



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# LAND DIVISION APPLICATION

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:** 1

**4. No. Of Buildable Lots Proposed:** 1

**5. Zoning District:** B-H

**6. Current Owner of Property:** Certco, Inc

**Address:** 5321 Verona Rd., Fitchburg WI **Phone No:** 608-271-4500

**7. Contact Person:** Ms. Amy Niemetscheck, President & CEO / Certco Inc.

**Email:** aniemetscheck@certcoinc.com

**Address:** 5321 Verona Rd, Madison, WI **Phone No:** 608-270-2393

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: 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:** *Amy Niemetscheck* *Amy Niemetscheck*  
 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:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

## Memorandum

To: Deanna Schmidt, City Planner/Zoning Administrator  
From: Matt Haase, PE, JSD Professional Services, Inc.  
Re: Letter of Intent - Certco, Inc. – Certified Survey Map  
JSD Project #: 17-7999  
Date: January 19<sup>th</sup>, 2023  
cc: Certco, Inc.: Amy Niemetscheck,  
JSD: Hans Justeson,

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On behalf of the Certco, Inc., JSD Professional Services, Inc. (JSD) is submitting the following project summary memorandum and submittal materials for your review and consideration for the February 21, 2023, Plan Commission and February 28<sup>th</sup>, 2023 Common Council meeting:

- Preliminary CSM.

### **Property Location:**

The subject property is comprised of five (5) Certco properties, generally located north of the intersection of McKee Road and US 18/151, east of US 18/151 (Verona Road), west of Cannonball Path and south of Sprocket Drive (PINs 060906488750, 060906496202, 060906482502, 060906495822, and 060906493307). The majority of the parcels are currently utilized to operate the Certco warehousing and distribution facility. In total the properties encompass approximately 22 acres.

### **Preliminary Certified Survey Map:**

Certco is proposing a Certified Survey Map (CSM) to consolidate the five (5) existing parcels into one (1) contiguous lot owned by Certco. The five (5) parcels include a parcel which was transferred to Certco ownership as surplus remnant right-of-way lands from WisDOT and the City of Fitchburg related to the Verona Rd. Improvements. The one (1) Lot CSM will comprise of a total parcel area of 981,903 square feet or 22.541 Acres.

The proposed CSM will dedicate a 7-foot wide strip of right-of-way on Sprocket Drive to adhere to the City of Fitchburg's standards which will create a consistent right-of-way width of 80-feet.

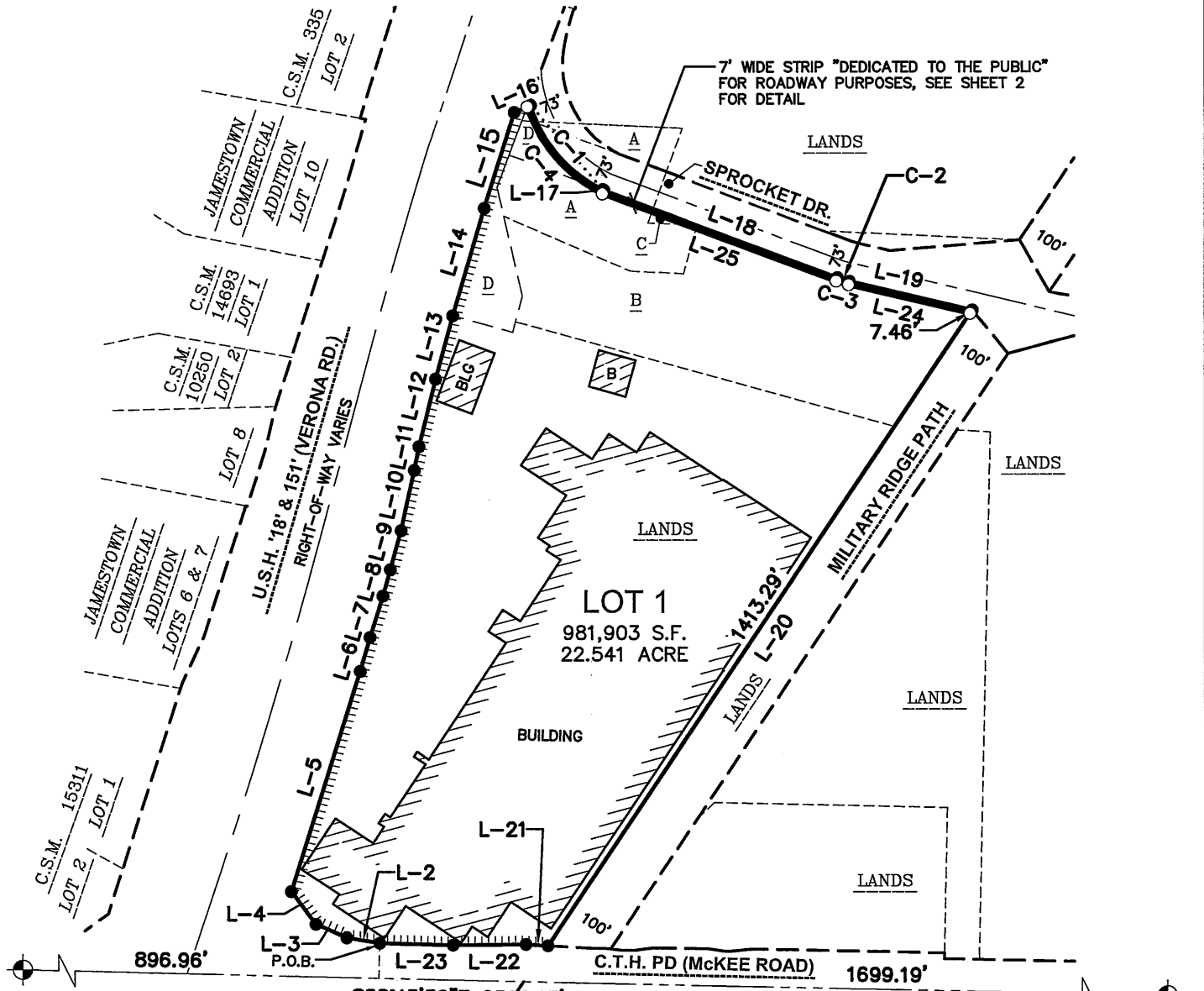
Also, several easement releases were executed in the process of preparing the CSM. The released easements were related to access for former property uses which are no longer in existence and utility easements supporting the uses. Further details on the easements release can be found on sheet eight (8) of the CSM.

