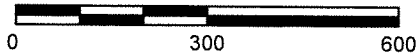


BIRRENKOTT
SURVEYING

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

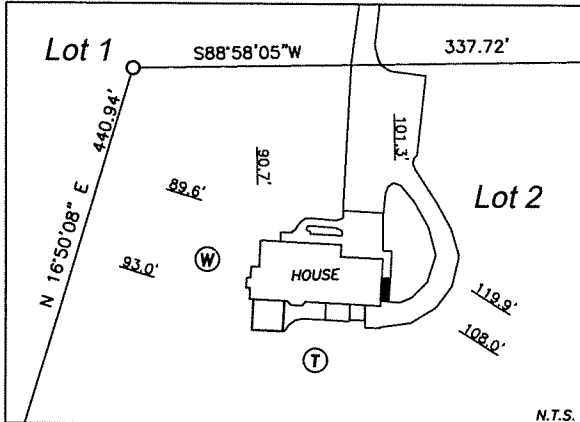
CERTIFIED SURVEY MAP

Part of Lot 1, Certified Survey Map No. 6371, recorded in Volume 31 of Certified Survey Maps of Dane County on Pages 39-40 as Document No. 22454639, located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4, Section 12, T7N, R10E, City of Madison, Dane County, Wisconsin



SCALE 1" = 300'

HOUSE DETAIL



LINE	BEARING	DISTANCE
L1	N 18°01'49" E	87.33'
L2	S 34°52'49" W	148.73'
L3	N 88°58'05" E	37.04'
L4	S 14°22'46" W	575.95'
L5	S 40°17'00" W	203.29'
L6	N 36°02'02" E	121.82'
L7	S 13°30'56" E	149.36'
L8	N 02°24'45" W	91.85'
L9	S 22°42'41" E	171.72'
L10	S 35°18'07" E	125.97'
L11	S 35°18'07" E	138.33'
L12	N 22°42'41" W	168.41'
L13	S 08°13'08" W	48.81'
L14	N 13°30'56" W	175.52'
L15	N 36°02'02" E	107.98'
L16	S 40°17'00" W	208.14'
L17	S 14°22'46" W	590.93'
L18	N 34°52'49" E	131.44'
L19	N 18°01'49" E	102.14'

Legend:

- Section Corner
- Found 3/4" Iron Bar
- 3/4"x18" Iron Bar set wt.=1.50#/in.ft.
- Well
- Septic Tank
- Septic Vent

(AKA COTTAGE GROVE ROAD)
COUNTY HIGHWAY BB

30-Foot Ingress-Egress
Easement, per Warranty
Deed, Doc. No. 2766480

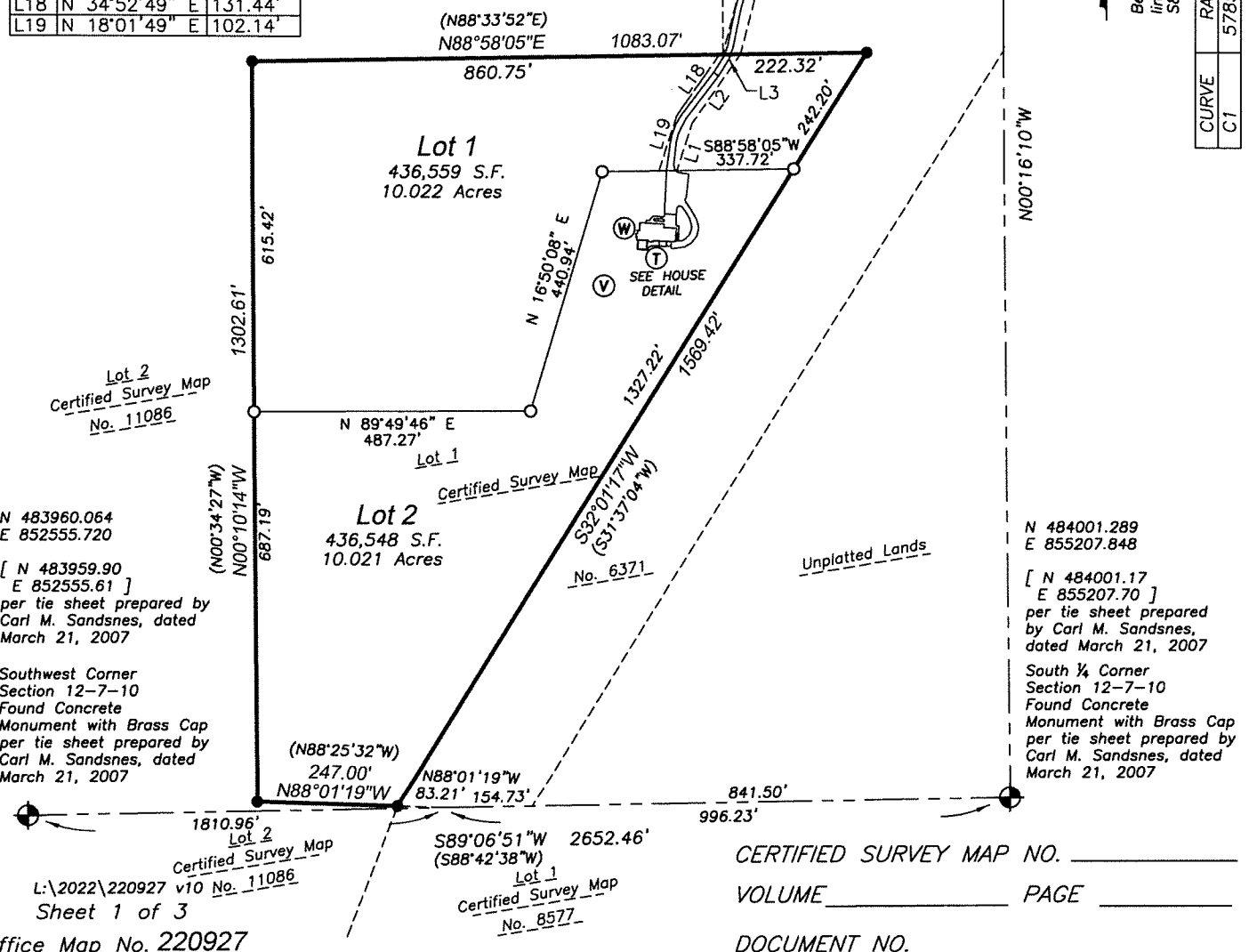
Center 1/4 Corner
Section 12-7-10
Found Concrete
Monument with
Brass Cap
Per tie sheet
prepared by Carl M.
Sandsnes, dated
February 16, 2004

