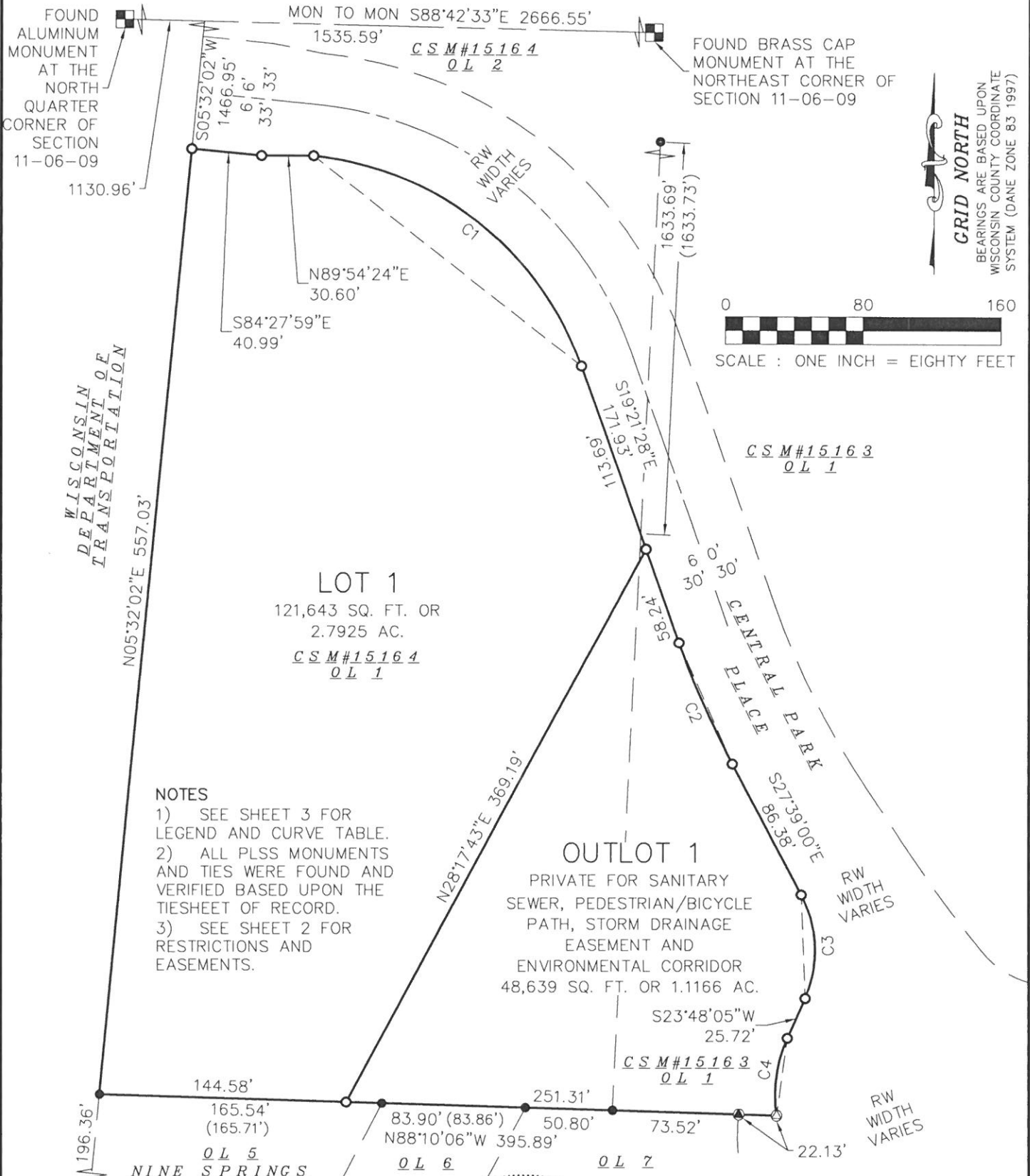


CERTIFIED SURVEY MAP No. _____

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225 AND OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15164, RECORDED AS DOCUMENT NUMBER 5498226, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



- NOTES**
- 1) SEE SHEET 3 FOR LEGEND AND CURVE TABLE.
 - 2) ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED BASED UPON THE TIESHEET OF RECORD.
 - 3) SEE SHEET 2 FOR RESTRICTIONS AND EASEMENTS.

