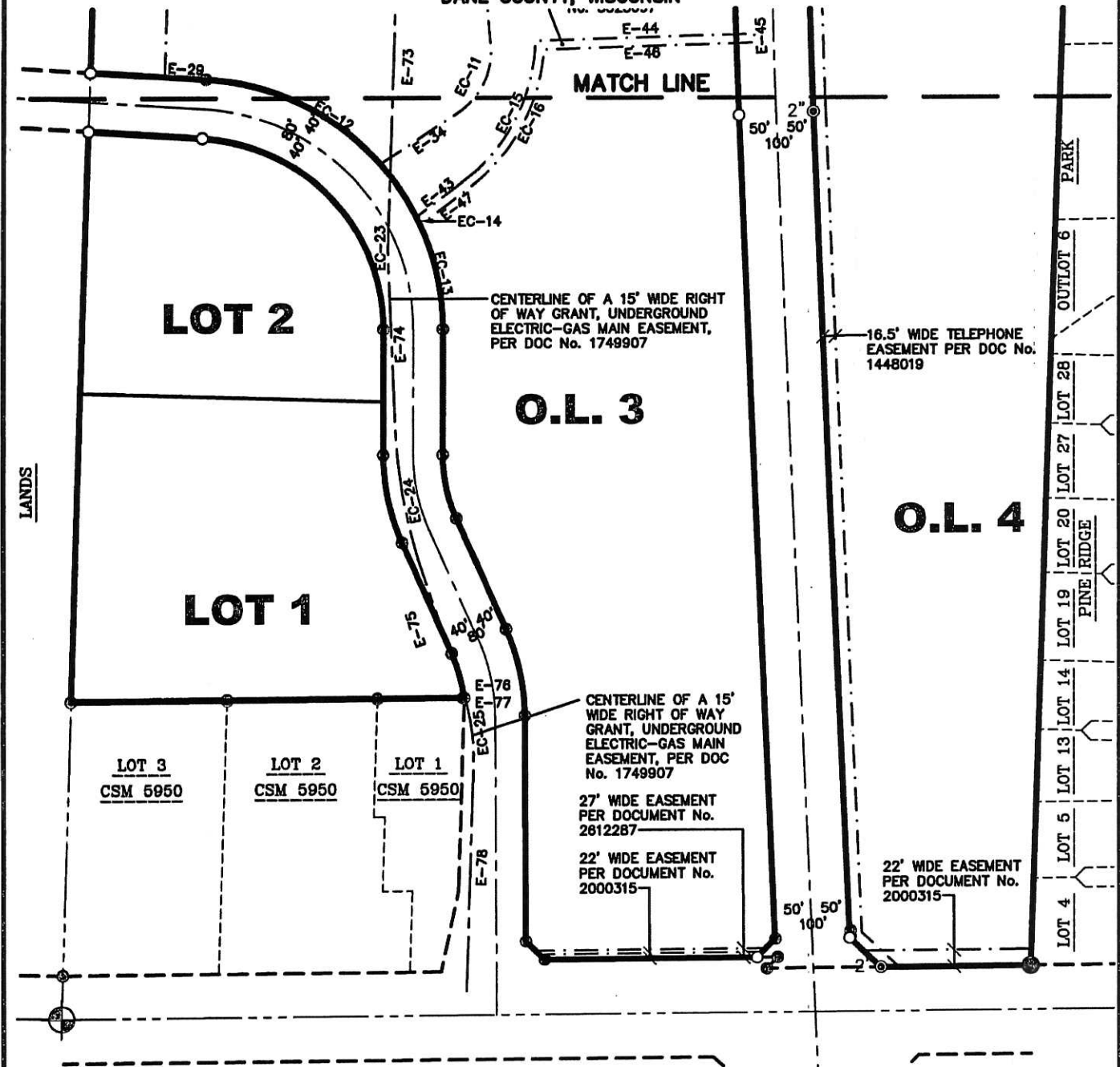
PROJECT NO: 17-7999
FILE NO: B-*
FIELDBOOK/PG: -
SHEET NO: 4 OF 13

SURVEYED BY: ZMR/DJT
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. 106 PAGE 120
DOC. NO. 5467305
C.S.M. NO. 15033

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



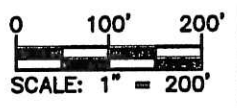
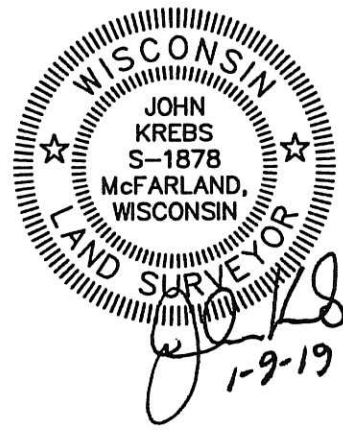
EASEMENTS

LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.

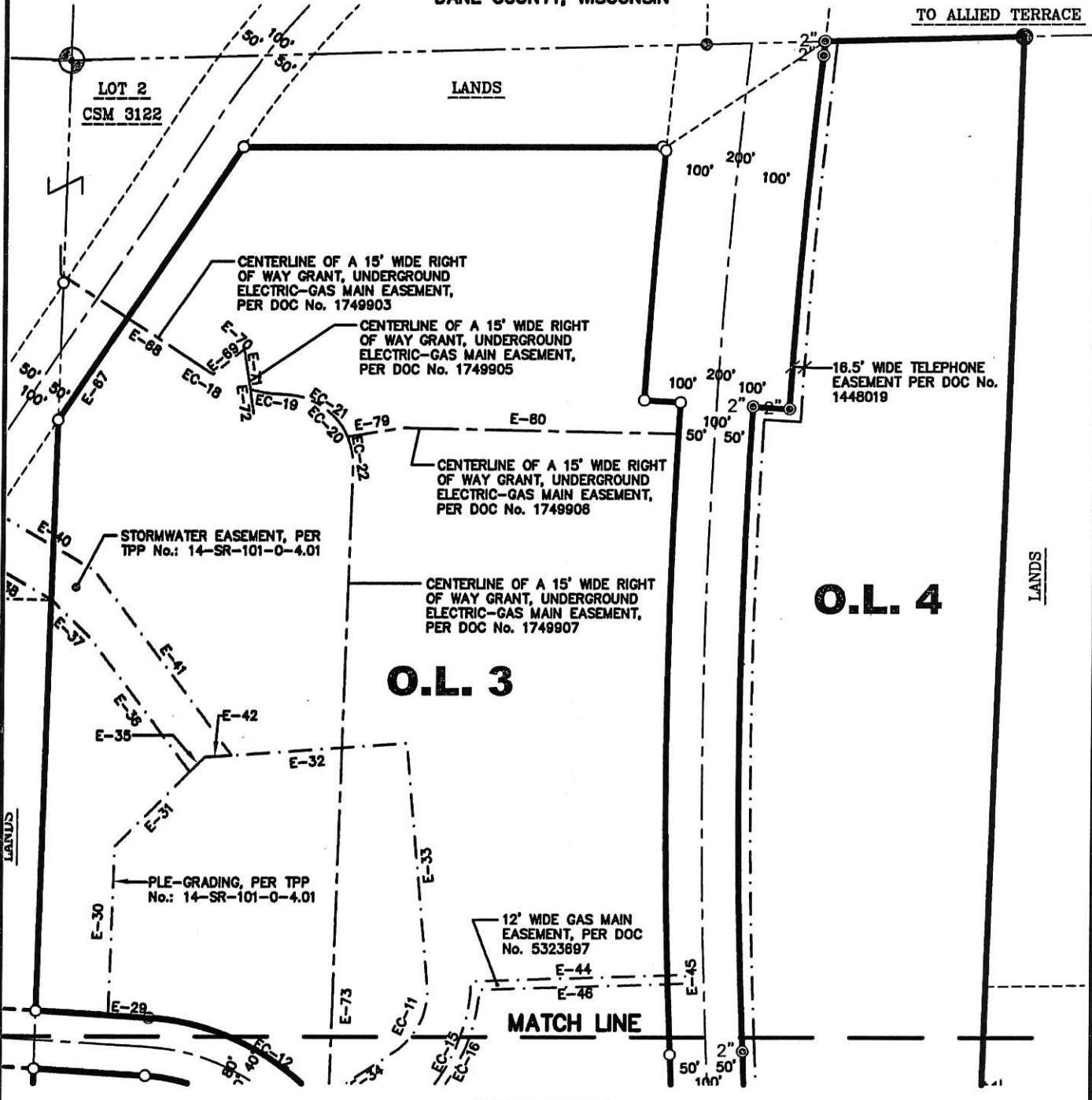


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PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>5 OF 13</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. <u>106</u> PAGE <u>121</u> DOC. NO. <u>5467305</u> C.S.M. NO. <u>15033</u>
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CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



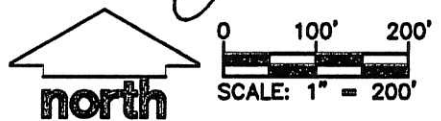
EASEMENTS

LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.

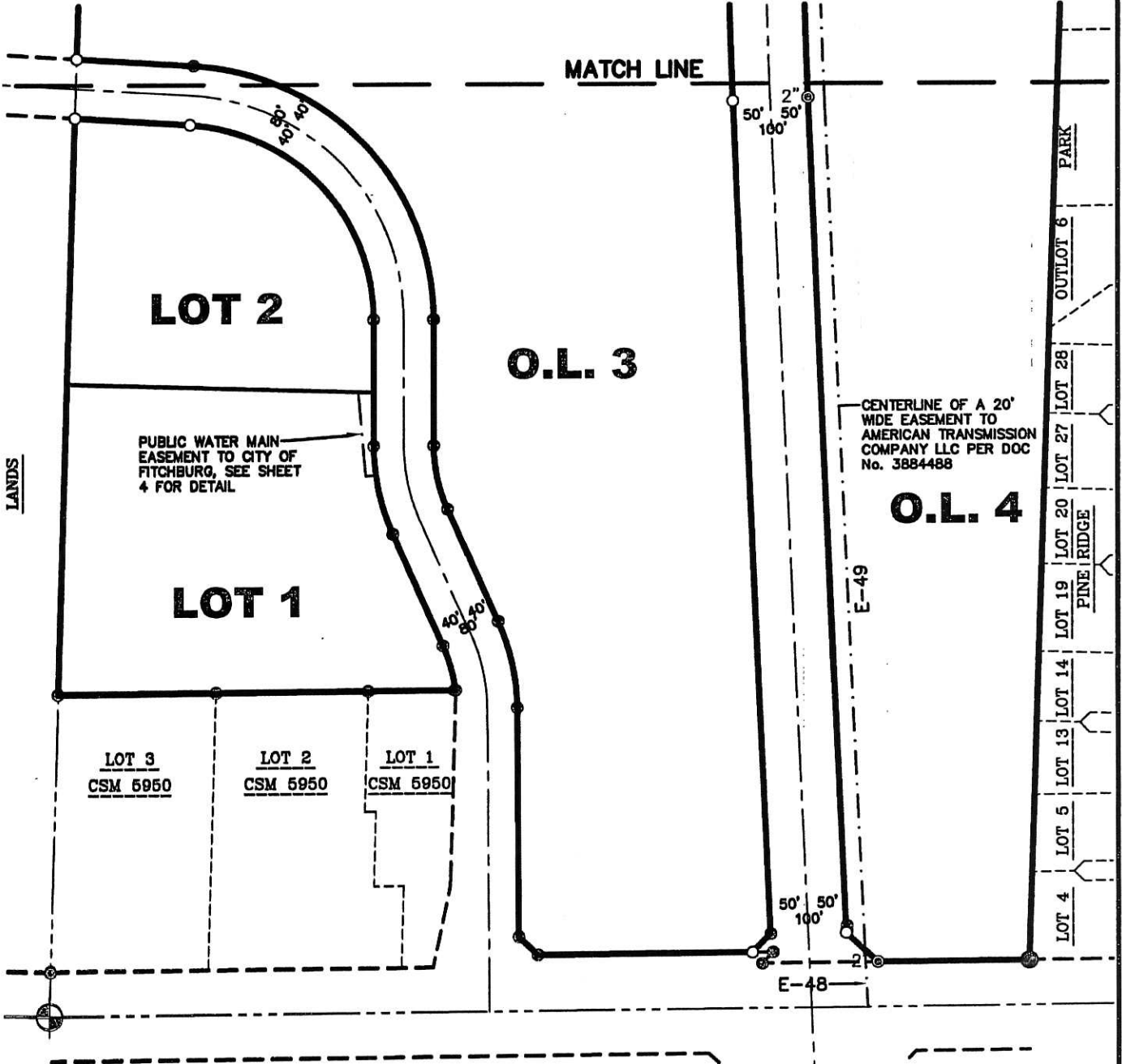


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PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (808)848-5080	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 8 OF 13	SURVEYED BY: ZMR/DJT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. 106 PAGE 122 DOC. NO. 5467305 C.S.M. NO. 15033
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CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



EASEMENTS

LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.



0 100' 200'
SCALE: 1" = 200'

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5080

PREPARED FOR:

CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 7 OF 13

SURVEYED BY: ZMR/DJT

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

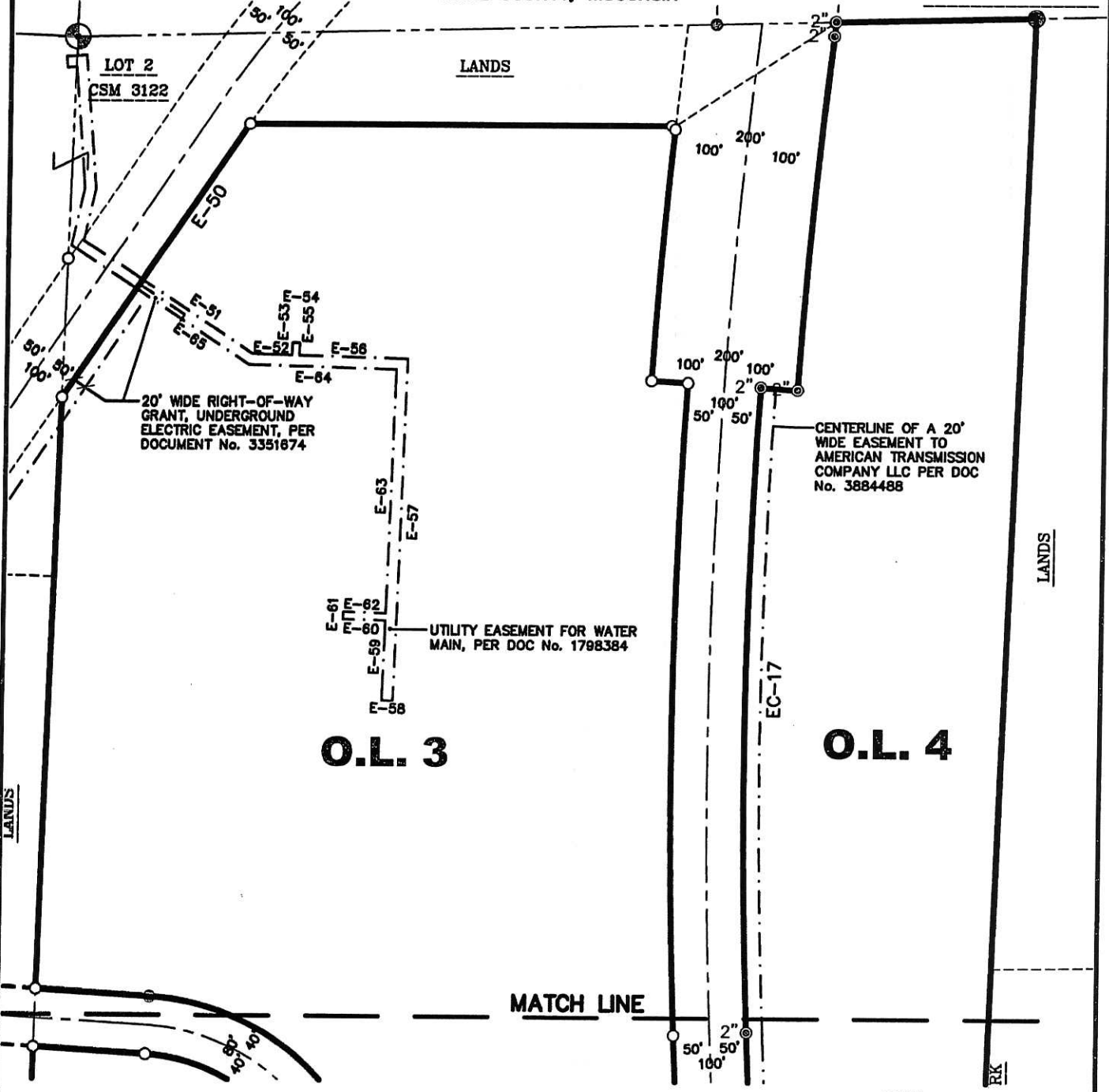
VOL 106 PAGE 123

DOC. NO. 5467305

C.S.M. NO. 15033

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



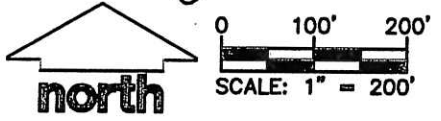
EASEMENTS

LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
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NOTES

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3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9 FOR EASEMENT LINE AND CURVE TABLES.



