

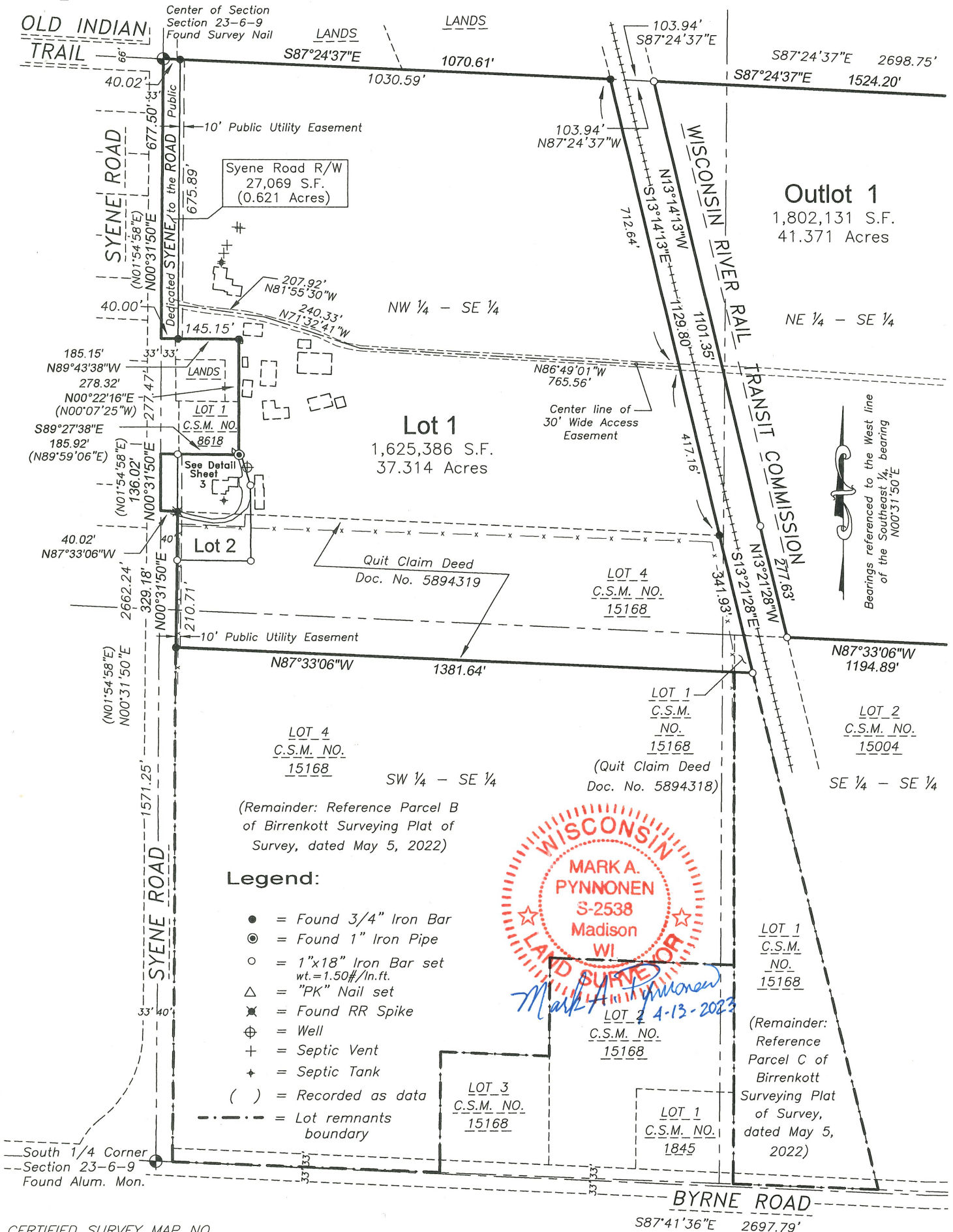
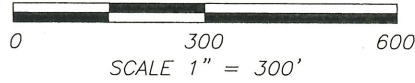


BIRRENKOTT SURVEYING

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

CERTIFIED SURVEY MAP

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, The Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin



Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- = 1"x18" Iron Bar set wt.=1.50#/ln.ft.
- △ = "PK" Nail set
- ✕ = Found RR Spike
- ⊕ = Well
- ⊕ = Septic Vent
- ⊕ = Septic Tank
- () = Recorded as data
- - - = Lot remnants boundary



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

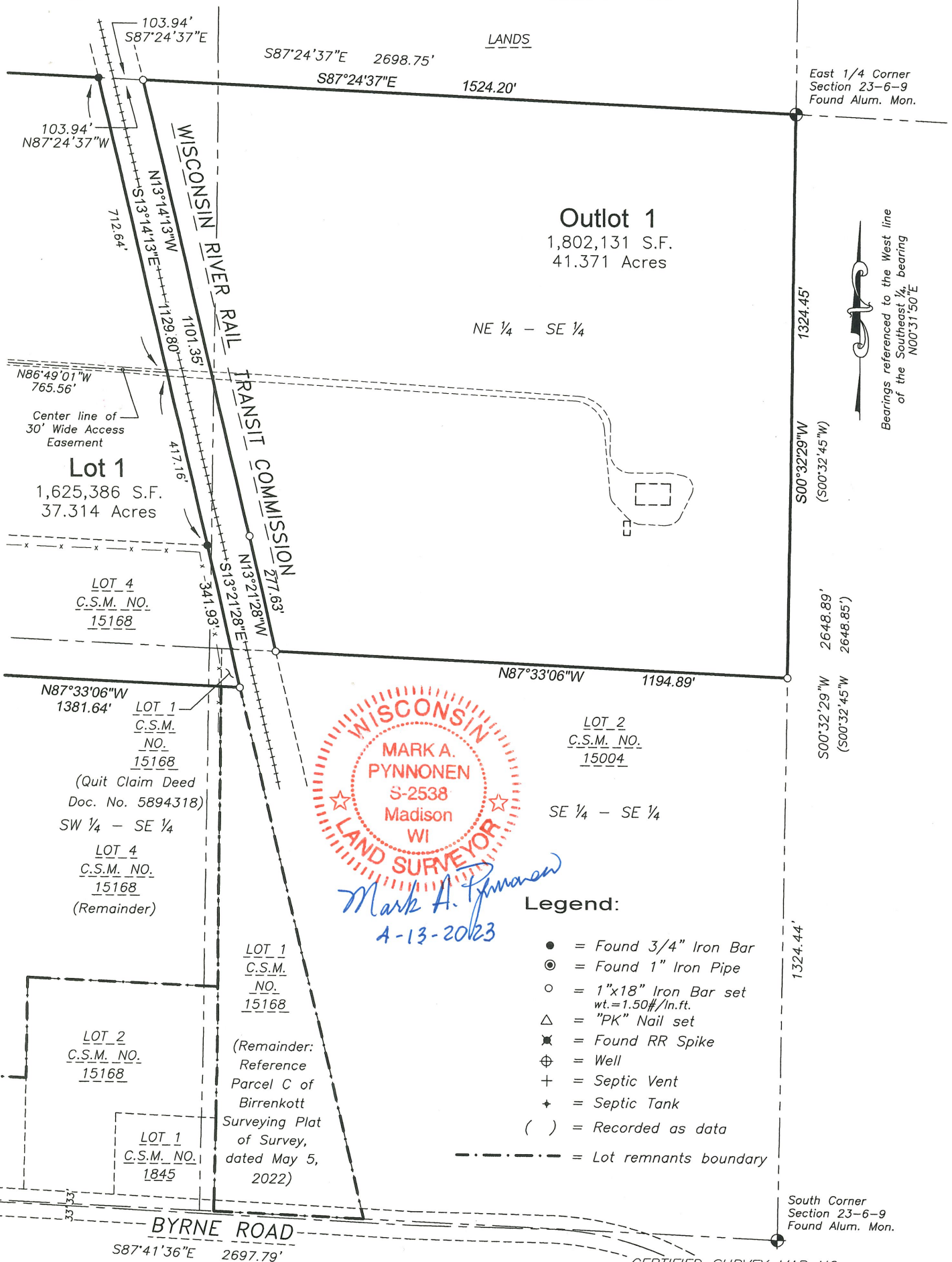
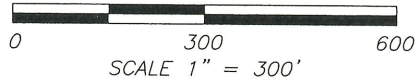


