

BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WIS. 53590
 608-837-7463
 608-837-1081 (Fax)

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 15912, recorded in Volume 116 of Certified Survey Maps of Dane County on Pages 205-210 as Document No. 5806813, located in the Southwest 1/4 of the Southwest 1/4, Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin

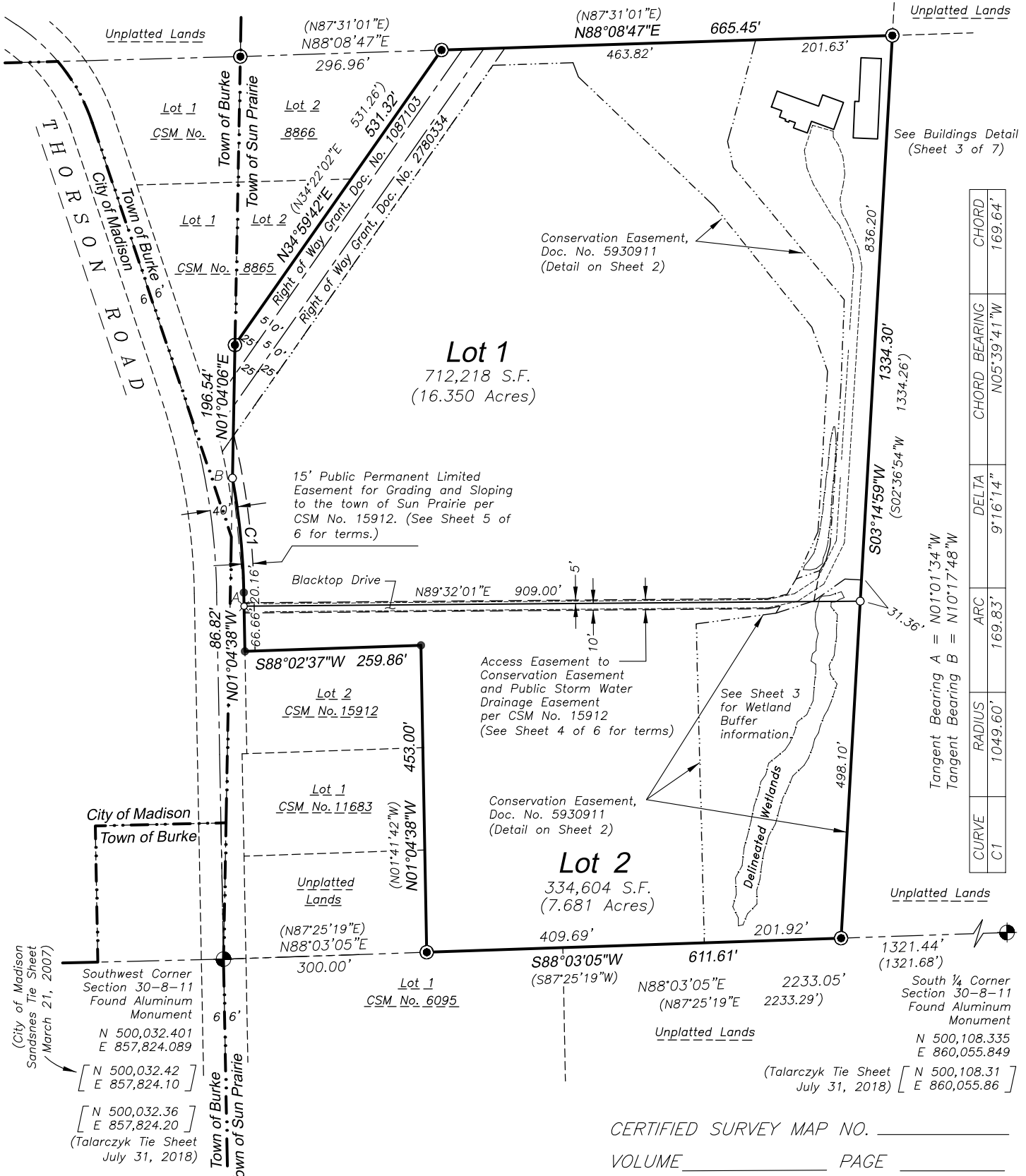


Scale: 1" = 200'