### **Schedule:**

Upon review and approval by City staff, Plan Commission (2/21/23) and Common Council (2/28/23), Certco will immediately proceed with recording of the CSM.

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

PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 5942, RECORDED IN VOLUME 28, PAGE 151-153 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT No. 2162049 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SOUTH QUARTER CORNER SECTION 06-06-09 FOUND BRASS CAP IN CONCRETE  
N=461,274.90  
E=796,937.58

SOUTHEAST CORNER SECTION 06-06-09 FOUND ALUMINUM MONUMENT  
N=461,218.92  
E=799,533.13

### NOTES

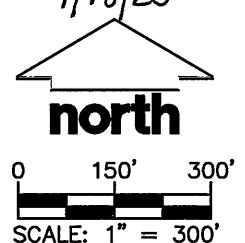
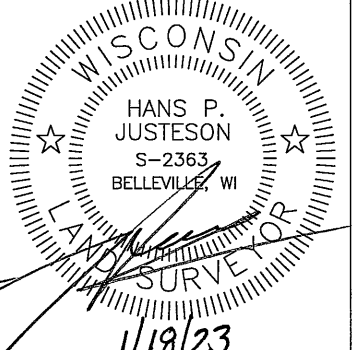
- FIELD WORK PERFORMED ON DECEMBER 28, 2020.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 06-06-09, BEARS S88°45'52"E.
- SEE SHEET 2 FOR LINE AND CURVE TABLE.
- HIGHWAY RIGHT-OF-WAYS ARE BASED ON:  
C.T.H. PD - TPP 1206-07-25-4.03 & TPP 1206-07-30-4.02  
U.S.H. 151 - TPP 1206-07-25-4.03 AMENDMENT No.1  
SPROCKET DRIVE - TPP14-SR-101-0-4.01, ALSO SEE QUIT CLAIM DEED, DOCUMENT No. 5688751.
- NO ACCESS TO C.T.H. PD OR U.S.H. 151 PER TPP No. 1206-07-25-4.03 AMENDMENT No. 1.
- SEE SHEETS 3, 4, 5 & 6 FOR EASEMENTS.
- FINAL GRADES SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES IN LOCATIONS WHERE UTILITY EASEMENTS ARE RECORDED WITHOUT WRITTEN CONSENT OF UTILITIES INVOLVED.

### NOTES ON UNDERLYING PARCELS

- A PART OF LOT 1, CERTIFIED SURVEY MAP No. 5942
- B PART OF LOT 2, CERTIFIED SURVEY MAP No. 5942
- C LANDS
- D LANDS

### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- ELECTRIC EASEMENT LINE
- BUILDING
- NO ACCESS



**SURVEYED BY:**  
  
Professional Services, Inc.  
Engineers • Surveyors • Planners  
MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

**SURVEYED FOR:**  
**CERTCO, INC.**  
5321 VERONA ROAD  
MADISON, WI 53711

**PROJECT NO:** 17-7999  
**FIELDBOOK/PG:**  
**SHEET NO:** 1 OF 10

**SURVEYED BY:** —  
**DRAWN BY:** JK  
**CHECKED BY:** BCK  
**APPROVED BY:** TJB

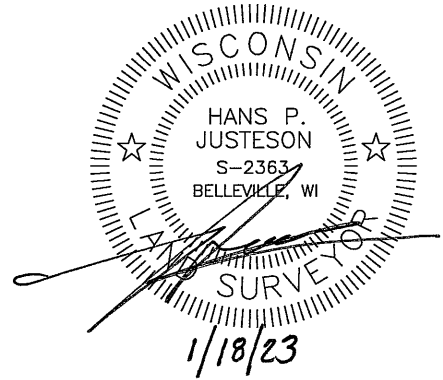
**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

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

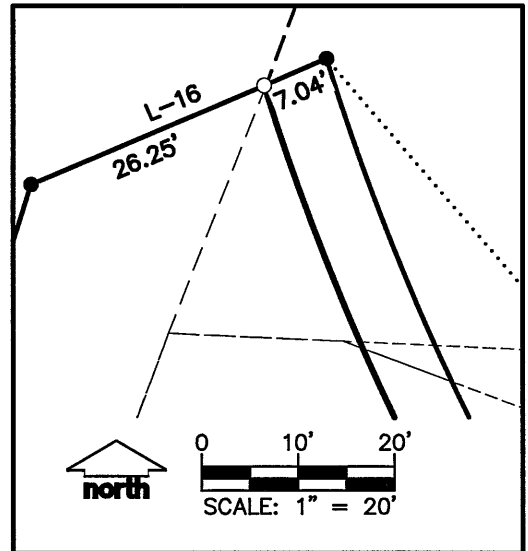
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LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N01°14'08"E	66.13'
L-2	N80°34'38"W	61.55'
L-3	N66°30'24"W	62.40'
L-4	N36°43'39"W	75.50'
L-5	N17°17'10"E	429.46'
L-6	N16°15'57"E	65.80'
L-7	N17°13'29"E	81.04'
L-8	N15°41'16"E	50.63'
L-9	N15°17'05"E	75.25'
L-10	N12°24'03"E	115.11'
L-11	N11°04'35"E	45.10'
L-12	N13°47'21"E	129.53'
L-13	N15°12'46"E	122.43'

