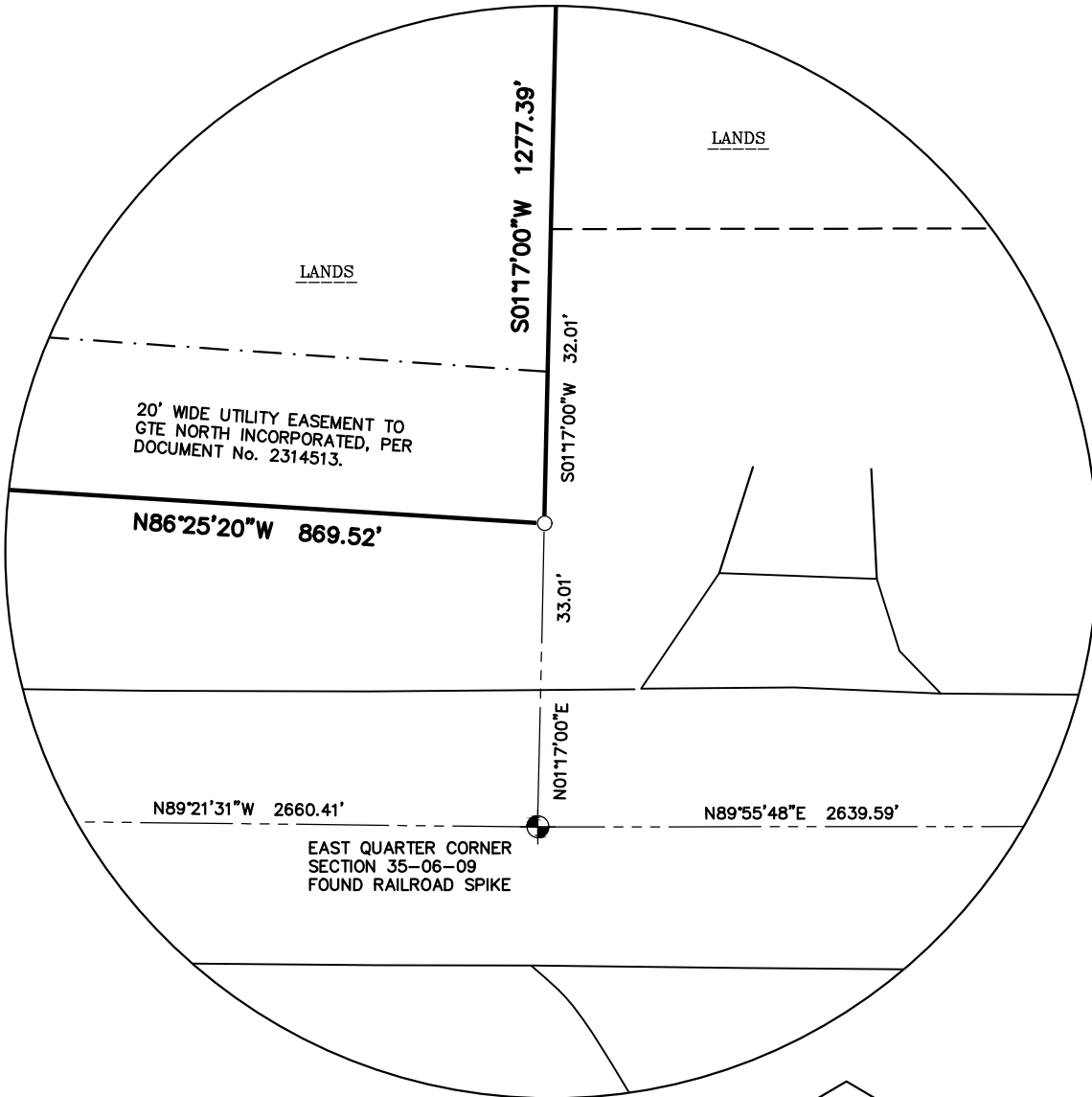




# PRELIMINARY

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



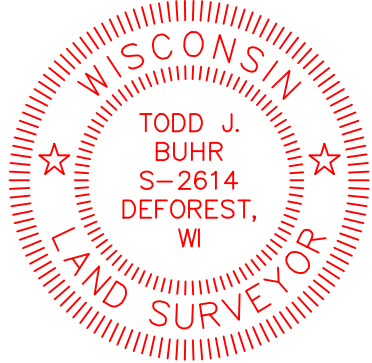
DETAIL A



SCALE 1" = 20'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°46'36"E	54.27'
L-2	S01°20'11"W	591.12'
L-3	N86°49'31"W	27.50'
L-4	S89°06'58"E	485.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	934.91'	2391.83'	22°23'44"	928.97'	S39°25'27"E
C-2	598.60'	3480.67'	9°51'13"	597.87'	N06°33'50"E



