	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<b>LAND DIVISION APPLICATION</b>
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The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

3. No. of Parcels Proposed: 6

4. No. Of Buildable Lots Proposed: 4

5. Zoning District: Exclusive Ag

6. Current Owner of Property: Patrick & Thomas O'Brien

Address: 2652 S. Seminole Hwy, Fitchburg, WI 53711 Phone No: \_\_\_\_\_

7. Contact Person: Jeffrey O'Brien (O'Brien Family Farm) & Steve De Jong (Meridian Surveying, LLC)

Email: jeffreytobrien@gmail.com sdejong@meridian-wi.com

Address: N9637 Friendship Drive, Kaukauna, WI 54130 Phone No: 920-993-0881

8. Submission of legal description in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)  
 Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Steven C. De Jong  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 7/15/20

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$ 1,655

Permit Request No. PP-2395-21

Legal Description:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Jeffrey O'Brien, a parcel of land being all of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and also a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), all in Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 9,777,889 square feet (224.470 acres) of land and being described by:

Beginning at the Northwest Corner of said Section 17; thence N89°-00'-32"E 1204.56 feet to the northwest corner of Lot 1 of Certified Survey Map No. 6477 as recorded in Document No. 2276607 of Dane County Records; thence S02°-36'-00"E 175.00 feet along the west line of said Lot 1 of C.S.M. No. 6477 to the southwest corner thereof; thence N89°-00'-30"E 175.00 feet along the south line of said Lot 1 of C.S.M. No. 6477 to a point on the west line of the Badger State Trail, said point hereinafter referred to as Point "A"; thence S02°-36'-00"E 1690.75 feet along said west line of the Badger State Trail to a point on the west line of S. Seminole Highway; thence S07°-03'-31"W 769.80 feet along said west line of S. Seminole Highway to a point on the south line of the NW1/4 of said Section 17; thence S89°-08'-19"W 1389.14 feet along said south line of the NW1/4 to the southwest corner thereof; thence N00°-25'-40"E 2624.88 feet along the west line of the NW1/4 of said Section 17 to the point of beginning;

AND ALSO

Commencing at said Point "A"; thence S84°-03'-34"E 83.43 feet a the point of beginning; thence N89°-00'-30"E 163.96 feet; thence N00°-59'-30"W 160.09 feet to a point on the extension of the west line of S. Seminole Highway; thence S41°-02'-21"E 77.59 feet along said west line of S. Seminole Highway and its westerly extension to a point hereinafter referred to as Point "B"; thence S08°-42'-21"W 166.33 feet along said west line of S. Seminole Highway; thence S07°-15'-17"W 449.34 feet along said west line of S. Seminole Highway; thence S06°-36'-27"W 241.66 feet along said west line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said west line of S. Seminole Highway; thence S07°-03'-31"W 449.16 feet along said west line of S. Seminole Highway to a point on the east line of the Badger State Trail; thence N02°-36'-00"W 1193.61 feet along said east line of the Badger State Trail to the point of beginning;

