



CERTIFIED SURVEY MAP

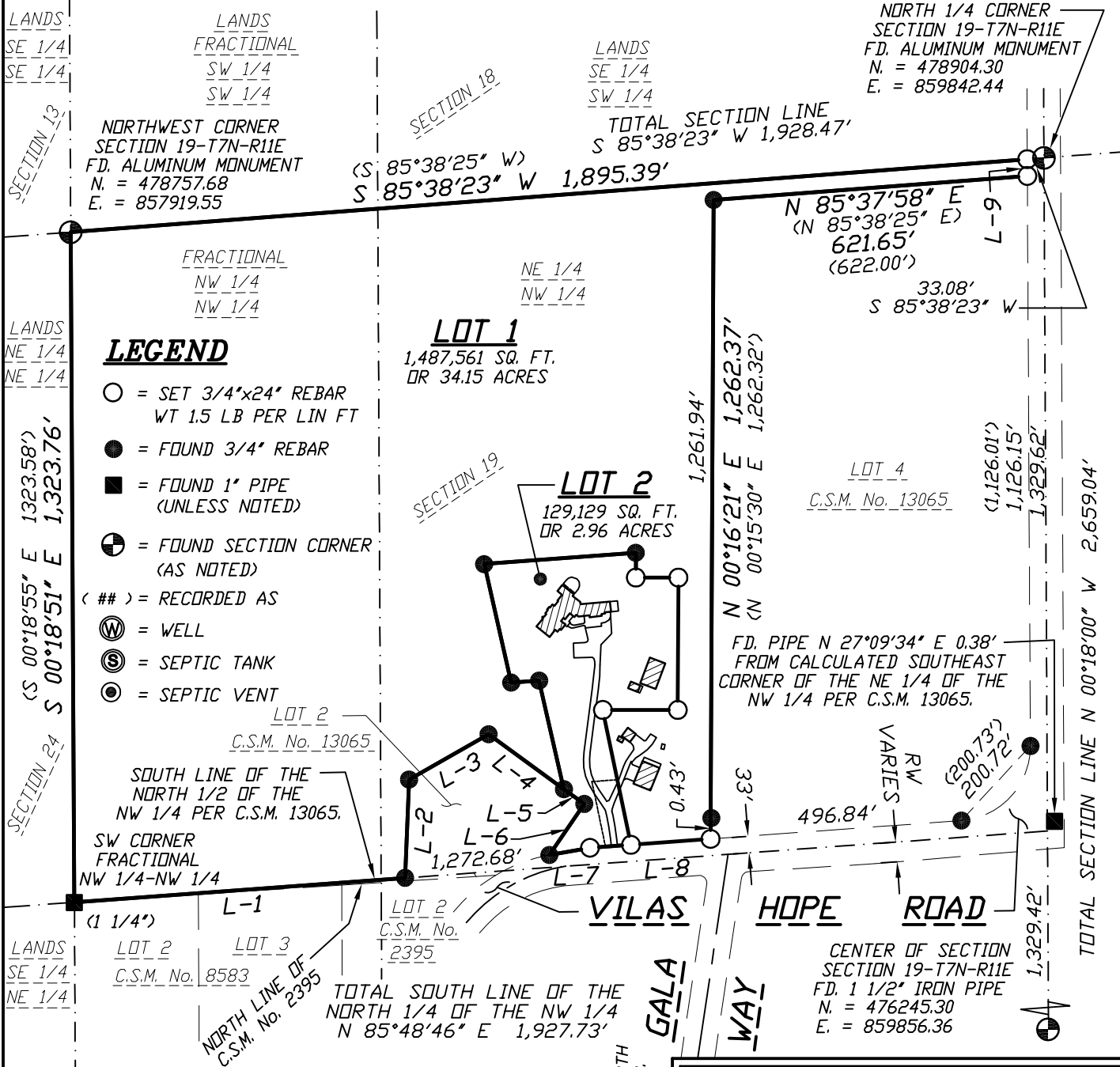
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 1 and 3, Certified Survey Map No. 13065, located in all of the Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

NOTE:

1.) SEE SHEET 2 FOR LOT DETAIL AND SHEET 3 FOR LINE TABLE AND ALL OTHER NOTES.



PREPARED FOR:

RANDY GABER
3895 VILAS HOPE ROAD
COTTAGE GROVE, WI 53527

SCALE 1" = 300'



