

THE CESTA

A RESUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 & 17, TERRAVESSA, RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT No. 5440387, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

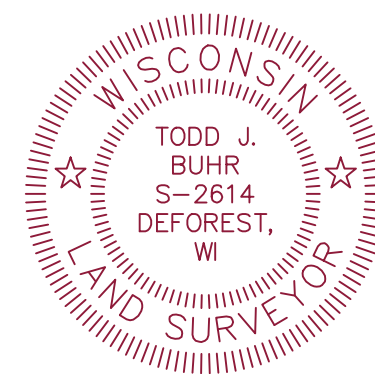
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE PROVISIONS OF CHAPTER 24 OF THE CITY OF FITCHBURG LAND DIVISION CODE OF ORDINANCES, AND BY THE DIRECTION OF FITCHBURG LANDS, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "THE CESTA" IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA, RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT No. 5440387, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID DESCRIBED PARCEL OF LAND CONTAINS 167,890 SQUARE FEET OR 3.854 ACRES.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



CORPORATE OWNER'S CERTIFICATE (LOTS 40-44, OUTLOT 16, PART OF OUTLOT 17)

THE HILLS AT CORTLAND RIDGE, 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 HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "THE CESTA" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "THE CESTA" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID THE HILLS AT CORTLAND RIDGE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

THE HILLS AT CORTLAND RIDGE, INC.

BY: _____

MATT MAUTHE, PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED MATT MAUTHE OF THE ABOVE NAMED THE HILLS AT CORTLAND RIDGE, INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CORPORATE OWNER'S CERTIFICATE (PART OF OUTLOT 17)

FITCHBURG LANDS, LLC, A LIMITED LIABILITY 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 THE PLAT OF "THE CESTA" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "THE CESTA" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID FITCHBURG LANDS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

FITCHBURG LANDS, LLC

BY: _____

PHILLIP A. SVEUM

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED PHILLIP A. SVEUM OF THE ABOVE NAMED FITCHBURG LANDS, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FITCHBURG LANDS, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS _____ DAY OF _____, 2026.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN) SS
COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "THE CESTA", 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 _____, 2026.

TRACY OLDENBURG, CLERK
CITY OF FITCHBURG

CITY OF FITCHBURG TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, MITSY F. DODGE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS _____ DAY OF _____, 2026 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "THE CESTA".

KARI MILLER, DATE
TREASURER,
CITY OF FITCHBURG

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2026, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "THE CESTA".

ADAM GALLAGHER DATE
TREASURER, DANE COUNTY

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK, _____ .M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

SURVEYED FOR:

FITCHBURG LANDS, LLC
2927 S FISH HATCHERY RD
FITCHBURG, WISCONSIN 53711
608-288-3339

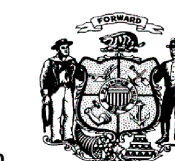
SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 W VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
(608) 848-5060

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



PROJECT LOCATION:
SECTION 12
TOWNSHIP 06 NORTH
RANGE 09 EAST
CITY OF FITCHBURG
DANE COUNTY, WI



CREATE THE VISION TELL THE STORY
jsdinc.com

THE CESTA

PROJECT NO: 20-9738 DRAWN BY: JK INITIAL SUBMITTAL DATE: 03-24-2026
FIELDBOOK/PG: - CHECKED BY: TJB REVISION RESUBMITTAL DATE: -
SURVEYED BY: ZHG APPROVED BY: TJB REVISION RESUBMITTAL DATE: -