GRID NORTH
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 1997)

SCALE : ONE INCH = EIGHTY FEET



SURVEYED FOR :
NO OAKS RANCH, LLC

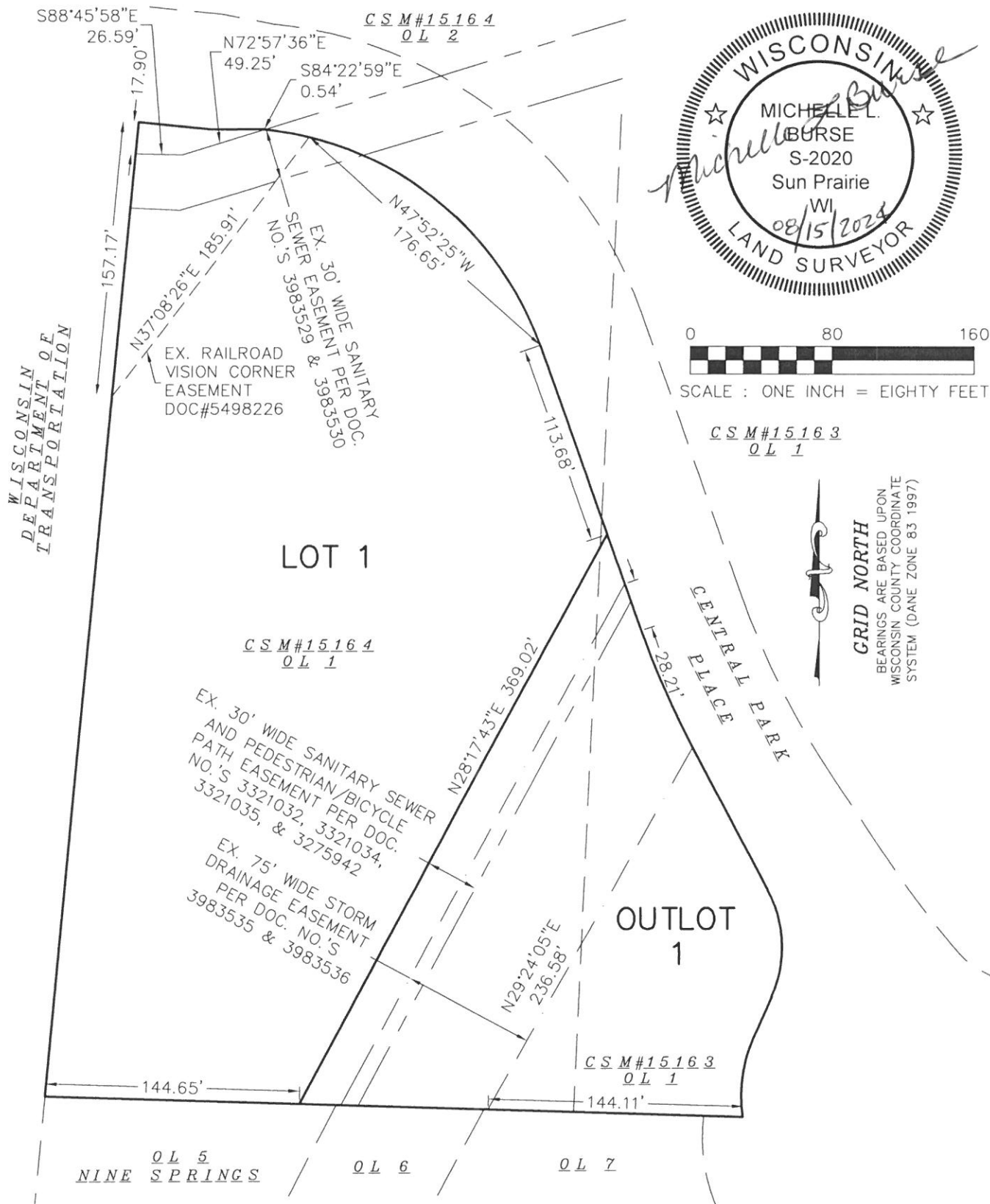
SURVEYED BY :
Burse
surveying & engineering inc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: August 15, 2024
Plot View: CSM1
\\BSE2933\dwg\Survey\BSE2933CSM v2020.dwg

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GRID NORTH
 BEARINGS ARE BASED UPON
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE 83 1997)

EASEMENT AREAS

2 30' SANITARY SEWER EASEMENTS = 13,732 SQ. FT.
 75' STORM SEWER EASEMENT = 21,892 SQ. FT.

