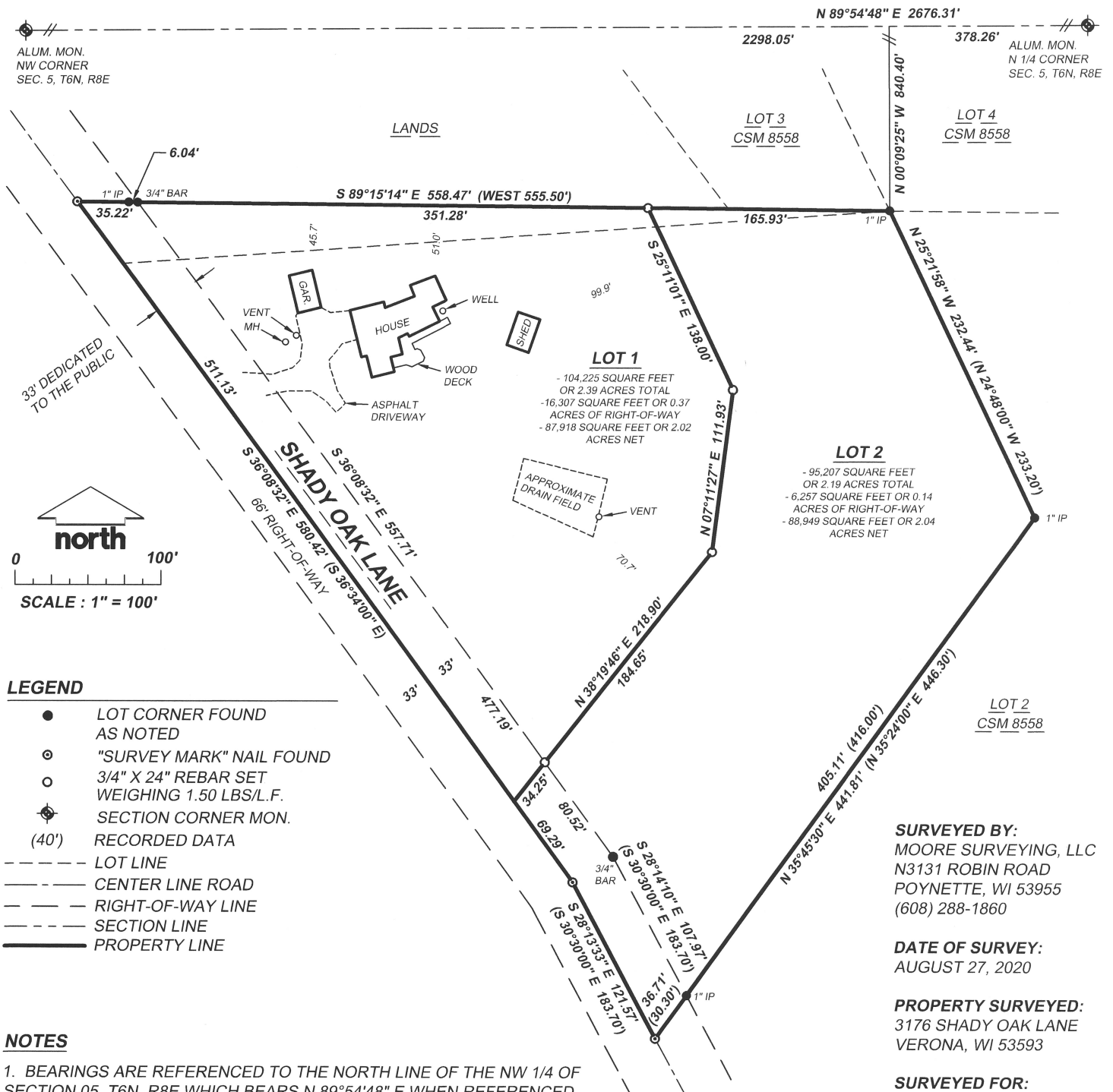


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 05,  
TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**



