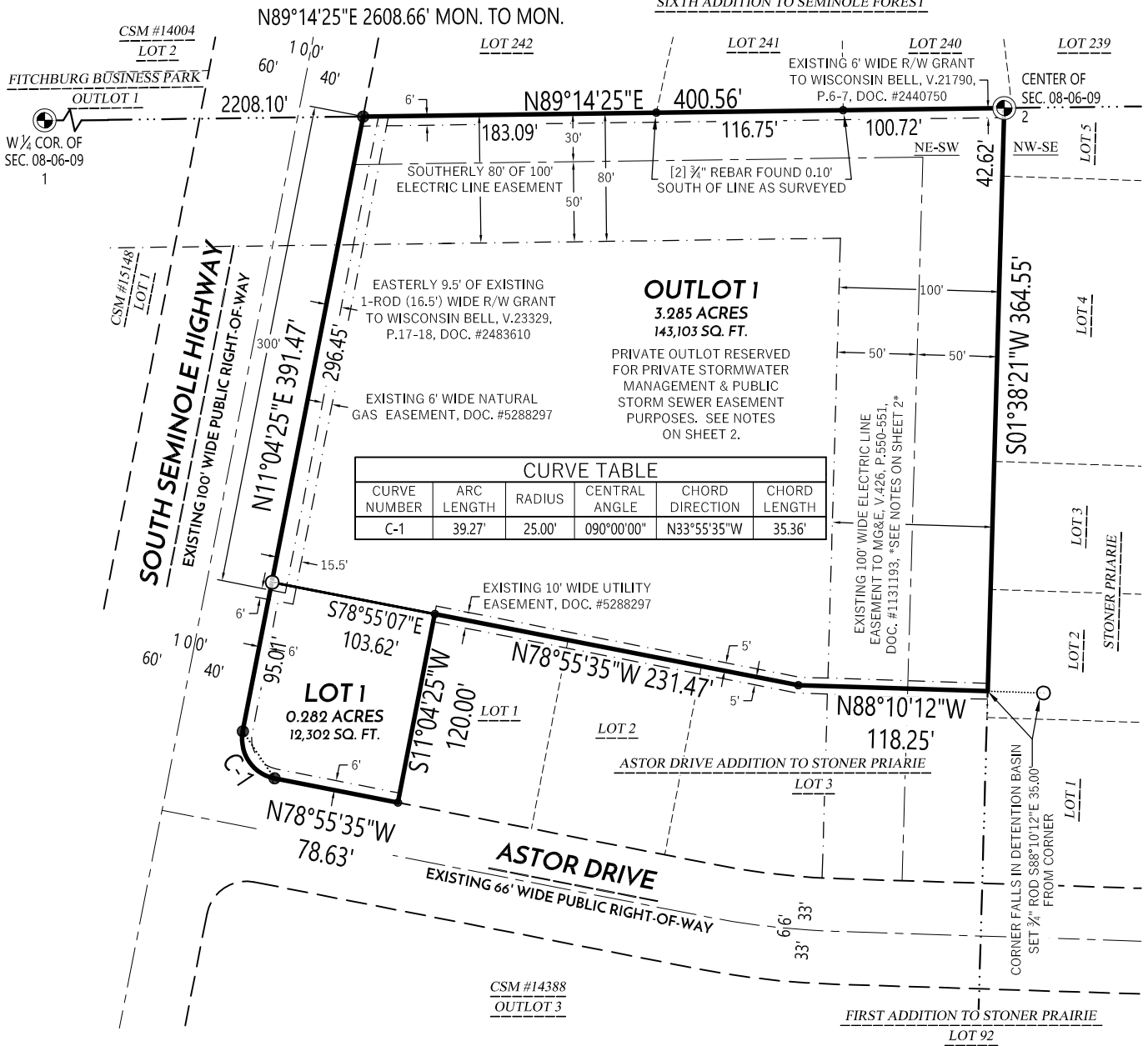


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER 14388, AS RECORDED IN VOLUME 98 OF CERTIFIED SURVEY MAPS, ON PAGES 229-233, AS DOCUMENT NUMBER 5288297, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE ¼ - SW ¼) OF SECTION 08, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## SIXTH ADDITION TO SEMINOLE FOREST

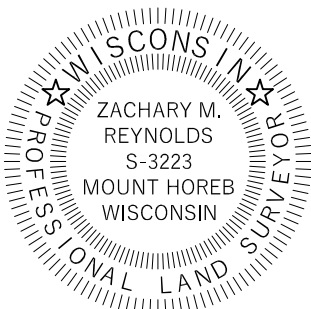
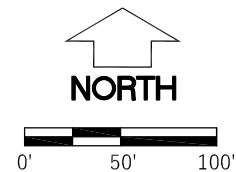


### LEGEND

- SECTION CORNER FOUND / RECOVERED
- 1" REBAR FOUND
- 2" REBAR FOUND
- 3/4" REBAR SET 1.5 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- VISION CORNER LINE

### NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JULY 6TH AND 13TH, 2015, AND DECEMBER 20, 2023.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 FOR ADDITIONAL NOTES, PUBLIC STORM SEWER EASEMENT DETAIL, AND VISION CORNER RESTRICTION DETAIL.
5. THE 6' WIDE AMERITECH GENERAL EASEMENT, DOC. #3015356 LIES ENTIRELY WITHIN THE SOUTH SEMINOLE HIGHWAY R/W AND IS THEREFORE NOT SHOWN.