Legend

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⌘ = Set Mag Nail
- = Set 3/4"x18" Iron Bar
Wght. 1.502 lbs/ft
- - - = Municipal Boundary
Based on Annexation Ordinance 12791, filed September 18, 2001 (Per Wisconsin Dept. of Administration records)
- · - · - = Delineated Wetlands
Per Wetland Delineation Report prepared by Taylor Conservation LLC, dated December 14, 2020

Bearings referenced to the South line of the Southwest 1/4, bearing S88°03'05"W



See Buildings Detail (Sheet 3 of 7)

CHORD	169.64'
CHORD BEARING	N05°39'41"W
DELTA	9°16'14"
ARC	169.83'
RADIUS	1049.60'
CURVE	C-1

Tangent Bearing A = N01°01'34"W
 Tangent Bearing B = N10°17'48"W

(City of Madison Sandshes Tie Sheet March 21, 2007)

Southwest Corner Section 30-8-11 Found Aluminum Monument
 N 500,032.401
 E 857,824.089
 [N 500,032.42
 E 857,824.10]
 [N 500,032.36
 E 857,824.20]
 (Talarczyk Tie Sheet July 31, 2018)

South 1/4 Corner Section 30-8-11 Found Aluminum Monument
 N 500,108.335
 E 860,055.849
 (Talarczyk Tie Sheet July 31, 2018) [N 500,108.31
 E 860,055.86]

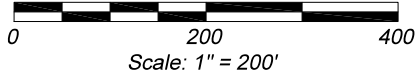
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463
608-837-1081 (Fax)

CERTIFIED SURVEY MAP

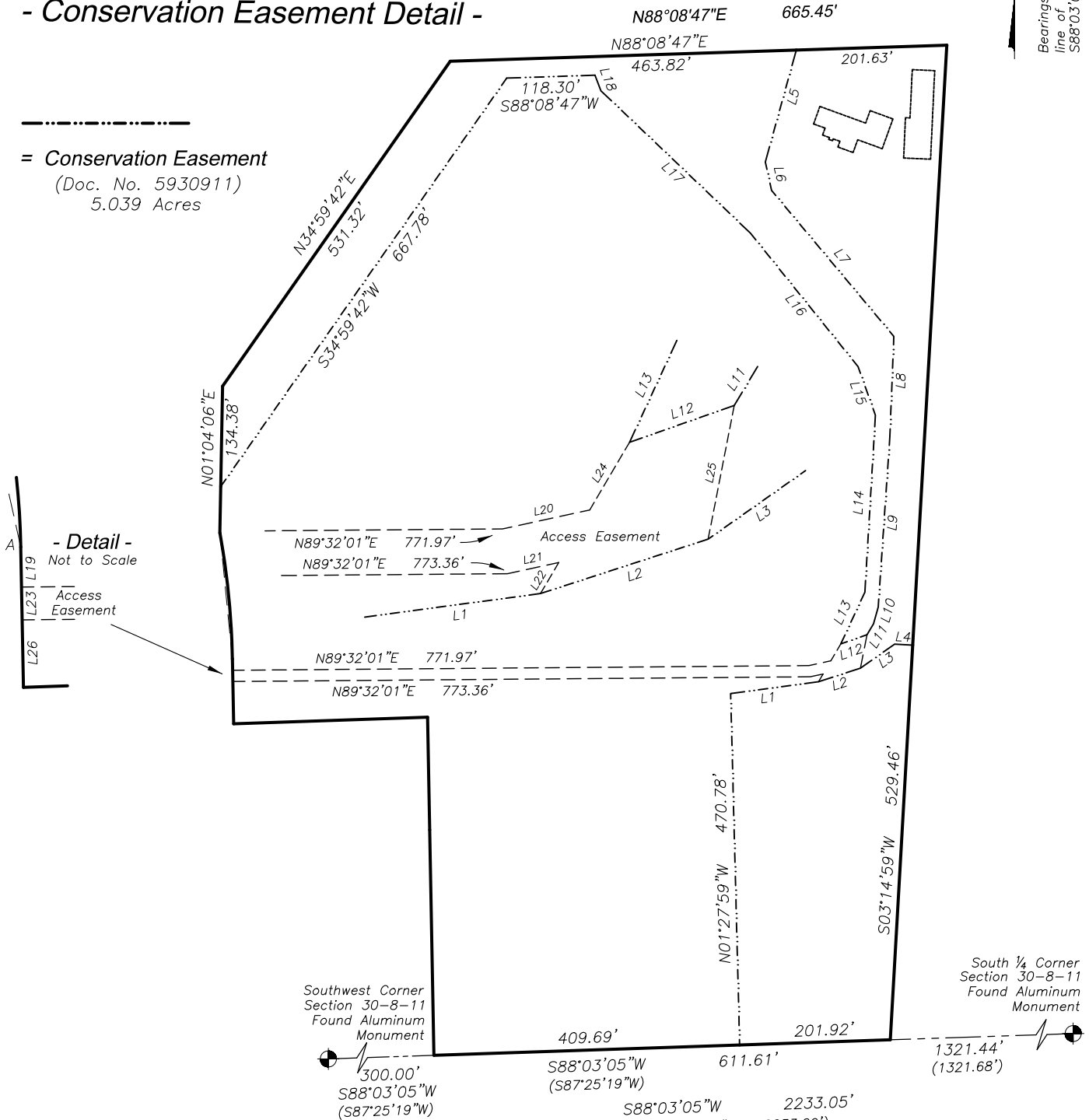
Lot 1, Certified Survey Map No. 15912, recorded in Volume 116 of Certified Survey Maps of Dane County on Pages 205-210 as Document No. 5806813, located in the Southwest 1/4 of the Southwest 1/4, Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin



Bearings referenced to the South line of the Southwest 1/4, bearing S88°03'05"W

- Conservation Easement Detail -

= Conservation Easement
(Doc. No. 5930911)
5.039 Acres



Line Data

LINE	BEARING	DISTANCE
L1	N82°21'38"E	118.76'
L2	N72°01'11"E	59.00'
L3	N54°52'21"E	56.00'
L4	S86°45'05"E	24.29'
L5	S15°28'57"W	155.67'
L6	S12°25'16"E	39.00'
L7	S39°57'41"E	254.97'
L8	S02°16'09"W	135.35'
L9	S03°55'57"W	227.75'
L10	S15°28'07"W	23.38'
L11	S31°01'17"W	17.02'
L12	S70°37'56"W	37.18'
L13	N24°54'24"E	76.56'

LINE	BEARING	DISTANCE
L14	N03°24'24"E	237.45'
L15	N19°39'32"W	68.90'
L16	N38°53'22"W	229.81'
L17	N46°23'07"W	276.30'
L18	N20°53'33"W	22.36'
L19	S01°04'38"E	15.17'
L20	N77°43'59"E	29.88'
L21	S77°43'59"W	17.57'
L22	N30°28'12"E	12.04'
L23	N01°04'38"W	15.00'
L24	S30°28'12"W	26.29'
L25	S11°04'00"W	45.61'
L26	N01°04'38"W	56.66'

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

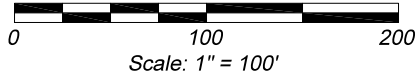
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WIS. 53590
 608-837-7463
 608-837-1081 (Fax)

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 15912, recorded in Volume 116 of Certified Survey Maps of Dane County on Pages 205-210 as Document No. 5806813, located in the Southwest 1/4 of the Southwest 1/4, Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin



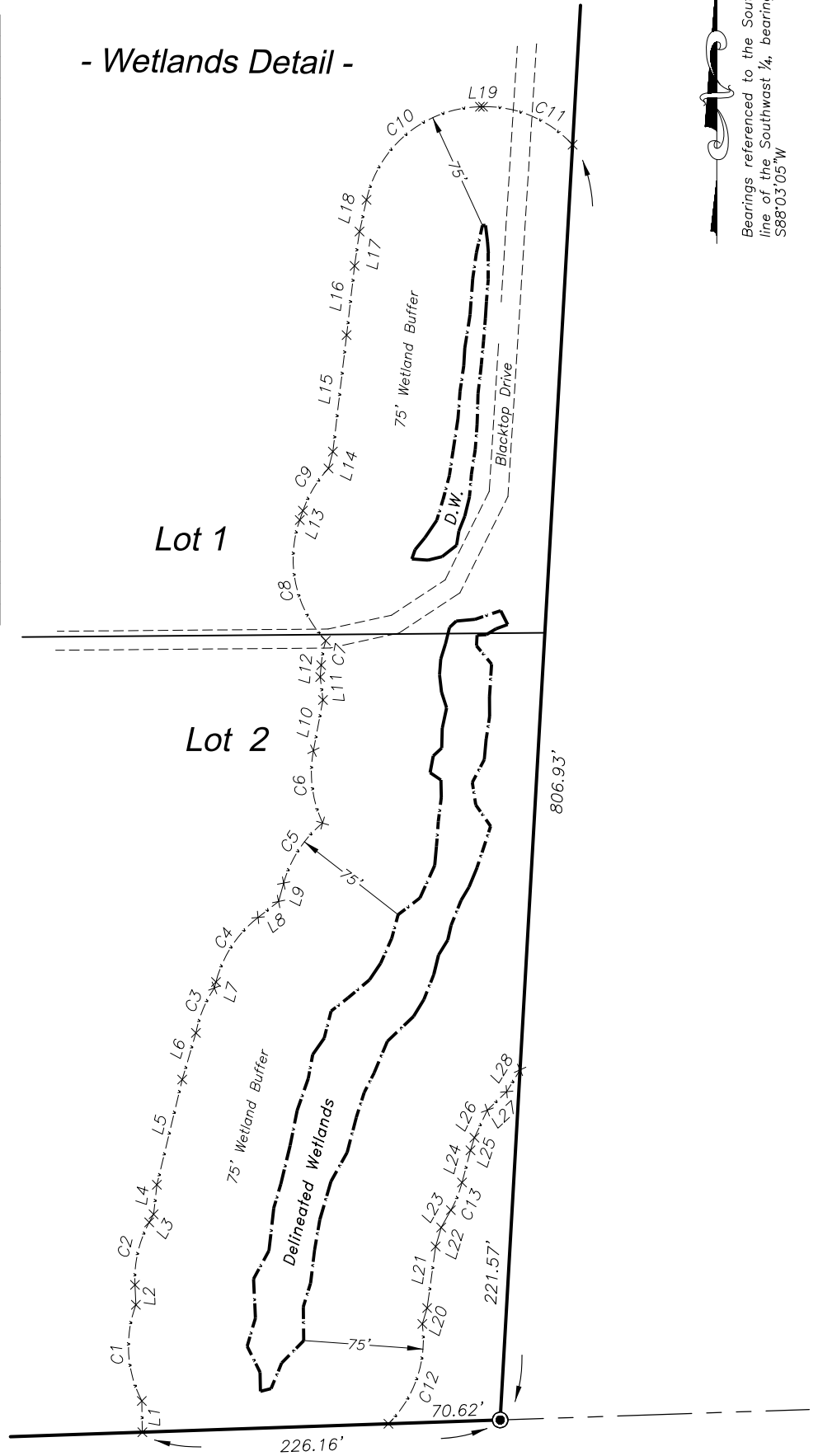
Wetland Buffer Line Data

LINE	BEARING	DISTANCE
L1	N00°59'09"W	19.73'
L2	N02°48'08"W	12.64'
L3	N28°30'06"E	5.79'
L4	N06°26'49"E	18.78'
L5	N13°32'28"E	68.37'
L6	N16°22'52"E	30.68'
L7	N14°12'31"E	3.90'
L8	N52°04'07"E	16.44'
L9	N15°26'14"E	12.05'
L10	N10°38'38"E	32.58'
L11	N06°43'45"W	14.65'
L12	N04°39'59"E	7.48'
L13	N19°08'28"E	6.23'
L14	N14°43'27"E	10.99'
L15	N06°42'17"E	74.10'
L16	N06°33'51"E	44.07'
L17	N08°11'39"E	21.86'
L18	N12°25'06"E	20.46'
L19	N88°47'15"E	1.92'
L20	N17°00'02"E	10.49'
L21	N07°53'58"E	39.29'
L22	N16°15'29"E	12.44'
L23	N29°07'29"E	12.56'
L24	N14°42'21"E	21.02'
L25	N17°27'10"E	8.42'
L26	N25°03'24"E	19.17'
L27	N46°28'54"E	16.89'
L28	N31°25'41"E	16.19'

Wetland Buffer Curve Data

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING	CHORD
C1	75.00'	62.65'	47°51'42"	60.85'	N03°30'06"W	60.85'
C2	75.00'	40.98'	31°18'15"	40.47'	N12°50'59"E	40.47'
C3	75.00'	30.97'	23°39'37"	30.75'	N22°20'57"E	30.75'
C4	75.00'	49.56'	37°51'35"	48.66'	N33°08'19"E	48.66'
C5	75.00'	45.90'	35°03'56"	45.19'	N37°58'12"E	45.19'
C6	75.00'	46.85'	35°47'26"	46.09'	N07°15'04"W	46.09'
C7	75.00'	15.74'	12°01'37"	15.71'	N10°40'48"E	15.71'
C8	75.00'	82.05'	62°40'46"	78.02'	N12°11'54"W	78.02'
C9	75.00'	31.42'	24°00'12"	31.19'	N31°08'34"E	31.19'
C10	75.00'	99.97'	76°22'08"	92.73'	N50°36'11"E	92.73'
C11	75.00'	63.38'	48°24'55"	61.51'	S67°00'18"E	61.51'
C12	75.00'	69.05'	52°44'55"	66.63'	N18°43'07"E	66.63'
C13	75.00'	78.87'	14°25'09"	78.82'	N21°54'55"E	78.82'

- Wetlands Detail -



Bearings referenced to the South line of the Southwest 1/4, bearing S88°03'05"W

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: July 26, 2024

Birrenkott Surveying

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

Public Storm Water Drainage Easement: (This easement coincides with the Conservation Easement and Public Storm Water Drainage Easement as shown on Certified Survey Map No. 15912)

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Town of Sun Prairie (Town) and its Successors and Assigns, for the uses and purposes hereinafter set forth. The Easement Area may be used by Town for public storm water drainage purposes. The Town and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. The Town shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: The Town shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Town as provided herein. Following completion of any excavation work, Town shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Town hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Town.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Access Easement:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Town of Sun Prairie (Town) and its Successors and Assigns for the uses and purposes hereinafter set forth. The Easement Area may be used by the Town for the ingress and egress for motor vehicles, construction equipment and pedestrians in the Access Easement Area to enable the Town, its employees and agents, to perform work related to the construction, inspection, maintenance, repair, and reconstruction of the public storm water drainage facilities located within the easements shown and noted on this Certified Survey Map. The Town agrees for itself and its employees and agents to use the Access Easement Area in a manner fully complying with all laws and other legal requirements.

Maintenance of Access Easement Area: The property owner shall maintain a driveway at all times over the Access Easement Area, including repairing and plowing. The temporary closure of the Access Easement Area for repairs and/or snow plowing activities shall be permitted. The Town shall repair any damage caused to the Access Easement Area as a result of the use of the Access Easement Area by or on behalf of the Town as provided herein.