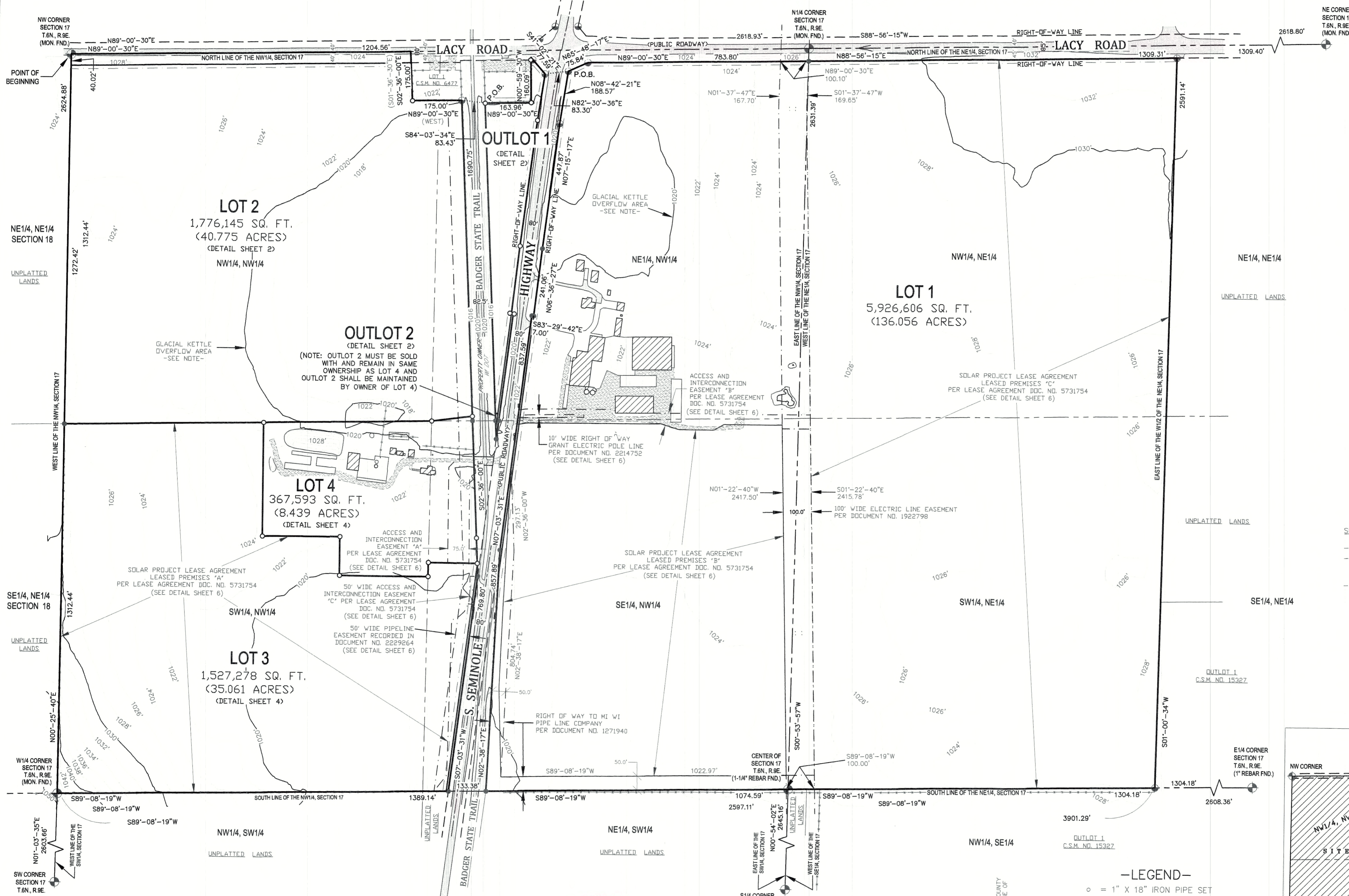
AND ALSO

Commencing at said Point "B"; thence N82°-30'-36"E 83.30 feet to a point at the intersection of the east line of S. Seminole Highway and the south line of Lacy Road and the point of beginning; thence N65°-48'-17"E 75.84 feet along said south line of Lacy Road; thence N89°-00'-30"E 783.80 feet along said south line of Lacy Road; thence N88°-56'-15"E 1309.31 feet along said south line of Lacy Road to a point on the east line of the W1/2 of the NE1/4 of said Section 17; thence S01°-00'-34"W 2591.14 feet along said east line of the W1/2 of the NE1/4 to a point on the south line of the NE1/4 of said Section 17; thence S89°-08'-19"W 1304.18 feet along said south line of the NE1/4 of Section 17 to the southwest corner thereof; thence continue S89°-08'-19"W 1074.59 feet along the south line of the NW1/4 of said Section 17 to a point on the east line of the Badger State Trail; thence N02°-38'-17"E 857.89 feet along said east line of the Badger State Trail to a point on the east line of S. Seminole Highway; thence N07°-03'-31"E 837.59 feet along said east line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said east line of S. Seminole Highway; thence N06°-36'-27"E 241.06 feet along said east line of S.

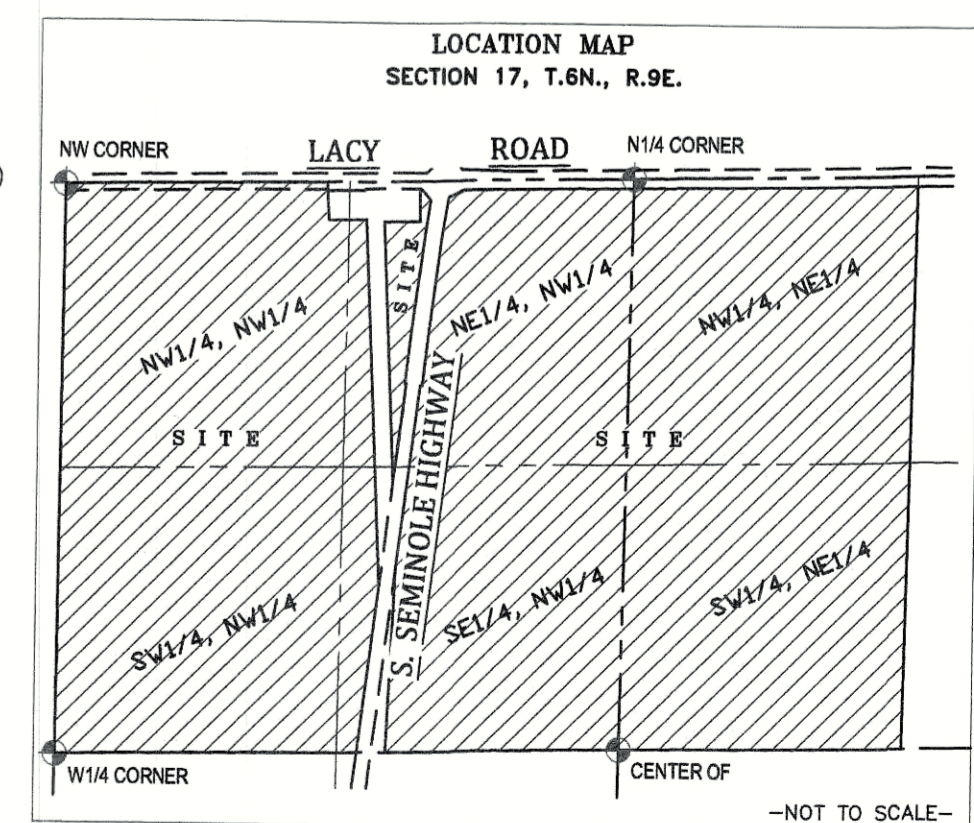
Seminole Highway; thence N07°-15'-17"E 447.87 feet along said east line of S. Seminole Highway; thence N08°-42'-21"E along said east line of S. Seminole Highway to the point of beginning. Being subject any and all easements and restrictions of record.

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



**SURVEY NOTES:**  
 -VERTICAL DATUM REFERENCED TO NAVD 88  
 -ALL LAND INCLUDED WITHIN THIS SUBDIVISION PLAT AS WELL AS ALL ADJOINING PROPERTIES ARE ZONED EXCLUSIVE AGRICULTURE  
 -GLACIAL KETTLE OVERFLOW AREA ELEVATION = 1020'. NO STRUCTURAL DEVELOPMENT IS ALLOWED WITHIN 2 VERTICAL FEET OF THE OVERFLOW ROUTE OF ANY CLOSED DEPRESSION



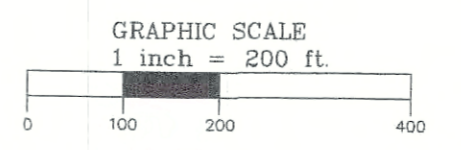
- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊙ = 5/8" REBAR WITH CAP FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration

WISCONSIN  
 STEVEN C. DEJONG  
 S-2791  
 FREEDOM  
 August 24, 2021



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 17, T.6N., R.9E. WHICH BEARS: N00°25'40"E