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

EASEMENT DETAILS

Date: August 15, 2024
 Plot View: CSM2
 \BSE2933\dwg\Survey\BSE2933CSM v2020.dwg

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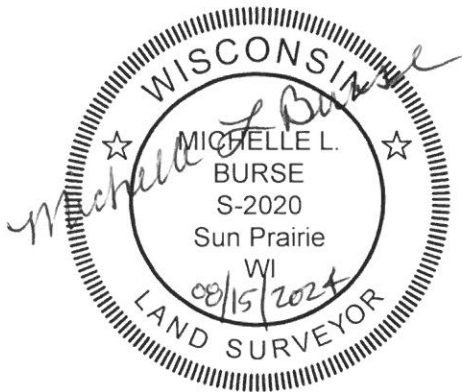
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LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ MAG NAIL FOUND
- ⊙ 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Curve Table							
No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C1	210.23'	185.00'	65°06'36"(65°06'32")	N51°54'43.0"W	199.10'	N19°21'25"W	N84°28'01"W
C2	78.16'(78.15')	540.00'	8°17'34" (8°17'32")	S23°30'14.0"E	78.09'	S19°21'27"E	S27°39'01"E
C3	63.25'	70.00'	51°46'14" (51°46'00")	N02°04'55.0"W	61.12'	N23°48'12"E	N27°58'02"W
C4	46.45'	83.00'	32°04'04"(32°04'00")	S07°46'05.0"W	45.85'	S23°48'07"W	S8°15'57"E



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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 15, 2024

Plot View: CSM3

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OWNER'S CERTIFICATE

No Oaks Ranch LLC, a Colorado limited liability company duly organized and existing under and by virtue of the laws of the State of Colorado, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

No Oaks Ranch LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said No Oaks Ranch LLC has caused these presents to be signed by Joe Boberschmidt, its managing member on this _____ day of _____, 202__.

No Oaks Ranch LLC

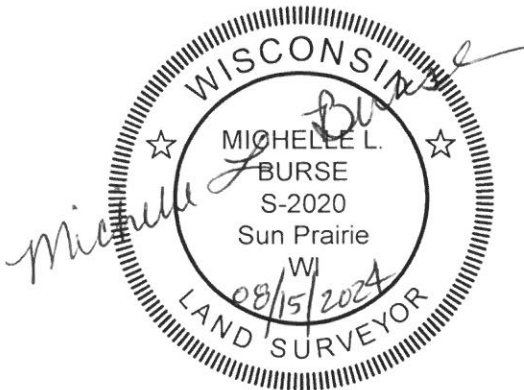
By: _____
Joe Boberschmidt, managing member

STATE OF COLORADO)
County of _____)ss

Personally came before me this _____ day of _____, 202__, JOE BOBERSCHMIDT, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Colorado _____

My commission expires _____



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 15, 2024

Plot View: CSM4

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CITY OF FITCHBURG APPROVAL:

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 20____.

Tracy Oldenburg, City Clerk

LEGAL DESCRIPTION:

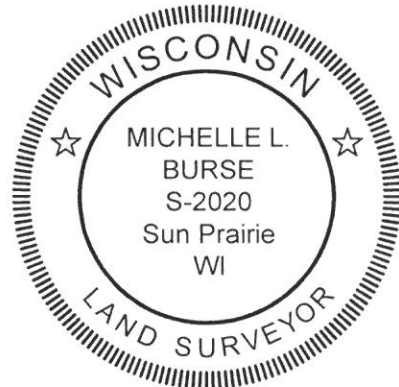
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SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of No Oaks Ranch LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.


Dated this 15 day of August, 2024.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering 

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 15, 2024
Plot View: CSM5

\\BSE2933\dwg\Survey\BSE2933CSM v2020.dwg

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20____ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225 AND
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