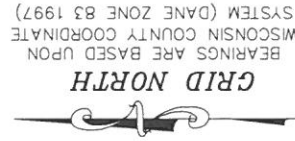


# CERTIFIED SURVEY MAP No.

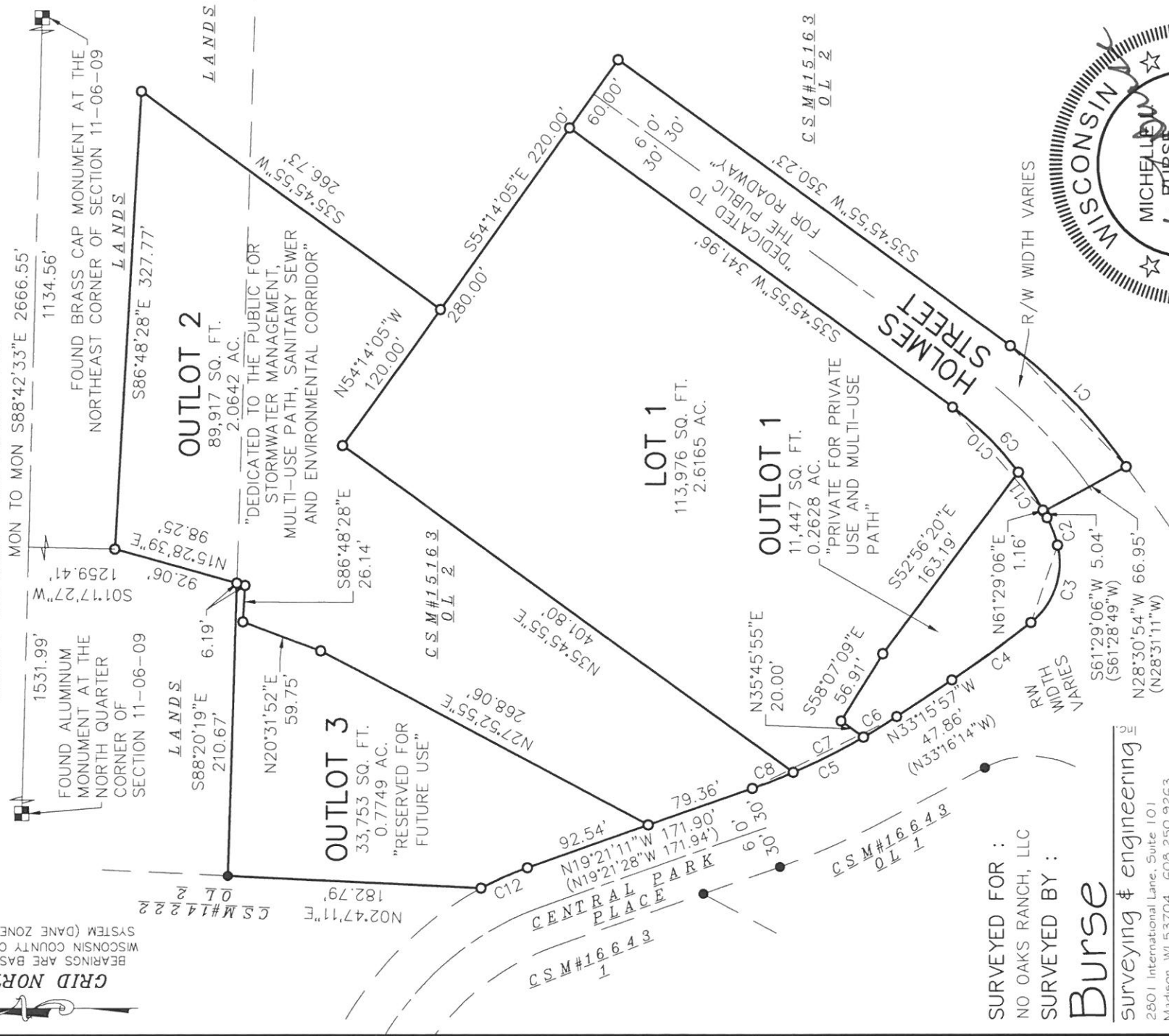
PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225, DANE COUNTY REGISTRY AND LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