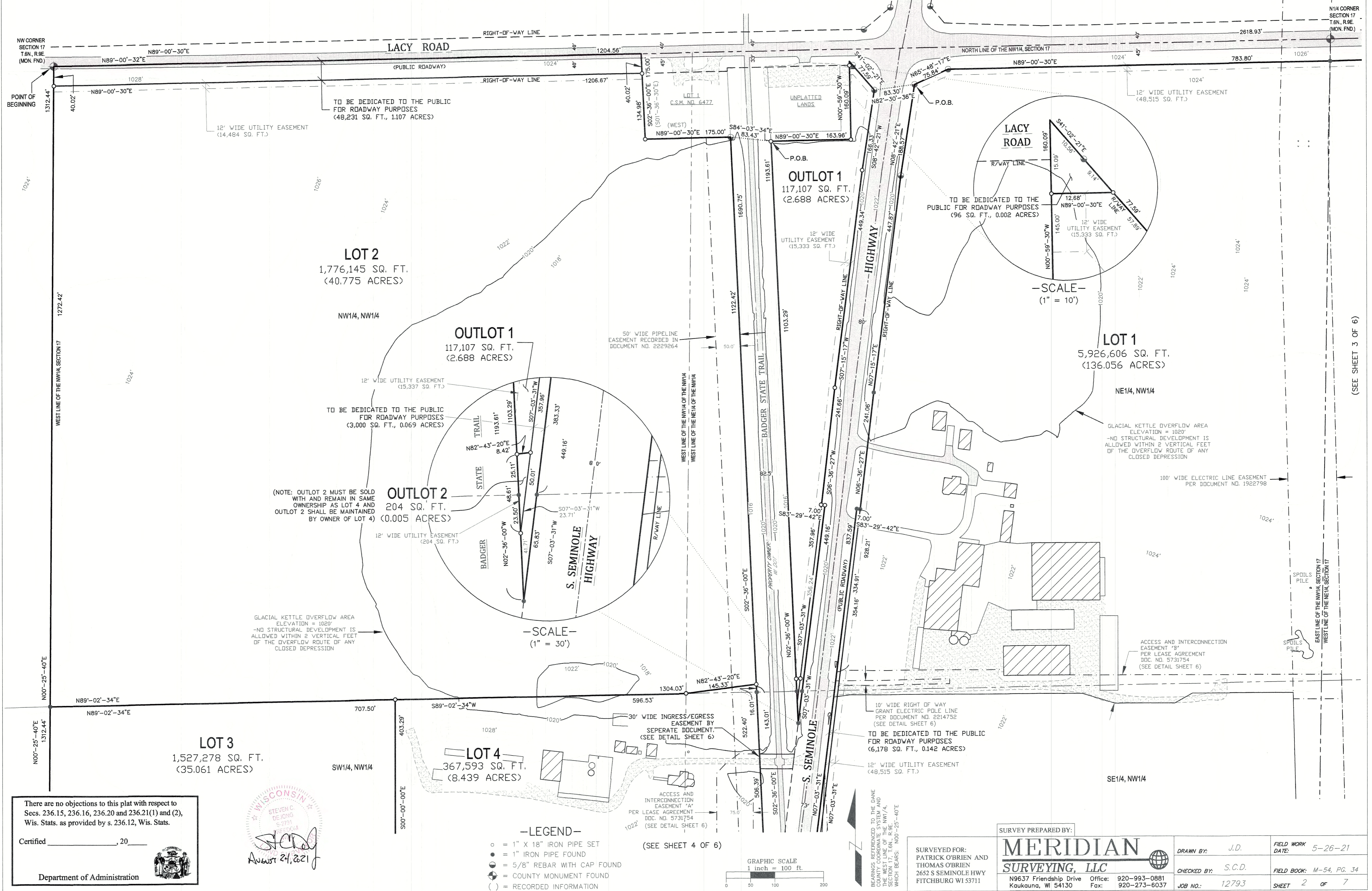
SURVEYED FOR:  
 PATRICK O'BRIEN AND  
 THOMAS O'BRIEN  
 2652 S SEMINOLE HWY  
 FITCHBURG WI 53711

SURVEY PREPARED BY:  
**MERIDIAN SURVEYING, LLC**  
 N9637 Friendship Drive Office: 920-993-0881  
 Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.D. FIELD WORK DATE: 5-26-21  
 CHECKED BY: S.C.D. FIELD BOOK: M-54, PG. 34  
 JOB NO.: 12793 SHEET 1 OF 7

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



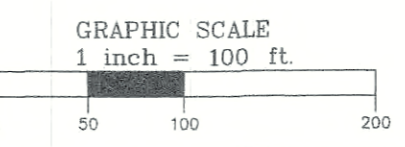
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_ 20\_\_\_\_

Department of Administration

WISCONSIN  
STEVEN C. DE JONG  
S-2791  
S.C.D.  
August 24, 2021

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  - ⊕ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION
- (SEE SHEET 4 OF 6)



BEARINGS REFERENCED TO THE DANE COUNTY CORNER OF THE SW1/4 AND THE WEST CORNER OF THE NW1/4, SECTION 17, T.6N., R.9E., WHICH BEARS: N00°-25'-40"E