File: I:\2017\177999\DWG\17-7999-TF F-CSM.dwg Layout: Sheet 8 User: jk Plotted: Dec 12, 2018 - 12:24pm

PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>8 OF 13</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. <u>106</u> PAGE <u>124</u> DOC. NO. <u>5467305</u> C.S.M. NO. <u>15033</u>
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CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-29	N86°30'33"W	55.70'
E-30	N01°43'21"E	233.75'
E-31	N45°12'41"E	173.44'
E-32	N85°59'25"E	278.94'
E-33	S05°11'16"E	333.94'
E-34	S56°33'47"W	124.42'
E-35	S45°12'41"W	28.95'
E-36	N36°49'25"W	233.33'
E-37	N45°48'18"W	72.94'
E-38	N59°46'20"W	131.68'
E-39	N33°37'45"E	65.11'
E-40	S59°46'20"E	157.40'
E-41	S36°49'25"E	319.67'
E-42	S85°59'25"W	37.28'
E-43	N52°17'07"E	81.49'
E-44	N88°12'47"E	294.69'
E-45	S02°36'59"E	12.00'
E-46	S88°12'47"W	283.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-47	S52°17'07"W	84.09'
E-48	N02°36'44"W	76.20'
E-49	N02°36'44"W	1139.42'
E-50	N33°49'14"E	259.40'
E-51	S56°41'04"E	181.38'
E-52	S88°16'58"E	54.48'
E-53	N01°43'02"E	16.50'
E-54	S88°16'58"E	10.00'
E-55	S01°43'02"W	16.50'
E-56	S88°16'58"E	148.50'
E-57	S01°43'02"W	471.50'
E-58	N88°16'58"W	15.00'
E-59	N01°43'02"E	110.00'
E-60	N88°16'58"W	58.00'
E-61	N01°43'02"E	10.00'
E-62	S88°16'58"E	58.00'
E-63	N01°43'02"E	336.50'
E-64	N88°16'58"W	202.22'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-65	N56°40'58"W	185.76'
E-66	N33°49'14"E	14.99'
E-67	N33°49'14"E	168.89'
E-68	S56°41'04"E	128.11'
E-69	N50°26'10"E	53.00'
E-70	S48°47'56"E	3.00'
E-71	S08°29'18"E	42.84'
E-72	S08°29'18"E	42.84'
E-73	S01°43'02"W	975.82'
E-74	S02°33'28"E	216.74'
E-75	S18°45'59"E	164.11'
E-76	S38°16'51"E	9.05'
E-77	S01°43'02"W	10.31'
E-78	S01°43'02"W	310.03'
E-79	N80°51'38"E	77.02'
E-80	S88°45'04"E	379.93'

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-11	107.78'	100.00'	61°45'16"	102.64'	S25°41'15"W
EC-12	268.17'	340.00'	45°11'30"	261.27'	N63°54'43"W
EC-13	145.41'	340.00'	24°30'15"	144.30'	N12°14'26"W
EC-14	12.27'	340.00'	2°04'06"	12.27'	N25°31'36"W
EC-15	218.43'	245.58'	50°57'41"	211.30'	N26°48'16"E
EC-16	217.71'	257.58'	48°25'40"	211.29'	S28°04'14"W
EC-17	891.14'	8522.87'	5°59'27"	890.73'	S00°23'00"W
EC-18	14.04'	213.99'	3°45'36"	14.04'	S58°33'52"E
EC-19	48.79'	213.99'	13°03'50"	48.69'	S81°45'01"E
EC-20	151.58'	96.50'	89°59'55"	136.47'	S43°16'58"E
EC-21	109.24'	96.53'	64°50'32"	103.51'	N55°51'20"W
EC-22	42.34'	96.72'	25°04'49"	42.00'	N10°50'30"W
EC-23	38.61'	517.50'	4°16'29"	38.60'	S00°25'13"E
EC-24	202.98'	717.50'	16°12'31"	202.30'	S10°39'44"E
EC-25	82.80'	282.50'	16°47'33"	82.50'	S06°40'43"E



PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>9 OF 13</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>
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VOL. 106 **PAGE** 125
DOC. NO. 5467305
C.S.M. NO. 15033

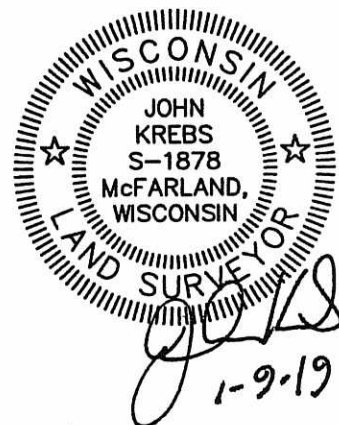
File: I:\2017\177999\DWG\17-7999-1F-C.S.M.dwg Layout: Sheet 9 User: JK Plotted: Dec 12, 2018 - 12:25pm

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

THIS CERTIFIED SURVEY MAP IS SUBJECT TO THESE DOCUMENTS

1. RIGHT-OF-WAY GRANT, TO WISCONSIN TELEPHONE COMPANY, DOCUMENT No. 1448019.
2. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, DOCUMENT No. **1749903.**
3. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, DOCUMENT No. **1749905.**
4. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, DOCUMENT No. **1749906.**
5. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, DOCUMENT No. **1749907.**
6. UTILITY EASEMENT, DOCUMENT No. **1798384.**
7. RIGHT-OF-WAY GRANT, TO WISCONSIN BELL, INC., DOCUMENT No. **2000315.**
8. RIGHT-OF-WAY GRANT ELECTRIC POLE LINE, DOCUMENT No. **2612287.**
9. RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, DOCUMENT No. **3351674.**
10. UNDERGROUND ELECTRIC TRANSMISSION LINE EASEMENT, DOCUMENT No. **3884488.**
11. TRANSPORTATION PROJECT PLAT No.: 14-SR-101-0-4.01, DOCUMENT No. **5050188.**
12. TRANSPORTATION PROJECT PLAT No.: 14-SR-101-0-4.01 AMENDMENT No. 1, DOCUMENT No. **5053678.**
13. TRANSPORTATION PROJECT PLAT No.: 14-SR-101-0-4.01 AMENDMENT No. 2, DOCUMENT No. **5076284.**
14. TRANSPORTATION PROJECT PLAT No.: 1206-07-25-4.04, DOCUMENT No. 5097901.
15. TRANSPORTATION PROJECT PLAT No.: 1206-07-25-4.04 AMENDMENT No. 1, DOCUMENT No. 5099036.
16. TRANSPORTATION PROJECT PLAT No.: 1206-07-25-4.04 AMENDMENT No. 2, DOCUMENT No. 5183077.
17. TRANSPORTATION PROJECT PLAT No.: 1206-07-25-4.04 AMENDMENT No. 3, DOCUMENT No. 5200112.
18. GAS MAIN EASEMENT, DOCUMENT No. **5323697.**
19. DECLARATION OF EASEMENTS, DOCUMENT No. _____.



File: F:\2017\177999\DWG\17-7999-1F-CSM.dwg Layout: Sheet 10 User: JK Plotted: Dec 12, 2018 - 12:25pm

PREPARED BY: JSD Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small>	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>10 OF 13</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL <u>106</u> PAGE <u>126</u> DOC. NO. <u>5467305</u> C.S.M. NO. <u>15033</u>
181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-8060				

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 05, AFORESAID; THENCE NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 431.14 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP No. 5950, RECORDED AS DOCUMENT No. 21636104, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID LINE, 769.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID LINE, 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE, 815.22 FEET TO THE SOUTHEASTERLY LINE OF A CITY OF FITCHBURG BIKE PATH; THENCE NORTH 33 DEGREES 49 MINUTES 14 SECONDS EAST ALONG SAID LINE, 453.30 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, 581.77 FEET TO THE WESTERLY LINE OF A WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE NORTH 56 DEGREES 30 MINUTES 24 SECONDS EAST, 260.45 FEET TO A POINT ON THE EASTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH, ALSO ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE, 271.99 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 49 SECONDS WEST, 2,554.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. "PD"); THENCE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST ALONG SAID LINE, 200.32 FEET TO THE EASTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE ALONG SAID LINE FOR THE NEXT SIX CALLS; THENCE NORTH 46 DEGREE 21 MINUTES 23 SECONDS WEST, 57.46 FEET; THENCE NORTH 02 DEGREES 30 MINUTES 08 SECONDS WEST, 1,119.65 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 888.42 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,554.29 FEET, THE CHORD BEARS NORTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, 888.02 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 45 SECONDS EAST, 49.97 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 487.64 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,504.29 FEET, THE CHORD BEARS NORTH 05 DEGREES 05 MINUTES 44 SECONDS EAST, 487.58 FEET; THENCE NORTH 05 DEGREES 56 MINUTES 41 SECONDS EAST, 19.59 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE SOUTH 56 DEGREES 30 MINUTES 24 SECONDS WEST, 260.45 FEET TO A POINT ON THE CURVING WESTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE ALONG SAID LINE FOR THE NEXT FIVE CALLS; THENCE SOUTHWESTERLY 350.56 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,704.29 FEET, THE CHORD BEARS SOUTH 04 DEGREES 32 MINUTES 39 SECONDS WEST, 350.54 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 38 SECONDS EAST, 50.04 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 898.83 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,654.29 FEET, THE CHORD BEARS SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, 898.42 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 08 SECONDS EAST, 1,115.93 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 18 SECONDS WEST, 34.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. "PD"); THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID LINE, 286.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SPOKE DRIVE; THENCE ALONG SAID LINE FOR THE NEXT EIGHT CALLS; THENCE NORTH 45 DEGREES 18 MINUTES 23 SECONDS WEST ALONG SAID LINE, 35.33 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST ALONG SAID LINE, 305.97 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 120.46 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARS NORTH 12 DEGREES 11 MINUTES 40 SECONDS WEST, 119.60 FEET; THENCE NORTH 24 DEGREES 05 MINUTES 40 SECONDS WEST ALONG SAID LINE, 163.54 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 88.31 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, THE CHORD BEARS NORTH 12 DEGREES 02 MINUTES 50 SECONDS WEST, 87.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 169.16 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 513.31 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, THE CHORD BEARS NORTH 43 DEGREES 15 MINUTES 01 SECONDS WEST, 465.93 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 03 SECONDS WEST ALONG SAID LINE, 155.88 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE SOUTH 01 DEGREES 43 MINUTES 02 SECONDS WEST ALONG SAID LINE, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPOKE DRIVE; THENCE ALONG SAID LINE FOR THE NEXT SIX CALLS; THENCE SOUTH 86 DEGREES 30 MINUTES 03 SECONDS EAST ALONG SAID LINE, 153.39 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 392.53 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THE CHORD BEARS SOUTH 43 DEGREES 15 MINUTES 01 SECONDS EAST, 356.30 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 169.16 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 121.95 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARS SOUTH 12 DEGREES 02 MINUTES 50 SECONDS EAST, 121.05 FEET; THENCE SOUTH 24 DEGREES 05 MINUTES 40 SECONDS EAST, 163.54 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 62.50 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, THE CHORD BEARS SOUTH 15 DEGREES 34 MINUTES 07 SECONDS EAST, 62.27 FEET TO THE EXTENSION OF THE NORTH LINE OF CERTIFIED SURVEY MAP No. 5950, AFORESAID; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST ALONG SAID LINE, 529.04 FEET TO THE POINT OF BEGINNING.

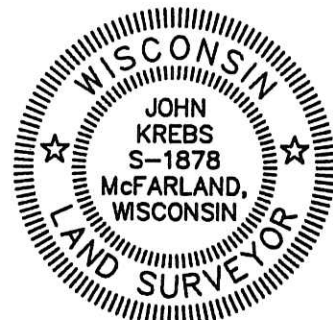
SAID PARCEL CONTAINS 2,531,619 SQUARE FEET OR 58.118 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF CERTCO, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

John Krebs
JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

1-9-19
DATE



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PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (808)848-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999 FILE NO: B-9 FIELDBOOK/PG: - SHEET NO: 11 OF 13	SURVEYED BY: ZMR/DJT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
		VOL <u>106</u> PAGE <u>127</u> DOC. NO. <u>5467305</u> C.S.M. NO. <u>15033</u>	

CERTIFIED SURVEY MAP NO. 15033

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 10 DAY OF January, 2019.

THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC

BY: James E. Bruui, Asst. Secretary



(SIGNATURE)

PRINT NAME AND TITLE

STATE/Commonwealth of Pennsylvania) SS
COUNTY Allegheny) SS

PERSONALLY CAME BEFORE ME THIS 10 DAY OF January, 2019,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED THERMO ELECTRON
SCIENTIFIC INSTRUMENTS LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Melissa Boring

NOTARY PUBLIC, PA COUNTY, Allegheny


March 22, 2019

MY COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melissa Boring, Notary Public
Findlay Twp., Allegheny County
My Commission Expires March 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



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PREPARED BY:  181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (808)848-8060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>12 OF 13</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. <u>106</u> PAGE <u>128</u> DOC. NO. <u>5467305</u> C.S.M. NO. <u>15033</u>
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TFS has an interested buyer for the southern end of the parcel that fronts onto McKee Road. The proposed 7-acre parcel is currently a wooded area that abuts to McKee Road, between Spoke Dr and the Badger State Trail. Based on City Ordinance Section 24-3 (f)(1), a Comprehensive Development Plan is required accompanied by a Certified Survey Map (CSM). As a result of the City ordinance requirement, a CSM was not allowed to divide this parcel and a Plat was required instead.