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Bearings referenced to the West line of the Southeast 1/4 bearing N00°31'50"E

WISCONSIN
MARK A. PYNNONEN
S-2538
Madison
WI
LAND SURVEYOR

Mark A. Pynnönen
4-13-2023

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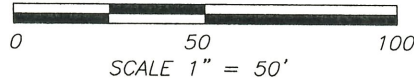


**BIRRENKOTT
SURVEYING**

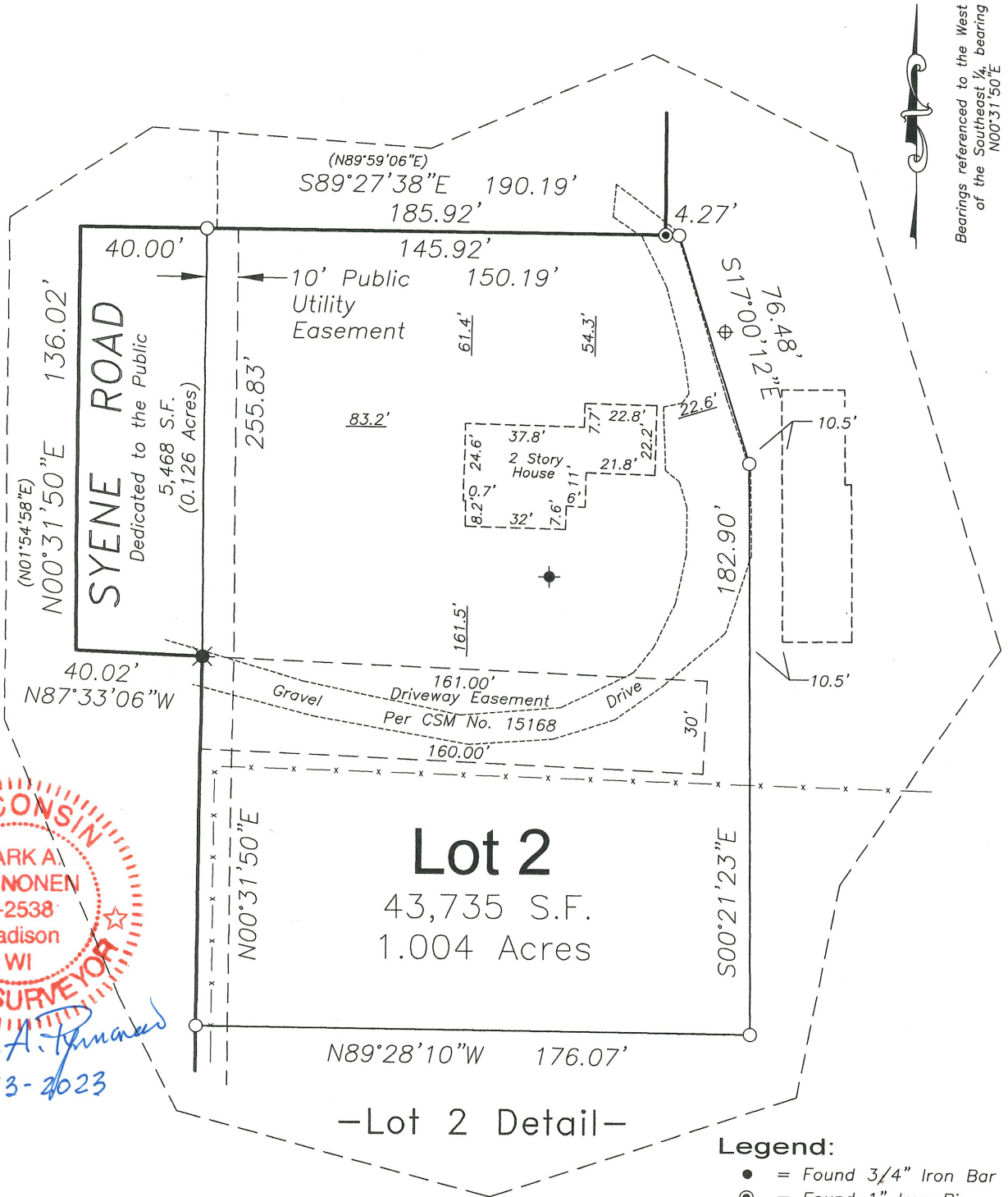
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Bearings referenced to the West line of the Southeast 1/4, bearing N00°31'50"E