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



SCALE : ONE INCH = ONE HUNDRED FEET

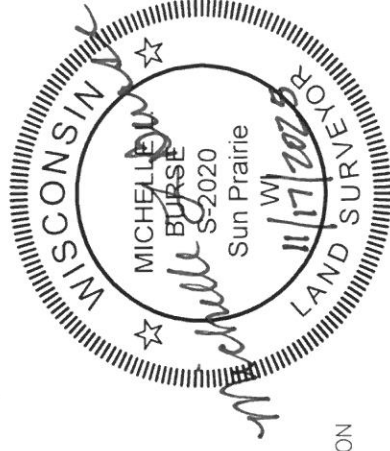


SURVEYED FOR :  
NO OAKS RANCH, LLC  
SURVEYED BY :  
**Burse**

surveying & engineering s  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyingr.com

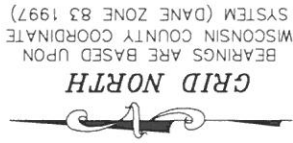
MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: November 17, 2025  
Plot View: CSM

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



# CERTIFIED SURVEY MAP No.

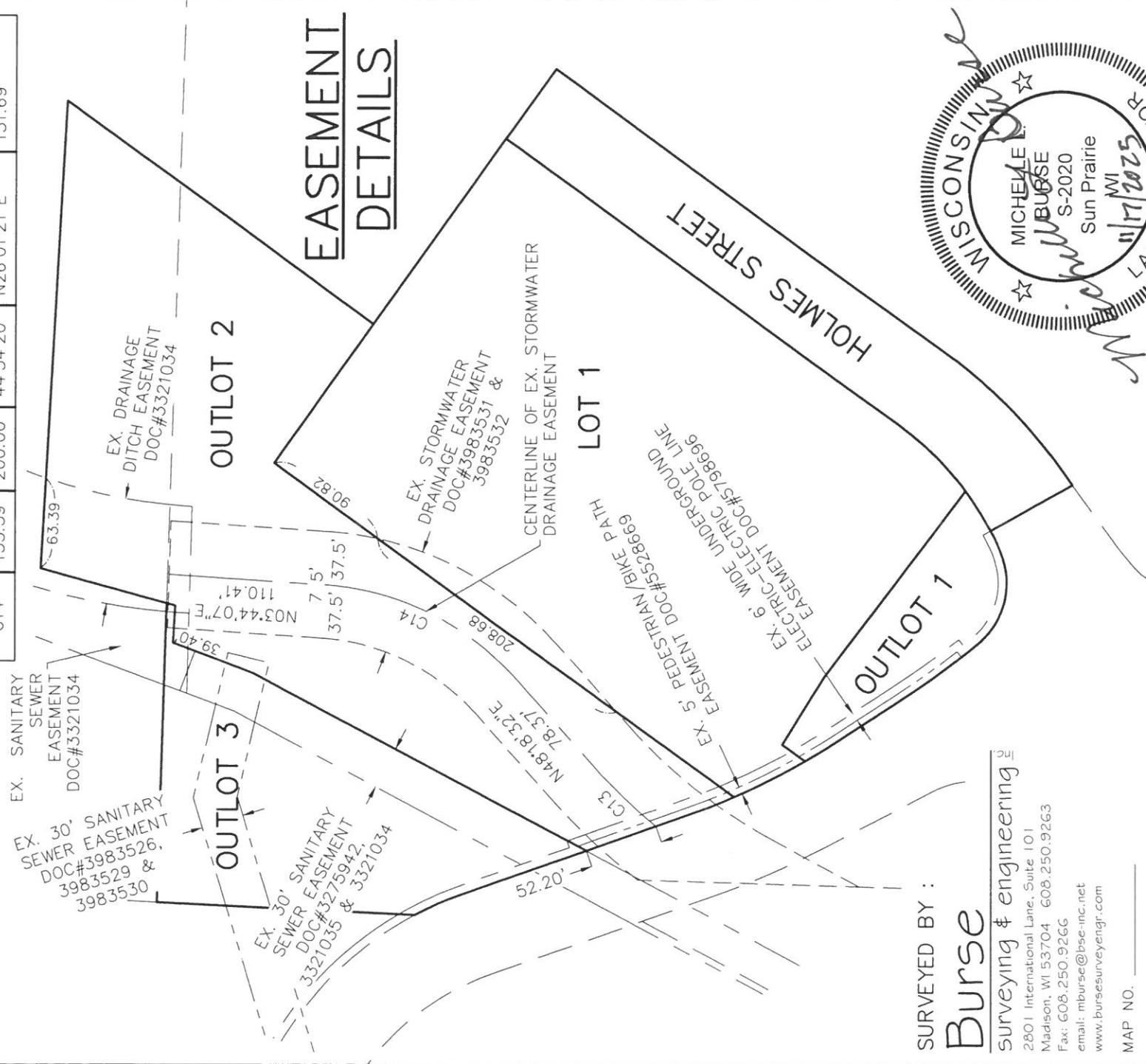
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GRID NORTH  
BEARINGS ARE BASED UPON  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE 83 1997)

