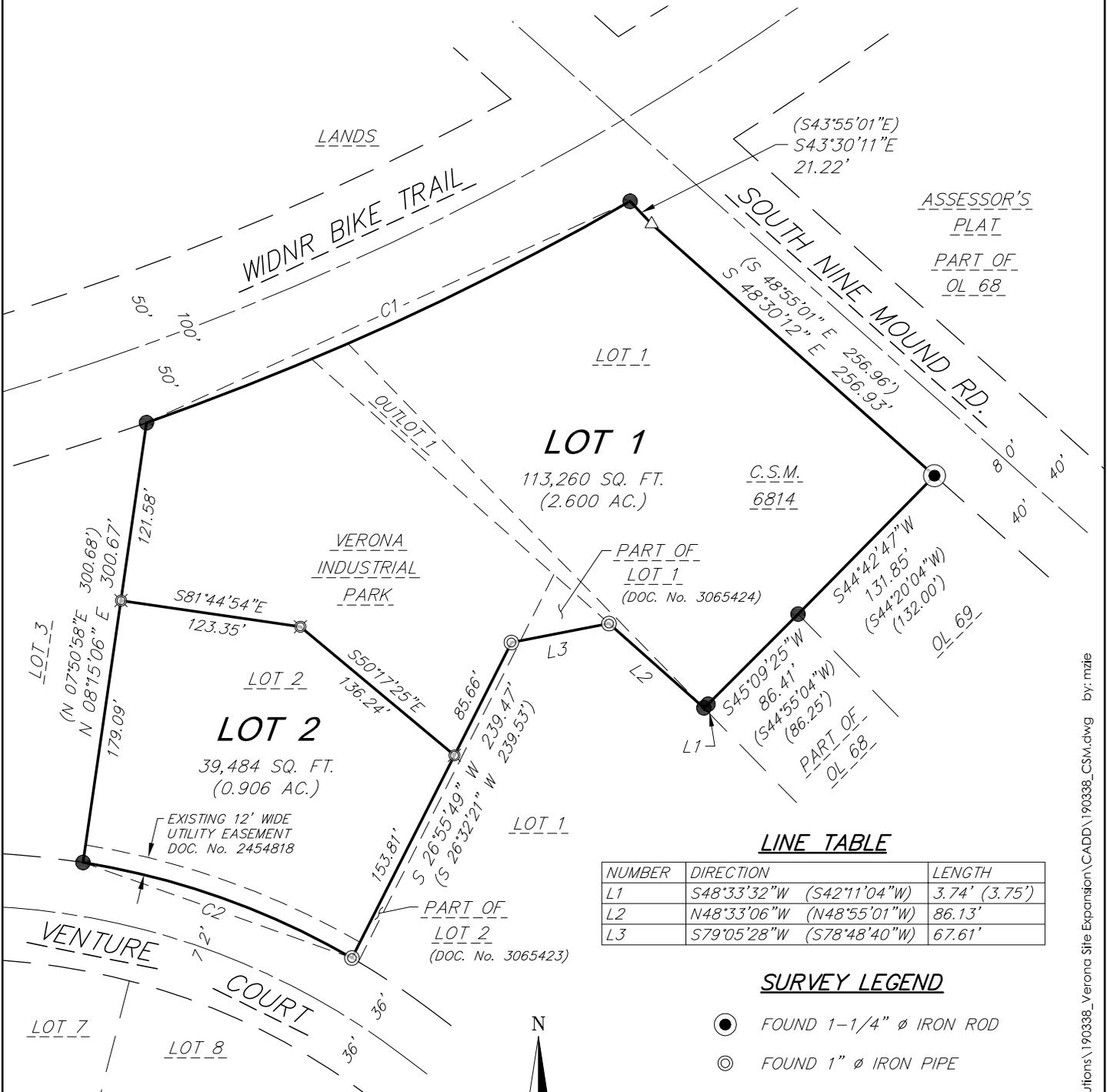
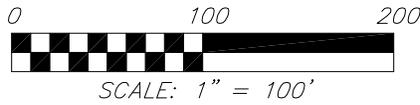


CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S48°33'32"W (S42°11'04"W)	3.74' (3.75')
L2	N48°33'06"W (N48°55'01"W)	86.13'
L3	S79°05'28"W (S78°48'40"W)	67.61'

SURVEY LEGEND

- FOUND 1-1/4" Ø IRON ROD
 - FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - △ SET P.K. NAIL
 - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL AND THE CURVE DATA AND SHEET 3 FOR SITE DETAILS.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW 1/4 OF SECTION 22 MEASURED AS BEARING N01°03'40"E

vierbicher
planners | engineers | advisors



FN: 190338
DATE: 03/13/2020
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
A to Z Real Estate
421 S. Nine Mound Rd.
Verona, WI 53593

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
1 OF 5**

Phone: (800) 261-3898

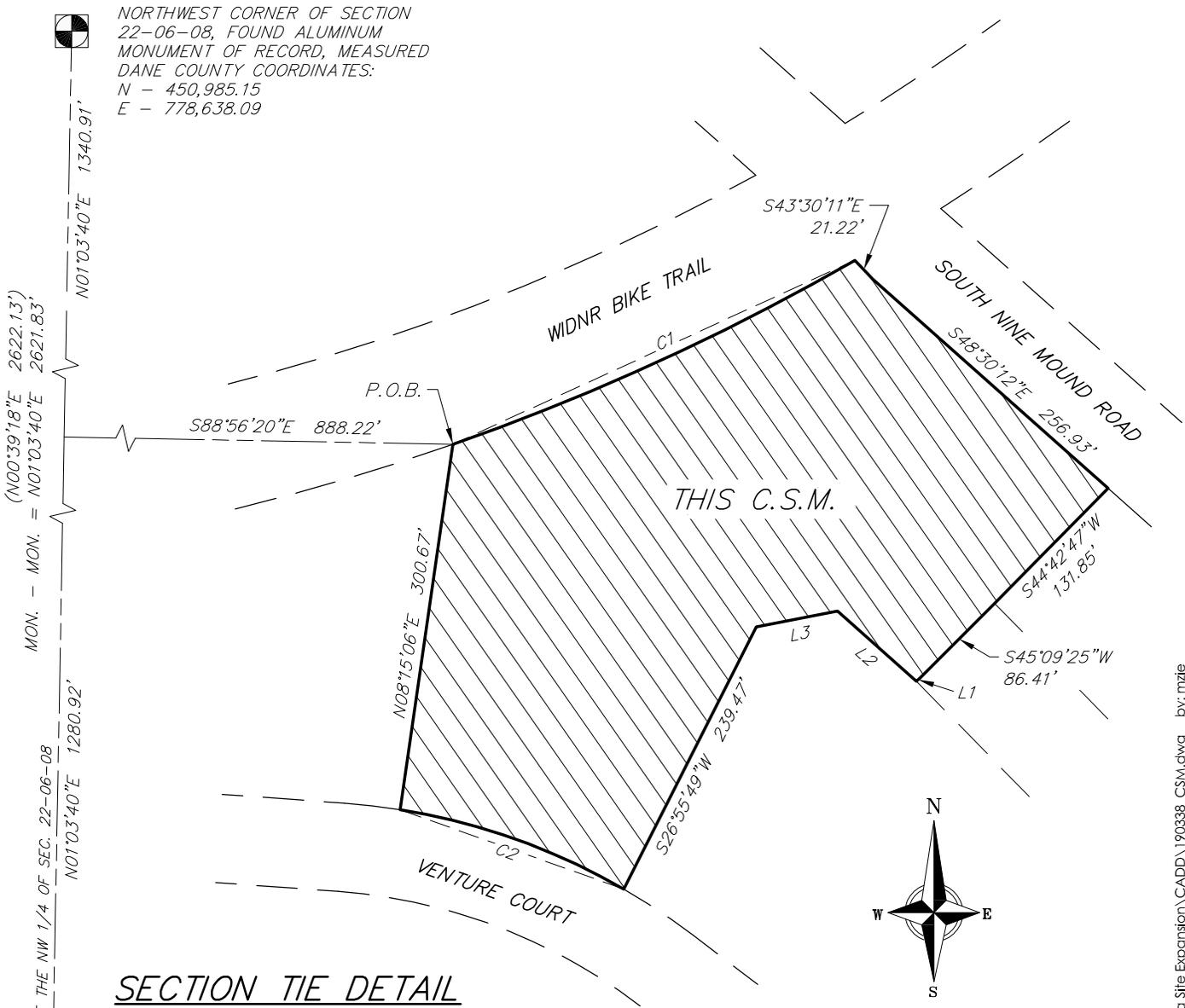
08 Apr 2020 - 6:14p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	10°34'53"	1960.08'	361.99'	N65°30'53"E	361.48'	N70°48'20"E	N60°13'27"E
C2	20°51'13"	536.00'	195.09'	N70°32'13"W	194.01'	N60°06'36"W	N80°57'49"W



NORTHWEST CORNER OF SECTION 22-06-08, FOUND ALUMINUM MONUMENT OF RECORD, MEASURED DANE COUNTY COORDINATES:
 N - 450,985.15
 E - 778,638.09

WEST LINE OF THE NW 1/4 OF SEC. 22-06-08
 MON. - MON. = (N00°39'18"E 2622.13')
 (N01°03'40"E 2621.83')
 N01°03'40"E 1340.91'
 N01°03'40"E 1280.92'

WEST 1/4 CORNER OF SECTION 22-06-08, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED DANE COUNTY COORDINATES:
 N - 448,363.77
 E - 778,589.53

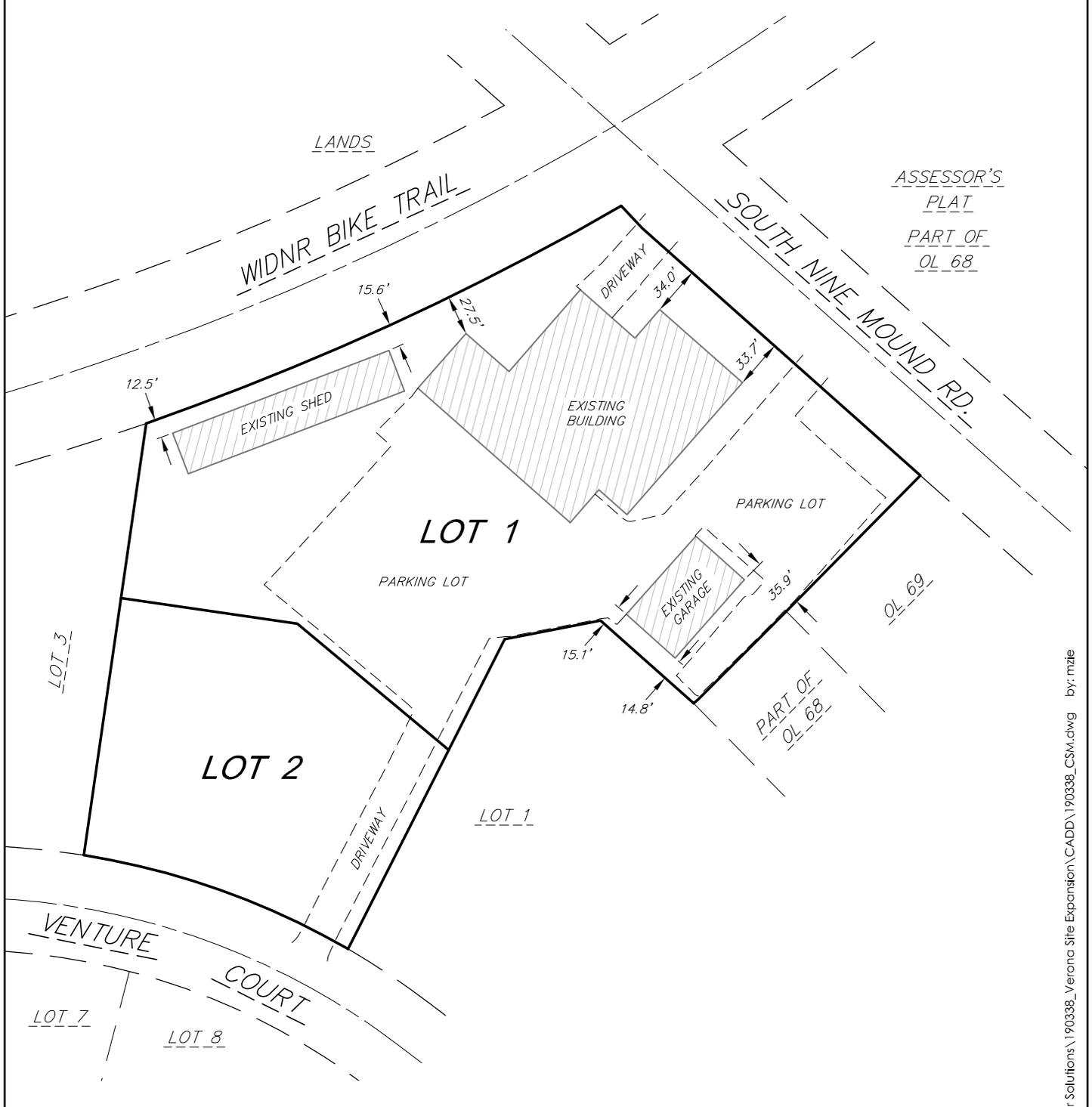
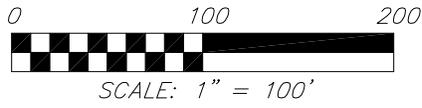
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW 1/4 OF SECTION 22 MEASURED AS BEARING N01°03'40"E

NOTE:
 THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS MONUMENT RECORD, DATED 07/20/2016, FOR THE NW CORNER AND CHRIS ADAMS MONUMENT RECORD, DATED 09/15/2016, FOR THE W 1/4 CORNER. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS MARCH 10, 2020.

08 Apr 2020 - 6:15p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



ASSESSOR'S
PLAT
PART OF
OL 68

PART OF
OL 68



08 Apr 2020 - 6:15p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

CITY OF VERONA COMMON COUNCIL RESOLUTION

Resolved that this Certified Survey Map located in the City of Verona was hereby approved by resolution adopted on this _____ day of _____, 20____ and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Verona for public use.

Dated this _____ day of _____, 20_____.

Ellen Clark, City Clerk, City of Verona

LEGAL DESCRIPTION

Part of Lot 1 and Lot 2 and all of Outlot 1, Verona Industrial Park, as recorded in Volume 56-151B of Plats, on pages 453-454, as Document Number 2454818 and all of Lot 1, Certified Survey Map Number 6814, as recorded in Volume 34 of Certified Survey Maps, on pages 36-37, as Document Number 2374030, Dane County Registry and all located in the NW 1/4, NE 1/4, SW 1/4 and SE 1/4 of the NW 1/4 of Section 22, Township 06 North, Range 08 East, City of Verona, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 22; thence North 01°03'40" East, along the West line of the NW 1/4 of said Section 22, a distance of 1280.92 feet; thence South 88°56'20" East, 888.22 feet to the Southeasterly right-of-way line of the Wisconsin Department of Natural Resources Bike Trail, a point of curvature and the point of beginning of this description; thence 361.99 feet along said Southeasterly right-of-way line and the arc of a curve to the left through a central angle of 10°34'53", a radius of 1960.08 feet and a chord bearing North 65°30'53" East, 361.48 feet to the Southwesterly right-of-way line of South Nine Mound Road; thence South 43°30'11" East, along said right-of-way line, 21.22 feet; thence South 48°30'12" East, along said right-of-way line, 256.93 feet to the most Easterly corner of said C.S.M. 6814; thence South 44°42'47" West, along the Southeasterly line of said C.S.M. 6814, a distance of 131.85 feet; thence South 45°09'25" West, along said Southeasterly line, 86.41 feet; thence South 48°33'32" West, along said Southeasterly line, 3.74 feet to the most Southerly corner of said C.S.M. 6814, said point also being on the Northeasterly line of said Lot 1, Verona Industrial Park; thence North 48°33'06" West, along said Northeasterly line, 86.13 feet; thence South 79°05'28" West, 67.61 feet; thence South 26°55'49" West, 239.47 feet to the Northerly right-of-way line of Venture Court and a point of curvature; thence 195.09 feet along said Northerly right-of-way line and the arc of a curve to the left through a central angle of 20°51'13", a radius of 536.00 feet and a chord bearing North 70°32'13" West, 194.01 feet to the Southwest corner of said Lot 2, Verona Industrial Park; thence North 08°15'06" East, along the West line of said Lot 2, a distance of 300.67 feet to the point of beginning. This description contains approximately 152,744 square feet or 3.506 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land 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 State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Verona in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____

Dane County Register of Deeds

08 Apr 2020 - 6:16p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



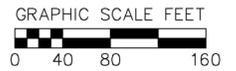
Phone: (800) 261-3898

FN: 190338
DATE: 03/13/2020
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
A to Z Real Estate
421 S. Nine Mound Rd.
Verona, WI 53593

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
5 OF 5**



MILITARY RIDGE STATE TRAIL

SOUTH NINE MOUND ROAD

LOT 1

LOT 2

AREA SUBJECT TO CROSS ACCESS EASEMENT

20.1'

33.7'

VENTURE COURT

Exhibit A – Cross Access Easement

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

REVISIONS	SCALE AS SHOWN	SHEET 1 OF 1
	CHECKED TSCH	
	DRAFTER TBOB	
	FILE VERONA SITE EXPANSION	
JOB NO. 190338	DATE 04/22/2020	

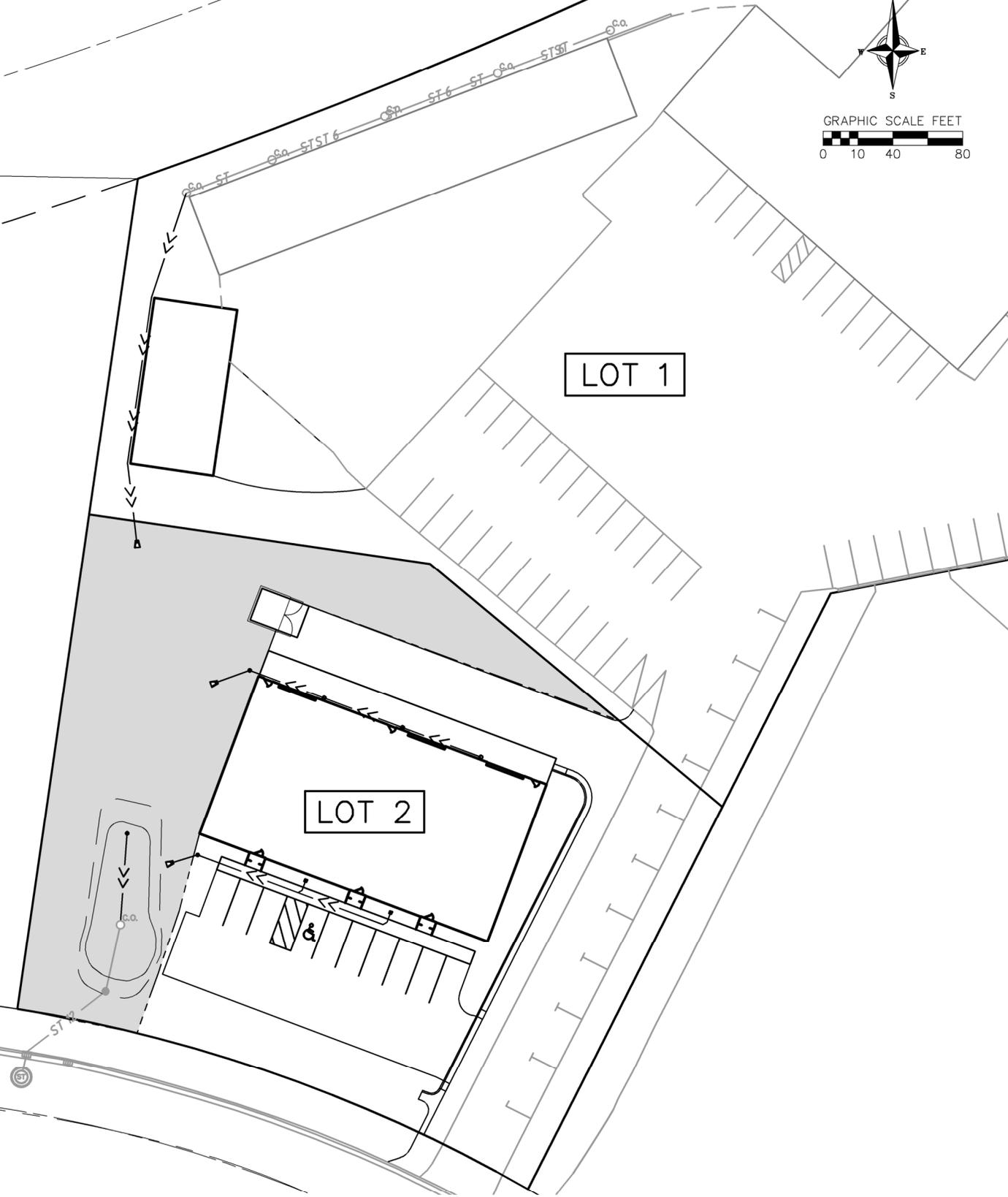


Exhibit B – Cross Drainage and Stormwater Management Easement

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

REVISIONS		SCALE	SHEET
		AS SHOWN	
		CHECKED TSCH	1 OF 1
		DRAFTER TBON	
		FILE ZANDER SITE EXPANSION	
JOB NO.	190338	DATE 04/22/2020	