- LEGEND**
- LOT CORNER FOUND AS NOTED
  - ⊙ "SURVEY MARK" NAIL FOUND
  - 3/4" X 24" REBAR SET WEIGHING 1.50 LBS/L.F.
  - ⊕ SECTION CORNER MON. (40')
  - LOT LINE
  - CENTER LINE ROAD
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - PROPERTY LINE

- NOTES**
1. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 05, T6N, R8E WHICH BEARS N 89°54'48" E WHEN REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83 2012.
  2. DEEDED DESCRIPTIONS DO NOT CLOSE.
  3. ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED.
  4. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

**SURVEYORS CERTIFICATE**  
 I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF JOSEPH P. RUEDEN, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

**SURVEYED BY:**  
 MOORE SURVEYING, LLC  
 N3131 ROBIN ROAD  
 POYNETTE, WI 53955  
 (608) 288-1860

**DATE OF SURVEY:**  
 AUGUST 27, 2020

**PROPERTY SURVEYED:**  
 3176 SHADY OAK LANE  
 VERONA, WI 53593

**SURVEYED FOR:**  
 JOSEPH P. RUEDEN

**PROJECT:** 2531

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 05,  
TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**

**LEGAL DESCRIPTION**

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF SAID SECTION 05; THENCE N 89°54'48" E, 2298.05 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 05; THENCE S 00°09'25" E, 840.40 FEET TO THE POINT OF BEGINNING; THENCE S 25°21'58" E, 232.44 FEET; THENCE S 35°45'30" W, 441.81 FEET; THENCE N 28°13'33" W, 121.57 FEET; THENCE N 36°08'32" W, 580.42 FEET; THENCE S 89°15'14" E, 558.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 199,432 SQUARE FEET OR 4.58 ACRES INCLUDING 22,564 SQUARE FEET OR 0.52 ACRES OF ROAD RIGHT-OF-WAY.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

**TOWN OF VERONA CERTIFICATE**

THIS CERTIFIED SURVEY MAP, INCLUDING PUBLIC ROAD RIGHT-OF-WAY DEDICATION DEDICATED HEREIN, IS HEREBY ACKNOWLEDGED, ACCEPTED AND APPROVED FOR RECORDING BY THE TOWN OF VERONA, DANE COUNTY, WISCONSIN

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
MARK GELLER, TOWN CLERK  
TOWN OF VERONA

\_\_\_\_\_  
DATE

**REGISTER OF DEEDS CERTIFICATE**

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ AT \_\_\_\_\_  
AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS, PAGES \_\_\_\_\_

\_\_\_\_\_  
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

\_\_\_\_\_  
DATE

**DANE COUNTY CERTIFICATE**

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

\_\_\_\_\_, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE.

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

APPROVED FOR RECORDING BY THE SECRETARY OF THE PLAN COMMISSION OF THE CITY OF MADISON, DANE COUNTY,

WISCONSIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE, CITY OF MADISON PLAN COMMISSION

\_\_\_\_\_  
DATE



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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 05,  
TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**

**OWNER'S CERTIFICATE**

AS OWNER(S) WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED ON THIS 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. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON AND THE TOWN OF VERONA FOR APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KELSEY J. RUEDEN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
JOSEPH P. RUEDEN AND KAREN W. RUEDEN (OWNERS OF JP AND KW REV. TRUST)

\_\_\_\_\_  
DATE

STATE OF WISCONSIN )  
COUNTY OF DANE ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE-NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT OF MORTGAGEE**

UW CREDIT UNION, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY CONSENT TO THE SURVEYING, DEDICATION, DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KELSEY J. RUEDEN, JOSEPH P. RUEDEN AND KAREN W. RUEDEN, OWNERS.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE, UW CREDIT UNION

\_\_\_\_\_  
DATE



DOCUMENT NO. \_\_\_\_\_

VOL. \_\_\_\_\_ PAGES \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_