

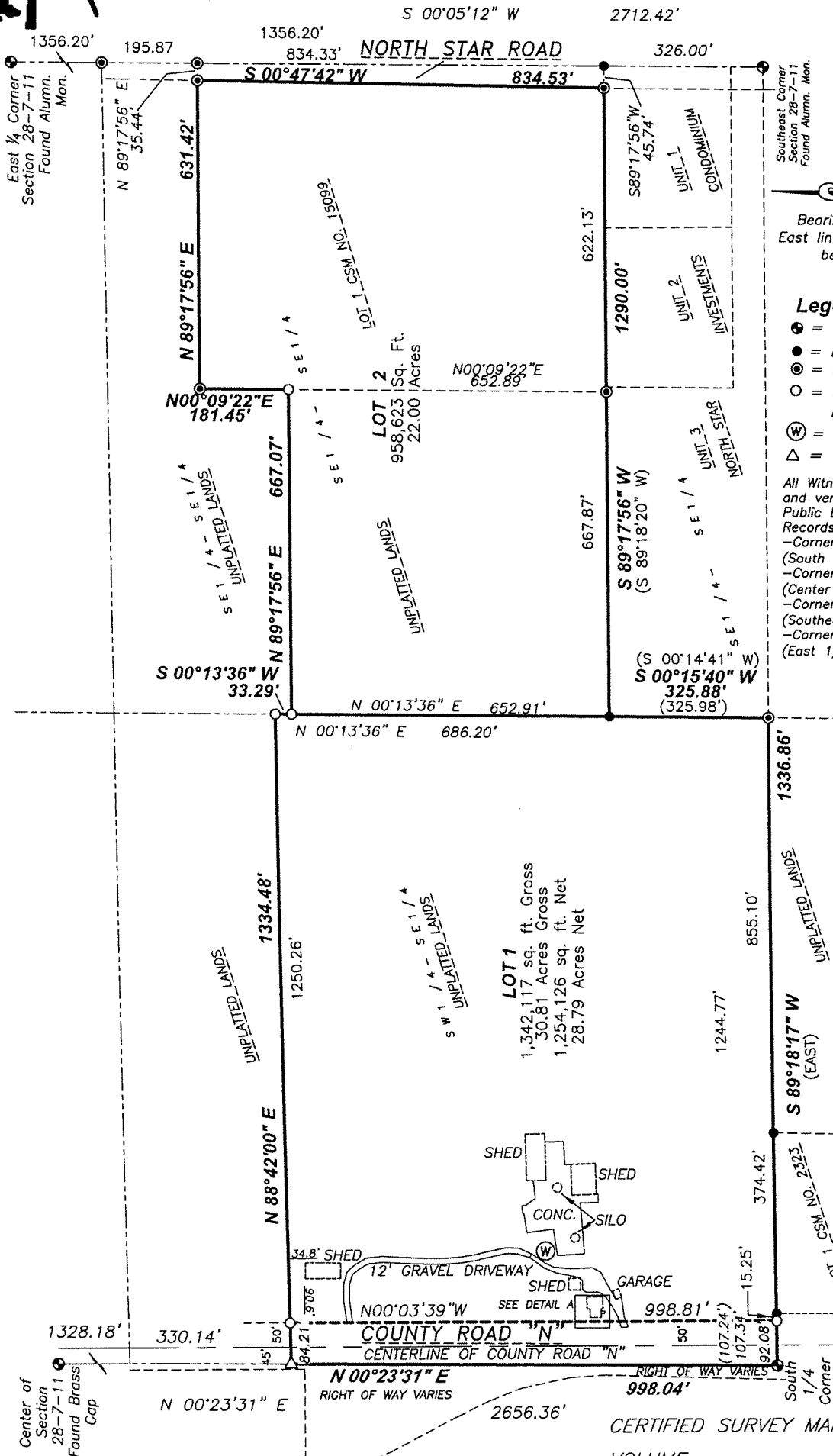


**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

LOT 1, CERTIFIED SURVEY MAP NO. 15099 AND PART OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4  
OF THE SOUTHEAST 1/4, SECTION 28, T7N, R11E, TOWN OF  
COTTAGE GROVE, DANE COUNTY, WISCONSIN

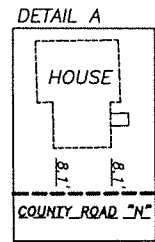


Southeast Corner  
Section 28-7-11  
Found Alumn. Mon.