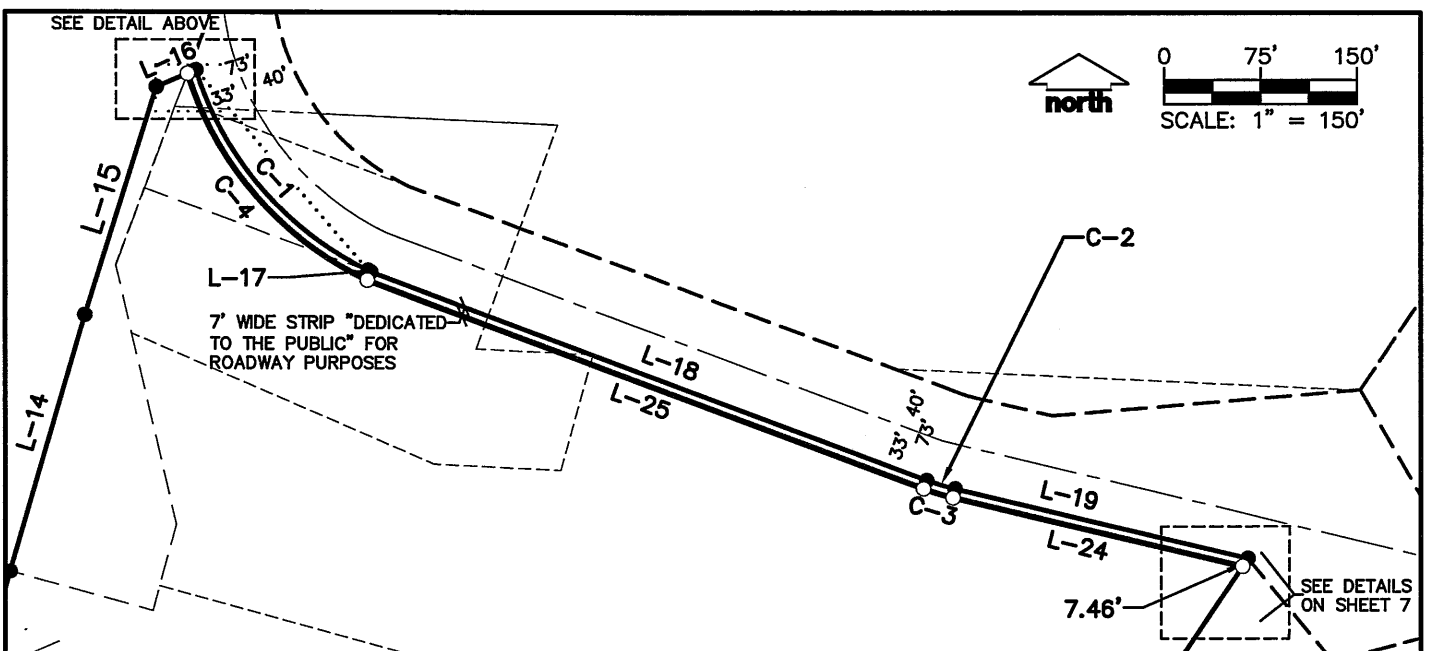
LINE TABLE		
LINE	BEARING	DISTANCE
L-14	N16°09'22"E	209.01'
L-15	N17°20'11"E	186.91'
L-16	N66°49'34"E	33.29'
L-17	S59°34'57"E	2.62'
L-18	S69°23'05"E	462.05'
L-19	S76°36'13"E	233.97'
L-20	S33°38'09"W	1420.76'
L-21	N86°45'55"W	40.98'
L-22	S89°21'32"W	135.08'
L-23	N88°36'35"W	136.35'
L-24	N76°36'13"W	231.39'
L-25	N69°23'05"W	462.36'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	211.68'	259.00'	46°49'38"	S40°28'09"E	205.84'
C-2	23.06'	183.03'	7°13'02"	S72°59'36"E	23.04'
C-3	23.94'	190.03'	7°13'08"	N72°59'39"W	23.93'
C-4	219.66'	267.00'	47°08'15"	N40°49'05"W	213.52'



DETAIL



DETAIL

SURVEYED BY:

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

SURVEYED FOR:

**CERTCO, INC.**

5321 VERONA ROAD  
 MADISON, WI 53711

PROJECT NO: 17-7999

FIELDBOOK/PG: -

SHEET NO: 2 OF 10

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: BCK

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

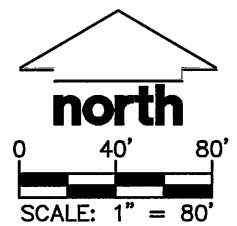
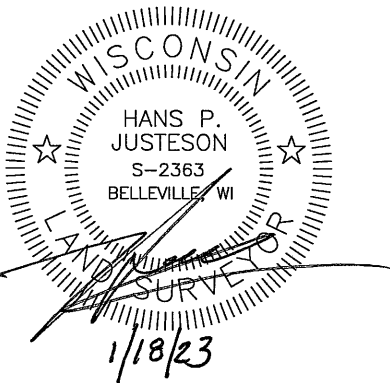
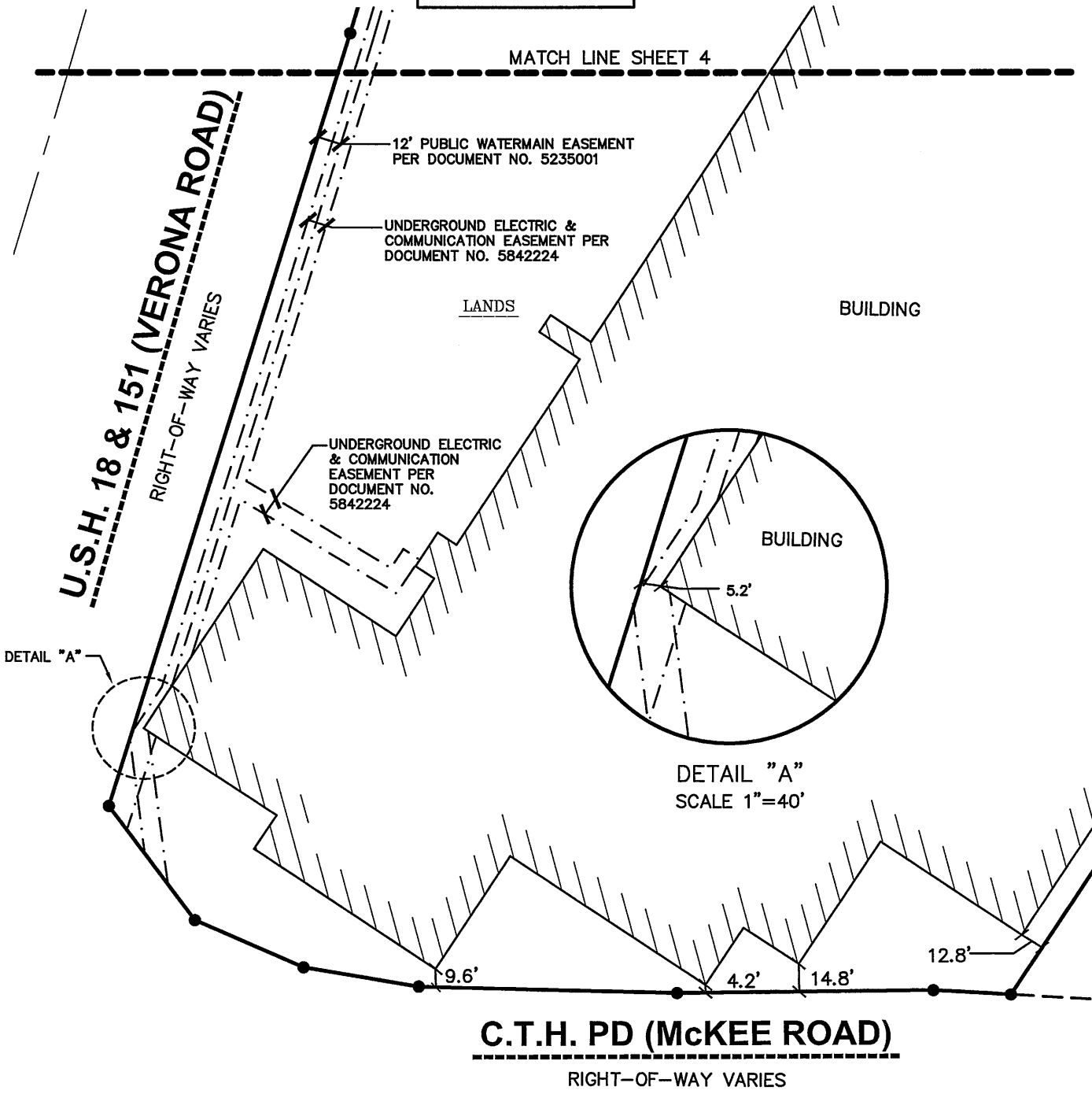
DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