SURVEYED FOR:  
PATRICK O'BRIEN AND  
THOMAS O'BRIEN  
2652 S SEMINOLE HWY  
FITCHBURG WI 53711

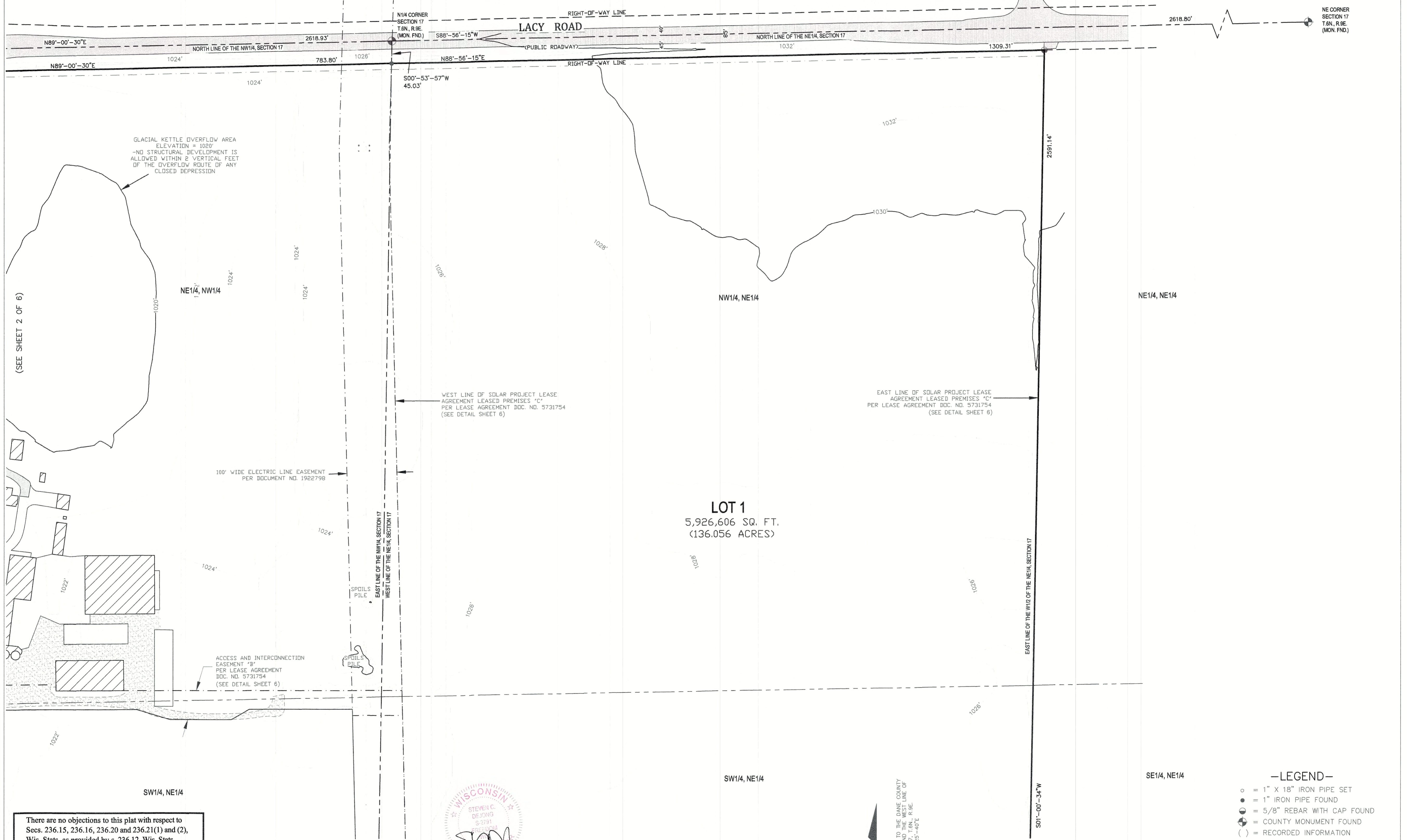
SURVEY PREPARED BY:  
**MERIDIAN SURVEYING, LLC**  
N9637 Friendship Drive  
Kaukauna, WI 54130  
Office: 920-993-0881  
Fax: 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 2 OF 7

(SEE SHEET 3 OF 6)

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4,  
THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



NE CORNER  
SECTION 17  
T.6N., R.9E.  
(MON. FND.)

GLACIAL KETTLE OVERFLOW AREA  
ELEVATION = 1020'  
-NO STRUCTURAL DEVELOPMENT IS  
ALLOWED WITHIN 2' VERTICAL FEET  
OF THE OVERFLOW ROUTE OF ANY  
CLOSED DEPRESSION

WEST LINE OF SOLAR PROJECT LEASE  
AGREEMENT LEASED PREMISES "C"  
PER LEASE AGREEMENT DOC. NO. 5731754  
(SEE DETAIL SHEET 6)

EAST LINE OF SOLAR PROJECT LEASE  
AGREEMENT LEASED PREMISES "C"  
PER LEASE AGREEMENT DOC. NO. 5731754  
(SEE DETAIL SHEET 6)

100' WIDE ELECTRIC LINE EASEMENT  
PER DOCUMENT NO. 1922798

ACCESS AND INTERCONNECTION  
EASEMENT "B"  
PER LEASE AGREEMENT  
DOC. NO. 5731754  
(SEE DETAIL SHEET 6)

**LOT 1**  
5,926,606 SQ. FT.  
(136.056 ACRES)

(SEE SHEET 2 OF 6)

(SEE SHEET 5 OF 6)

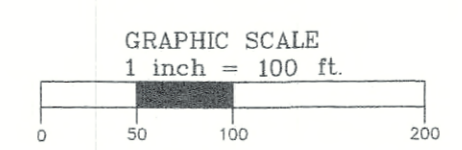


- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊙ = 5/8" REBAR WITH CAP FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



BEARINGS REFERENCED TO THE DANE COUNTY  
COORDINATE SYSTEM AND THE WEST LINE OF  
THE NW1/4, SECTION 17, T.6N., R.9E.  
WHICH BEARS: N03°25'40"E