Bearings referenced to the  
East line of the Southeast 1/4,  
bearing S00°05'12"W

**Legend:**

- = Section Corner
  - = Found 3/4" Iron Bar
  - = Found 1" Iron Pipe
  - = 3/4"x24" Iron Bar set  
min.wt.=1.50#/ln.ft.
  - ⊙ = Well
  - △ = Set Mag Nail
- All Witness monuments were found  
and verified per Dane County  
Public Land Survey Monument  
Records.
- Corner ID. No.: 40117280020  
(South 1/4 of Section 28)
  - Corner ID. No.: 40711282020  
(Center of Section 28)
  - Corner ID. No.: 40711280000  
(Southeast 1/4 of Section 28)
  - Corner ID. No.: 40711282000  
(East 1/4 of Section 28)





# CERTIFIED SURVEY MAP DATED: Nov. 5, 2021

## Birrenkott Surveying, Inc.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owner listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

\_\_\_\_\_  
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

### Description:

Lot 1, Certified Survey Map No. 15099 and Part of the Southeast ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Beginning at the South ¼ corner of Section 28, thence N00°23'31"E, 998.04 feet along the West line of the Southeast ¼ of Section 28, thence N88°42'00"E, 1334.48 feet; thence S00°13'36"W, 33.29 feet; thence N89°17'56"E, 667.07 feet to the West line of Certified Survey Map No. 15099; thence N00°09'22"E along the West line of Certified Survey Map No. 15099, 181.45 feet to the Northwest corner of Certified Survey Map No. 15099; thence N89°17'56"E along the North line of Certified Survey Map No. 15099, 631.42 feet to the West Right-of-Way line of North Start Road also known as the East line of Certified Survey Map No. 15099; thence S00°47'42"W along the West right of way of North Start Road also the East line of Certified Survey Map No. 15099, 834.53 feet to the South line of Certified Survey Map No. 15099; thence S89°17'56"W (recorded as S89°18'20"W) along the North line of North Star Investments Condominium and said South line of Certified Survey Map; 12900.00 feet; thence S00°15'40"W along the West line of North Start Investments Condominium, 325.88 feet (recorded as S00°14'41"W, 325.98 feet); thence S89°18'17"W, 1336.86 feet to the point of beginning. Containing 2,300,740 square feet or 52.81 acres gross (2,212,749 square feet or 50.79 feet net.

### Owners Certificate:

As owners, Captiol Holdings LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. It also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

\_\_\_\_\_  
Gordy Morauske  
President, Captiol Holdings LLC

### State of Wisconsin )

**Dane County) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above owner, Gordy Morauske, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin. My Commission Expires \_\_\_\_\_

### Owners Certificate:

As owners, VLKJHSkaar LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. It also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

\_\_\_\_\_  
Vicki L. Kraus  
Member, VLKJHSkarr LLC

### State of Wisconsin )

**Dane County) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above owner, Vicki L. Kraus, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin. My Commission Expires \_\_\_\_\_

### Surveyed For:

Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021

at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field Book: 377/67-68  
Tape/File: J:\2020\Carlson

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_



# CERTIFIED SURVEY MAP DATED: Nov. 5, 2021

**Birrenkott  
Surveying, Inc.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Town of Cottage Grove Approval Certificate:**

This Certified Survey Map, including the road dedication included herein, is hereby acknowledged, accepted and approved for recording by the Town of Cottage Grove.

\_\_\_\_\_  
Kim Banigan, Town Clerk

\_\_\_\_\_  
Dated

**Dane County Approval Certificate:**

Approved for recording per Dane County Zoning and Land Regulation Committee

action of \_\_\_\_\_, 2021

\_\_\_\_\_  
Daniel Everson, Authorized Representative

**Notes:**

Utility Easement: No poles or buried cables are to be placed on any lot line or corner.  
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.  
This survey is subject to any and all easements and agreements both recorded and unrecorded.

**Surveyed For:**

Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field Book: 377/67-68  
Tape/File: J:\2020\Carlson

**Register of Deeds Certificate:**

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at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_



# CERTIFIED SURVEY MAP DATED: Nov. 5, 2021

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Surveying, Inc.**

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**City of Madison Approval Certificate:**

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_  
Natalie Erdman  
Secretary of the Plan Commission

\_\_\_\_\_ Dated

**Surveyed For:**  
Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field Book: 377/67-68  
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Document No. \_\_\_\_\_