MON. #	DESCRIPTION	MEASURED COORDINATES
1	FOUND CONCRETE MONUMENT WITH A BRASS CAP OF RECORD AT THE WEST ¼ CORNER OF SECTION 08, T06N, R09E	N: 458,605.67 E: 799,449.21 (N: 458,605.62 E: 799,449.18) PER CHRIS W. ADAMS TIE SHEET 09/22/2016
2	FOUND CONCRETE MONUMENT WITH A BRASS CAP OF RECORD AT THE CENTER OF SECTION 08, T06N, R09E	N: 458,640.26 E: 802,057.64 (N: 458,640.42 E: 802,057.69) PER CHRIS W. ADAMS TIE SHEET, 09/22/2016

File: W:\2014\140200\_Lionshore Group - O'Brien Farms\dwg\14-0200\_WRHW Inc CSM.dwg Layout: CSM 1 of 3 User: zreynolds Plotted: Jan 06, 2025 - 11:23am



PREPARED BY:  
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www.wyserengineering.com

PREPARED FOR:  
WILLIAM RYAN HOMES  
WISCONSIN, INC.  
5989 MONONA DRIVE  
MONONA, WI 53716

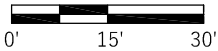
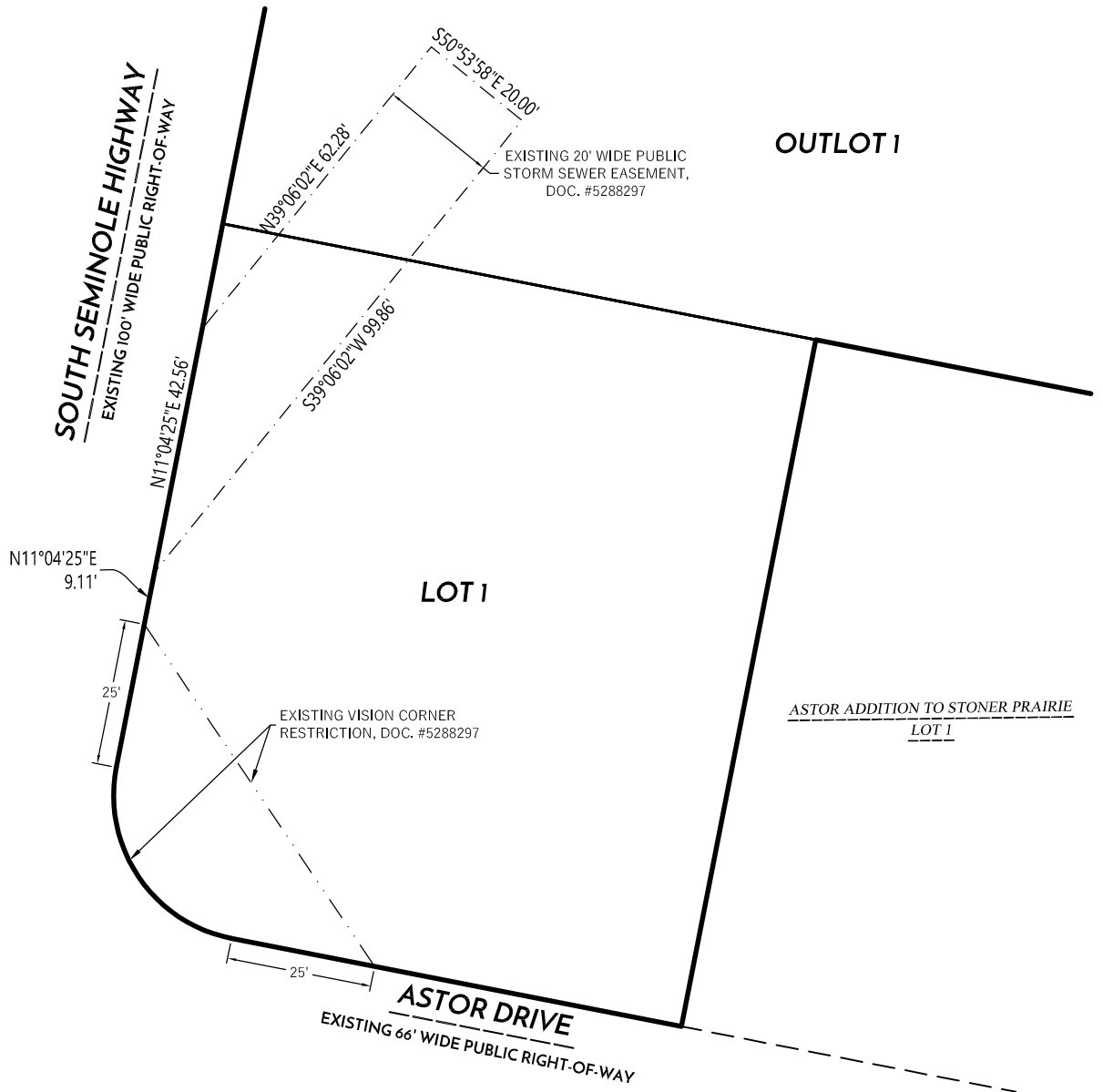
SURVEYED BY: MAL  
DRAWN BY: MSM  
APPROVED BY: ZMR