SCALE : ONE INCH = ONE HUNDRED FEET

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C13	64.49'	400.00'	9°14'13"	N43°58'20"E 64.42'
C14	155.59'	200.00'	44°34'20"	N26°01'21"E 151.69'



## EASEMENT DETAILS

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DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: November 17, 2025

Plot View: CSM2

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225, DANE COUNTY REGISTRY AND LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## LEGEND

- 3/4" 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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	120.29'	380.48'	18°06'53"	S46°23'16"W	119.79'
C2	21.21'	80.00'	15°11'31"	S69°06'29"W (S69°06'12"W)	21.15'
C3	61.81'	55.00'	64°23'11"	N71°06'20"W (N71°06'27"W)	58.61'
C4	70.45'	735.00'	5°29'31"	N36°00'41"W (N36°00'58"W)	70.43' (70.42')
C5	116.56'	480.00'	13°54'46"	N26°18'34"W (N26°18'51"W)	116.27'
C6	28.31'	480.00'	3°22'46"	N31°34'34"W	28.31'
C7	56.52'	480.00'	6°44'46"	N26°30'48"W	56.48'
C8	31.73'	480.00'	3°47'15"	N21°14'48"W	31.72'
C9	99.21'	221.00'	25°43'12"	N48°37'31"E	98.38'
C10	66.97'	221.00'	17°21'43"	N44°26'46"E	66.71'
C11	32.24'	221.00'	8°21'28"	N57°18'22"E	32.21'
C12	36.76'	245.00'	8°35'48"	N23°39'23"W (N23°39'09"W)	36.73' (36.70')

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MAP NO. \_\_\_\_\_

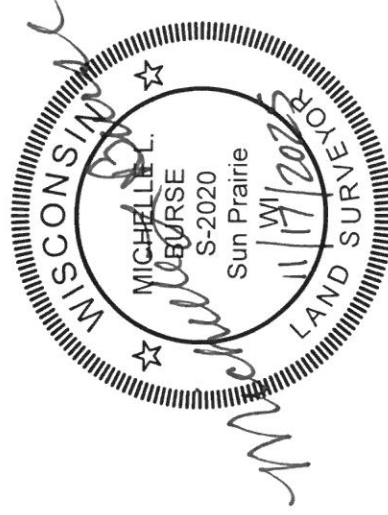
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: November 17, 2025

Plot View: CSM3

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# CERTIFIED SURVEY MAP NO.

PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225, DANE COUNTY REGISTRY AND LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## 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, mapped and dedicated 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

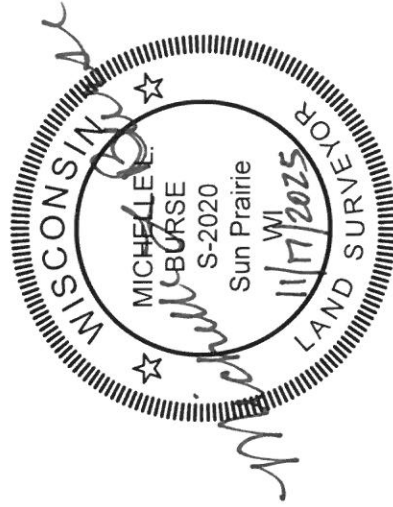
By: \_\_\_\_\_ Joe Boberschmidt, Member

STATE OF \_\_\_\_\_ )  
  )ss  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, JOE BOBERSCHMIDT, 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 company, by its authority.