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## UTILITY EASEMENTS



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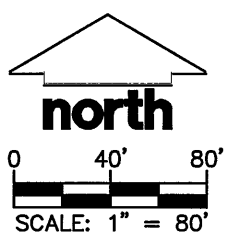
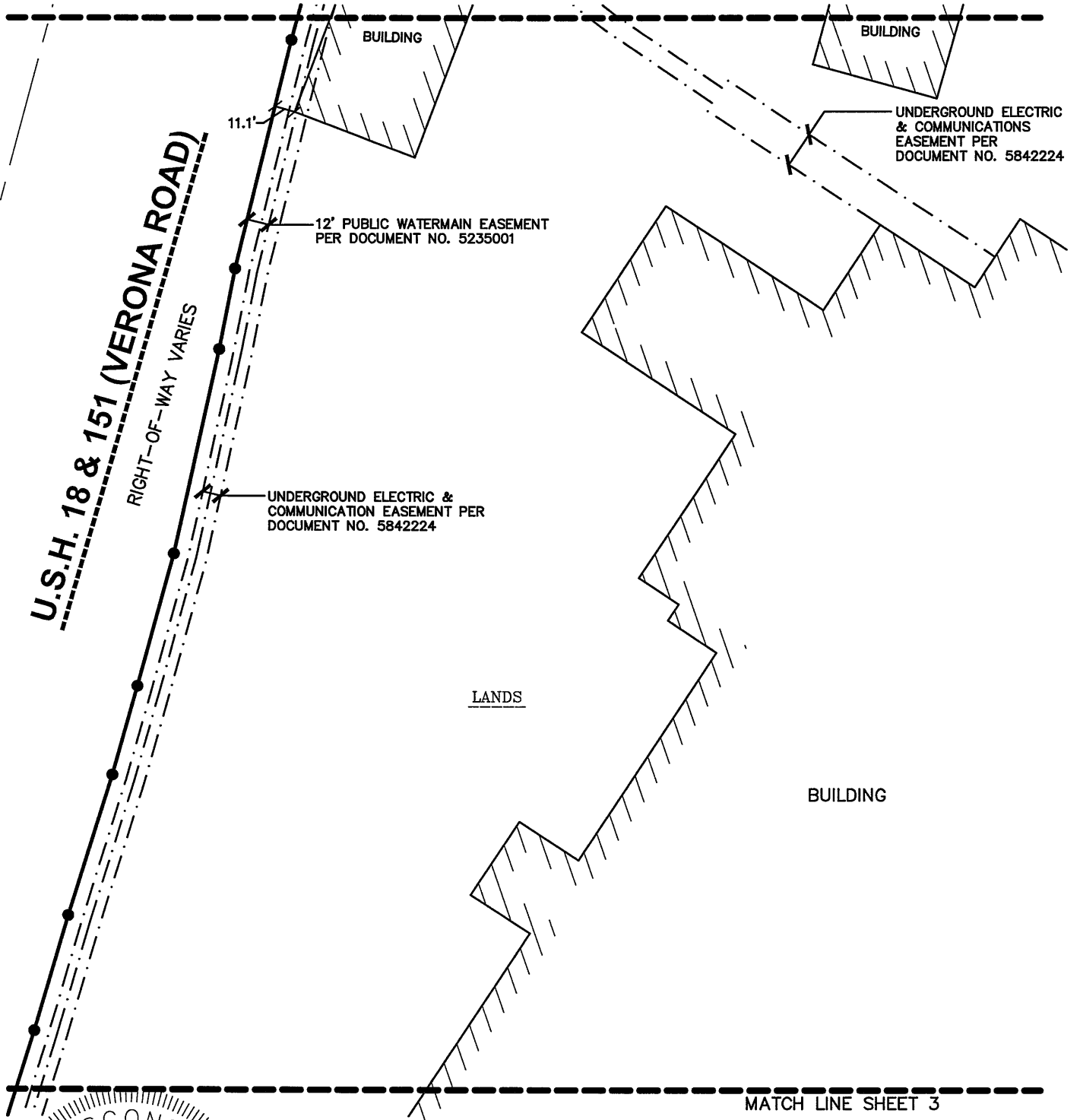
SURVEYED BY: <b>JSD</b> Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>CERTCO, INC.</b> 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999 SURVEYED BY: — FIELDBOOK/PG: — DRAWN BY: JK SHEET NO: 3 OF 10 CHECKED BY: BCK APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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## UTILITY EASEMENTS

