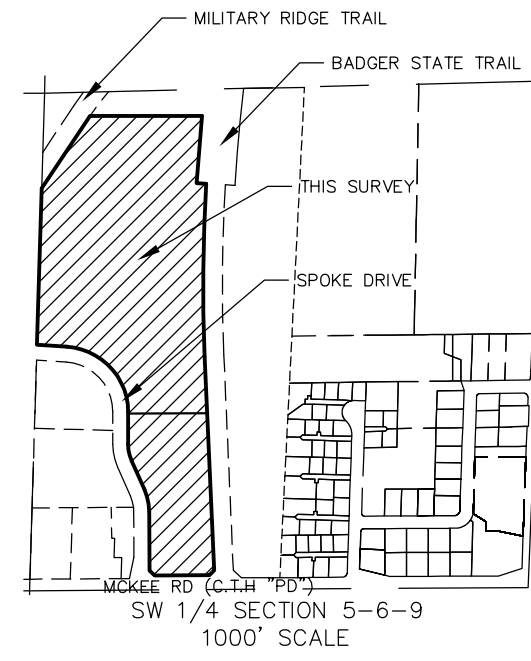
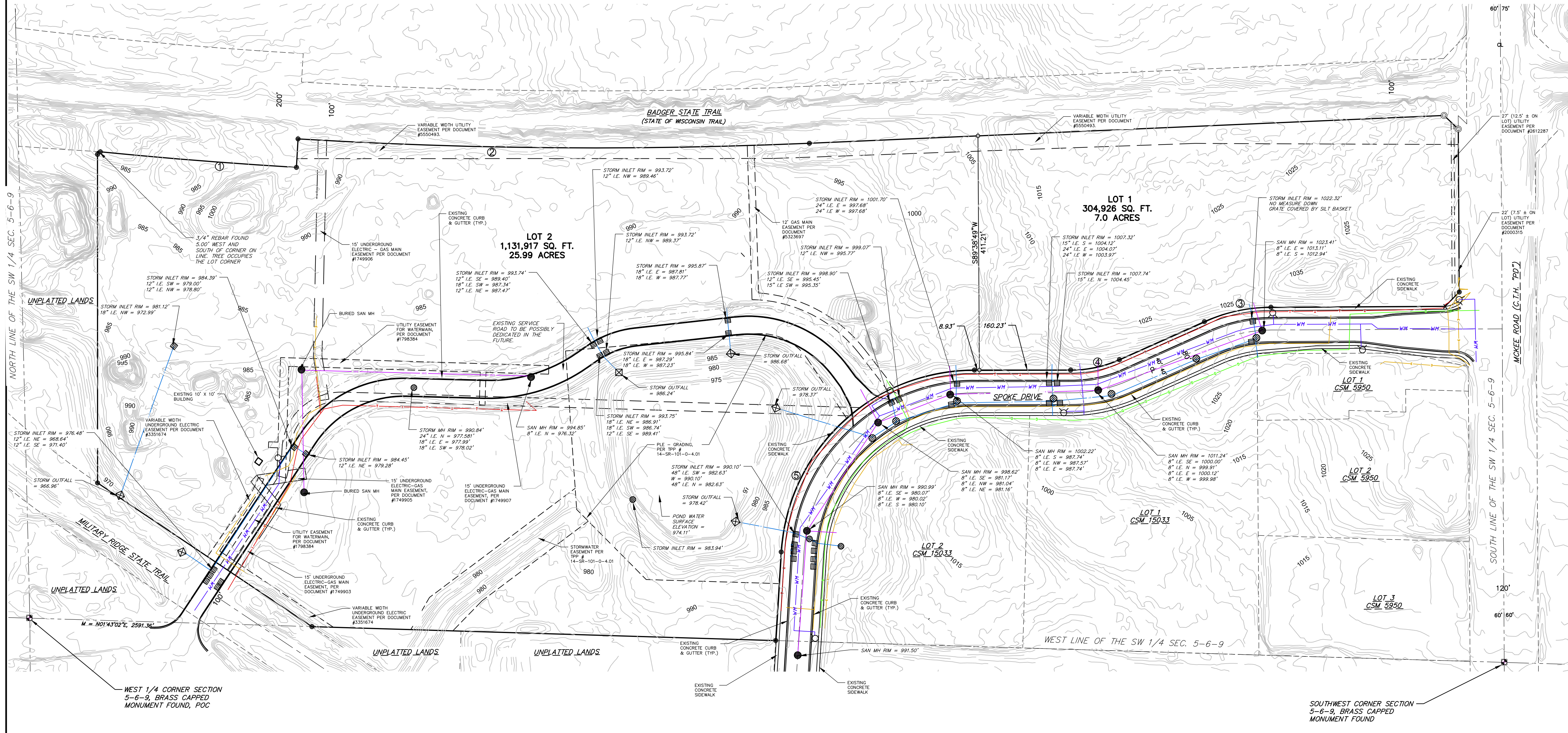


PRELIMINARY PLAT OF THERMO FISHER SUBDIVISION

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.



- SURVEY LEGEND**
- PLS MONUMENT FOUND
 - ◇ 1 1/2" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - X SE CHISELED "X" IRON ROD
 - FOUND 3/4" O.D. IRON ROD
 - ⊙ FOUND 1 1/2" O.D. IRON PIPE
 - M = MEASURED AS
 - SANITARY SEWER MANHOLE
 - ⊙ STORM SEWER MANHOLE
 - ⊕ STORM INLET
 - ⊗ HYDRANT
 - ⊠ STORM OUTFALL
 - W — WATER MAIN
 - S — SANITARY SEWER
 - T — UNDERGROUND TELEPHONE
 - G — UNDERGROUND GAS MAIN
 - E — UNDERGROUND ELECTRIC
 - ST — STORM SEWER



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC
C1	8704.29	02°18'27"	350.54'	S04° 32' 39"W	350.56'
C2	8664.29	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	88.31'
C5	8664.29	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.
 MINIMUM LOT AREA COVERAGE: 65 %
 MINIMUM OPEN SPACE: 30 %

RUEKERT/MIELKE 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.

SECTION CORNER DATA:
 WEST 1/4 CORNER SECTION 5-6-9
 MEASURED
 N=483,829.11, E=799,610.85
 ALL TIES FOUND

SOUTHWEST CORNER SECTION 5-6-9
 MEASURED
 N=461,718.191, E=799,533.20
 ALL TIES FOUND

SEE EASEMENT INFORMATION ON PAGE 2.

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 NAVD83
 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

DRAFT

Chris Ruetten, P.L.S. No. 2942
 Dated this 16th day of March, 2022

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