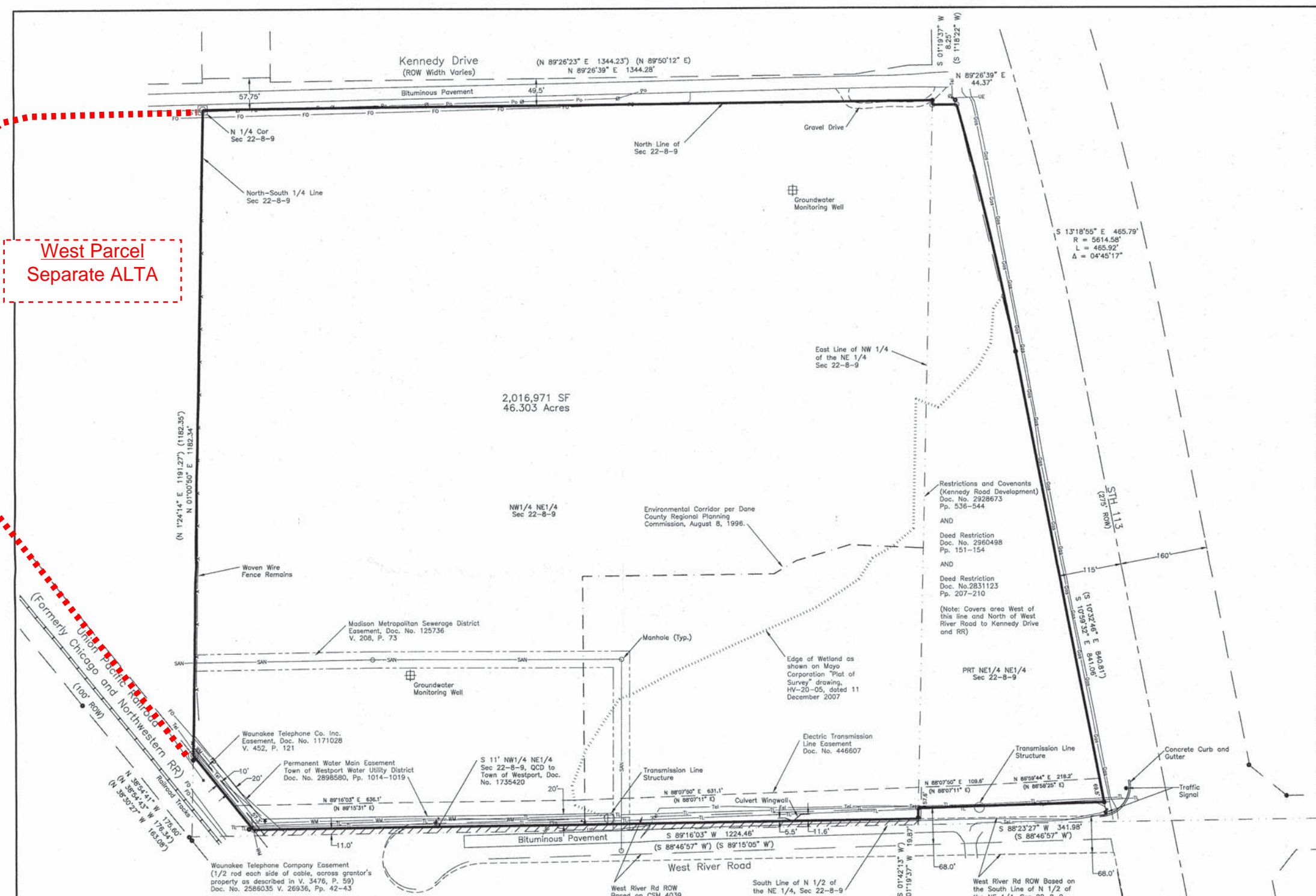


# North Mendota Energy and Technology Park -- Westport, WI -- ALTA/ACSM (East Parcel)

West Parcel  
Separate ALTA



**Legal Description (Current Record Description):**

**PARCEL A:**  
Part of the Northeast 1/4 of the Northeast 1/4 of Section Twenty-two (22), Township Eight (8) North, Range Nine (9) East, in the Town of Westport, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 22; thence North 89° 27' 33" East, 1344.44 feet to the point of beginning; thence continue North 89° 27' 33" East, 41.88 feet to point of curve; thence along the arc of a curve concave Southwesterly, having a radius of 5614.58 feet and a long chord bearing South 13° 20' 44" East, a distance of 474.51 feet; thence South 10° 55' 25" East, 340.93 feet; thence South 89° 23' 58" West, 340.91 feet; thence North 01° 19' 33" East, 1296.86 feet to the point of beginning, EXCEPT that part conveyed to Dane County, recorded on February 13, 1964, in Volume 772 of Deeds, Page 450, as Document Number 1094301, AND ALSO EXCEPT Certified Survey Map No. 4039, recorded in Volume 17 of Certified Survey Maps, Pages 34, 35, 36 and 37, as Document Number 1764280.

TAX ROLL PARCEL NUMBER: 066/0809-221-8020-9  
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE.

**PARCEL B:**

The Northwest 1/4 of the Northeast 1/4 of Section Twenty-two (22), Township Eight (8) North, Range Nine (9) East, in the Town of Westport, Dane County, Wisconsin, EXCEPT the following:

1. That part conveyed to Railroad, as set forth in instrument recorded in Volume 87 of Deeds, Page 80.
2. The South Eleven (11) feet thereof.
3. That part lying within Certified Survey Map No. 4039, recorded in the Dane County Register of Deeds Office in Volume 17 of Certified Survey Maps, Pages 34, 35, 36 and 37, as Document Number 1764280, in the Town of Westport, Dane County, Wisconsin.