MATCH LINE SHEET 5

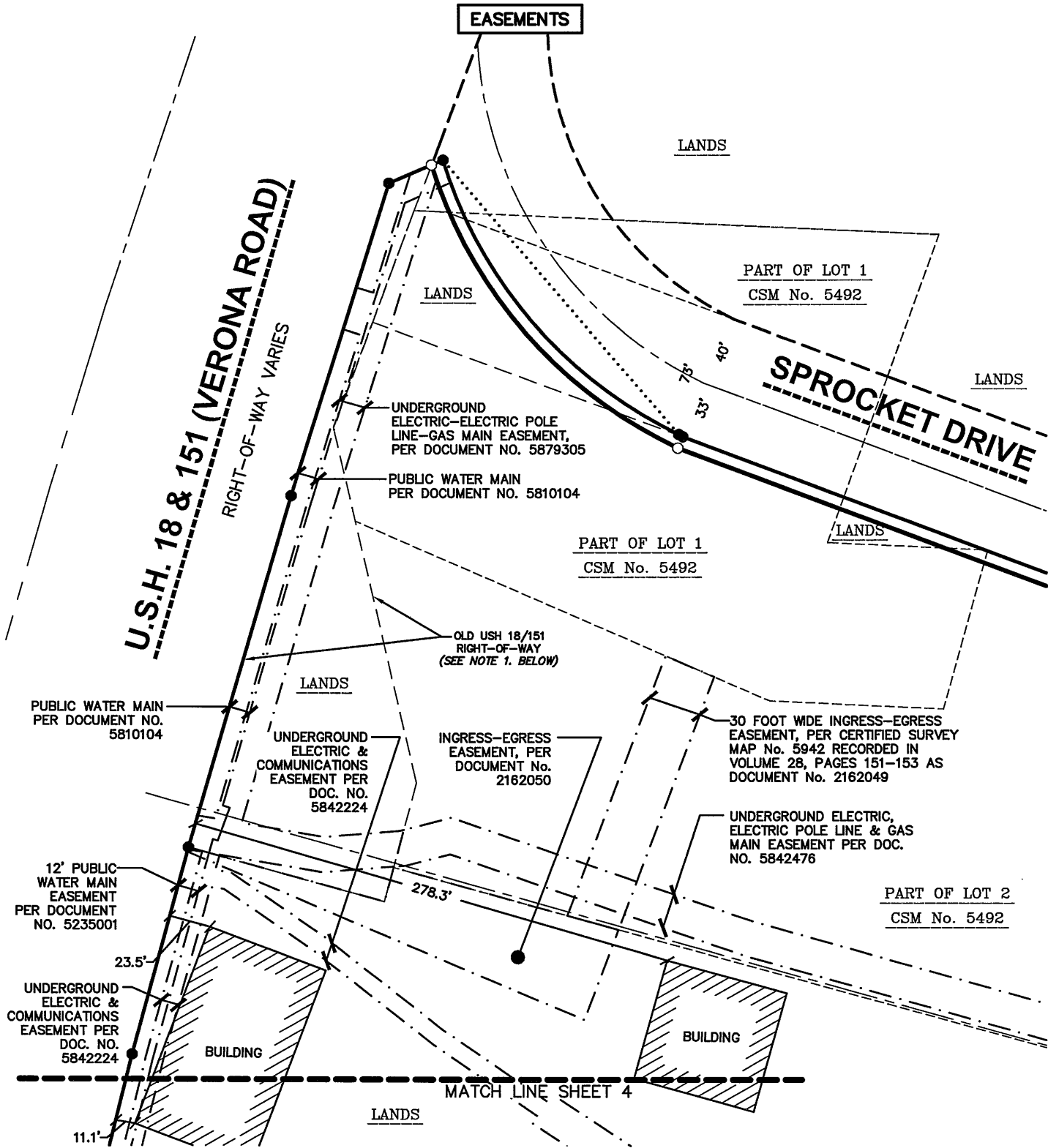


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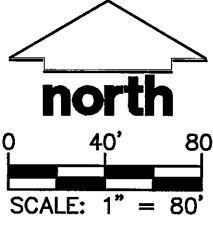
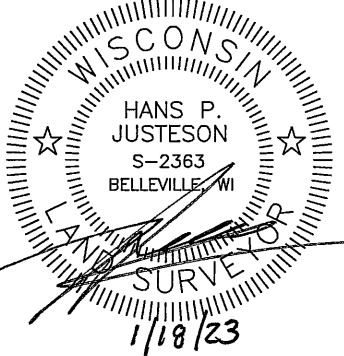
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**NOTES**

1. IN ACCORDANCE WITH QUIT CLAIM DEED PER DOCUMENT NO. 5688751, ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND PUBLIC RECREATIONAL TRAILS LOCATED UPON, OVER OR UNDER THE ABOVE-DESCRIBED LANDS, WHETHER BY PERMIT OR EASEMENT, SHALL HAVE THE CONTINUED RIGHT OF OCCUPANCY AND THE CONTINUED RIGHT OF INGRESS AND EGRESS FOR PERSONNEL AND EQUIPMENT FOR THE PURPOSE OF MAINTAINING OR IMPROVING THEIR EXISTING TRANSMISSION AND/OR DISTRIBUTION FACILITIES LOCATED WHOLLY OR PARTIALLY WITHIN THE ABOVE-DESCRIBED LANDS AS OF THE DATE OF THIS INSTRUMENT. AS OF THE DATE OF THE REFERENCE DOCUMENT NO. 5688751, IT IS UNDERSTOOD THE FOLLOWING UTILITIES ARE EXISTING WITHIN FORMER RIGHT-OF-WAY; PUBLIC WATER MAIN, PUBLIC UNDERGROUND ELECTRIC, PUBLIC UNDERGROUND TELECOMMUNICATIONS AND ABOVE GROUND ELECTRIC/TELECOMMUNICATIONS EQUIPMENT.



**SURVEYED BY:**  
**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
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**SURVEYED FOR:**  
**CERTCO, INC.**  
 5321 VERONA ROAD  
 MADISON, WI 53711