This new planned parcel land use will remain office / manufacturing / warehouse as represented in the Arrowhead Redevelopment Plan and continue to allow private organizations to have public and utility infrastructure support within the City. The remaining vacant lands will stay undeveloped with no plans for development for the foreseeable future.

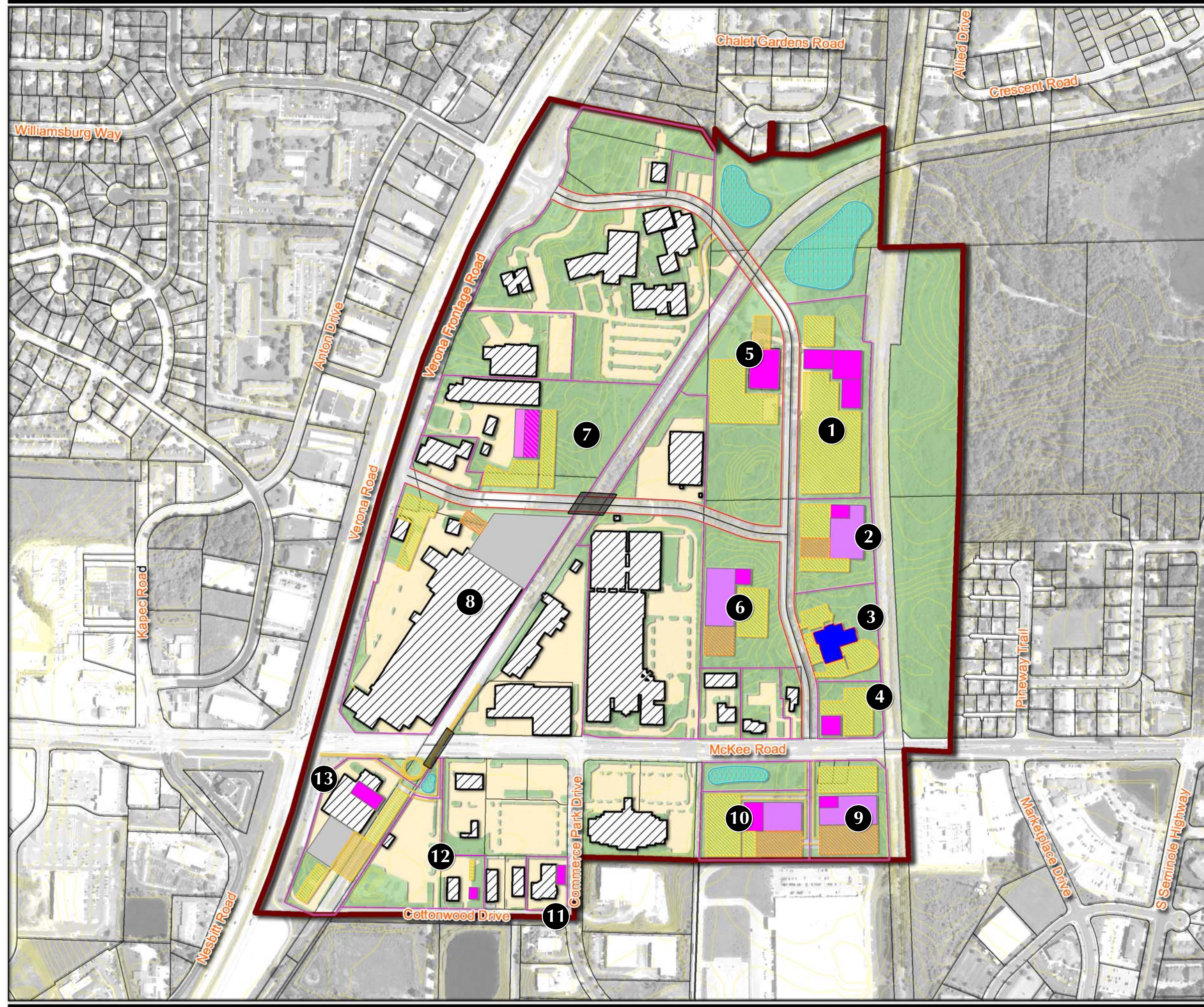
The CDP will outline changes to the existing and future lands uses for the TFS campus.

See Exhibit L.

Arrowhead Redevelopment Plan

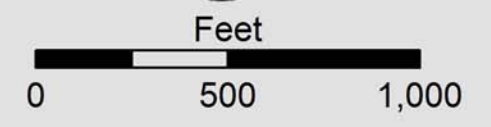
*City of Fitchburg
Dane County, Wisconsin*

Alternative One Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
Parcels	Building Footprints	Warehouse	Manufacturing
Pervious Areas	Impervious Areas	Office	Public
PROPOSED			
Parcels	Parking-Surface		
Parking-Two Level	Parking Ramp		
Loading Area	Stormwater Management		
Bridge			



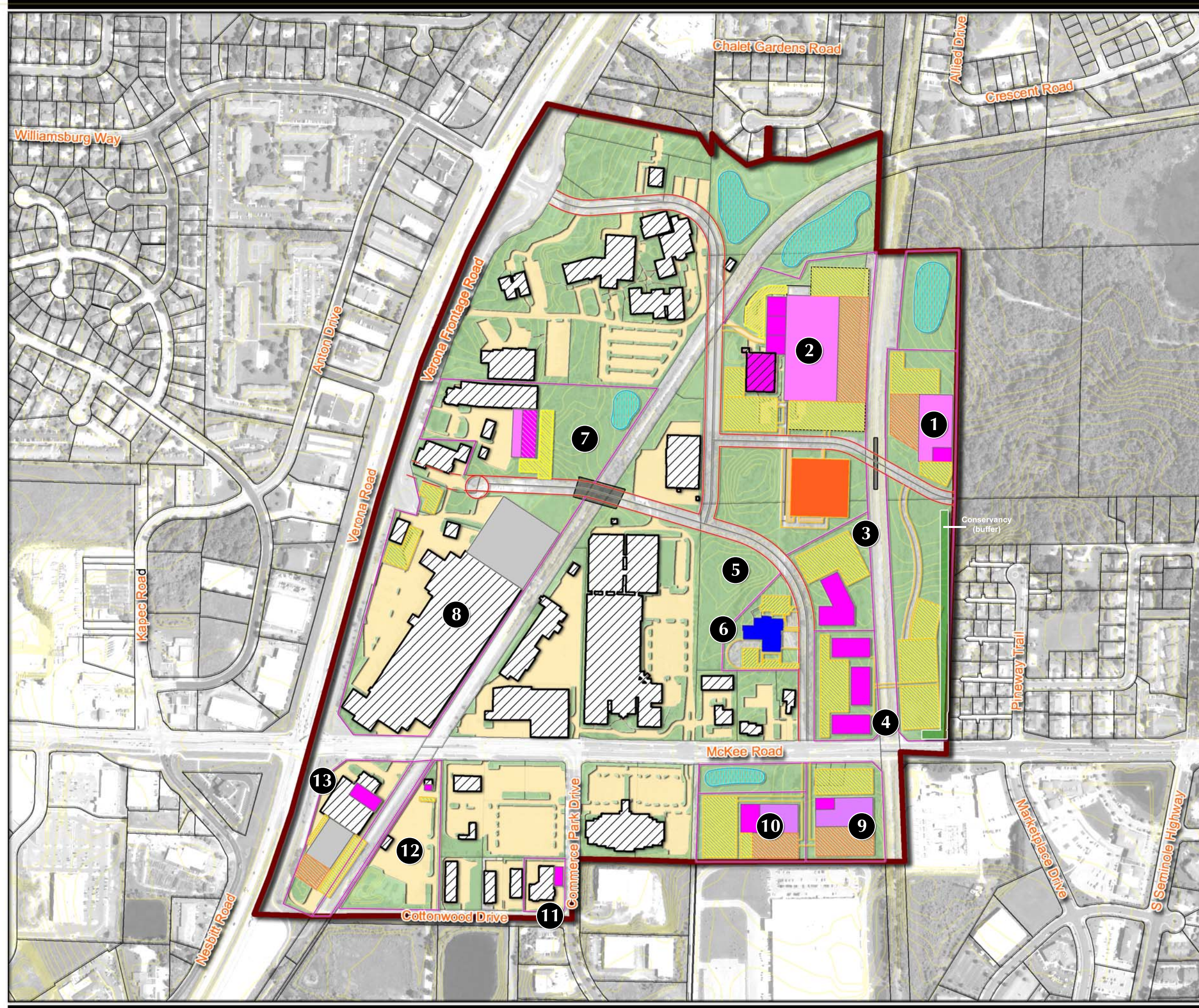
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Two Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
	Parcels		Warehouse
	Building Footprints		Manufacturing
	Pervious Areas		Office
	Impervious Areas		Public
PROPOSED			
	Parcels		
	Parking-Surface		
	Parking-Two Level		
	Parking Ramp		
	Loading Area		
	Stormwater Management		
	Bridge		



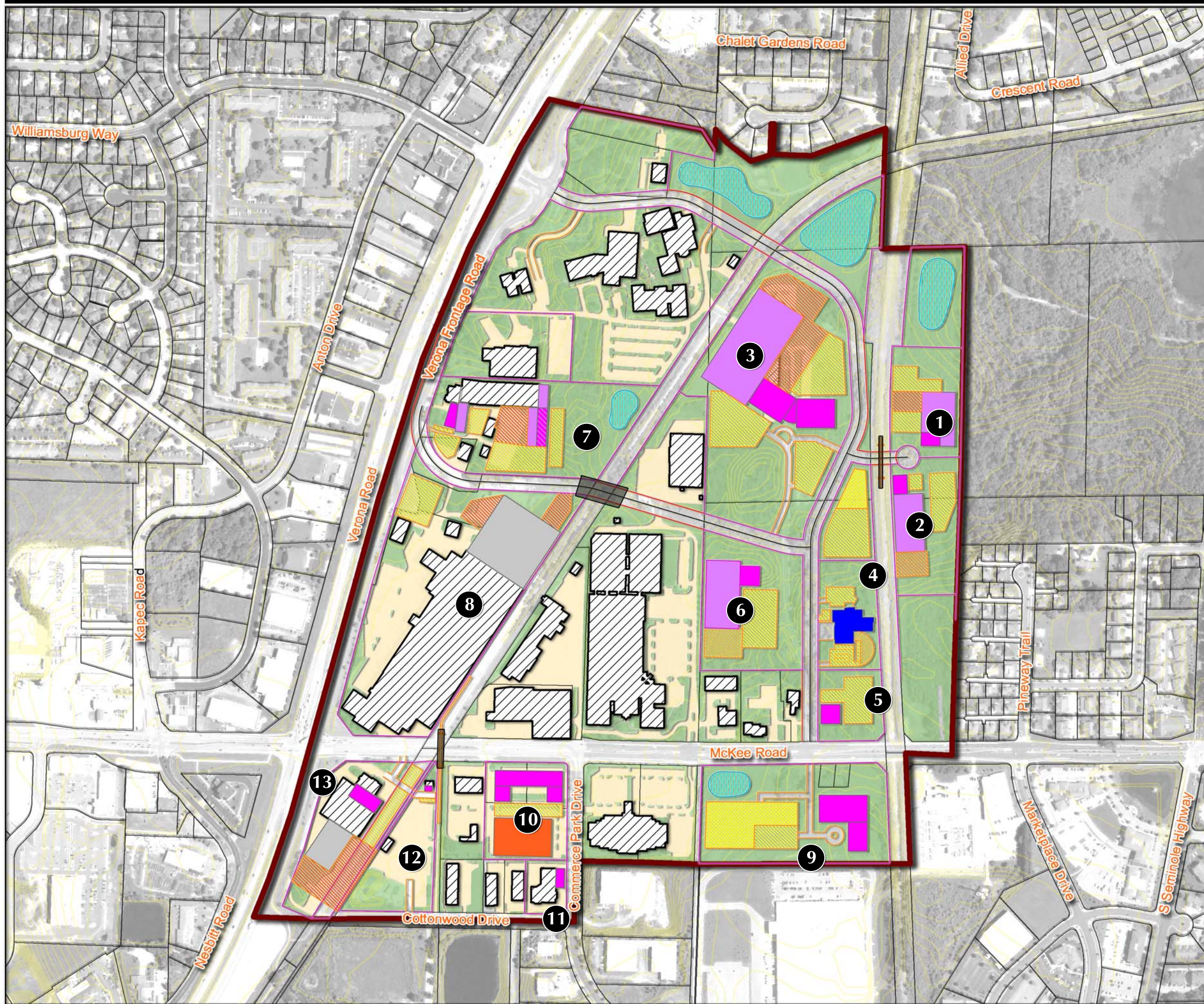
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Three Conceptual Plan



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

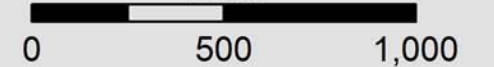
- Parcels
- Parking-Surface
- Parking-Two Level
- Parking Ramp
- Loading Area
- Stormwater Management
- Bridge

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

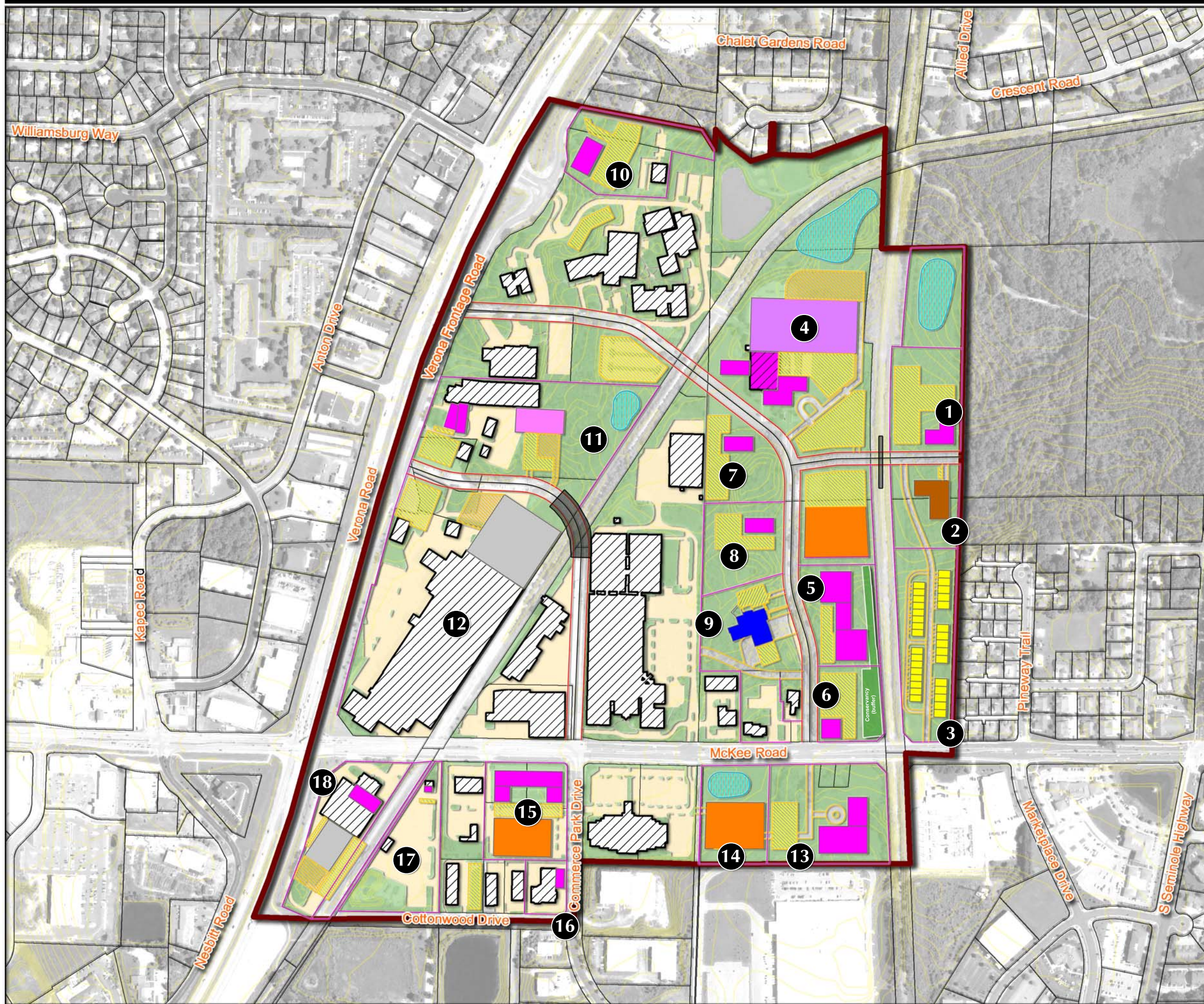
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Four Conceptual Plan