PROJECT NO: 14-0200  
SHEET NO: 1 of 3

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

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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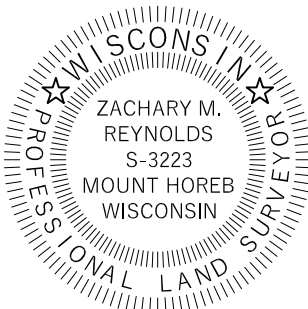


**LEGEND**

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING VISION CORNER LINE

**NOTES:**

6. THE EXISTING 100' WIDE ELECTRIC LINE EASEMENT, DOC. #1131193 IS ALSO REFERENCED IN EASEMENT SUPPLEMENT RECORDED IN V.7972, P.15, DOC. #1928959 AND EASEMENT ASSIGNMENT TO AMERICAN TRANSMISSION COMPANY, LLC, RECORDED AS DOC. #3283453.
7. THE EXISTING VISION CORNER RESTRICTION, DOC. #5288297 IS LOCATED AT TWENTY-FIVE FEET (25') BEYOND EACH POINT OF CURVE. NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT.
8. OUTLOT 1 OF THIS CSM IS SUBJECT TO AN EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT OVER ITS ENTIRETY THEREOF.
9. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS  $N 01^{\circ} 38' 21'' E$
10. I FOUND A CONCRETE MONUMENT WITH A BRASS CAP AND ALL FOUR (4) TIES REPRESENTING THE WEST ¼ CORNER OF SECTION 08, T06N, R09E, AS ESTABLISHED ON THE SHEET BY CHRIS W. ADAMS, DATED SEPTEMBER 22, 2016 AND THAT THE POINTS AS REFERENCED ON SAID TIE SHEET ARE STILL INTACT. THE DATE OF FIELD SURVEY AND MONUMENT RECOVERY WAS DECEMBER 20, 2023.
11. I FOUND A CONCRETE MONUMENT WITH A BRASS CAP AND ALL SIX (6) TIES REPRESENTING THE CENTER OF SECTION 08, T06N, R09E, AS ESTABLISHED ON THE SHEET BY CHRIS W. ADAMS, DATED SEPTEMBER 22, 2016 AND THAT THE POINTS AS REFERENCED ON SAID TIE SHEET ARE STILL INTACT. THE DATE OF FIELD SURVEY AND MONUMENT RECOVERY WAS DECEMBER 20, 2023.



File: W:\2014\140200\_Lionshore Group - O'Brien Farms\dwg\14-0200\_WRHW Inc CSM.dwg Layout: CSM 2 OF 3 User: zreynolds Plotted: Jan 06, 2025 - 11:24am



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MONONA, WI 53716

SURVEYED BY: MAL  
DRAWN BY: MSM  
APPROVED BY: ZMR

PROJECT NO: 14-0200  
SHEET NO: 2 of 3

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

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**LEGAL DESCRIPTION**

A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14388, AS RECORDED IN VOLUME 98 OF CERTIFIED SURVEY MAPS, ON PAGES 229-233, AS DOCUMENT NUMBER 5288297, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE ¼ - SW ¼) OF SECTION 08, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID DESCRIPTION CONTAINS 155404 SQUARE FEET OR 3.568 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY WILLIAM RYAN HOMES WISCONSIN, 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 AND DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

**CORPORATE OWNER'S CERTIFICATE**

WILLIAM RYAN HOMES WISCONSIN, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WILLIAM RYAN HOMES WISCONSIN, INC., DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WILLIAM RYAN HOMES WISCONSIN, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED

BY JEFF MEYER, ITS VICE PRESIDENT OF OPERATIONS,

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025

IN THE PRESENCE OF:

\_\_\_\_\_  
JEFF MEYER, VICE PRESIDENT OF OPERATIONS  
WILLIAM RYAN HOMES WISCONSIN, INC.,

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED

VICE PRESIDENT OF OPERATIONS OF WILLIAM RYAN HOMES WISCONSIN, INC., JEFF MEYER, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

**CITY OF FITCHBURG APPROVAL**

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TRACY OLDENBURG, CITY CLERK,  
CITY OF FITCHBURG

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____	AT _____ O'CLOCK ____ M AS
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
_____ REGISTER OF DEEDS	



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PROJECT NO: 14-0200  
SHEET NO: 3 of 3

## LEGAL DESCRIPTION

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