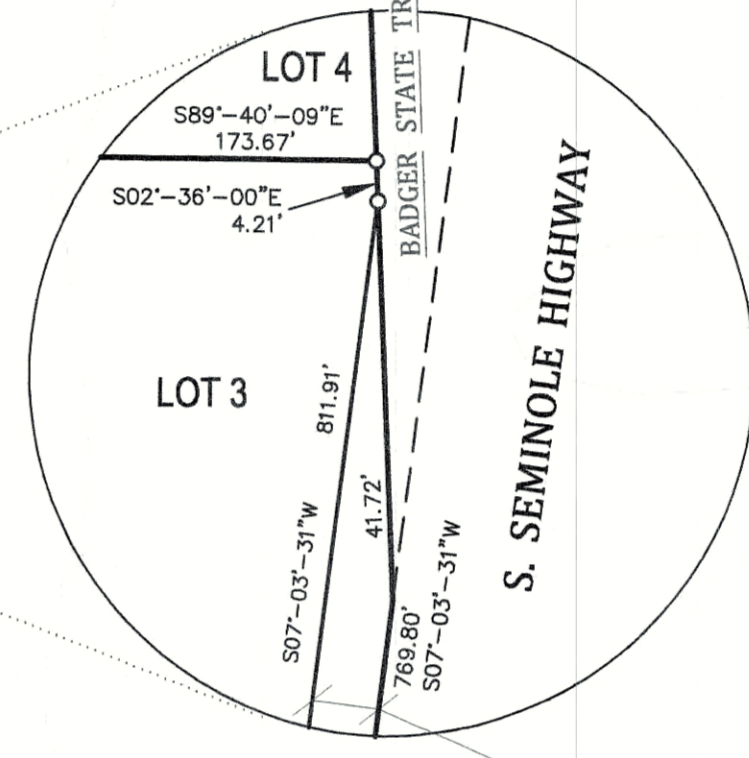
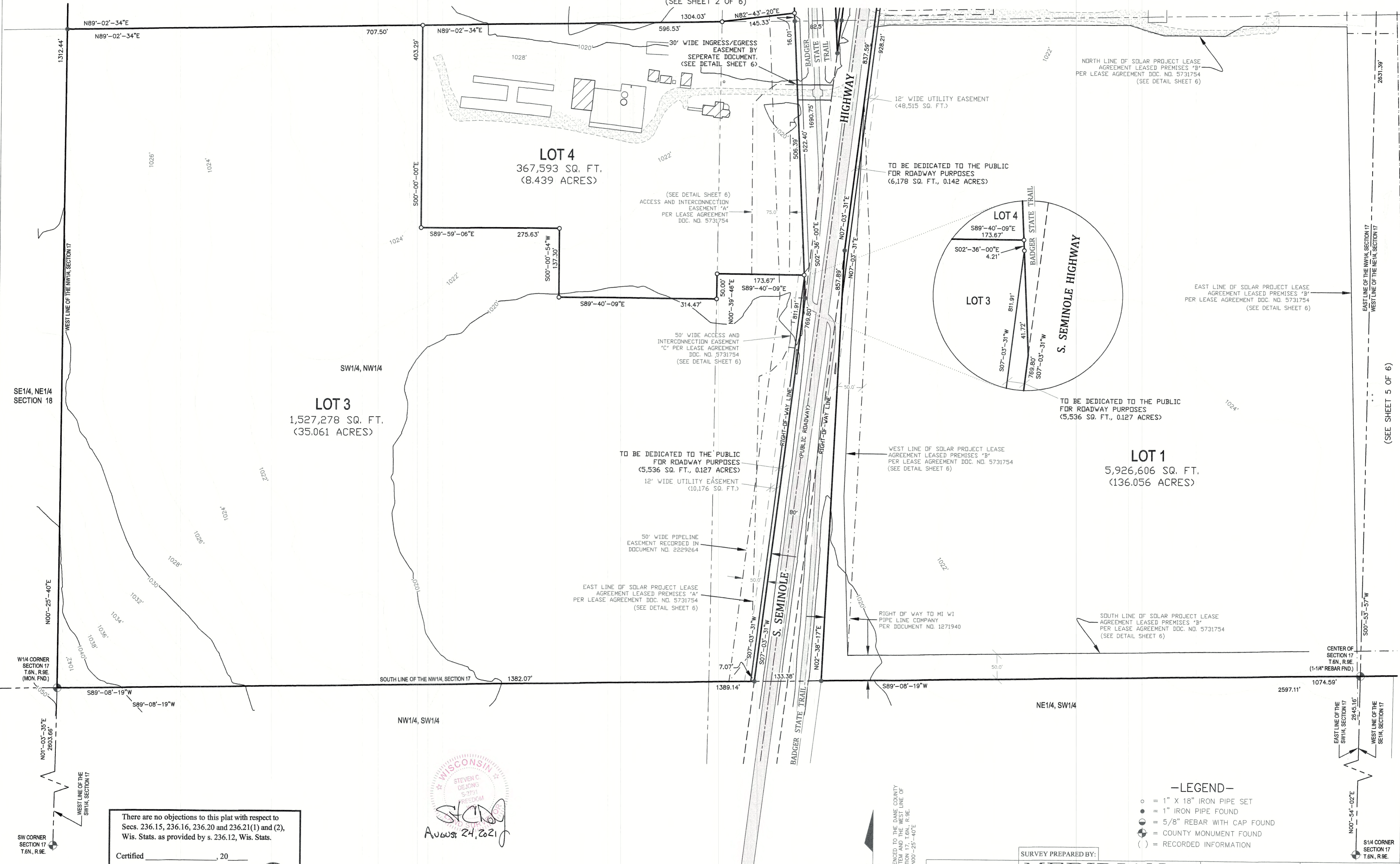
SURVEYED FOR:  
PATRICK O'BRIEN AND  
THOMAS O'BRIEN  
2652 S SEMINOLE HWY  
FITCHBURG WI 53711

SURVEY PREPARED BY:  
**MERIDIAN SURVEYING, LLC**  
N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 3 OF 7

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN  
(SEE SHEET 2 OF 6)

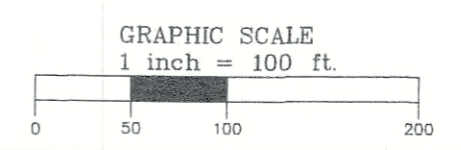


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration

WISCONSIN  
STEVEN C. DEJONG  
S-2731  
FREEDOM  
AUGUST 24, 2021



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 17, T.6N., R.9E. WHICH BEARS: N00°-25'-40"E