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

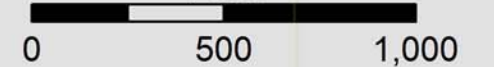
- Parcels
- Parking-Surface
- Parking-Two Level
- Parking Ramp
- Loading Area
- Stormwater Management
- Bridge

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-03-11



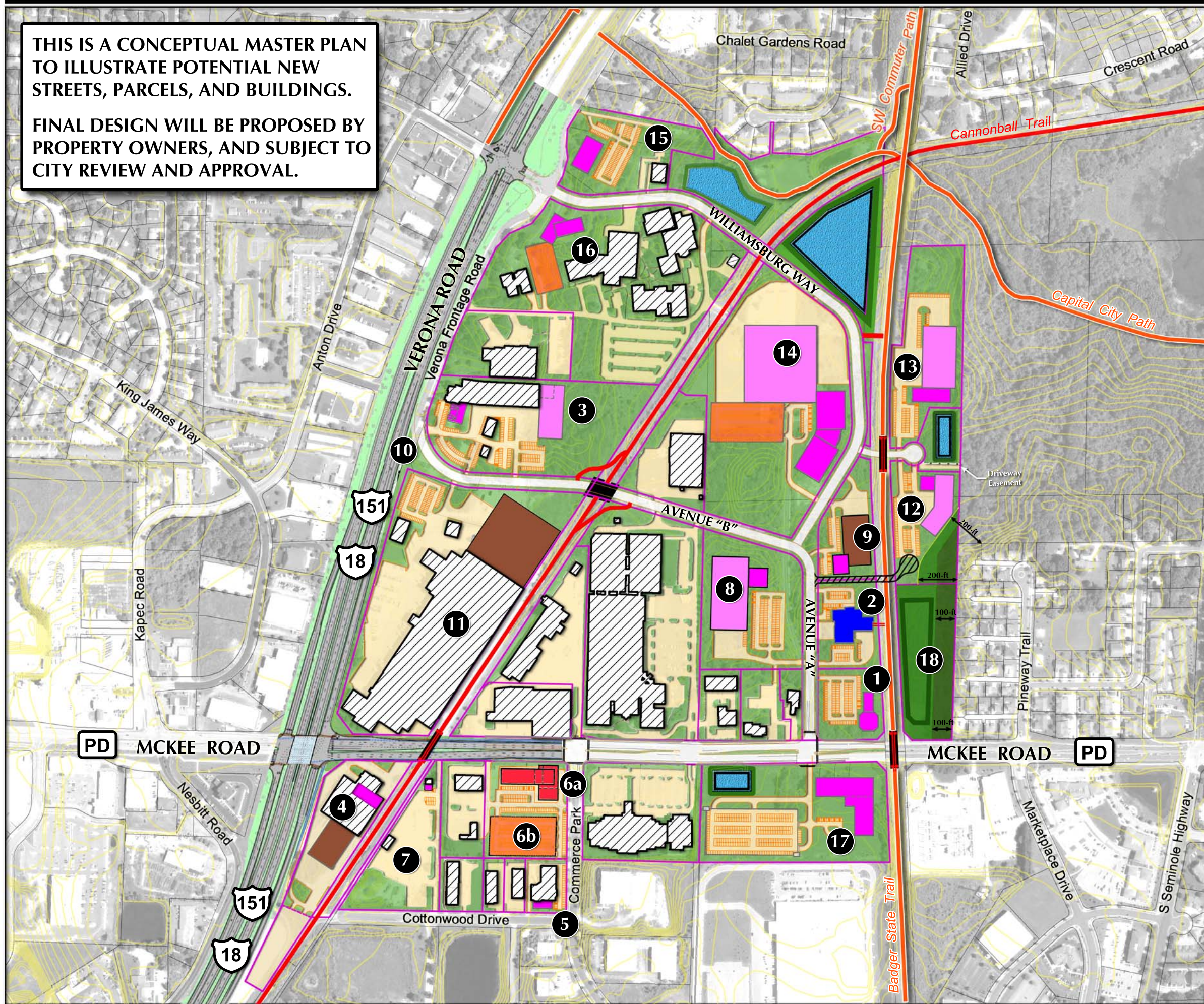
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN 2012-2030 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass
- Alternative Cul-de-sac

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-03-11



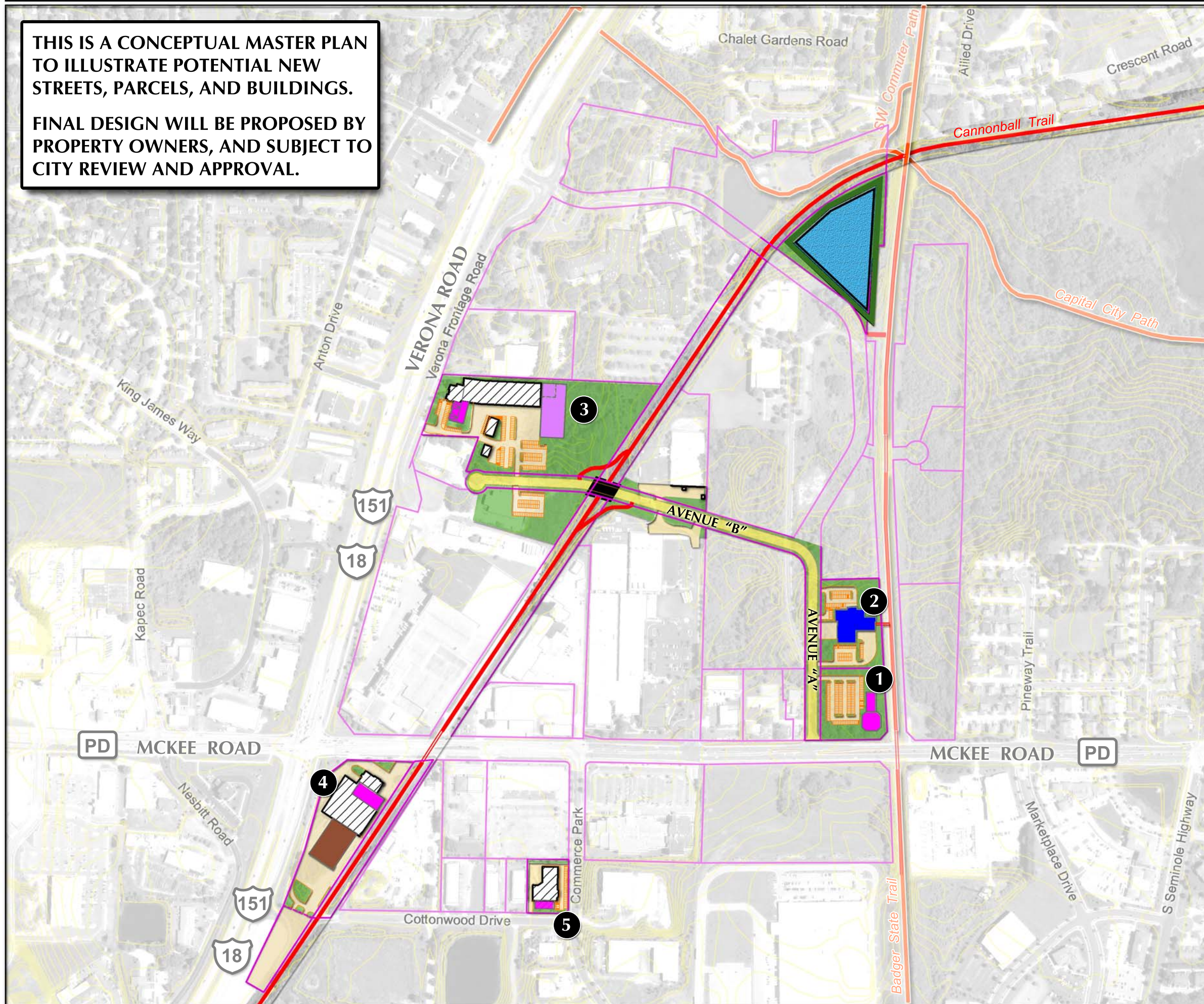
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase One 2012-2015 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11



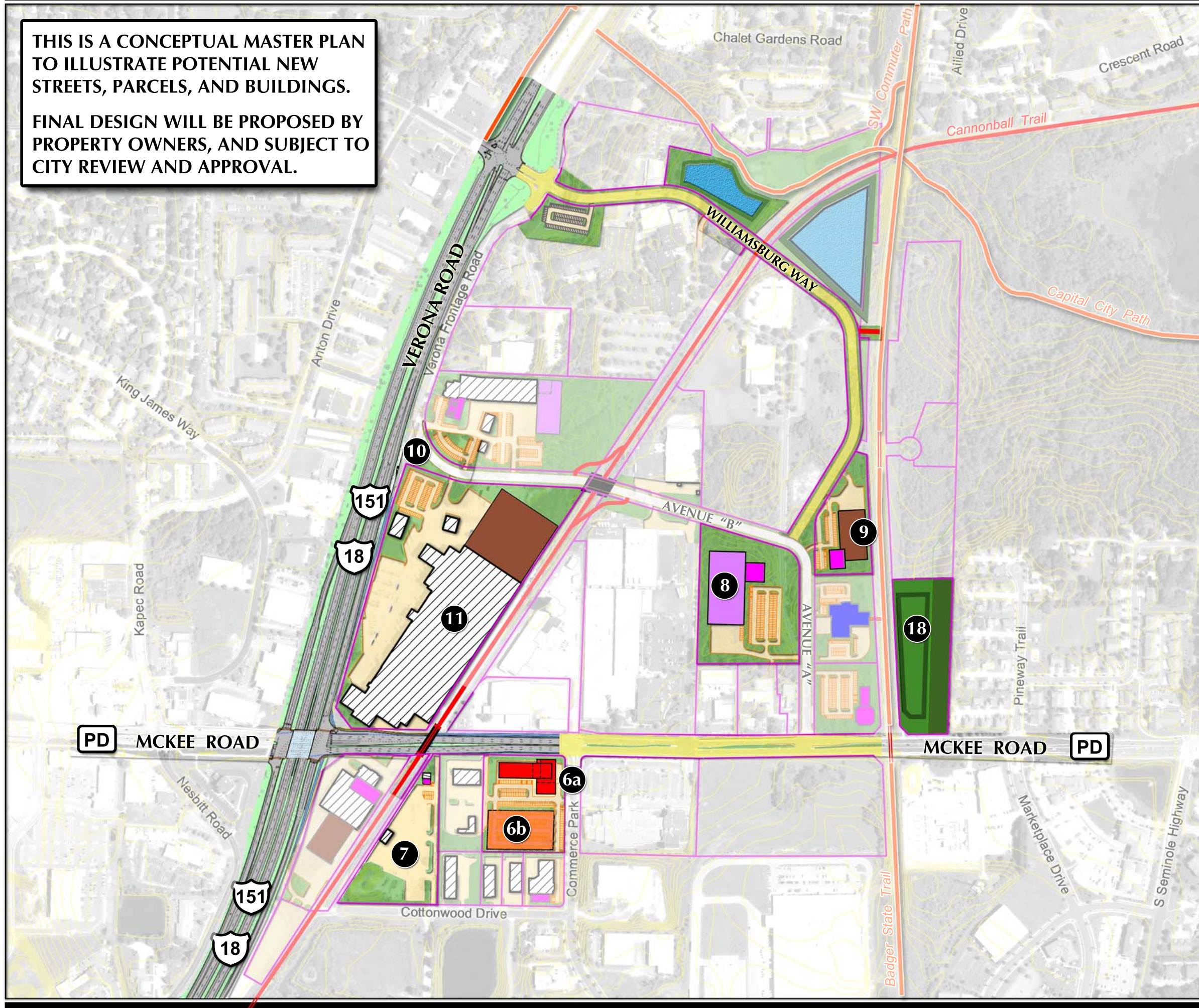
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Two 2016-2020 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

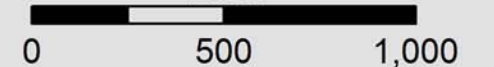
- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11