**PROJECT NO:** 17-7999  
**FIELDBOOK/PG:** -  
**SHEET NO:** 5 OF 10

**SURVEYED BY:** -  
**DRAWN BY:** JK  
**CHECKED BY:** BCK  
**APPROVED BY:** TJB

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

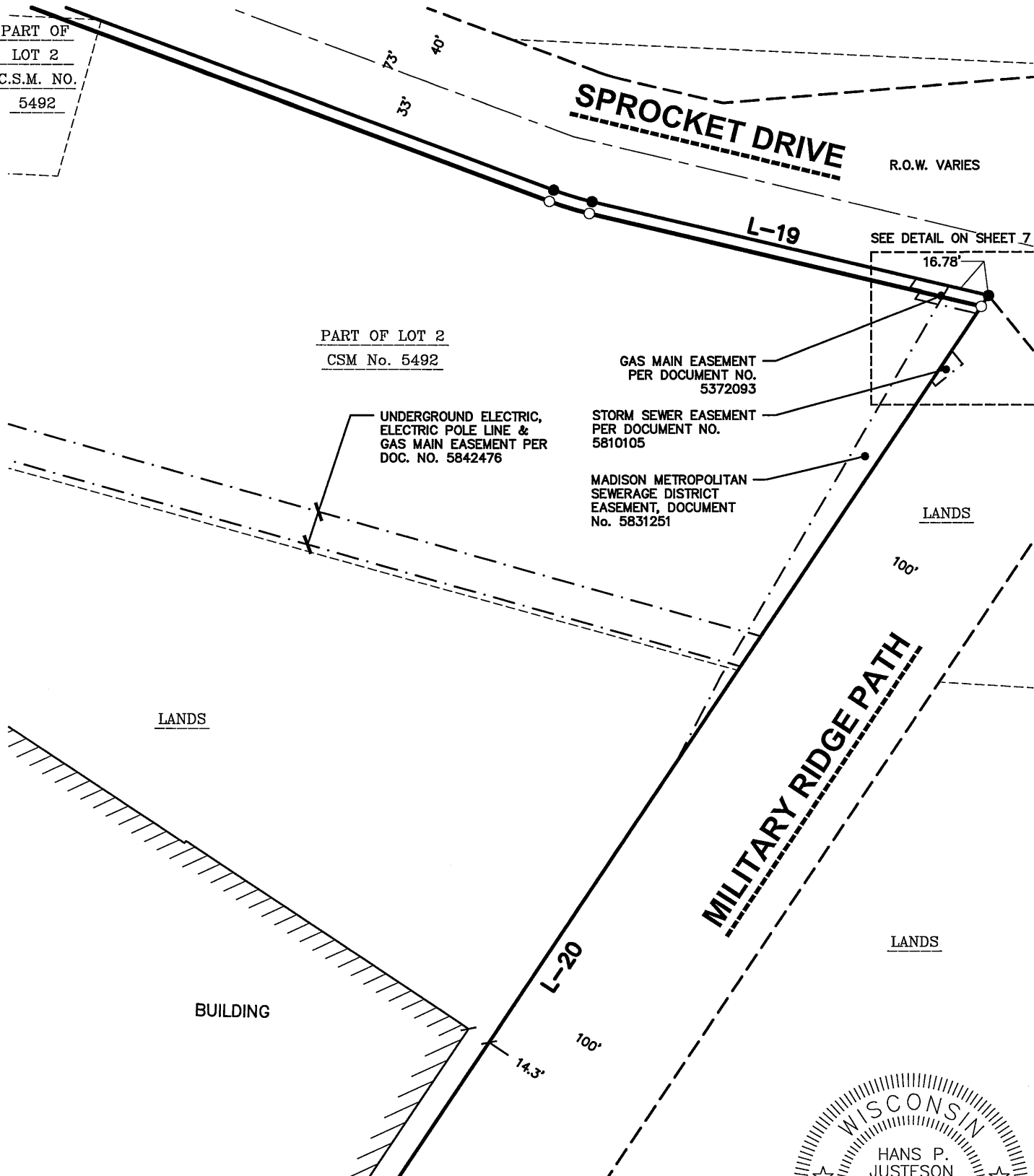
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## EASEMENTS

PART OF  
LOT 2  
C.S.M. NO.  
5492



PART OF LOT 2  
CSM No. 5492

R.O.W. VARIES

SEE DETAIL ON SHEET 7

LANDS

LANDS

100'

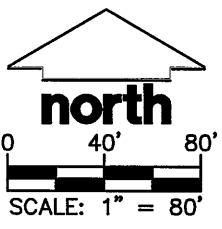
LANDS

BUILDING

L-20

100'

14.3'



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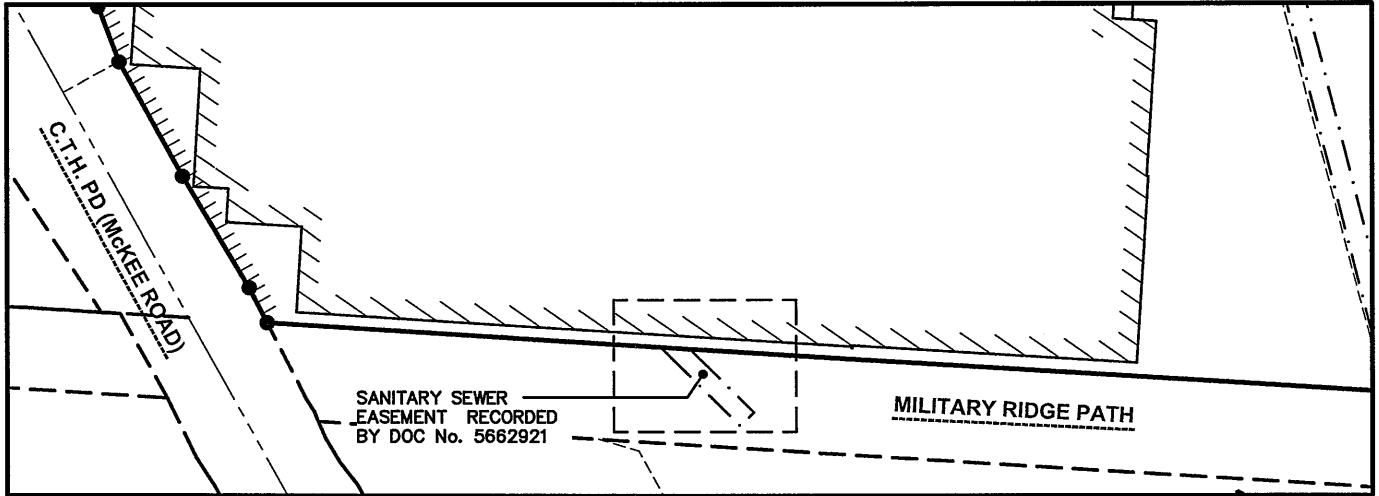
SURVEYED BY:  JSD Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>CERTCO, INC.</b>  5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999	SURVEYED BY: —	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
		FIELDBOOK/PG: —	DRAWN BY: JK	
		SHEET NO: 6 OF 10	CHECKED BY: BCK	
			APPROVED BY: TJB	

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

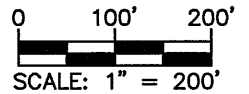
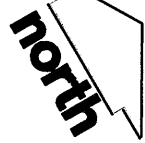
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## EASEMENTS

