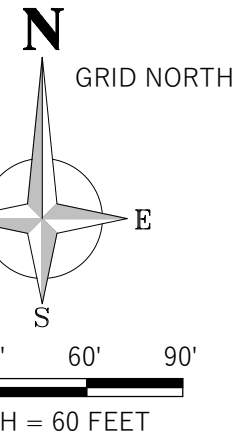


# LAZY M ESTATES

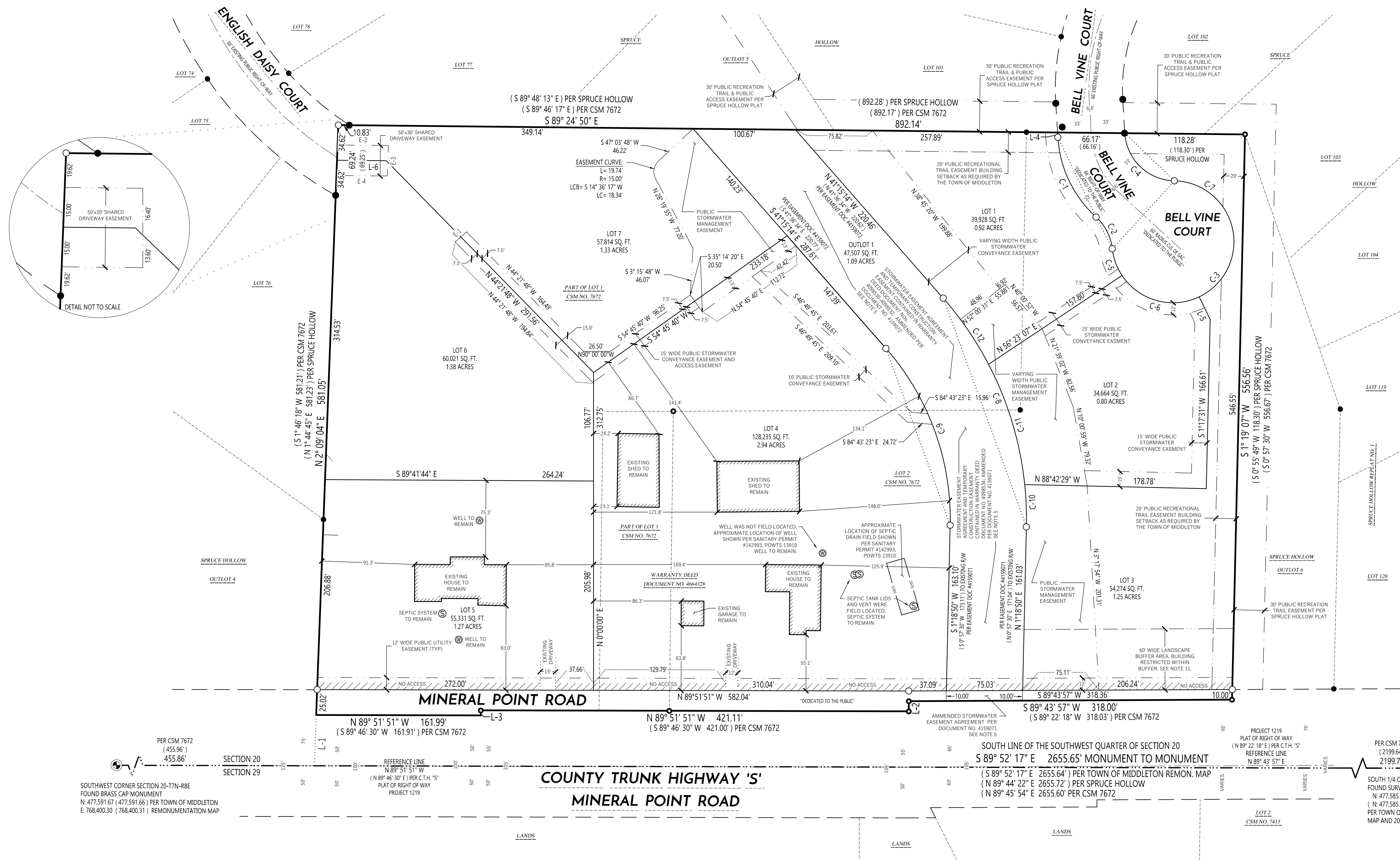
ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672, RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 2649296, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN DANE" THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20 BEARS S 89° 52' 17" E



LEGEND	
	FOUND PLSS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND 1" IRON PIPE
	WELL
	SEPTIC MANHOLE/VENT
	SET 1/4" X 18" REBAR 4.30 LBS./LIN. FT.
	RECORDED X AS
	PLAT BOUNDARY LINE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	CHORD LINE
	EXISTING EASEMENT
	NEW EASEMENT/RESTRICTION
	SETBACK/BUFFER LINE