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
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- ⊕ = COUNTY MONUMENT FOUND
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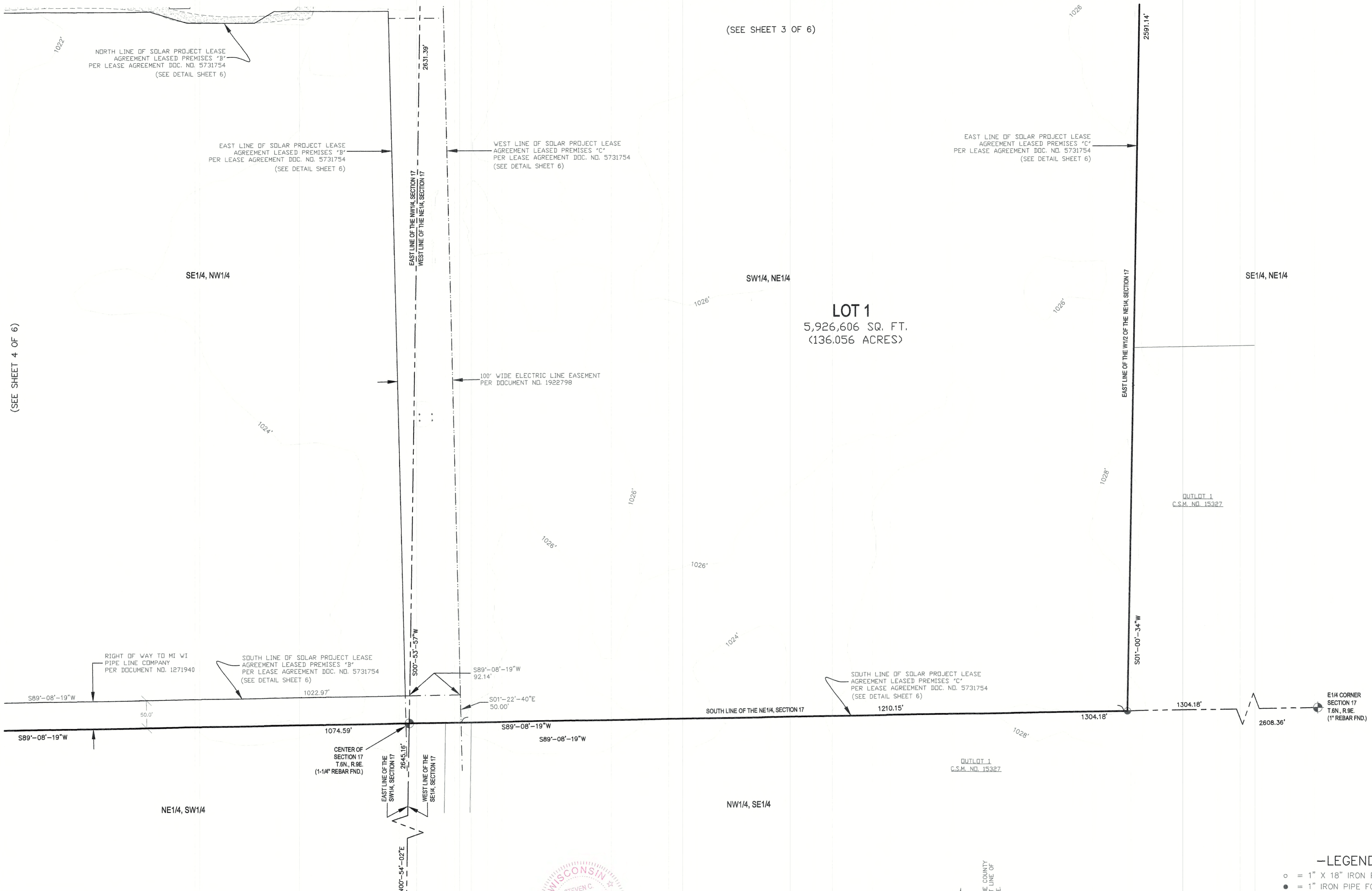
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DRAWN BY: J.D. FIELD WORK DATE: 5-26-21  
CHECKED BY: S.C.D. FIELD BOOK: M-54, PG. 34  
JOB NO.: 12793 SHEET 4 OF 7

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

(SEE SHEET 3 OF 6)

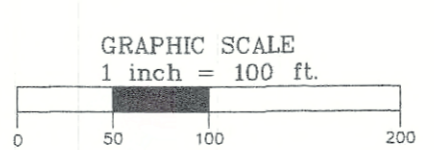


(SEE SHEET 4 OF 6)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



BEARINGS REFERRED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 17, T.6N., R.9E., WHICH BEARS: N80°-23'-40\"/>

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SURVEYED FOR:  
PATRICK O'BRIEN AND  
THOMAS O'BRIEN  
2652 S SEMINOLE HWY  
FITCHBURG WI 53711

SURVEY PREPARED BY:

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DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
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JOB NO.: 12793	SHEET 5 OF 7

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LOT 2

LACY ROAD

LOT 4

LOT 3

LOT 1

LOT 1

SOLAR PROJECT LEASE AGREEMENT  
LEASED PREMISES 'A'  
PER LEASE AGREEMENT DOC. NO. 5731754

SOLAR PROJECT LEASE AGREEMENT  
LEASED PREMISES 'B'  
PER LEASE AGREEMENT DOC. NO. 5731754

SOLAR PROJECT LEASE AGREEMENT  
LEASED PREMISES 'C'  
PER LEASE AGREEMENT DOC. NO. 5731754

ACCESS AND INTERCONNECTION EASEMENT 'B'  
PER LEASE AGREEMENT DOC. NO. 5731754

10' WIDE RIGHT OF WAY GRANT  
ELECTRIC POLE LINE  
PER DOCUMENT NO. 2214752

TO BE DEDICATED TO THE PUBLIC  
FOR ROADWAY PURPOSES  
(6,178 SQ. FT., 0.142 ACRES)

30' WIDE INGRESS/EGRESS  
EASEMENT BY SEPERATE  
DOCUMENT.