0' 150' 300' 600' 900'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

SURVEYORS SEAL

REVISION 1-14-2025

24W-342



CERTIFIED SURVEY MAP

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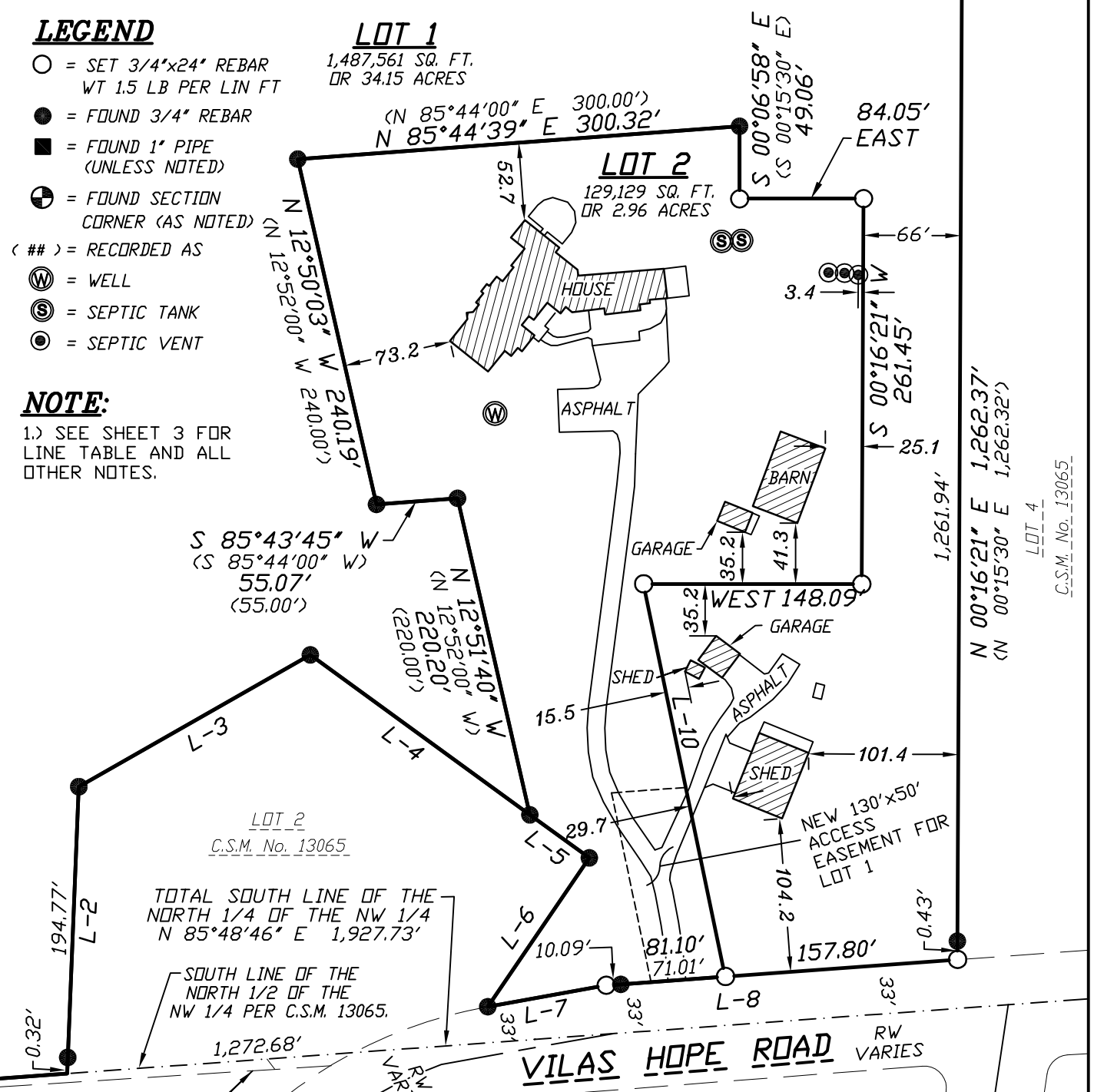
Lots 1 and 3, Certified Survey Map No. 13065, located in all of the Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
(UNLESS NOTED)
- ⊕ = FOUND SECTION
CORNER (AS NOTED)
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- ⊙ = SEPTIC VENT

NOTE:

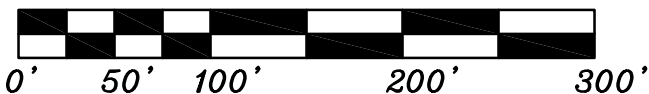
1.) SEE SHEET 3 FOR
LINE TABLE AND ALL
OTHER NOTES.



LOT 2
C.S.M. No.
2395

NORTH LINE OF
C.S.M. No. 2395

SCALE 1" = 100'



Sheet 2 of 4

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 18.
LINE TO BEAR = S 85°38'23" W

SURVEYORS SEAL

LOT 4
N 00°16'21" E 1,262.37'
(N 00°15'30" E 1,262.32')

C.S.M. No. 13065

24W-342



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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed on sheet 4, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lots 1 and 3, Certified Survey Map No. 13065, recorded in the Dane County Register of Deeds Office in Volume 83 of Certified Surveys, Pages 289 through 294, as Document No. 4750671. Located in all of Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Total Area: 1,616,690 sq. ft. or 37.11 acres

Date_____

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Chris W. Adams S-2748
Professional Land Surveyor

NOTE CONTINUED:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE CENTER OF SECTION 19, NORTH 1/4 CORNER OF SECTION 19 AND THE NORTHWEST CORNER OF SECTION 19.

LINE TABLE:

L-#	BEARING	DIST.
L-1	<N 85°49'08" E> N 85°48'46" E	<654.96'> 655.05'
L-2	<N 02°20'00" E> N 02°20'41" E	<194.50'> 194.77'
L-3	<N 60°16'00" E> N 60°20'31" E	<180.69'> 180.62'
L-4	<S 53°57'00" E> S 53°54'23" E	<184.14'> 184.18'
L-5	<S 53°57'00" E> S 54°09'08" E	<50.00'> 49.81'
L-6	<S 34°22'00" W> S 34°19'23" W	<122.20'> 122.20'
L-7	<N 79°52'00" E> N 79°49'02" E	<81.47'> 81.46'
L-8	<N 85°49'08" E> N 85°48'48" E	<238.86'> 238.89'
L-9	<N 00°18'00" W> N 00°18'00" W	<33.08'> 33.08'
L-10	S 11°46'18" E	272.04'

SURVEYORS SEAL



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OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Randell J. Gaber

Maureen F. Gaber

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____
the above names Randell J. Gaber and Maureen F. Gaber to me known
to be the person who executed the foregoing instrument and
acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Cottage Grove on this _____ day of _____, 20____.

Kim Banigan
Town Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Matthew Wachter
Secretary Plan Commission

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlekowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

SURVEYORS SEAL

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