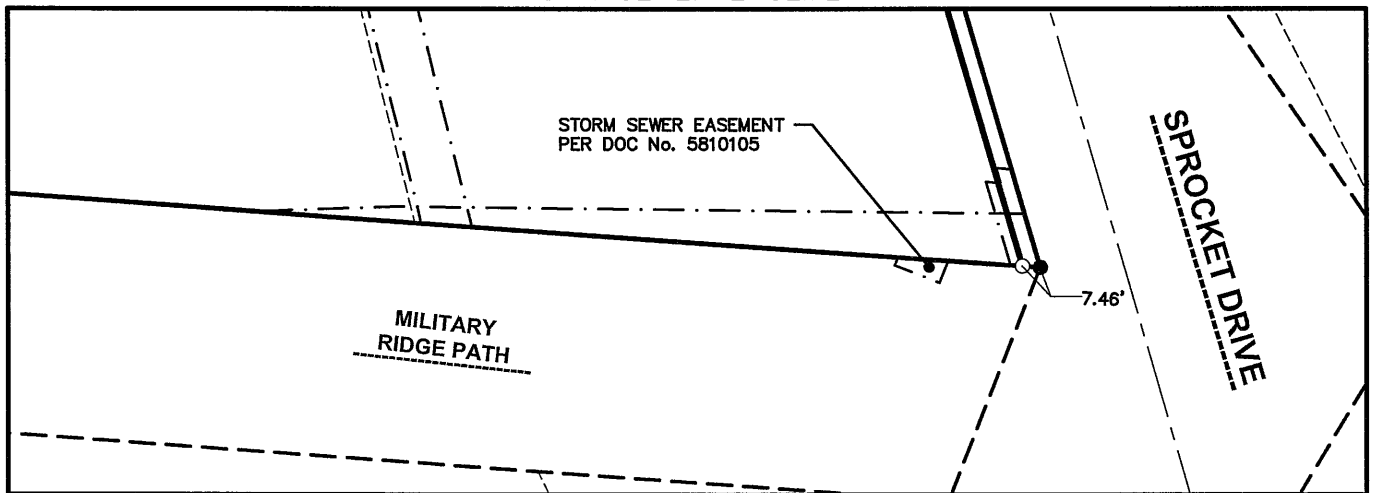
### SANITARY SEWER EASEMENT



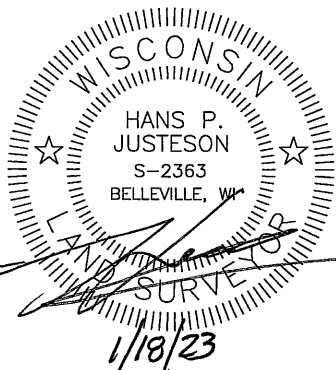
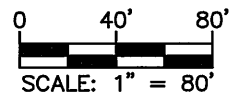
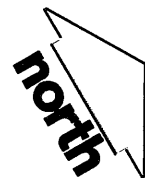
DETAIL  
SCALE 1" = 200'



### STORM SEWER EASEMENT



DETAIL  
SCALE 1" = 80'



SURVEYED BY:

**JD** Professional Services, Inc.  
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P. 608.848.5060

SURVEYED FOR:

**CERTCO, INC.**

5321 VERONA ROAD  
MADISON, WI 53711

PROJECT NO: 17-7999

FIELDBOOK/PG: -

SHEET NO: 7 OF 10

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: BCK

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

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

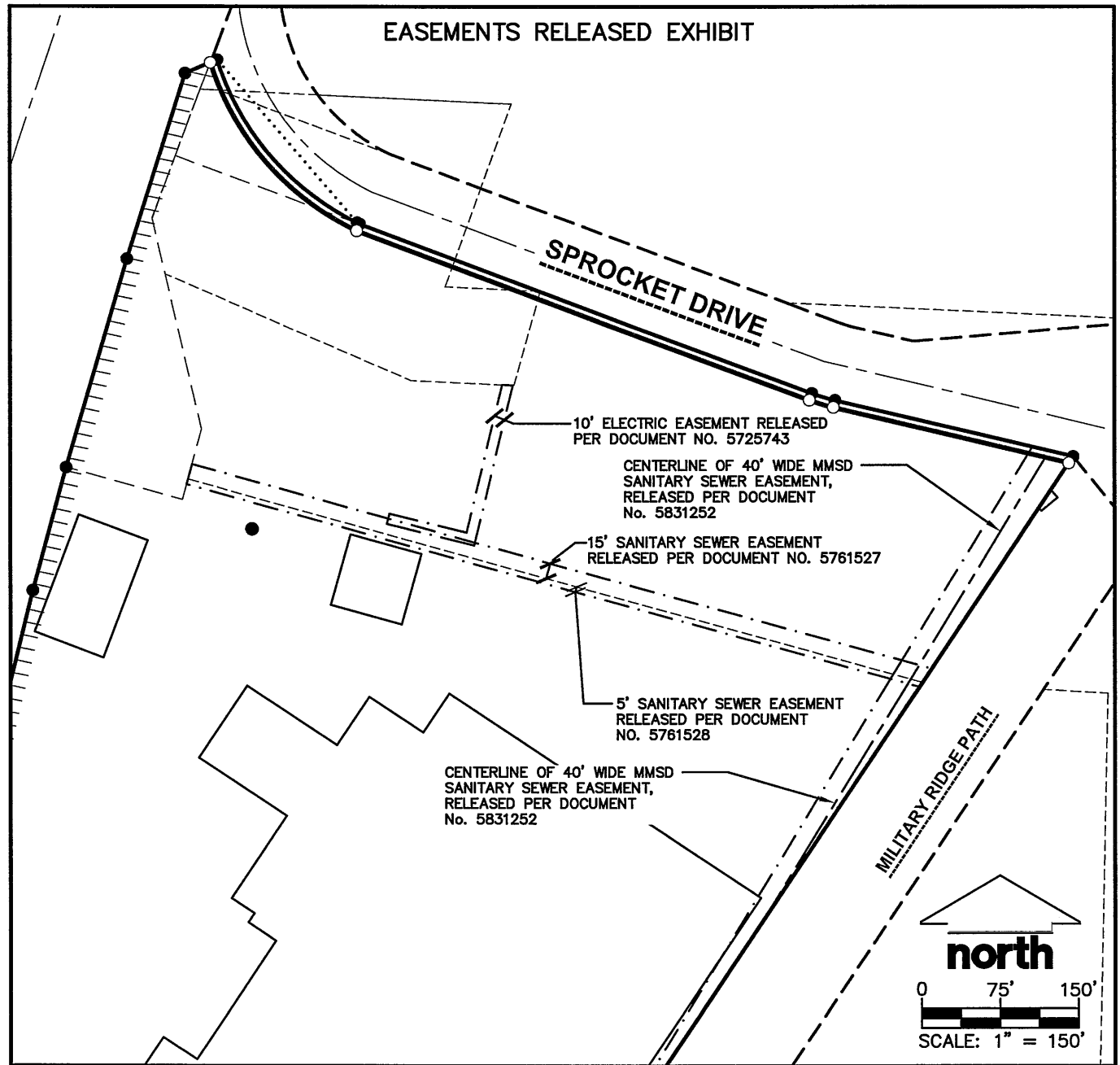
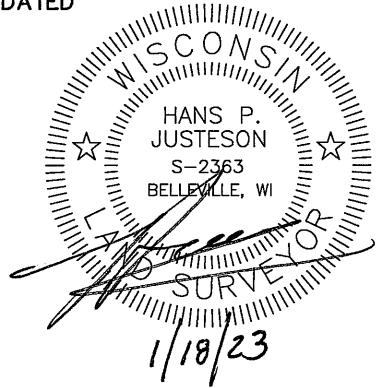
PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 5942, RECORDED IN VOLUME 28, PAGE 151-153 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT No. 2162049 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## EASEMENTS