Notary Public, State of \_\_\_\_\_: \_\_\_\_\_

My commission expires \_\_\_\_\_



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: November 17, 2025

Plot View: CSM4

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Madison, WI 53704 608.250.9263

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# CERTIFIED SURVEY MAP NO.

PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15163, RECORDED AS DOCUMENT NUMBER 5498225, DANE COUNTY REGISTRY AND LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped that part of Outlot 2, Certified Survey Map Number 15163, recorded as Document Number 5498225, Dane County Registry and located in all Quarters of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 11; thence South 88 degrees 42 minutes 33 seconds East, 1531.99 feet; thence South 01 degree 17 minutes 27 seconds West, 1259.41 feet to the Point of Beginning; thence South 86 degrees 48 minutes 28 seconds East, 327.77 feet; thence South 35 degrees 45 minutes 55 seconds West, 266.73 feet; thence South 54 degrees 14 minutes 05 seconds East, 220.00 feet; thence South 35 degrees 45 minutes 55 seconds West, 350.23 feet to a point of curvature; thence 120.29 feet along the arc of a curve to the right, having a radius of 380.48 feet, through a central angle of 18 degrees 06 minutes 53 seconds and a chord bearing South 46 degrees 23 minutes 16 seconds West, 119.79 feet to the east right of way of Central Park Place; thence North 28 degrees 30 minutes 54 seconds West along said east right of way, 66.95 feet; thence South 61 degrees 29 minutes 06 seconds West along said east right of way, 5.04 feet to a point of curvature; thence 21.21 feet along the arc of a curve to the right, also along said east right of way, having a radius of 80.00 feet, through a central angle of 15 degrees 11 minutes 31 seconds and a chord bearing South 69 degrees 06 minutes 29 seconds West, 21.15 feet to a point of compound curvature; thence 61.81 feet along the arc of a curve to the right, also along said east right of way, having a radius of 55.00 feet, through a central angle of 64 degrees 23 minutes 11 seconds and a chord bearing North 71 degrees 06 minutes 20 seconds, 58.61 feet to a point of compound curvature; thence 70.45 feet along the arc of a curve to the right, also along said east right of way, having a radius of 735.00 feet, through a central angle of 05 degrees 29 minutes 31 seconds and a chord bearing North 36 degrees 00 minutes 41 seconds West, 70.43 feet; thence North 33 degrees 15 minutes 57 seconds West along said east right of way, 47.86 feet to a point of curvature; thence 116.56 feet along the arc of a curve to the right, also along said east right of way, having a radius of 480.00 feet, through a central angle of 13 degrees 54 minutes 46 seconds and a chord bearing North 26 degrees 18 minutes 34 seconds West, 116.27 feet; thence North 19 degrees 21 minutes 11 seconds along said east right of way, 171.90 feet to a point of curvature; thence 36.76 feet along the arc of a curve to the left, also along said east right of way, having a radius of 245.00 feet, through a central angle of 08 degrees 35 minutes 48 seconds and a chord bearing North 23 degrees 39 minutes 23 seconds West, 36.73 feet; thence North 02 degrees 47 minutes 11 seconds East, 182.79 feet; thence South 88 degrees 20 minutes 19 seconds East, 210.67 feet; thence North 15 degrees 28 minutes 39 seconds East, 92.06 feet to the Point of Beginning, 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 17 day of NOVEMBER, 2025

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

## 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

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**Burse**

surveying & engineering

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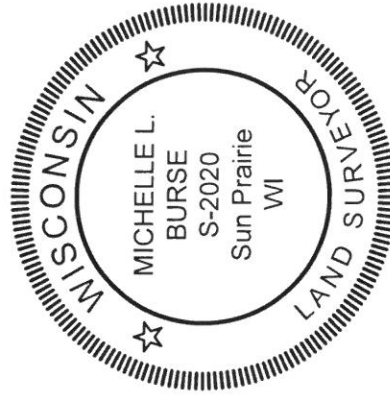
MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: November 17, 2025  
Plot View: CSM5

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Office of the Register of Deeds

\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_\_\_ at

\_\_\_\_ o'clock \_\_\_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds