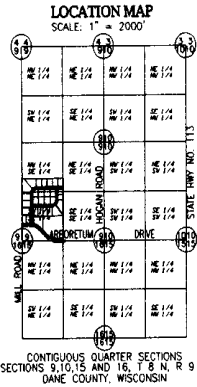


ARBORETUM OFFICE PARK

BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 9 EAST, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.

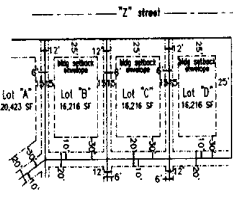
3217795



CONTIGUOUS QUARTER SECTIONS SECTIONS 9, 10, 15 AND 16, T 8 N, R 9 E, DANE COUNTY, WISCONSIN

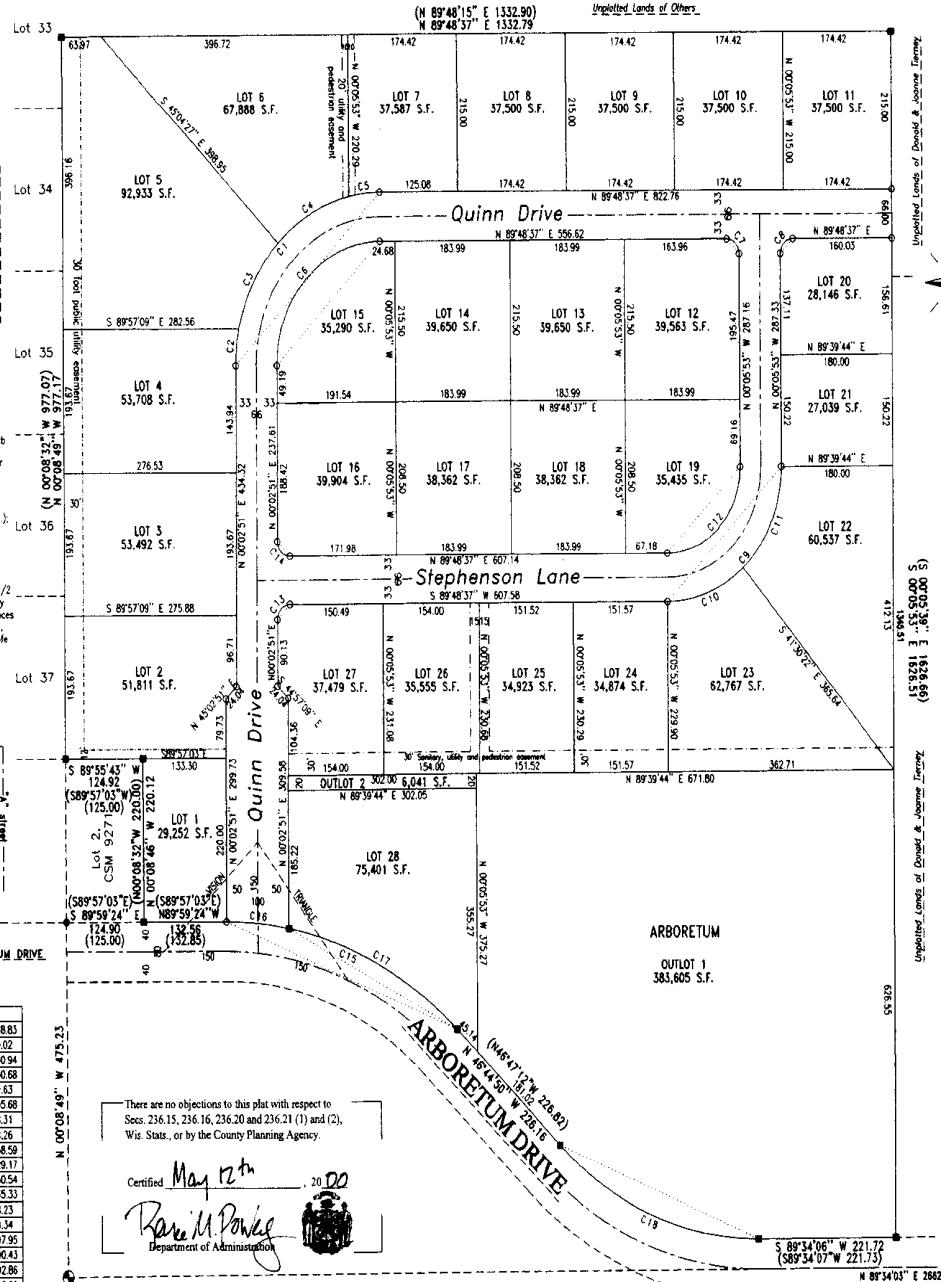
- All utility facilities in the Plat are to be installed underground.
- UTILITY EASEMENTS: No poles, pedestals or buried cables are to be installed in such a manner that their placement would disturb a survey stake; nor obstruct visibility along lot lines.
- Lot owners shall not alter drainage swales, roadside ditches, nor natural drainage ways on any lot without the written consent of the Village Board of Waunakee.
- All Lots in this Plat are to be served by public sanitary sewer and water services.
- All Lots in this Plat are zoned Planned Unit Development (P.U.D.); therefore setbacks and minimum yard requirements apply from normal restrictions. Due to the special nature of P.U.D. zoning, such setbacks are shown graphically below as addressed in the Specific Implementation Plan.
- Vision Corner Restrictions: No structure of any kind shall be permitted within a vision corner which exceeds a height of 2-1/2 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utilities and open fences through which there is clear vision, nor shall any plant material, except grasses and similar turf, be permitted which obstruct safe vision of the approaches to the intersection.

TYPICAL PUBLIC UTILITY EASEMENT AND SETBACK DETAIL THE CONTINGENCY SHALL BE CONSIDERED TO APPLY TO ALL LOTS AND OUTLOTS EXCEPT WHERE OTHERWISE SHOWN OTHERWISE.



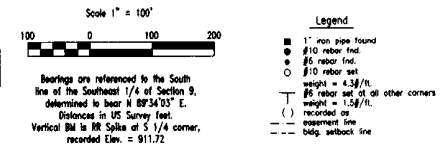
CURVE TABLE

Number	Delta	Radius	CD	Arc	LC
C1	89°45'46"	233.00	S 44°55'44" W	365.03	328.83
C2	127°19'24"	233.00	S 06°12'33" W	50.11	50.02
C3	32°36'22"	233.00	S 28°41'28" W	132.73	130.94
C4	32°34'18"	233.00	S 61°17'46" W	132.46	130.68
C5	127°13'42"	233.00	S 83°42'40" W	48.73	48.63
C6	89°45'46"	163.00	S 44°55'44" W	281.63	236.68
C7	90°05'30"	20.00	N 45°08'38" W	31.45	28.31
C8	89°54'30"	20.00	S 44°51'22" E	31.38	28.26
C9	89°54'30"	183.00	N 44°51'22" E	287.18	258.59
C10	41°20'00"	183.00	N 69°08'37" E	132.02	129.17
C11	48°34'30"	183.00	N 24°11'22" E	155.15	150.54
C12	89°54'30"	117.00	N 44°51'22" E	183.60	185.33
C13	89°45'46"	20.00	S 44°55'44" W	31.33	28.23
C14	90°14'14"	20.00	S 45°04'16" E	31.50	28.34
C15	43°14'34"	540.00	S 82°22'07" E	407.55	397.95
C16	10°40'16"	540.00	N 84°39'16" W	100.57	100.43
C17	32°34'18"	540.00	N 63°01'59" W	306.98	302.86
C18	43°41'04"	460.00	S 68°35'22" E	350.72	342.29



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., or by the County Planning Agency.

Certified *May 12th* 20*20*
Barbara M. Powis
 Department of Administration



OBJECTING AGENCIES:
 STATE DEPARTMENT OF ADMINISTRATION
 DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

APPROVING AUTHORITIES: OWNER AND SUBDIVIDER:
 VILLAGE OF WAUNAKEE ARBORETUM OFFICE PARK, LLC
 TIMOTHY NIXON, PRESIDENT 3564 EGRE ROAD
 KEVIN EVEN, ACTING ADMINISTRATOR DEFOREST, WI 53532

LAND SURVEYOR:
 WILLIAM F. WENZEL, RPS
 WAUNAKEE, WI 53578
 ORION LAND SURVEYORS
 290 5TH STREET
 PRAIRIE DU SAC, WI 53578

SURVEYOR'S CERTIFICATE:
 I, William F. Wenzel, a Registered Land Surveyor in the State of Wisconsin, do hereby certify that, in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Waunakee, Wisconsin, and in the direction of Arboretum Office Park, LLC, owners of the lands shown hereon, I have surveyed, divided and mapped this plat of ARBORETUM OFFICE PARK and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is located in part of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 9, Town 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin, more particularly described as follows:

Lot 3, Dane County Certified Survey Map Number 9271, being also described as: Commencing at the South 1/4 corner of said Section 9; thence North 00°08'49" West, 475.23 feet along the North - South 1/4 line of said said Section 9 to the Southeast corner of Lot 2 of said Dane County Certified Survey Map Number 9271; thence South 89°59'24" East, 124.90 feet to the Southeast corner of said Lot 2 and the POINT OF BEGINNING; thence North 00°08'49" West, 220.12 feet to the Northeast corner of said Lot 2; thence South 89°55'43" West, 124.92 feet to the Northwest corner of said Lot 2; thence North 00°08'49" West, 977.17 feet along the North - South 1/4 line of said Section 9 to the Northwest corner of Lot 3 of said Dane County Certified Survey Map Number 9271; thence North 89°48'37" East, 1332.79 feet to the Northeast corner of said Lot 3; thence South 00°05'53" East, 1626.51 feet to the Southeast corner of said Lot 3; thence South 89°34'06" West, 221.72 feet along the South line of said Lot 3, being the North line of Arboretum Drive to the point of curvature of a curve concave to the Northeast having a radius of 460.00 feet and a chord bearing North 68°35'22" West, 342.29 feet, thence Northeasterly along said curve through an angle of 43°41'04" for an arc distance of 350.72 feet; thence North 48°44'50" West, 226.16 feet to the point of curvature of a curve concave to the Southwest having a radius of 540.00 feet and a chord bearing North 68°22'07" West, 397.95 feet; thence Northeasterly along said curve through an angle of 43°14'34" for an arc distance of 407.55 feet; thence North 89°59'24" West, 132.26 feet to the POINT OF BEGINNING, containing 42.2904 acres, more or less.

Dated this 3rd day of May, 2000

William F. Wenzel, Registered Professional Surveyor S-2128

THIS INSTRUMENT WAS DRAFTED BY WILLIAM F. WENZEL, PRAIRIE DU SAC, WI 53578
 SHEET 1 OF 2
 revised, May 3, 2000



found RR spike at S 1/4 corner of Section Nine

found Dane County Alum. Cap at Southeast corner of Section Nine