### EASEMENT RELEASE SUMMARY

NOTE: THE EASEMENTS LISTED BELOW ARE THE EASEMENTS PER TITLE COMMITMENT DATED JANUARY 14, 2021 FOR THE SUBJECT PARCELS PRIOR TO THE RECORDING OF THE CERTIFIED SURVEY MAP.

1. 10 FOOT ELECTRIC EASEMENT PER DOCUMENT No. 2238596.
2. 15 FOOT SANITARY SEWER EASEMENT PER CERTIFIED SURVEY MAP No. 5942.
3. 5 FOOT SANITARY SEWER EASEMENT PER DOCUMENT No. 2162050.
4. PARTIAL RELEASE OF 40' WIDE SANITARY SEWER EASEMENT PER DOCUMENT No. 1102307.
5. 40' WIDE SANITARY SEWER EASEMENT PER DOCUMENT No. 1104524.



DETAIL  
SCALE 1" = 150'

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<b>SURVEYED BY:</b>  JSD Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	<b>SURVEYED FOR:</b> <b>CERTCO, INC.</b>  5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999	SURVEYED BY: —	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
		FIELDBOOK/PG: —	DRAWN BY: JK	
		SHEET NO: 8 OF 10	CHECKED BY: BCK	
			APPROVED BY: TJB	

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

PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 5942, RECORDED IN VOLUME 28, PAGE 151-153 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT No. 2162049 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION


PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 5942, RECORDED IN VOLUME 28, PAGE 151-153 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT No. 2162049 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 06, AFORESAID; THENCE SOUTH 88 DEGREES 45 MINUTES 52 SECONDS EAST, ALONG THE SOUTH OF THE SOUTHEAST QUARTER OF SECTION 06, AFORESAID, 896.96 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 08 SECONDS EAST, 66.13 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. 'PD'), ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID LINE, 61.55 FEET; THENCE NORTH 66 DEGREES 30 MINUTES 24 SECONDS WEST ALONG SAID LINE, 62.40 FEET; THENCE NORTH 36 DEGREES 43 MINUTES 39 SECONDS WEST ALONG SAID LINE, 75.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VERONA ROAD (U.S.H. 18 & 151); THENCE NORTH 17 DEGREES 17 MINUTES 10 SECONDS EAST ALONG SAID LINE, 429.46 FEET; THENCE NORTH 16 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID LINE, 65.80 FEET; THENCE NORTH 17 DEGREES 13 MINUTES 29 SECONDS EAST ALONG SAID LINE, 81.04 FEET; THENCE NORTH 15 DEGREES 41 MINUTES 16 SECONDS EAST ALONG SAID LINE, 50.63 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 05 SECONDS EAST ALONG SAID LINE, 75.25 FEET; THENCE NORTH 12 DEGREES 24 MINUTES 03 SECONDS EAST ALONG SAID LINE, 115.11 FEET; THENCE NORTH 11 DEGREES 04 MINUTES 35 SECONDS EAST ALONG SAID LINE, 45.10 FEET; THENCE NORTH 13 DEGREES 47 MINUTES 21 SECONDS EAST ALONG SAID LINE, 129.53 FEET; THENCE NORTH 15 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID LINE, 122.43 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 22 SECONDS EAST ALONG SAID LINE, 209.01 FEET; THENCE NORTH 17 DEGREES 20 MINUTES 11 SECONDS EAST ALONG SAID LINE, 186.91 FEET; THENCE NORTH 66 DEGREES 49 MINUTES 34 SECONDS EAST ALONG SAID LINE, 33.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 211.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 259.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 28 MINUTES 09 SECONDS EAST, 205.84 FEET; THENCE SOUTH 59 DEGREES 34 MINUTES 57 SECONDS EAST, 2.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE SOUTH 69 DEGREES 23 MINUTES 05 SECONDS EAST ALONG SAID LINE, 462.05 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 23.06 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 183.03 FEET, THE CHORD BEARS SOUTH 72 DEGREES 59 MINUTES 36 SECONDS EAST ALONG SAID LINE, 23.04 FEET; THENCE SOUTH 76 DEGREES 36 MINUTES 13 SECONDS EAST ALONG SAID LINE 233.97 FEET TO THE WESTERLY LINE OF THE CITY OF MADISON BIKE PATH; THENCE SOUTH 33 DEGREES 38 MINUTES 09 SECONDS WEST ALONG SAID LINE, 1420.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. 'PD'); THENCE NORTH 86 DEGREES 45 MINUTES 55 SECONDS WEST ALONG SAID LINE, 40.98 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 32 SECONDS WEST ALONG SAID LINE, 135.08 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 35 SECONDS WEST ALONG SAID LINE, 136.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 988,647 SQUARE FEET OR 22.696 ACRES.

## SURVEYOR'S CERTIFICATE

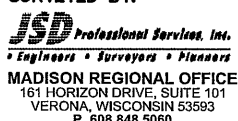
I, HANS JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF CERTCO, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

  
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 HANS P. JUSTESON, S-2363  
 PROFESSIONAL LAND SURVEYOR

1/18/23  
 \_\_\_\_\_  
 DATE



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<b>SURVEYED BY:</b>  <b>MADISON REGIONAL OFFICE</b> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	<b>SURVEYED FOR:</b> <b>CERTCO, INC.</b>  5321 VERONA ROAD MADISON, WI 53711	<b>PROJECT NO:</b> 17-7999 <b>FIELDBOOK/PG:</b> - <b>SHEET NO:</b> 9 OF 10	<b>SURVEYED BY:</b> - <b>DRAWN BY:</b> JK <b>CHECKED BY:</b> BCK <b>APPROVED BY:</b> TJB	<b>VOL.</b> _____ <b>PAGE</b> _____ <b>DOC. NO.</b> _____ <b>C.S.M. NO.</b> _____
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