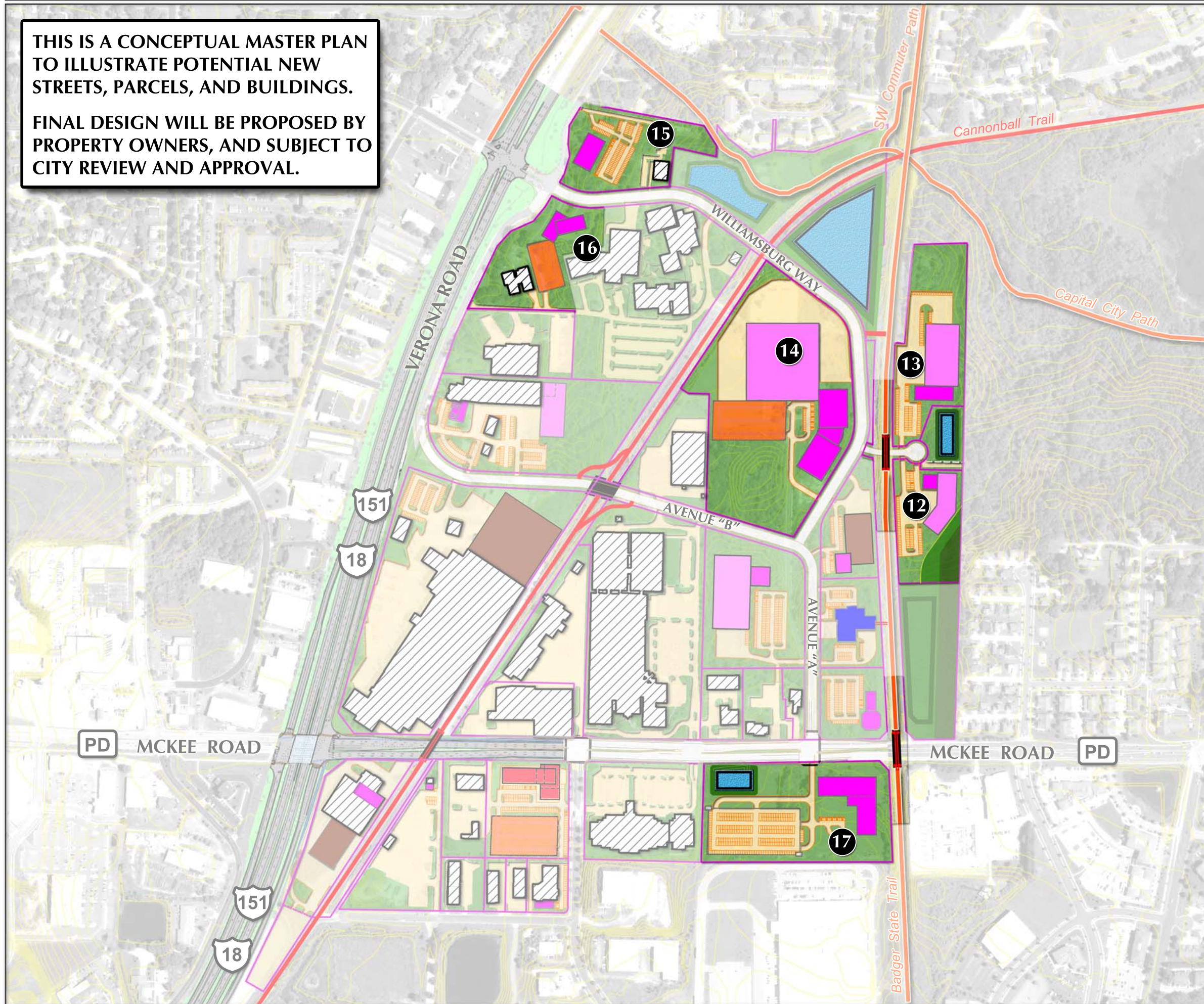
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Three 2021-2030 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11












Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

PROPOSED WATERSHED MANAGEMENT

Legend

-  2-foot Contours
-  Water Flow
-  Watershed
-  Land-locked Watershed
-  Existing Pond (wet)
-  Existing Pond (dry)
-  Existing Underground Storage
-  Proposed Pond (wet)
-  Proposed Pond (dry)



Feet

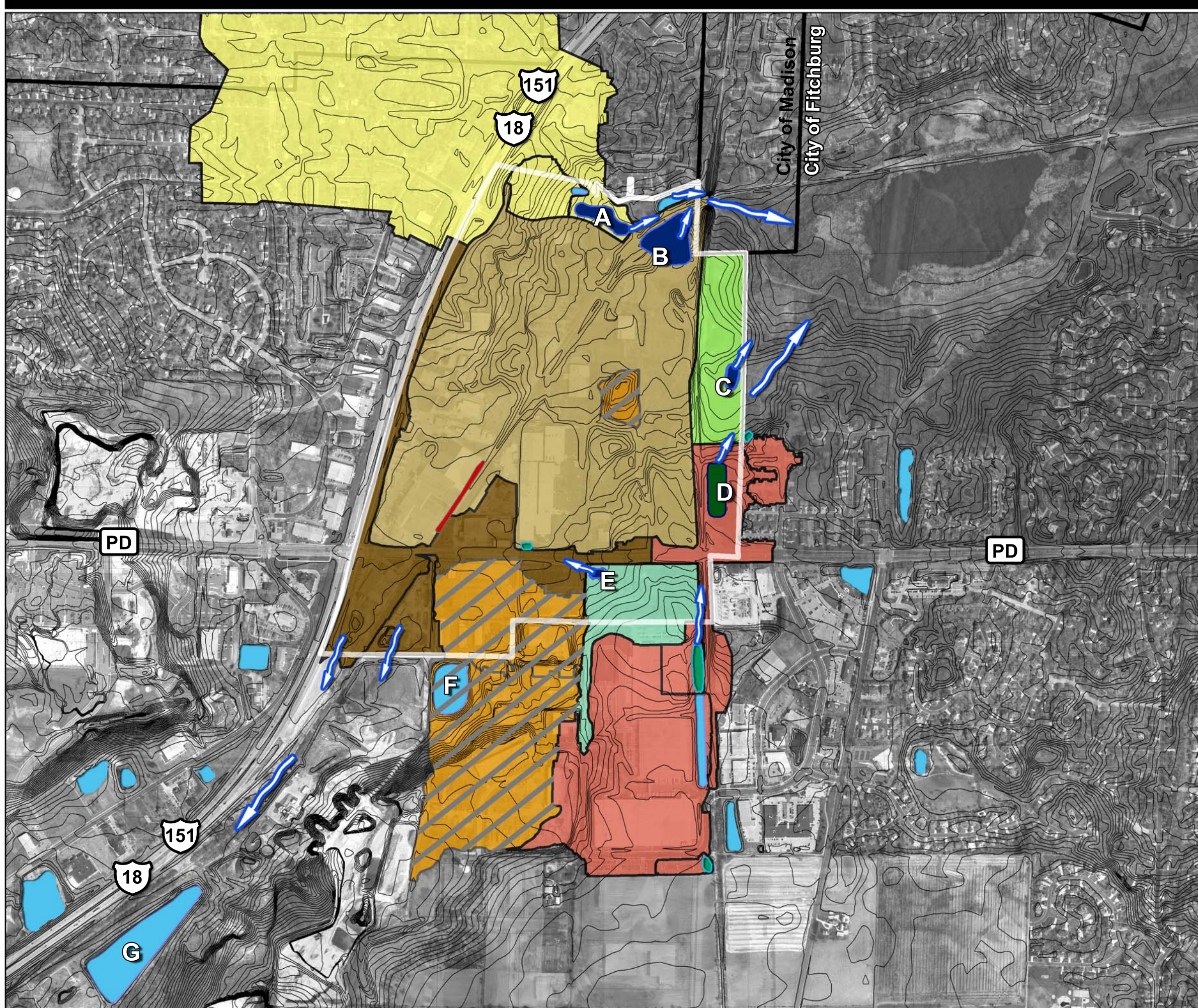


Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/19/11

MSA

PROFESSIONAL SERVICES



Arrowhead Redevelopment Plan

City of Fitchburg
Dane County, Wisconsin

Transportation Network

1. Connectivity

- emergency vehicles / bikes / transit / local traffic / pedestrians

2. Complete Streets

- travel and bike lanes / sidewalks / trees

3. Bike / Ped Trails

- dedicated path / connections to streets and businesses

4. Interchange

- increased vehicle capacity

5. Grade-Separated Crossings

- preserve free-flow movement on commuter trails

6. Traffic Signals

- control vehicle movement

7. Conservancy Access

- connection via driveway easement



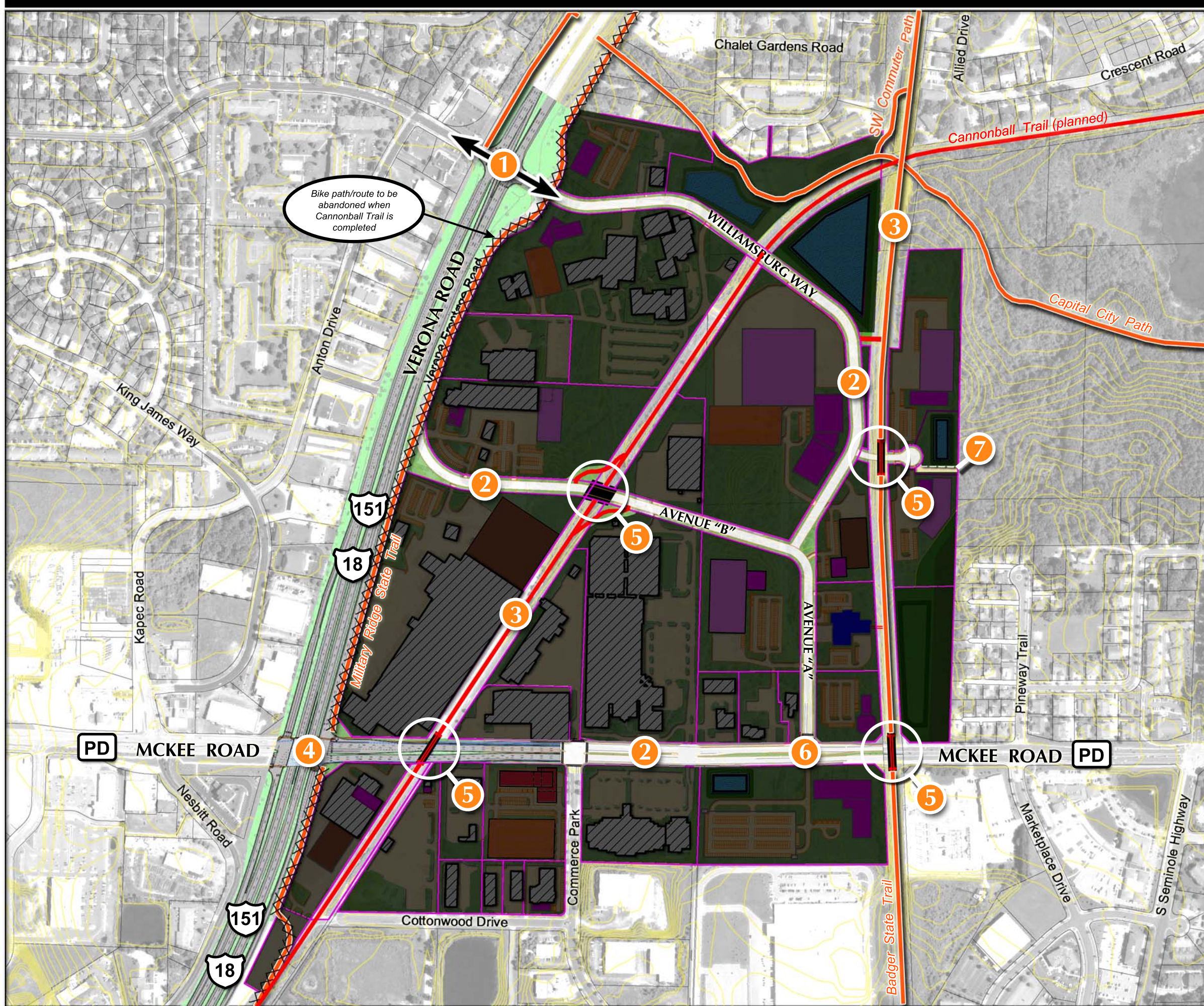
Feet

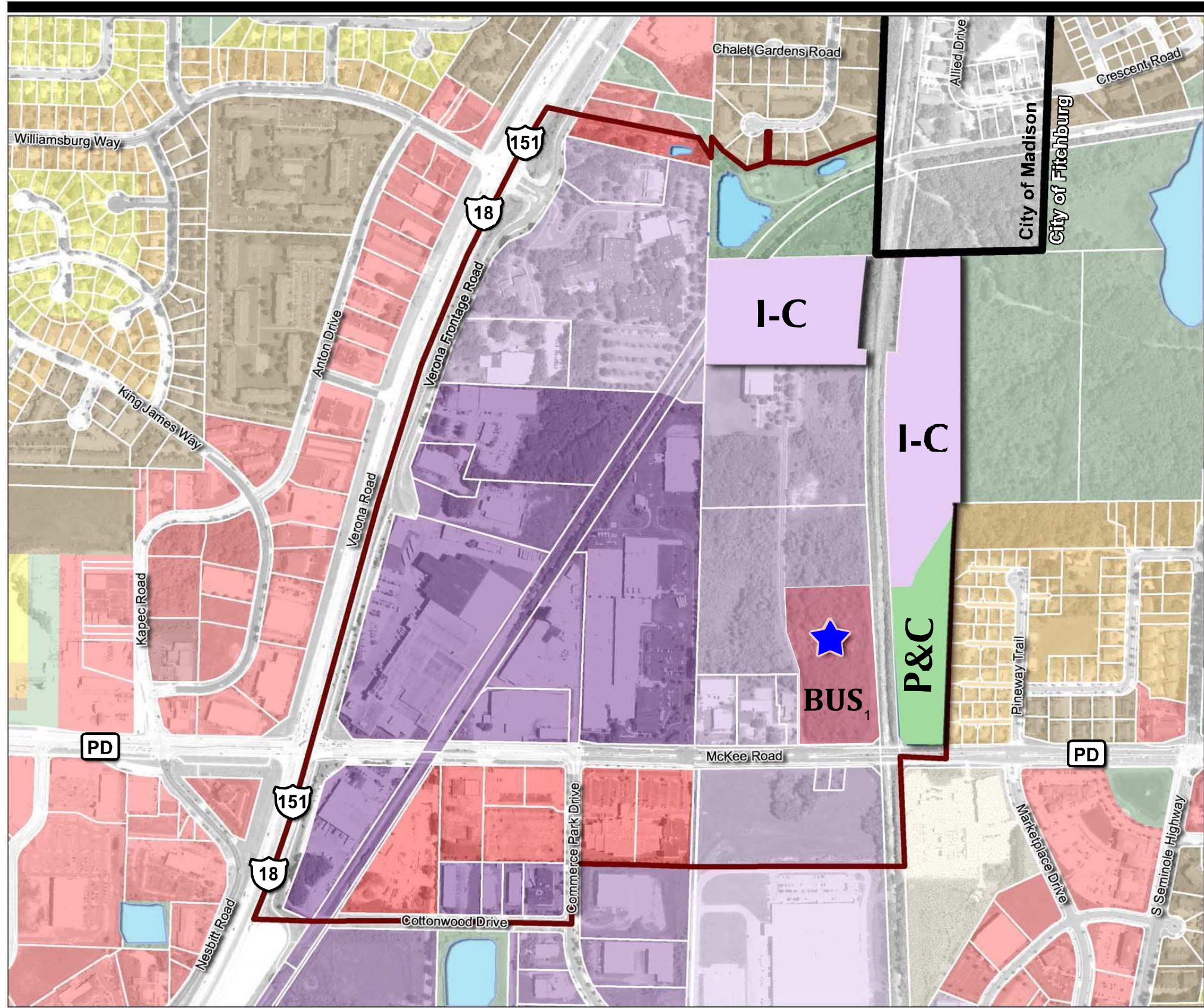


Sources:

- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-11-11





Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Future Land Use: Proposed Amendments

Legend

Future Land Use

- Rural Development
- Residential
- Medium Density Residential
- High Density Residential
- Business
- Industrial-Commercial
- Industrial-General
- Institutional
- Park & Conservancy
- Open Water
- Potential Fire Station

From City of Fitchburg Comprehensive Plan
(Adopted 03/2009, Amended 10/2010)
Map amended 8/26/2014



1 Future Land Use amended from I-C to BUS on 8/26/2014

Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11



EXISTING CONDITIONS

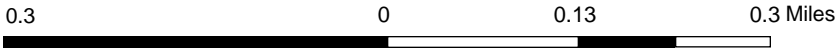
TFS has five different parcels in the City of Fitchburg. Mapped wetlands are shown via Exhibit F on the next page.



Surface Water Data Viewer Map



- ### Legend
- Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Identifications and Confirmations
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams



NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

There are no known contaminated soils found on TFS's property.

See Exhibit O.