Mark A. Pynnönen
4-13-2023

Lot 2
43,735 S.F.
1.004 Acres

-Lot 2 Detail-

Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
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- △ = "PK" Nail set
- ⊗ = Found RR Spike
- ⊕ = Well
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- ⊕ = Septic Tank
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Notes:

- Utilities 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.
- Wetlands, if present, have not been delineated, as part of this survey.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only. No guarantee is made for below-ground structures.
- Per the city of Fitchburg, the remaining portions of Lots 1 and 4, Certified Survey Map No. 15168, i.e., those portions of said Lots 1 and 4 not contained in this Certified Survey Map, shall be considered legal, conforming parcels.

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



CERTIFIED SURVEY MAP DATED: April 10, 2023

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. 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 4-13-2023
Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:

Beginning at the East 1/4 Corner of said Section 23; thence S00°32'29"W (recorded as S00°32'45"W), 1324.45 feet along the East line of said Southeast 1/4; thence N87°33'06"W, 1195.50 feet along the South line of said Northeast 1/4 of the Southeast 1/4 to the Easterly right-of-way line of the Wisconsin River Rail Transit Commission Railroad; thence N13°21'28"W, 277.63 feet along said Easterly right-of-way line; thence continuing along said Easterly right-of-way line N13°14'13"W, 1101.35 feet to the North line of said Southeast 1/4; thence N87°24'37"W, 103.94 feet along said North line to the Westerly right-of-way line of said Railroad; thence S13°21'28"E, 341.93 feet; thence N87°33'06"W, 1381.64 feet to the East right-of-way line of Syene Road; thence N00°31'50"E, 329.18 feet along said East right-of-way line; thence N87°33'06"W, 40.02 feet to the West line of said Southeast 1/4; thence N00°31'50"E (recorded as N01°54'58"E), 136.02 feet along said West line; thence S89°27'38"E (recorded as N89°59'06"E), 185.92 feet; thence N00°22'16"E (recorded as N00°07'25"W), 278.32 feet along the East line of Certified Survey Map No. 8618 and its Northerly extension; thence N89°43'38"W, 185.15 feet to said West line; thence N00°31'50"E (recorded as N01°54'58"E), 677.50 feet along said West line to the Center of Section of said Section 23; thence S87°24'37"E, 1070.61 feet along the North line of said Southeast 1/4 to the Westerly right-of-way line of said Railroad; thence continuing along said North line S87°24'37"E, 103.94 feet to said Easterly right-of-way line of said Railroad; thence continuing along said North line S87°24'37"E, 1524.20 feet to the point of beginning; Containing 3,503,789 square feet, or 80.436 acres.

City of Fitchburg Approval Certificate

This Certified Survey Map, including the road right of way, or other dedications herein, is hereby approved by the Common Council of the City of Fitchburg for recording this _____ day of _____ 2024.

Tracy Oldenburg
Clerk, City of Fitchburg

Dated

Owner's Certificate:

As owner, the Jones Family Syene Farm Trust, hereby certifies it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg for approval.

Marc A. Jones
Marc Jones, Trustee



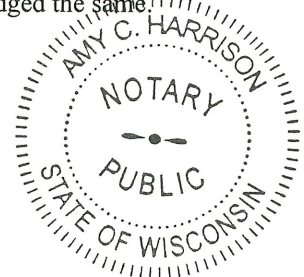
State of Wisconsin)

Dane County) ss Personally came before me this 13th day of April, 2023, the above-named Marc Jones, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Amy C. Harrison
Notary Public, Dane County, Wisconsin.

8-28-2024
My Commission Expires

Amy C. Harrison
Printed name



Register of Deeds Certificate:

Received for recording this _____ day of _____, 2024

Surveyed For:

Jones Family Syene Farm Trust
2266 S. Syene Road
Fitchburg, WI 53711

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Surveyed: TAS
Drawn: MAP
Checked: MAP/CKC
Approved: DVB
Field book: 385/12
Tape/File:

Kristi Chlebowski, Register of Deeds

Document No. _____