- ### NOTES
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF JUNE 6TH, 2022.
  - ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
  - ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 155 LBS./LIN. FT.
  - OUTLOT 1 IS RESTRICTED TO USE AS OPEN SPACE AND STORMWATER CONVEYANCE; NO STRUCTURES ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MIDDLETON.
  - OUTLOT 1 HAS A PUBLIC STORMWATER CONVEYANCE EASEMENT ACROSS ITS ENTIRETY. THE BOUNDARY OF OUTLOT 1 IS COINCIDENTAL WITH STORMWATER EASEMENT AGREEMENTS RECORDED ON FEBRUARY 3, 2006 AS DOCUMENT NOS. 4159073 AND 4159072.
  - ALL OF THE LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.
  - UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED. WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
  - PUBLIC STORMWATER EASEMENTS - SHALL INCLUDE DRAINAGE SWALES, STORMWATER CULVERTS, PIPES AND STORMWATER MANAGEMENT FACILITIES AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT PLAN.
  - ALL LOTS WITHIN THE PLAT BOUNDARY HAVE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION = 1075.4' FOR LOTS 1-3, 1073.5' FOR LOTS 4 AND 7, AND 1074.3' FOR LOTS 5-6, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD88)(12b). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.
  - BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD88)(12b):  
BM-1 BRASS CAP MONUMENT AT SW CORNER OF SECTION 20 = 1072.08'  
BM-2 SURVEY NAIL AT THE SE CORNER OF SECTION 20 = 1082.23'
  - LANDSCAPE BUFFER ON LOT 3 IS TO THE BENEFIT OF THE LAZY M ESTATES HOMEOWNERS ASSOCIATION.

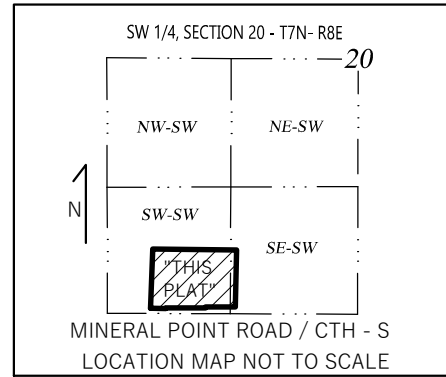


CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT OUT
C-1	89.32'	116.00'	44° 07' 02"	S 25° 32' 39" E	87.13'	S 3° 29' 08" E
C-2	35.79'	50.00'	41° 00' 52"	S 27° 05' 44" E	35.03'	S 6° 35' 18" E
C-3	274.40'	60.00'	262° 01' 43"	N 42° 23' 50" E	90.55'	N 88° 37' 02" W
C-4	74.29'	50.00'	85° 07' 54"	N 46° 03' 05" W	67.64'	N 3° 29' 08" W
C-5	28.33'	60.00'	27° 03' 04"	S 20° 06' 50" E	28.07'	S 6° 35' 18" E
C-6	85.88'	60.00'	82° 00' 30"	S 74° 38' 37" E	78.73'	S 33° 38' 22" E
C-7	160.19'	60.00'	152° 58' 10"	N 12° 07' 57" W	116.68'	N 64° 21' 08" E
C-8	245.17'	330.00'	42° 34' 04"	N 19° 58' 12" W	239.57'	N 1° 18' 50" E
C-9	189.45'	255.00'	42° 34' 04"	S 19° 58' 12" E	185.12'	S 41° 15' 30" E
C-10	41.78'	330.00'	7° 15' 17"	N 2° 18' 48" W	41.76'	N 1° 18' 50" E

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT OUT
C-11	124.31'	330.00'	21° 34' 58"	N 16° 43' 56" W	123.57'	N 5° 56' 27" W
C-12	79.08'	330.00'	13° 43' 49"	N 34° 23' 19" W	78.89'	N 27° 31' 25" W

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
E-1	N 48° 40' 60" E	15.00'
E-2	S 89° 24' 50" E	50.00'
E-3	S 2° 09' 08" W	30.00'
E-4	N 89° 24' 50" W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L-1	N 2° 09' 04" E	49.97'
( )	N 1° 46' 18" E	49.95'
L-2	S 0° 03' 57" E	10.00'
( )	S 0° 25' 36" E	
L-3	S 0° 08' 09" W	5.00'
( )	S 0° 13' 30" E	
L-4	S 3° 29' 08" E	4.70'
L-5	S 25° 41' 14" E	24.76'
L-6	N 89° 24' 50" W	48.57'



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

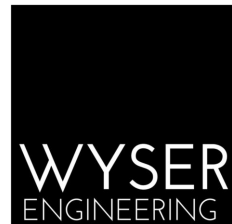


REVISED 11/16/2022  
REVISED 02/01/2023  
REVISED 03/21/2023  
REVISED 09/09/2024  
REVISED 02/12/2025

PREPARED FOR:  
OWNERS:  
MEIER REV. LIVING TR., ROGER J. ET AL.  
7616 W. MINERAL POINT ROAD  
VERONA, WI 53593

OWNERS:  
MEIER LM FARM, LLC  
3819 PIONEER ROAD  
VERONA, WI 53593

SURVEYED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com





LAZY M ESTATES

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672, RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 2649296, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, MEGAN HUGHES, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF LAZY M ESTATES.