See Exhibit P.

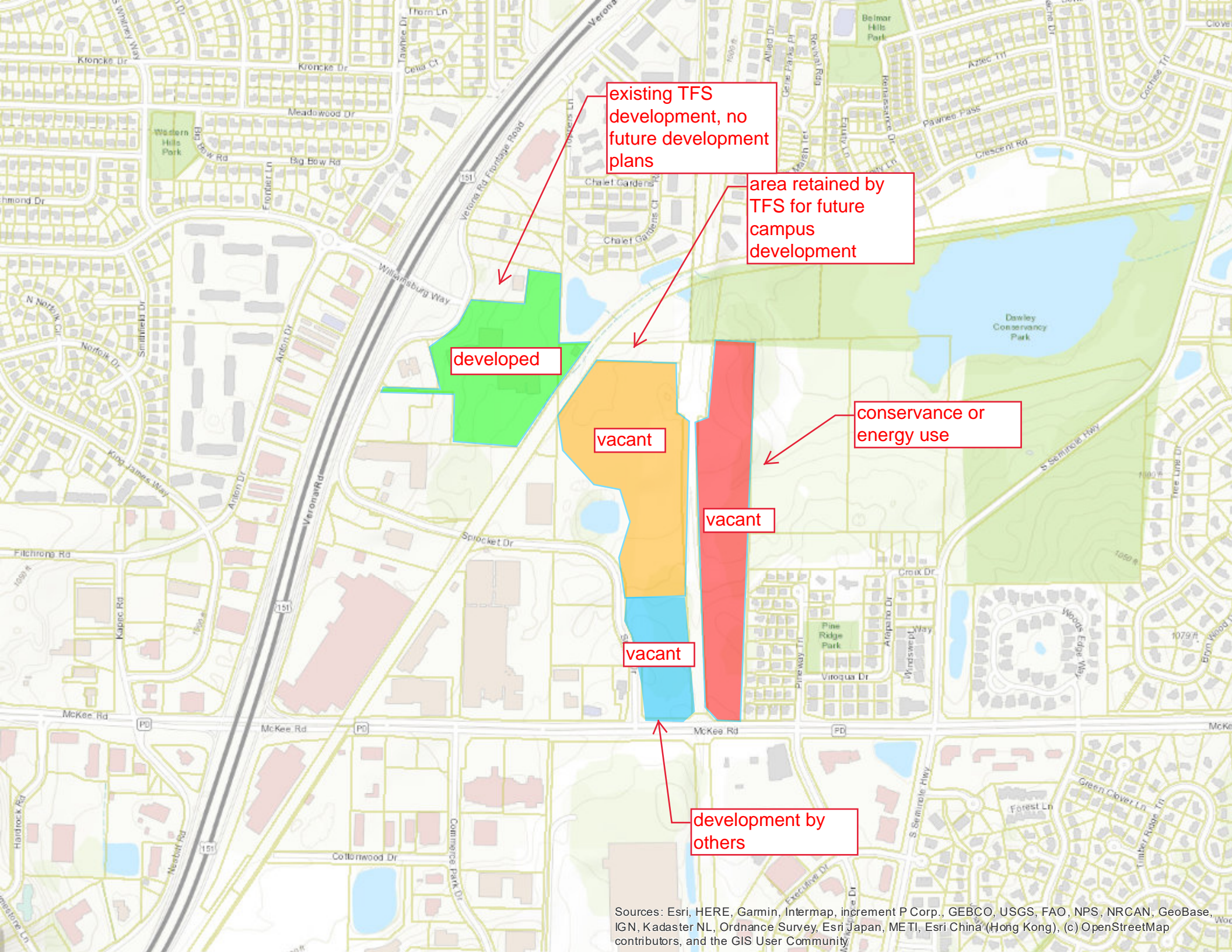
0609-064-8085-2

0609-053-8600-5

0609-053-9320-2

0609-053-9345-2

0609-064-8430-8



existing TFS development, no future development plans

area retained by TFS for future campus development

developed

vacant

conservation or energy use

vacant

vacant

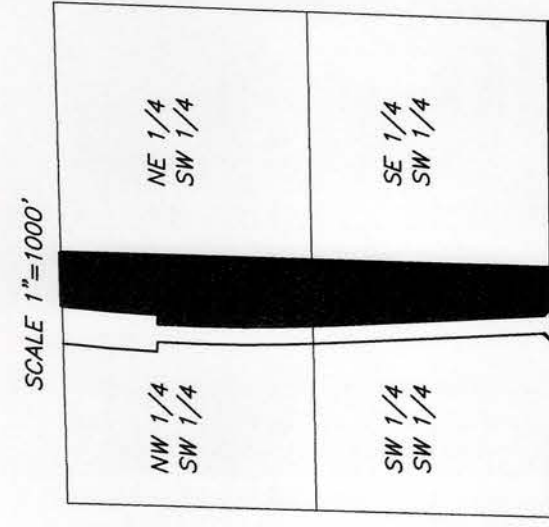
development by others

Sources: Esri, HERE, Garmin, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Parcel # 060905393452 – This 18-acre parcel is landlocked by McKee Rd, Pine Ridge Subdivision and Dawley Conservancy Park to the east and north and the Badger State Trail to the west. This parcel has been surveyed by Ruekert & Mielke, Inc.

See Exhibit C.

PROPERTY SURVEY



SOUTHWEST 1/4 OF SECTION 5, T6N R9E

LEGAL DESCRIPTION

PER 60 YEAR REPORT OF TITLE RECEIVED FROM DANE COUNTY TITLE COMPANY AS FILE NUMBER B-14070223.
 That part of the West One-Half of the Southwest One-Quarter (W1/2 SW 1/4) of Section Five (5), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, lying Easterly of the former right-of-way of the Illinois Central Railway Company, and EXCEPTING THEREFROM lands conveyed to Dane County, Highway Department, by Warranty Deed, Document Number 1034786; AND FURTHER, EXCEPTING THEREFROM lands conveyed to the City of Fitchburg, State of Wisconsin, in Warranty Deed recorded February 10, 1998 as Document Number 2932404.

SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Ruetkert & Mielke, Inc., Registered Land Surveyor, do hereby certify that the direction of the survey that I made this field survey according to the Wisconsin Administrative Code, Chapter A-E7 Minimum Standards for Property Surveys, and to the best of our knowledge and belief is a correct representation of said field survey.

Chris Ruetten
 Chris Ruetten, P.L.S. 2942
 Dated this 14th day of October, 2014.



BOUNDARY DESCRIPTION

PER THIS SURVEY:
 Being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin more fully described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin;

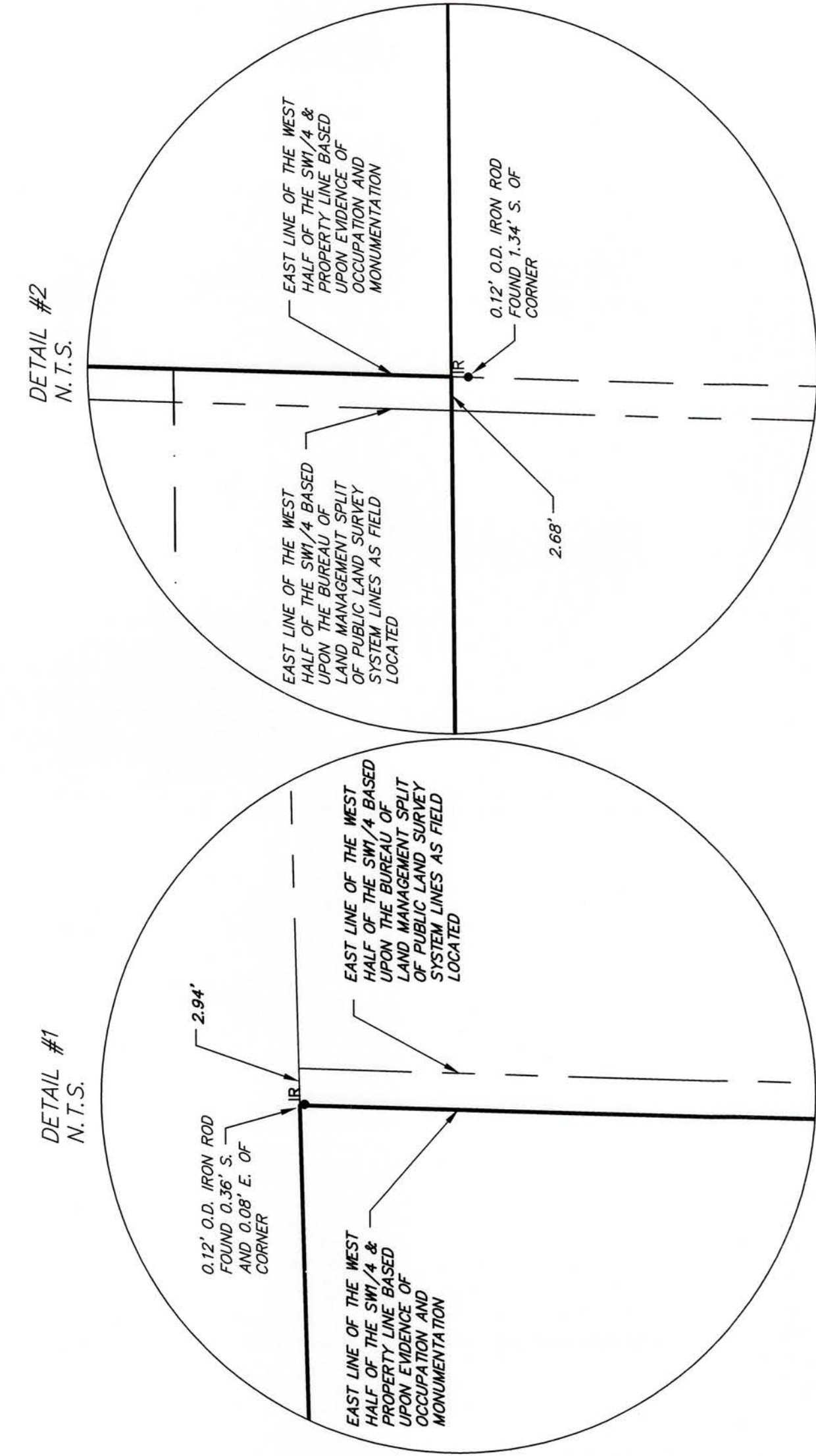
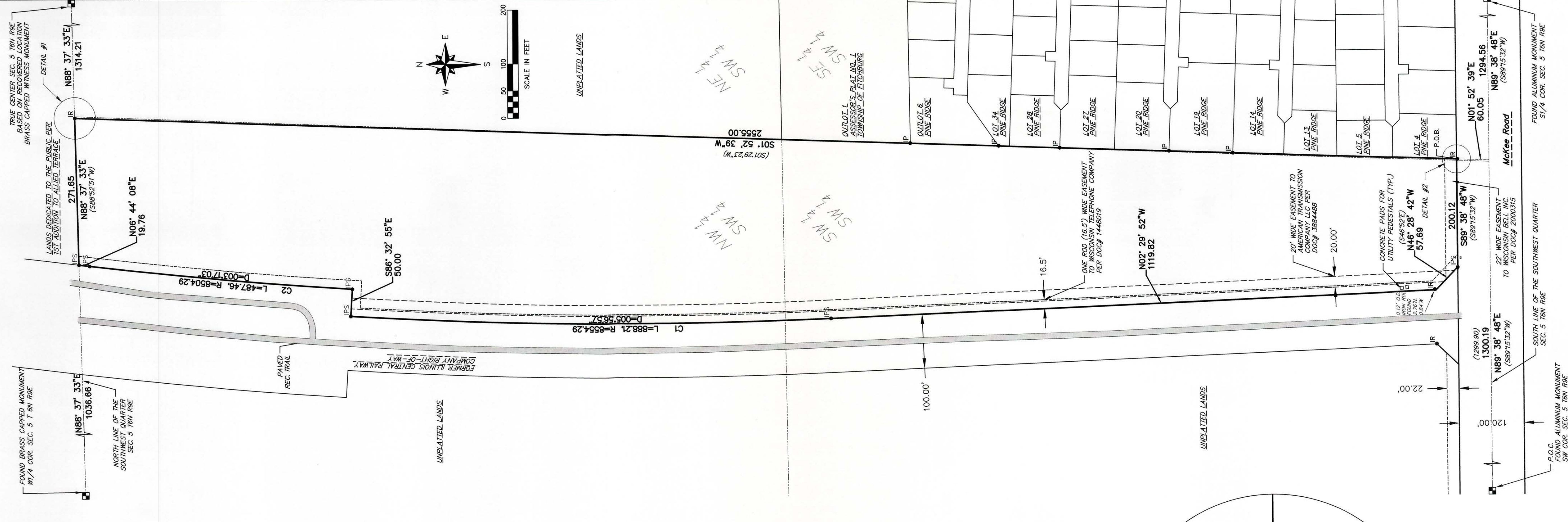
thence N89°38'48"E along the south line of said Southwest Quarter a distance of 1,300.19 feet; thence N01°52'39"E a distance of 60.05 feet to the north right-of-way of McKee Road, and the Point of Beginning; thence S89°38'48"W along said right-of-way a distance of 200.12 feet; thence N46°28'42"W along said right-of-way a distance of 57.59 feet to the east line of the former right-of-way of the Illinois Central Railway Company, thence along said east line of said former right-of-way for the next five (5) courses; (1) thence N02°29'52"W a distance of 1,119.82 feet to a point of curve; (2) thence along an arc of curve to the right for a distance of 888.21 feet, having a radius of 8,554.29 feet, a chord bearing N00°28'36"E for a distance of 887.81 feet, and a central angle of 05°56'57"; (3) thence S86°32'55"E for a distance of 50.00 feet to a point of non-tangent curve; (4) thence along an arc of curve to the right for a distance of 487.40 feet, having a radius of 8,504.29 feet, and a chord bearing N05°05'36"E for a distance of 487.40 feet, and a central angle of 03°17'03"; to a point of tangency; (5) thence N06°44'08"E for a distance of 19.76 feet to a point on the north line of said Southwest Quarter; thence N88°37'33"E along said north line for a distance of 271.65 feet to the occupied and monumented east line of the West Half of said Southwest Quarter; thence S01°52'39"W along said east line for a distance of 2,555.00 feet to the point of beginning containing 782,425 sq. ft. or 17.96 acres more or less of land.

LEGEND

- IP IRON PIPE FOUND 0.12' O.D.
 - IR IRON ROD FOUND 0.12' O.D.
 - IP IRON PIPE SET 0.12' O.D.
- (Max 2x 2x 2) RECORDED AS BEARING OR DISTANCE

NOTES/SURVEYORS REPORT:

- Bearings for this survey refer to the Dane County Coordinate System after a GPS calibration to Wisconsin Height Modernization Survey Station known as "Fitchburg N GPS" NAD 83(2011) NAVD 88.
- The east line of the property surveyed is deduced to the East line of the West half of the SW 1/4 of Sec. 5 T6N R9E. The abutting, from the east, Plat of Pine Ridge, and Assessor's Plat No. 1 Township of Fitchburg are both described to the same line. They are occupying and are monumented slightly different than the line I surveyed by splitting the measured section lines. See Detail #1 and Detail #2. The tie of Pine Ridge to the South Quarter corner of Section 5 matched with what I measured in the field giving further evidence to hold the monumented and occupied West line of Pine Ridge as the East line of this survey.
- The intent of this survey is to create a description of lands to be donated to the City of Fitchburg by Thermo Fisher Scientific Inc. (Owner) via an "attach/detach" agreement of parcels of land between owners of adjoining property as allowed by current State Statutes Chapter 236, attaching the lands of this survey to Outlot 6 of Pine Ridge currently owned by the City of Fitchburg.



CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BRG.	ARC	TANGENT	TANGENT BRG. OUT
C1	8504.29	003°17'03"	N05° 05' 36"E	487.40	243.80	N06° 44' 08"E
C2	8554.29	005°56'57"	N00° 28' 36"E	888.21	444.51	N03° 27' 05"E
						N02° 29' 52"W

PREPARED FOR (OWNER):
 Thermo Fisher Scientific Inc.
 c/o Bill Jenkins
 300 Industry Drive
 Pittsburg, PA 15275

PREPARED BY:
 Ruetkert & Mielke, Inc.
 W235 N2080 Ridgview Pkwy.
 Waukesha, WI 53188

© COPYRIGHT
 RUEKERT & MIELKE INC.
 DESIGNED BY:
 DRAFTED BY: CJR
 CHECKED BY: BKC
 DATE: OCT. 14TH 2014
 FILE NO.
40-10038.200

PROPERTY SURVEY
 PARTS OF THE NW1/4 OF THE SW 1/4 AND THE SW1/4 OF THE SW1/4
 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 9 EAST
 IN THE CITY OF FITCHBURG, DANE CO., WISCONSIN

engineering solutions for a working world
 W235 N2080 Ridgview Parkway • Waukesha, WI 53188 • 1020
 (262) 842-5733 • Fax: (262) 842-5831 • www.ruekertmielke.com

7	TOWN: 6N	RANGE: 9E	SECTION(S): 5
6			
5			
4			
3			
2			
1			

This parcel is currently a fill site which will be completed in the Spring of 2022 and approximately 90% greenspace due to the access road. Due to the size and layout of the site, there are limited uses due to ordinances, setbacks, and zoning with the adjacent neighborhood and park. Water drainage travels through this parcel from the McKee Rd improvements via storm sewer pipes and ditches into Dawley Park. This parcel is currently staying a greenspace to allow for wildlife habitat to settle back into the area once construction is done but also a good infiltration area that has no plans of development. In the future one consideration would be a passive use such as solar array for energy generation. No development of buildings are planned.

Parcel #060905393202 – This 33.5-acre parcel is landlocked by McKee Rd, the Badger State Trail to the east, a State-owned parcel to the north, Military Ridge State Trail, Vald LLC, and Spoke Dr to the west. Part of this parcel was a fill site in 2017. This parcel currently consists of a wooded area towards McKee Rd and a pond at the north end constructed to treat WISDOT storm water. The fill site is green space that is located on both the east and west side of Discovery Path. Water Drainage for this parcel is infiltrating the ground towards Discovery Path to the storm sewer inlets. The Sprocket Road pond is located on the west side of Discovery Path to retain runoff. The pond is located on the TFS property with an easement to the City of Fitchburg. A channel or drainage way connects the Sprocket pond to the northeast to the Military Ridge Trail drainage.

Parcel #060906480852 – This 17-acre parcel shares a number of different private developments surrounding it from the Dane Co. Boys & Girls Club, BSH Storage, NFW Acquisition Corp., CC Systems LLC, and the Military Ridge State Trail. This parcel currently has pervious and impervious areas and contains the current buildings associated with the TFS campus operation.

Campus buildings and parking lots are located here for the company. Pervious areas meet the requirements and ordinances set forth by the City. Water runoff on this parcel is collected by ditches and Bio-basins. Overflow for the basins is directed to the storm sewers.

Parcel #06090648308 & 060905386005 – These two parcels are small triangle parcels and are approximately 1.5 acres. They are currently green spaces and has a small building for maintenance.

While TFS has no future plans for any buildings or site work, with the change in the economy focusing on resources, TFS staff are looking at possibilities of renewable energy as a potential use of vacant land.

SURFACE WATER RUNOFF

Thermo Fisher is located within the City of Fitchburg and the City is located within the Yahara River Basin. TFS has a number of different ways to control water runoff and drainage before it meets its tributaries such as the Yahara River, Nine Springs, and Swan & Murphy's Creeks.

The main parcel west of Military Ridge State Trial has several drainage routes that exist on-site to Bio-basins, grass swales and other treatment areas where water is contained and over flow routes are tied to various sized storm sewer systems. TFS benefits from a large pond to the north in which the state purchased from TFS. As a result, the remaining treatment for storm water from this area is handled by this new pond. Other areas from the Storm Water Management Plan dated June 22, 2014 done by MSA Engineering are mapped in Exhibit I, show the drainage areas. With no planned development the storm water needs are currently adequate for this area and no further development of lands are anticipated resulting in no change to the storm water management for this parcel.

For the parcel located north of Sprocket Road and between the two trails, this land remains undeveloped at this time. The storm water management has been anticipated and developed for this area if any future campus expansion would occur. The site generally drains to the north. The southern half of the site drains into the Sprocket pond for treatment. Any parcels north of the Sprocket pond will drain north to the WISDOT pond. The current Sprocket pond is underutilized since surrounding lands remain undeveloped.

Drainage for the parcel east of the Badger State Trail drains to the east into Dawley Conservation Park. McKee Rd improvements done in 2021 navigate through this parcel via small channels and ditches due to some erosion over the years. Dawley Park during high rain periods will sometimes flood and the City is aware of this as it makes the trails hard to travel and causes washouts due to the channelization. This parcel is not planned for any development as a result, it is not anticipated to change or increase runoff in this area.

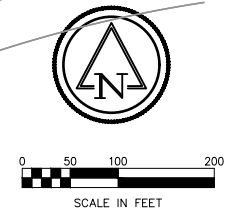
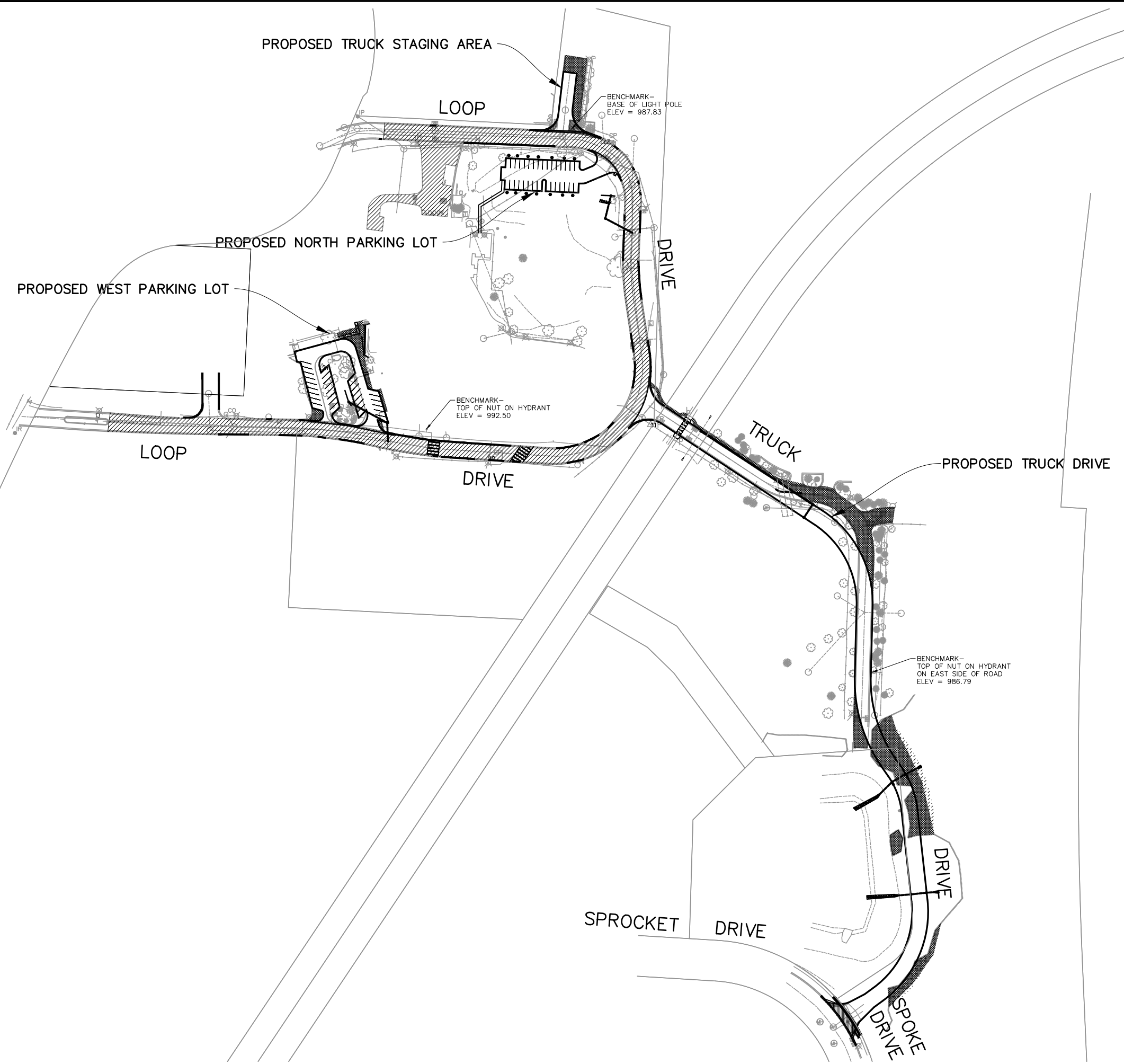
TRANSPORTATION

The CDP planning area is located north of McKee Rd and south of Verona Frontage Rd at the intersection of Spoke Dr and Sprocket Dr. McKee Rd is a highly traveled cross-town route connecting S. Fish Hatchery Rd and USH 18/ 151 providing easy commuting but also a close concise area for commercial access. Verona Frontage Rd provides access easy to USH 18/ 151 and McKee Rd provides access to the new USH 18/151 interchange. Access for commercial vehicles is easy with wide street cross-sections and easy points of access to TFS lands.

See Exhibit E.

Oct 04, 2016 11:38am PLOTTED BY: AKreuser SAVED BY: AKreuser
 G:\3D\8280_Thermo\10000\dwg\Z-001-CPL-Overall plan-SP-01.dwg Layout1
 XREFS: P:\csoaspi; P:\mbsaspi; P:\mbaspi; Rm2234c; Utbaspi; cadastroi; Cabaspi; Ecbaspi; Albaspi

STH 151 / STH 18



HORIZONTAL DATUM=DANE COUNTY
 COORDINATE SYSTEM
 VERTICAL DATUM = NAVD88

258 Corporate Drive, Suite 200 • Madison, WI 53714 (608) 819-2600 • Fax: (608) 819-2601 • www.ruekert-mielke.com	
2016 PARKING LOT AND PAVEMENT IMPROVEMENTS OVERALL SITE PLAN THERMO FISHER SCIENTIFIC INC CITY OF FITCHBURG, DANE COUNTY, WISCONSIN	
© COPYRIGHT 2016 RUEKERT & MIELKE INC. DESIGNED BY: AS2 DRAFTED BY: AK1 CHECKED BY: DATE: AUGUST, 2016	
FILE NO. 8280-10000.200	
SHEET NO. SP-01	

7	6	5	4	3	2	1
ELEVATION						
TOWN: 6N RANGE: 9E SECTION(S): 5 SW, 6 SE						

All circulation within TFS lands are private roads owned and maintained by TFS. These roads are not intended for public use or cross connection traffic. Access from the Frontage Road serves several parcels and joint driveway easements are in place to allow this shared access between parcels.

The private roads are not intended to become public in the future and will serve the existing campus and any future additions or growth to TFS's vacant lands.

PEDESTRIANS AND BICYCLING

A new pedestrian bridge was installed over McKee Rd to allow for safe traveling while on the Badger St Trail. This trail provides access to adjacent subdivisions and nearby businesses as it travels right through TFS's property. To the east of TFS's property sits Dawley Park. This conservation area has many trails for walking and bicycling through the woods adjacent to Pine Ridge Subdivision. Sprocket Dr and Verona Frontage Rd are urban sections with sidewalk connecting the Badger State Trail & Military Ridge State Trail and McKee Rd.

In one location on TFS lands, the private street Discovery Drive crosses the Military Ridge State Trail. Traffic control has been set up to establish a safe crossing. No future improvements to the undeveloped lands are planned related to public access for pedestrian or bicycling.

GENERAL DESCRIPTION OF SITE WHEN DEVELOPED

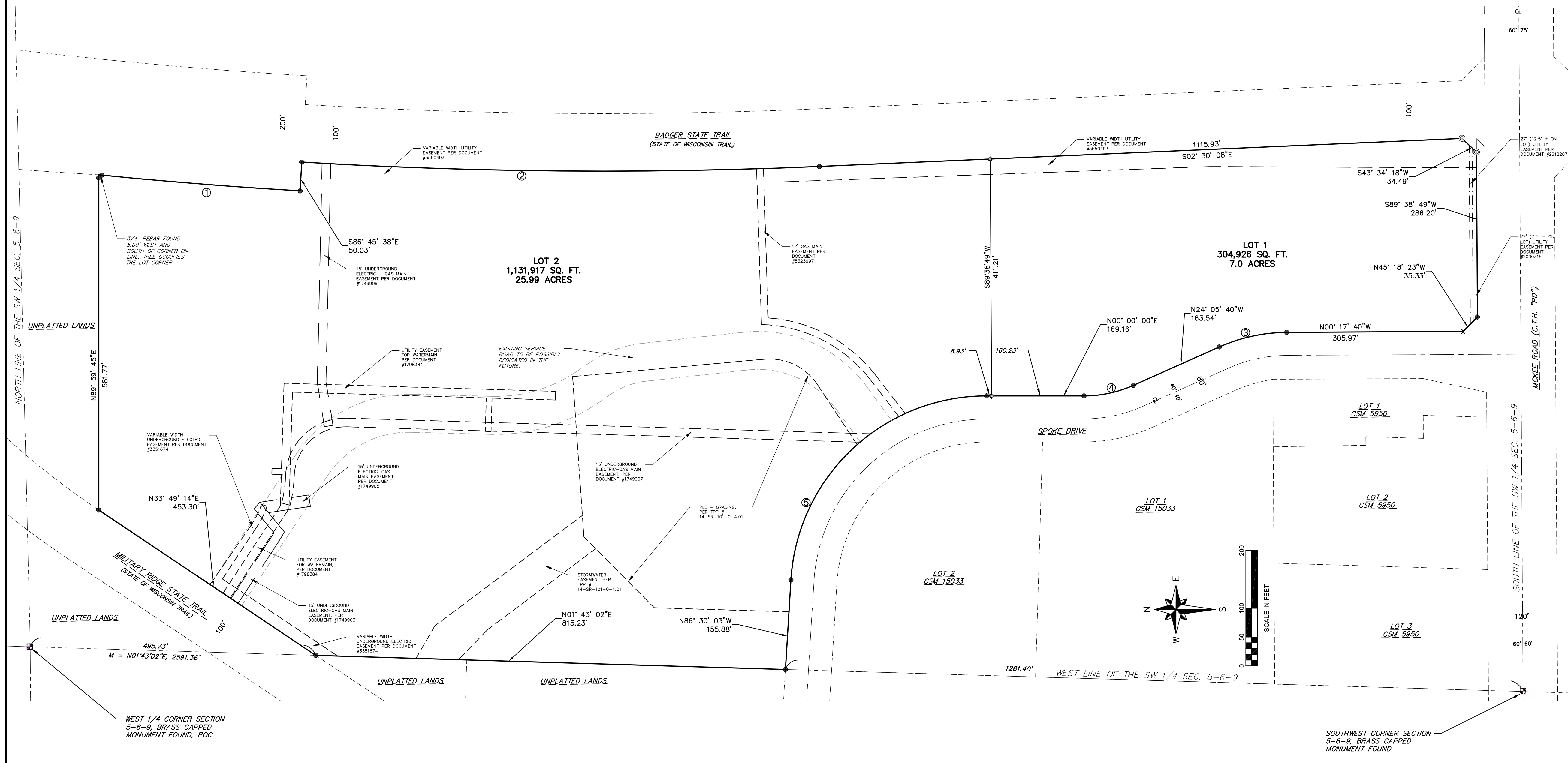
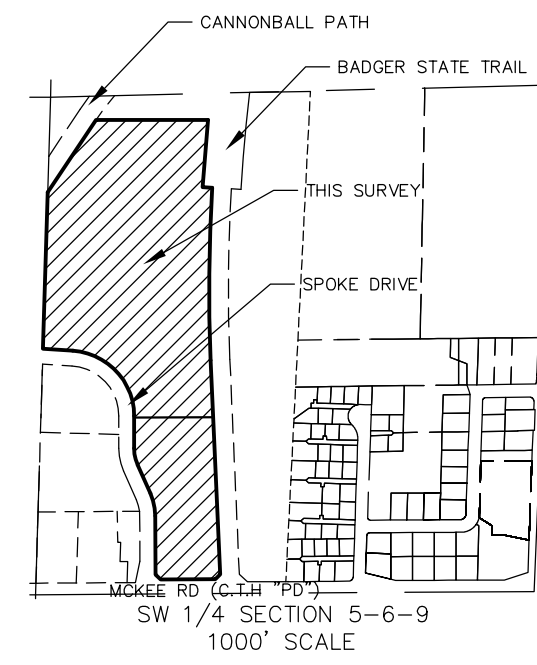
TFS is in the process of selling a piece of their property located adjacent to McKee Road on the south end of their property. TFS believes the highest and best use of this land is to be developed to support the surrounding land uses. When ultimately developed, the plan for the seven-acre parcel is to be zoned for commercial use (I-S) The new development will require City approval for type of use, building design, parking lot, and on-site storm water management. This will be coordinated with the City and the new owner.