Limitations on Use of Easement Area: The Access Easement Area shall be used by the Town as provided herein, in common with the property owner and the property owner's agents, employees, tenants, licensees, invitees, successors and assigns. The property owner shall have the right to use and enjoy the Access Easement Area, provided such use does not unreasonably interfere with the use of the Access Easement Area by the Town for the purposes set forth herein.

The property owner shall not erect or permit to be erected any sign, fence, wall, pole, post, structure, or other facility so as to prevent the Town's access to the Access Easement Area.

The Town's use of the Access Easement Area shall not unreasonably interfere with the use of the owner's property by the owner, including, but not limited to, the driving and parking of guest vehicles.

The Town shall not use the Access Easement Area for open storage or permanent parking of vehicles or equipment of any kind.

The Town shall use the Access Easement Area only as a route of travel from Thorson Road to and from the Conservation and Public Storm Water Drainage Easements within or abutting this Certified Survey Map. The Town shall not permit the Access Easement Area to become, or to be construed to be, a route of access by the general public to reach public lands.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293. he timey they develop.



CERTIFIED SURVEY MAP

DATED: July 26, 2024

Birrenkott Surveying

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

Permanent Limited Easement for Sloping and Grading:

Creation of Easement Rights: A permanent easement over, across a portion of the property (“Easement Area”) is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Town of Sun Prairie (Town) and its successors and assigns for the uses and purposes hereinafter set forth. The Easement Area may be used by the Town for public sloping and grading purposes. The Town and its employees, agents and contractors shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: The Town shall repair any damage caused to any pavement or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Town as provided herein. Following completion of any excavation work, the Town shall promptly restore the area affected by the work to the required final grade and surface condition including the repair or replacement of pavement and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Town hereunder. No above-ground improvements (other than driveway access crossing) shall be constructed in, and no grade change shall be made to, the Easement Area without the written consent of the Town.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with s236.293.m

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.
- This survey shows above-ground structures only; no guarantee is made for below-ground features.
- As owner of the Lot(s) of this Certified Survey Map, I hereby stipulate that I and/or my heirs or assigns will not object to any of the legally permitted uses that occur on the adjoining property.”
- All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- The Lots of this Certified Survey Map subject to the conditions and restrictions of a certain Stormwater Easement Agreement, Document No. 5806814.



CERTIFIED SURVEY MAP

DATED: July 26, 2024

Birrenkott Surveying

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

Surveyor's Certificate:

I, Mark A. Pynnonen, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes and in conformance with the Subdivision Ordinances of the City of Madison and Town of Sun Prairie. I also certify that by the direction of the owners 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.

Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Lot 1, Certified Survey Map No. 15912, recorded in Volume 116 of Certified Survey Maps of Dane County on Pages 205-210 as Document No. 5806813, located in the Southwest ¼ of the Southwest ¼, Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin; Containing 1,046,822 square feet, or 24.031 acres.

Owners Certificate

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown. I also certify that this Certified Survey Map is required to be submitted to the Town of Sun Prairie and the City of Madison as required approving authorities.

Gary V. Ziegler

State of Wisconsin)

Dane County) ss

Personally came before me this _____ day of _____, 2024, the above-named Gary V. Ziegler, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin. My Commission Expires _____

Town of Sun Prairie Approval Certificate:

This Certified Survey Map, including the dedications herein, is hereby acknowledged, accepted and approved for recording by the Town of Sun Prairie.

Rhonda Wiedenbeck, Clerk

Dated _____

City of Madison Approval Certificate:

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

Matthew Wachter
Secretary, Plan Commission

Dated _____

Surveyed For:

Gary Ziegler
5216 Erling Avenue
McFarland, WI 53558
608-334-7428

Surveyed: TAS
Drawn: MAP
Checked: MAP/CKC
Approved: CKC
Field Book: 373/20
Tape/File: J:\2019\Carlson

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2024
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 _____