TAX ROLL PARCEL NUMBER: 066/0809-221-8500-8  
ADDRESS PER TAX ROLL: 5347 KENNEDY DRIVE

**Legal Description (New Description):**

A parcel of land located in part of the Northwest One-Quarter of the Northeast One-Quarter and part of the Northeast One-Quarter of the Northeast One-Quarter, Section 22, T8N R9E, Town of Westport, Dane County, Wisconsin, more particularly described as follows:

Beginning at a concrete monument with brass cap at the North One-Quarter Corner of said Section 22, T8N, R9E;

Thence along the North line of the Northeast One-Quarter of said Section 22, N89°26'39"E, 1,344.28 Feet to a 3/4 Inch Dia. Iron Rebar in the East line of the Northwest One-Quarter of the Northeast One-Quarter, said Section 22;

Thence along said East line of the Northwest One-Quarter of the Northeast One-Quarter, Section 22, S01°19'37"W, 8.25 Feet to a 3/4 Inch Dia. Iron Rebar;

Thence N89°26'39"E, 44.37 Feet to a 3/4 Inch Dia. Iron Rebar in the Westerly right-of-way line of STH 113;

Thence along said Westerly right-of-way line of STH 113, 465.92 Feet along the arc of a non-tangent curve to the right, with a radius distance of 5,614.58 Feet, the long chord which bears S13°18'55"E, and is 465.79 Feet, to a 3/4 Inch Dia. Iron Rebar;

Thence continuing along the Westerly right-of-way line of said STH 113, S10°59'32"E, 841.06 Feet to the Northerly line of West River Road as shown on Certified Survey Map No. 4039;

Thence along said Northerly line of West River Road as shown on Certified Survey Map No. 4039, S88°23'27"W, 341.98 Feet to the East line of the Northwest One-Quarter of the Northeast One-Quarter, said Section 22;

Thence along said East line of the Northwest One-Quarter of the Northeast One-Quarter, said Section 22, S01°19'37"W, 19.87 Feet to a line which is 11-feet Northerly of as measured normal to the South line of the North One-Half of the Northeast One-Quarter of said Section 22;

Thence along said line which is 11-feet Northerly of as measured normal to the South line of the North One-Half of the Northeast One-Quarter of said Section 22, S89°16'03"W, 1,224.46 Feet to the Northeasterly right-of-way line of the Union Pacific Railroad (formerly the Chicago and Northwestern Railroad);

Thence along said Northeasterly right-of-way line of the Union Pacific Railroad (formerly the Chicago and Northwestern Railroad), N38°54'41"W, 175.60 Feet to the North-South One-Quarter line of said Section 22;

Thence along the North-South One-Quarter line of said Section 22, N01°00'50"E, 1,182.34 Feet to the point of beginning.

Said parcel containing 2,016,971 Square Feet or 46.303 Acres, more or less, subject to recorded or unrecorded rights-of-way, easements, and restrictions.

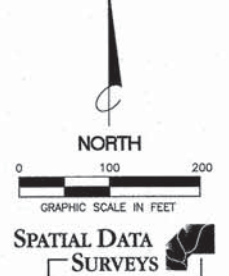
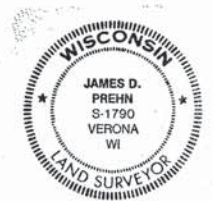
- Legend:**
- Found 3/4" Diameter Iron Rebar
  - ⊠ Found Section Corner Monument (Concrete base with brass cap)
  - ⊙ Found 1-1/4" Diameter x 24" Iron Rebar
  - Set 3/4" Diameter x 24" Iron Rebar, Weighing 1.50 Lbs/Ft
  - ( ) Previously Recorded Information

**Notes:**

1. ALTA/ACSM Land Title Survey performed by Spatial Data Surveys, LLC March/April 2011, based on A.L.T.A. Title Insurance Commitment by Dane County Title Company, No. C-11019148, Revision 1, KWN.
2. Surveyed
3. North is referenced to the North-South One-Quarter line of Section 22-8-9, surveyed as N 01°00'50" E.
4. Underground utilities as shown are based on Digger's Hotline field markings.
5. Subject property is designated as FEMA classification "Zone X"; "Areas determined to be outside the 0.2% annual chance floodplain", FEMA Map No. 55025C0242G and 55025C0241G, dated January 2, 2009.
6. No buildings existing on the surveyed property.
7. Subject property is zoned "C-2, Commercial District" and "A-3, Agricultural District". Zoning information provided by MGE.
8. The new legal description was prepared to show actual measurements to found property corner evidence, to combine previous Parcels A and B into one legal description, and to describe along the north line of West River Road as shown on Certified Survey Map No. 4039 in Parcel A and the north line of the "South Eleven (11) feet" in Parcel B.

**Surveyor's Certificate:**  
To \_\_\_\_\_ (Insured):  
This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1, 2, 3, 6, 8, 11 (a) (b), 16, 17, 19, and 21 of Table A thereof. The field work was completed on 23 April 2011.

*James D. Prehn*  
James D. Prehn, S-1790 Date *2 May 2011*



NW1/4 NE1/4, Prt NE1/4 NE1/4, Section 22-8-9 Town of Westport, Dane County, Wisconsin	ALTA/ACSM Land Title Survey Spatial Data Surveys, LLC 580 Arthur Street Verona, WI 53593 SDS09446-B3 Sht 1 of 1
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**CONTACT**  
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