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SURVEYED BY:  <small>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P. 608.848.5060</small>	SURVEYED FOR: BWBR ARCHITECTS, INC  380 SAINT PETER ST., STE. 600 ST. PAUL, MN 55102	PROJECT NO: <u>25-15037</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: _____ DRAWN BY: <u>JK</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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# PRELIMINARY

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, AFORESAID;  
THENCE N89°46'36"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 39, AFORESAID, 54.27 FEET TO A POINT ON THE CURVING SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S.H. 14;  
THENCE SOUTHEASTERLY 934.91 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2391.83 FEET, THE CHORD BEARS S39°25'27"E, 928.97 FEET;  
THENCE S01°20'11"W, 591.12;  
THENCE S89°51'14"W, 659.78 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, AFORESAID;  
THENCE S01°17'00"W ALONG SAID EAST LINE, 1277.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CTH M;  
THENCE N86°25'20"W ALONG SAID LINE, 869.52 FEET;  
THENCE N86°49'31"W, 27.50 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN AND SOUTHERN RAILROAD;  
THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 598.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3480.67 FEET, THE CHORD BEARS N06°33'50"E, 597.87 FEET;  
THENCE CONTINUING N11°36'02"E, 1985.42 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, AFORESAID;  
THENCE S89°06'58"E ALONG SAID NORTH LINE, 485.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,453,816 SQUARE FEET OR 56.332 ACRES.

### SURVEYOR'S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF WISCONSIN DEPARTMENT OF CORRECTIONS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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.

\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE



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<b>SURVEYED BY:</b>  <small>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P. 608.848.5060</small>	<b>SURVEYED FOR:</b> BWBR ARCHITECTS, INC.	<b>PROJECT NO:</b> 25-15037	<b>SURVEYED BY:</b> -
	380 SAINT PETER ST., STE. 600	<b>FIELDBOOK/PG:</b> -	<b>DRAWN BY:</b> JK
	ST. PAUL, MN 55102	<b>SHEET NO:</b> 3 OF 4	

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

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

## CORPORATE OWNER'S CERTIFICATE

WISCONSIN DEPARTMENT OF CORRECTIONS, 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WISCONSIN DEPARTMENT OF CORRECTIONS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WISCONSIN DEPARTMENT OF CORRECTIONS

\_\_\_\_\_, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WISCONSIN DEPARTMENT OF CORRECTIONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

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

## CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON 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

SURVEYED BY:



MADISON REGIONAL OFFICE  
507 W. VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:

BWBR ARCHITECTS, INC

380 SAINT PAUL ST., STE 600  
ST. PAUL, MN. 55102

PROJECT NO: 25-15037

FB/PG: -

SHEET NO: 4 OF 4

SURVEYED BY: -

DRAWN BY: JK



**Lot 1**  
**Legal Description**

Part of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast quarter of Section 35 and the Northwest Quarter of the Northwest Quarter of Section 36, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of Section 35, aforesaid;  
Thence N89°46'36"E along the North line of the Northwest Quarter of Section 39, aforesaid, 54.27 feet to a point on the curving Southwesterly right-of-way line of U.S.H. 14;  
Thence Southeasterly 934.91 feet along an arc of a curve to the left, having a radius of 2391.83 feet, the chord bears S39°25'27"E, 928.97 feet;  
Thence S01°20'11"W, 591.12;  
Thence S89°51'14"W, 659.78 feet to the East line of the Northeast Quarter of Section 35, aforesaid;  
Thence S01°17'00"W along said East line, 1277.39 feet to the North right-of-way line of C.T.H. M; thence N86°25'20"W along said line, 869.52 feet;  
Thence N86°49'31"W, 27.50 feet to the curving Easterly right-of-way line of the Wisconsin and Southern Railroad;  
Thence Northeasterly along said right-of-way line 598.60 feet along the arc of a curve to the right, having a radius of 3480.67 feet, the chord bears N06°33'50"E, 597.87 feet;  
Thence continuing N11°36'02"E, 1985.42 feet to the North line of the Northeast Quarter of Section 35, aforesaid;  
Thence S89°06'58"E along said North line, 485.71 feet to the point of beginning.

Said parcel contains 2,453,816 square feet or 56.332 acres.