DATE \_\_\_\_\_ MEGAN HUGHES, TREASURER, TOWN OF MIDDLETON

CERTIFICATE OF TOWN BOARD APPROVAL

STATE OF WISCONSIN)  
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS LAZY M ESTATES WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BE, AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, OF WISCONSIN STATUTES."

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MIDDLETON, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID EVANS CROSSING FOR PUBLIC USE.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DATE \_\_\_\_\_ BARBARA ROESSLEIN, CLERK, TOWN OF MIDDLETON

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 15: LAND DIVISION AND SUBDIVISION - TOWN OF MIDDLETON ORDINANCES, AND UNDER THE DIRECTION OF MEIER REVOCABLE LIVING TRUST, ROGER J. AND MEIER LM FARM, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED LAZY M ESTATES; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SW-1/4 OF THE WW-1/4, AND THE SE-1/4 OF THE SW-1/4 OF SECTION 20, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, CONTAINING 11.71 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672, RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 2649296 (CSM 7672), LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF AFORESAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, 455.86 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 04 SECONDS EAST, 49.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MINERAL POINT ROAD, ALSO KNOWN AS COUNTY TRUNK HIGHWAY S, ALSO BEING THE SOUTHWEST CORNER OF AFORESAID CSM 7672 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF SAID CSM 7672, NORTH 02 DEGREES 09 MINUTES 04 SECONDS EAST, 581.05 FEET TO THE THE NORTHWEST CORNER OF SAID CSM 7672; THENCE ALONG THE NORTH LINE OF SAID CSM 7672, SOUTH 89 DEGREES 24 MINUTES 50 SECONDS EAST, 892.14 FEET TO THE NORTHEAST CORNER OF SAID CSM 7672; THENCE ALONG THE EAST LINE OF SAID CSM 7672, SOUTH 01 DEGREES 19 MINUTES 07 SECONDS WEST, 556.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MINERAL POINT ROAD AND THE SOUTHEAST CORNER OF SAID CSM 7672; THENCE ALONG THE SOUTH LINE OF SAID CSM 7672 AND SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 43 MINUTES 57 SECONDS WEST, 318.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00 DEGREES 03 MINUTES 57 SECONDS EAST, 10.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 421.11 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00 DEGREES 08 MINUTES 09 SECONDS EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 161.99 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 510,222 SQUARE FEET OR 11.71 ACRES

DATED THIS 12TH DAY OF OCTOBER, 2022

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

REVISED THIS 16TH DAY OF NOVEMBER, 2022  
REVISED THIS 1ST DAY OF FEBRUARY, 2023  
REVISED THIS 23RD DAY OF MARCH, 2023  
REVISED THIS 9TH DAY OF SEPTEMBER, 2024  
REVISED THIS 12TH DAY OF FEBRUARY, 2025



CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THE PLAT OF LAZY M ESTATES.

DATE \_\_\_\_\_ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

RESOLVED, THAT THE PLAT OF LAZY M ESTATES IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

OWNER'S CERTIFICATE OF DEDICATION

MEIER REVOCABLE LIVING TRUST, ROGER J. AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
TOWN OF MIDDLETON  
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:

OWNER: MEIER REVOCABLE LIVING TRUST, ROGER J  
BY: MANAGING MEMBER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE ABOVE NAMED \_\_\_\_\_ MANAGING MEMBER FOR MEIER REVOCABLE LIVING

TRUST, ROGER J. TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOINGINSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

OWNER'S CERTIFICATE OF DEDICATION

MEIER LM FARM, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
TOWN OF MIDDLETON  
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:

OWNER: MEIER LM FARM, LLC  
BY: MANAGING MEMBER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE ABOVE NAMED \_\_\_\_\_ MANAGING MEMBER FOR MEIER LM FARM, LLC

TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOINGINSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

PREPARED FOR:

OWNERS:  
MEIER REV. LIVING TR., ROGER J  
7616 W. MINERAL POINT ROAD  
VERONA, WI 53593

OWNERS:  
MEIER LM FARM, LLC  
3819 PIONEER ROAD  
VERONA, WI 53593



SURVEYED BY:

WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

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



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_,

20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS

DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF PLATS,

ON PAGE(S) \_\_\_\_\_.

REGISTER OF DEEDS