Exhibit G shows the plat of the location within the parcel that is receiving the land division. This area is wooded and located within a restricted well head protection area. Thermo Fisher understands this land has restricted uses and must be compliant with the City zoning requirements.

See Exhibit G.

THERMO FISHER SUBDIVISION

Being a division of Outlot 3 of Certified Survey Map 15033, recorded in the office of the Register of Deeds for Dane County, Wisconsin on January 29, 2019, in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC
C1	8704.29'	02°18'27"	350.54'	S04°32'30"W	350.56'
C2	8654.29'	05°57'02"	898.42'	S00°29'01"W	898.83'
C3	290.00'	23°47'31"	119.60'	N00°17'55"E	120.46'
C4	210.00'	24°05'40"	87.66'	N12°02'50"W	86.31'
C5	8654.29'	03°27'33"	522.42'	S01°43'46"W	522.20'

ZONING: I-S (INDUSTRIAL SPECIALIZED)
 MINIMUM LOT AREA: 20,000 SQ.FT.
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT YARD SETBACK: 20 FEET.
 MINIMUM SIDE YARD SETBACK: 10 FEET.
 MINIMUM SIDE STREET SETBACK: 15 FEET.
 MINIMUM REAR SETBACK: 30 FEET.
 MAXIMUM BUILDING HEIGHT: 42 FEET.
 MAXIMUM LOT AREA COVERAGE: 65 %
 MINIMUM OPEN SPACE: 30 %

SECTION CORNER DATA:
 WEST 1/4 CORNER SECTION 5-6-9
 MEASURED
 N=483,809.11, E=799,610.85
 ALL TIES FOUND
 SOUTHWEST CORNER SECTION 5-6-9
 MEASURED
 N=461,218.191, E=799,533.20
 ALL TIES FOUND

SURVEY LEGEND
 PLS MONUMENT FOUND
 1 1/2" O.D. IRON PIPE SET
 18" LONG AND 1.13 LBS. /
 PER FOOT
 X SET CHISELED "X"
 ● FOUND 3/4" O.D.
 IRON ROD
 ⊙ FOUND 1 1/2" O.D.
 IRON PIPE
 M = MEASURED AS

NOTES:
 1. Total area = 1,436,843 sq. ft +/-, 32.99 +/- acres
 2. Horizontal datum used is the Dane County
 Coordinate System
 3. Vertical datum used is NAVD88
 4. Basis of bearing references the West line of the
 Southwest Quarter of Sec. 5, T.6., R.9E., measured to
 bear N01°43'02"E

RUEKERT/MEIKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND
 STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO,
 FOUNDATIONS, WELLS, SEPTIC HOLDING TANKS, UTILITIES, HAZARDOUS
 MATERIALS OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE
 FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

SEE EASEMENT INFORMATION ON PAGE 2.

DRAFT

Chris Ruetten, P.L.S. No. 2942
 Dated this 11th day of March,
 2022

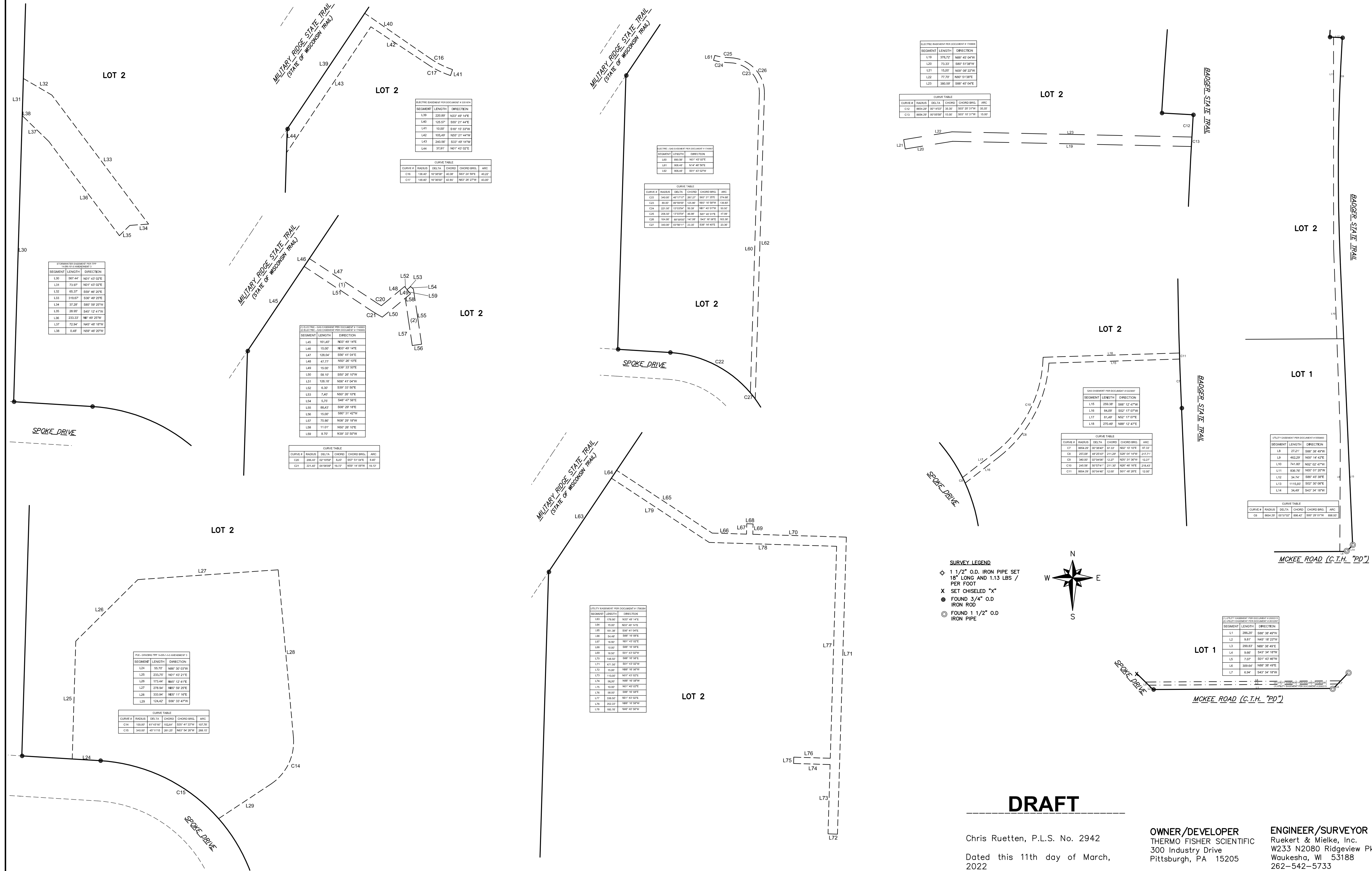
OWNER/DEVELOPER
 THERMO FISHER SCIENTIFIC
 300 Industry Drive
 Pittsburgh, PA 15205

ENGINEER/SURVEYOR
 Ruekert & Mielke, Inc.
 W2333 N2080 Ridgeway Pkwy.
 Waukesha, WI 53188
 262-542-5733

THERMO FISHER SUBDIVISION

Being a division of Outlot 3 of Certified Survey Map 15033, recorded in the office of the Register of Deeds for Dane County, Wisconsin on January 29, 2019, in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

EXISTING EASEMENT DATA



THERMO FISHER SUBDIVISION

Being a division of Outlot 3 of Certified Survey Map 15033, recorded in the office of the Register of Deeds for Dane County, Wisconsin on January 29, 2019, in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Professional Wisconsin Land Surveyor, Ruekert & Mielke, Inc., hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, and under the direction of Thermo Fisher Scientific, owners of said land, I have surveyed, divided and mapped THERMO FISHER SUBDIVISION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, described as a division of Outlot 3 of Certified Survey Map 15033, recorded in the Office of the Register of Deeds for Dane County Wisconsin in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin

Containing 32.99 acres (1,436,843 square feet), more or less of land.

Dated this 11th day of March, 2022

DRAFT

Chris Ruetten, P.L.S. No. 2942

CORPORATE OWNERS CERTIFICATE

Thermo Fisher Scientific, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Thermo Fisher Scientific, does further certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulations Committee

IN WITNESS WHEREOF, the said Thermo Fisher Scientific, has caused these presents to be signed by _____, Owner, to be hereunto affixed on this

_____ day of _____, 2022.

Thermo Fisher Scientific.

Owner

STATE OF WISCONSIN }
COUNTY OF DANE }SS

Personally came before me this _____ day of _____, 2022, the above named owner, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____

CITY APPROVAL

Received, that the plat of THERMO FISHER SUBDIVISION, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____, adopted on this _____ day of _____, 2022, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of THERMO FISHER SUBDIVISION to the City for Public use.

Tracy Oldenburg
City Clerk

CERTIFICATE OF CITY TREASURER

Being duly appointed, qualified and acting Treasurer of the City of Fitchburg, I 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 _____, 2022, on any of the lands included in the plat of THERMO FISHER SUBDIVISION.

Misty Dodge
City Treasurer

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 2022, affecting any of the lands included in the plat of THERMO FISHER SUBDIVISION.

Adam Gallagher
County Treasurer

GENERAL NOTES:

- A. Bearings are referenced to the West line on the SW 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear N01°43'02"E.
- B. All Lots are vacant of buildings.
- C. Existing Right-of-Way widths were compiled from CERTIFIED SURVEY MAP No. 15033.
- D. Lots of this Certified Survey Map are subject to the following recorded documents based on a First American Title Company title report number NCS-1061671-MAD, effective date of April 16, 2021.
 1. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 15033, recorded January 29, 2019, in Volume 106, pages 117-129 as Document No. 5467305.
 2. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 64 as Document No. 1749903.
 3. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 66 as Document No. 1749905.
 4. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 67 as Document No. 1749906.
 5. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 68 as Document No. 1749907.
 6. Utility easement to the Town of Fitchburg, recorded in Volume 4879, page 94 as Document No. 1798384.
 7. Utility easement to Wisconsin Bell, recorded in Volume 9596, page 82 as Document No. 2000315
 8. Utility easement to Madison Gas and Electric Company, recorded in Volume 27792, page 40 as Document No. 2612287.
 9. Utility easement to Madison Gas and Electric Company, recorded as Document No. 3351674.
 10. Utility easement to American Transmission Company, recorded as Document No. 3884488.
 11. Stormwater easement on Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-021B, page 108 as Document No. 5050188.
 12. Amendment 1 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-022B, page 110 as Document No. 5053768.
 13. Amendment 2 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-027A, page 136 as Document No. 5076284.
 14. Utility easement to Madison Gas and Electric Company, recorded as Document No. 5323697.
 15. Utility easement to American Transmission Company, recorded as Document No. 5550493.

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M as document #

_____ in

Register of Deeds

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



OWNER/DEVELOPER
THERMO FISHER SCIENTIFIC
300 Industry Drive
Pittsburgh, PA 15205

ENGINEER/SURVEYOR
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

The main campus located to the west of Military Ridge State Trail will does not have any future land use plans for improvements or changes. This will continue to operate at the main building complex for TFS.

The parcel located to the east of Badger State Trail will remain undeveloped and has no future plans. It is anticipated this parcel will remain conservancy or develop into a passive use such as energy generation. The remnant large parcel located north of Sprocket Drive and between the two state trails will be retained by TFS for future campus expansion. Expansion is not planned at this time.

UTILITIES

Sanitary sewer and water main installation is already complete on Spoke Drive. There are lateral connections for sanitary service and water service already installed into the parcel. TFS is intending to split off and sell. Storm sewer is located in the street for a tie-in connection. The City of Fitchburg will require on-site Storm Water Management Plan for any future development to supplement the treatment provided by Sprocket Pond. Fire hydrants are already installed per City requirements for flushing and emergency use along the public street.

See Exhibit J.

The parcel located East of the Badger State Trail does not have any public utilities that service it at this current time. The existing campus located to the west of Military Ridge State Trail has full service and no changes are intended in to the future.

The remnant vacant parcel planned for TFS expansion in the future has public utilities which can service the parcel from Sprocket Road or Discovery Drive. At the time of construction for Discovery Drive the utility locations, abandonment and additional public utilities were coordinated with the City for the anticipated future expansion of this vacant land.

Other private utilities exist to serve the undeveloped lands such as fiber optic, gas and electric. Specific development or expansion plans will be coordinated with any private utility needs.

ZONING

Thermo Fisher Scientific has three parcels in the Madison area, zone Transitional Agriculture (A-T) which is 18 acres on the east side of the Badger State Trail. The other two parcels are zone Specialized Industrial (I-S) located between the Badger State Trail and Verona Frontage Rd. The seven-acre parcel being sold will continue to be zoned (I-S). No rezoning is anticipated for the sale and development of the vacant lands.