ACCESS AND INTERCONNECTION  
EASEMENT 'A' PER LEASE AGREEMENT  
DOC. NO. 5731754

50' WIDE ACCESS AND  
INTERCONNECTION EASEMENT 'C' PER  
LEASE AGREEMENT DOC. NO. 5731754

TO BE DEDICATED TO THE PUBLIC  
FOR ROADWAY PURPOSES  
(5,536 SQ. FT., 0.127 ACRES)

Line #	Direction	Length
L1	N00°25'40"E	1312.44'
L2	N89°02'34"E	707.50'
L3	S00°00'00"E	403.29'
L4	S89°59'06"E	275.63'
L5	S00°00'54"W	137.30'
L6	S89°40'09"E	314.47'
L7	N00°39'46"E	50.00'
L8	S89°40'09"E	173.67'
L9	S02°36'00"E	45.93'
L10	N89°40'09"W	27.22'
L11	S00°02'21"E	63.22'
L12	S05°36'07"W	31.49'
L13	S26°08'13"W	34.78'
L14	S46°31'42"W	28.09'
L15	S64°04'34"W	27.01'
L16	S01°05'05"W	549.58'
L17	S37°12'55"W	73.44'
L18	S89°08'19"W	1338.66'

Line #	Direction	Length
L19	N82°34'09"E	34.43'
L20	N89°48'10"E	476.04'
L21	S72°59'57"E	70.37'
L22	N89°57'52"E	122.49'
L23	N60°13'32"E	41.25'
L24	N89°58'31"E	206.79'
L25	S01°23'00"E	1243.35'
L26	S89°08'19"W	1014.99'
L27	N01°55'01"W	315.83'
L28	N02°13'20"E	300.36'
L29	N02°42'28"E	427.12'
L30	N02°15'34"E	58.32'
L31	N07°03'31"E	152.53'

Line #	Direction	Length
L32	N88°56'15"E	1309.15'
L33	S01°00'34"W	2591.14'
L34	S89°08'19"W	1210.15'
L35	N01°22'40"W	2415.78'
L36	N01°37'47"E	169.65'

Line #	Direction	Length
L37	N82°34'09"E	24.67'
L38	N89°48'10"E	317.64'
L39	S00°35'36"E	12.32'
L40	N89°42'36"E	135.90'
L41	S89°54'47"E	457.20'
L42	S89°57'03"E	100.03'
L43	S01°22'22"E	50.02'
L44	N89°57'03"W	100.03'
L45	N01°22'22"W	12.96'
L46	S89°58'38"W	206.79'
L47	S60°13'32"W	41.25'
L48	S89°57'52"W	122.49'
L49	N72°59'57"W	70.37'
L50	S89°48'10"W	476.04'
L51	S82°34'09"W	34.43'
L52	N07°03'31"E	51.64'

Line #	Direction	Length
L71	S07°03'31"W	50.00'
L72	N82°33'43"W	19.62'
L73	N26°08'13"E	3.68'
L74	N05°36'07"E	31.49'
L75	N00°02'21"W	15.17'
L76	S82°33'43"E	21.10'

Line #	Direction	Length
L53	N89°06'59"E	233.35'
L54	S00°53'01"E	10.00'
L55	S89°06'59"W	234.74'
L56	N07°03'31"E	10.10'
L57	S02°36'00"E	75.11'
L58	N89°32'30"W	16.51'
L59	S00°05'23"E	303.93'
L60	N89°40'09"W	75.00'
L61	N00°04'42"W	339.12'
L62	N43°51'28"E	26.79'
L63	N53°01'41"E	33.74'
L64	S89°32'30"E	42.58'
L65	S89°32'30"E	71.84'
L66	S07°03'31"W	30.20'
L67	N89°32'30"W	66.76'
L68	N02°36'00"W	30.04'

Line #	Direction	Length
L53	N89°06'59"E	233.35'
L54	S00°53'01"E	10.00'
L55	S89°06'59"W	234.74'
L56	N07°03'31"E	10.10'

W1/4 CORNER  
SECTION 17  
T.6N., R.9E.  
(MON. FND.)

CENTER OF  
SECTION 17  
T.6N., R.9E.  
(1-1/4" REBAR FND.)

WISCONSIN  
STEVEN C. DEJONG  
S-2751  
FREEDOM  
August 24, 2021

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

SURVEY PREPARED BY:  
**MERIDIAN SURVEYING, LLC**  
N9637 Friendship Drive  
Kaukauna, WI 54130  
Office: 920-993-0881  
Fax: 920-273-6037

—EASEMENTS ARE NOT TO SCALE—

DRAWN BY: J.D.  
CHECKED BY: S.C.D.  
JOB NO.: 12793

FIELD WORK DATE: 5-26-21  
FIELD BOOK: M-54, PG. 34  
SHEET 6 OF 7

BEARINGS REFERENCED TO THE DANE COUNTY  
COORDINATE SYSTEM AND THE WEST LINE OF  
THE NW1/4, SECTION 17, T.6N., R.9E.,  
WHICH BEARS: N00°25'40"E

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**Legal Description:**

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Jeffrey O'Brien, a parcel of land being all of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and also a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), all in Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 9,777,974 square feet (224.471 acres) of land and being described by:

Beginning at the Northwest Corner of said Section 17; thence N89°-00'-32"E 1204.56 feet to the northwest corner of Lot 1 of Certified Survey Map No. 6477 as recorded in Document No. 2276607 of Dane County Records; thence S02°-36'-00"E 175.00 feet along the west line of said Lot 1 of C.S.M. No. 6477 to the southwest corner thereof; thence N89°-00'-30"E 175.00 feet along the south line of said Lot 1 of C.S.M. No. 6477 to a point on the west line of the Badger State Trail; thence S02°-36'-00"E 1690.75 feet along said west line of the Badger State Trail to a point on the west line of S. Seminole Highway; thence S07°-03'-31"W 769.80 feet along said west line of S. Seminole Highway to a point on the south line of the NW1/4 of said Section 17; thence S89°-08'-19"W 1389.14 feet along said south line of the NW1/4 to the southwest corner thereof; thence N00°-25'-40"E 2624.88 feet along the west line of the NW1/4 of said Section 17 to the point of beginning;

**AND ALSO**

Commencing at the Northwest Corner of said Section 17; thence N89°-00'-32"E 1204.56 feet to the northwest corner of Lot 1 of Certified Survey Map No. 6477 as recorded in Document No. 2276607 of Dane County Records; thence S02°-36'-00"E 175.00 feet along the west line of said Lot 1 of C.S.M. No. 6477 to the southwest corner thereof; thence N89°-00'-30"E 175.00 feet along the south line of said Lot 1 of C.S.M. No. 6477 to a point on the west line of the Badger State Trail; thence S84°-03'-34"E 83.43 feet to the point of beginning; thence N89°-00'-30"E 163.96 feet; thence N00°-59'-30"W 160.09 feet to a point on the extension of the west line of S. Seminole Highway; thence S41°-02'-21"E 77.59 feet along said west line of S. Seminole Highway and its westerly extension; thence S08°-42'-21"W 166.33 feet along said west line of S. Seminole Highway; thence S07°-15'-17"W 449.34 feet along said west line of S. Seminole Highway; thence S06°-36'-27"W 241.66 feet along said west line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said west line of S. Seminole Highway; thence S07°-03'-31"W 449.16 feet along said west line of S. Seminole Highway to a point on the east line of the Badger State Trail; thence N02°-36'-00"W 1193.61 feet along said east line of the Badger State Trail to the point of beginning;

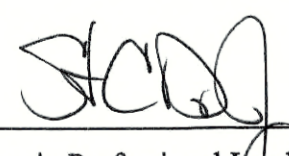
**AND ALSO**

Commencing at the Northwest Corner of said Section 17; thence N89°-00'-32"E 1204.56 feet to the northwest corner of Lot 1 of Certified Survey Map No. 6477 as recorded in Document No. 2276607 of Dane County Records; thence S02°-36'-00"E 175.00 feet along the west line of said Lot 1 of C.S.M. No. 6477 to the southwest corner thereof; thence N89°-00'-30"E 175.00 feet along the south line of said Lot 1 of C.S.M. No. 6477 to a point on the west line of the Badger State Trail; thence S84°-03'-34"E 83.43 feet; thence N89°-00'-30"E 163.96 feet; thence N00°-59'-30"W 160.09 feet to a point on the extension of the west line of S. Seminole Highway; thence S41°-02'-21"E 77.59 feet along said west line of S. Seminole Highway and its westerly extension; thence N82°-30'-36"E 83.30 feet to a point at the intersection of the east line of S. Seminole Highway and the south line of Lacy Road and the point of beginning; thence N65°-48'-17"E 75.84 feet along said south line of Lacy Road; thence N89°-00'-30"E 783.80 feet along said south line of Lacy Road; thence N88°-56'-15"E 1309.31 feet along said south line of Lacy Road to a point on the east line of the W1/2 of the NE1/4 of said Section 17; thence S01°-00'-34"W 2591.14 feet along said east line of the W1/2 of the NE1/4 to a point on the south line of the NE1/4 of said Section 17; thence S89°-08'-19"W 1304.18 feet along said south line of the NE1/4 of Section 17 to the southwest corner thereof; thence continue S89°-08'-19"W 1074.59 feet along the south line of the NW1/4 of said Section 17 to a point on the east line of the Badger State Trail; thence N02°-38'-17"E 857.89 feet along said east line of the Badger State Trail to a point on the east line of S. Seminole Highway; thence N07°-03'-31"E 837.59 feet along said east line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said east line of S. Seminole Highway; thence N06°-36'-27"E 241.06 feet along said east line of S. Seminole Highway; thence N07°-15'-17"E 447.87 feet along said east line of S. Seminole Highway; thence N08°-42'-21"E 188.57 feet along said east line of S. Seminole Highway to the point of beginning. Being subject any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Fitchburg Subdivision Regulations in surveying, dividing and mapping the same.

Dated this 24<sup>th</sup> day of August, 2021

  
Wisconsin Professional Land Surveyor, S-2791  
Steven C. De Jong



**OWNER'S CERTIFICATE:**

The O'Brien Family Farm LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

The O'Brien Family Farm LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Fitchburg

IN WITNESS WHEREOF, the O'Brien Family Farm LLC, has caused these presents to be signed by Patrick J. O'Brien and Thomas G. O'Brien, its Managing Members, at Madison, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

O'Brien Family Farm LLC  
By Patrick J. O'Brien, Managing Member

\_\_\_\_\_  
By Patrick J. O'Brien, Managing Member  
O'Brien Family Farm LLC.

O'Brien Family Farm LLC  
By Thomas G. O'Brien, Managing Member

\_\_\_\_\_  
By Thomas G. O'Brien, Managing Member  
O'Brien Family Farm LLC.

State of Wisconsin )  
                                  ) SS.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Patrick J. O'Brien and Thomas G. O'Brien, its Managing Members to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin

My commission expires/is permanent:

**CITY OF FITCHBURG TREASURER'S CERTIFICATE:**

The O'Brien Family Farm LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of O'Brien Family Farm LLC as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Anne Cervantes, City of Fitchburg Treasurer


**CITY OF FITCHBURG APPROVAL:**

Resolved, that the plat of O'Brien Family Farm LLC, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of O'Brien Family Farm LLC to the City of Fitchburg for public use.

\_\_\_\_\_  
Mary de Alderete, City Clerk  
City of Fitchburg, Dane County, Wisconsin

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

  
Department of Administration

SURVEY PREPARED BY:		<b>MERIDIAN</b>		DRAWN BY: <u>J.D.</u>	FIELD WORK DATE: <u>5-26-21</u>
SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711		<b>SURVEYING, LLC</b>		CHECKED BY: <u>S.C.D.</u>	FIELD BOOK: <u>M-54, PG. 34</u>
N9637 Friendship Drive Kaukauna, WI 54130		Office: 920-993-0881 Fax: 920-273-6037		JOB NO.: <u>12793</u>	SHEET <u>7</u> OF <u>7</u>