N 486646.051
E 855195.169

[N 486645.90
E 855195.18]
per tie sheet
prepared by Carl M.
Sandsnes, dated
February 16, 2004

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	5785.00'	33.84'	0°20'07"	33.84'	S82°16'05"W

Bearings referenced to the South
line of the Southwest 1/4, bearing
S89°06'31"W



N 483960.064
E 852555.720
[N 483959.90
E 852555.61]
per tie sheet prepared by
Carl M. Sandsnes, dated
March 21, 2007

Southwest Corner
Section 12-7-10
Found Concrete
Monument with Brass Cap
per tie sheet prepared by
Carl M. Sandsnes, dated
March 21, 2007

N 484001.289
E 855207.848

[N 484001.17
E 855207.70]
per tie sheet prepared
by Carl M. Sandsnes,
dated March 21, 2007

South 1/4 Corner
Section 12-7-10
Found Concrete
Monument with Brass Cap
per tie sheet prepared by
Carl M. Sandsnes, dated
March 21, 2007

CERTIFIED SURVEY MAP DATED: October 8, 2025



Birrenkott
Surveying

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

Consent of Mortgagee Certificate:

Mound City Bank

Mound City Bank, mortgagee of lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described hereon, and does hereby consent to the certificate of Michael J. Schuster and Lisa Koch Schuster, owners.

By: _____
XXXXXXXXXX

Its: XXXXXXXXXXXX

State of Wisconsin)
Dane County) ss Personally came before me this _____ day of _____, 2025, the above-named xxxxxxxx, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission Expires _____

Printed name

Surveyed For:
Michael Schuster
1500 W. Main Street
Sun Prairie, WI 53590

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Tape/File: J:\2019\Carlson

CERTIFIED SURVEY MAP

DATED: October 8, 2025



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, Chris K. Casson, 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 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.

Chris K. Casson, Professional Land Surveyor No. S-3264

Description:

Part of Lot 1, Certified Survey Map No. 6371, recorded in Volume 31 of Certified Survey Maps of Dane County on Pages 39-40 as Document No. 2254639, located in the Southeast ¼ of the Southwest ¼, Section 12, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follow: Commencing at the South ¼ Corner of said Section 12; thence S89°06'31"W, 996.23 feet along the South line of said Southwest ¼; thence N88°01'35"W, 83.21 feet to the point of beginning; thence continuing N88°01'35"W, 247.00 feet along the South line of said Lot 1, Certified Survey Map No. 6371; thence N00°10'30"W, 1302.61 feet along a Westerly line of said Lot 1; thence N88°57'49"E, 1083.07 feet along a Northerly line of said Lot 1 and its Easterly extension; thence S32°01'01"W, 1569.42 feet to the point of beginning; Containing 873,108 square feet, or 20.043 acres; Together with an ingress-egress easement over the existing traveled private road, per Warranty Deed, Doc. No. 2766480.

Owners Certificate

We, Michael J. Schuster and Lisa Koch Schuster hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown. We also certify that this Certified Survey Map is required to be submitted to the City of Madison as a required approving authority.

Michael J. Schuster

Lisa Koch Schuster

State of Wisconsin)
Dane County) ss

Personally came before me this _____ day of _____, 2025, the above-named Michael J. Schuster and Lisa Koch Schuster, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

City of Madison Plan Commission Certificate:

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

Matthew Wachter, Secretary
City of Madison Plan Commission

Dated

City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number xxxxxx, File ID Number xxxxx, adopted on the _____ day of _____, 2025, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 2025

Lydia A. McComas, Clerk
City of Madison

Surveyed For:

Michael Schuster
1500 W. Main Street
Sun Prairie, WI 53590

Surveyed: T.A.S.
Drawn: M.A.P./B.T.S.
Checked: M.A.P./C.K.C.
Approved: C.K.C.
Field book:
Tape/File: J:\2019\Carlson

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2025

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 _____