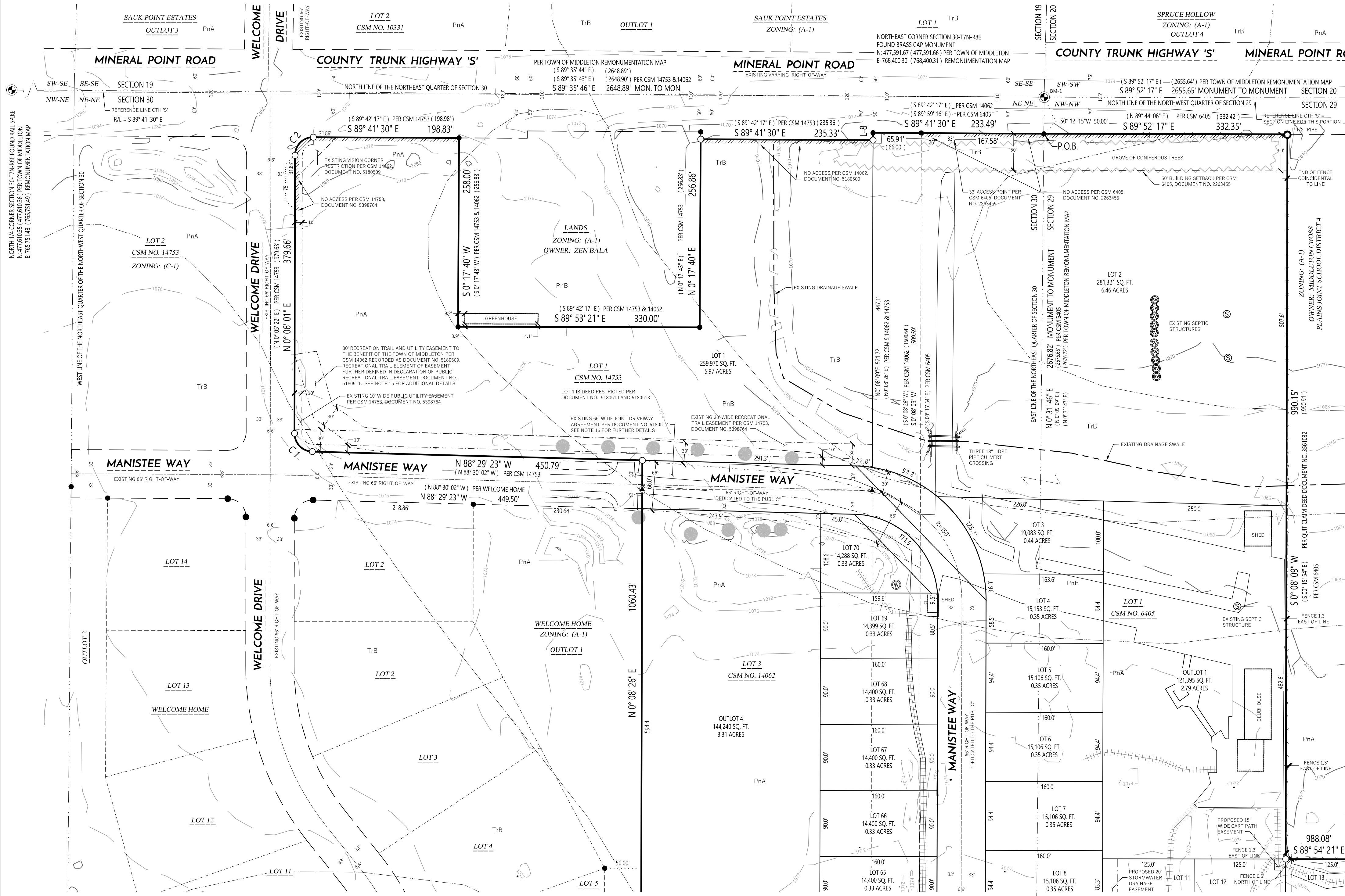
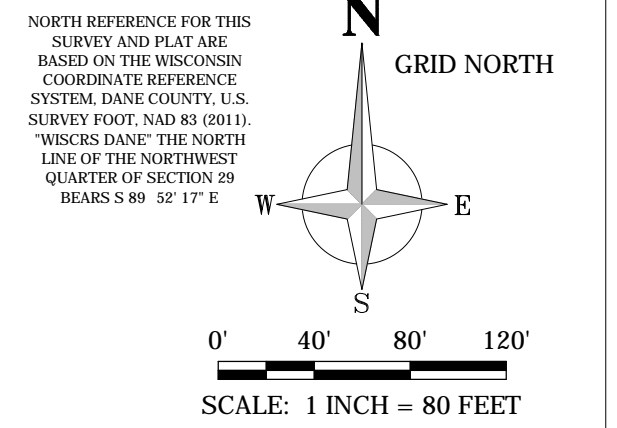


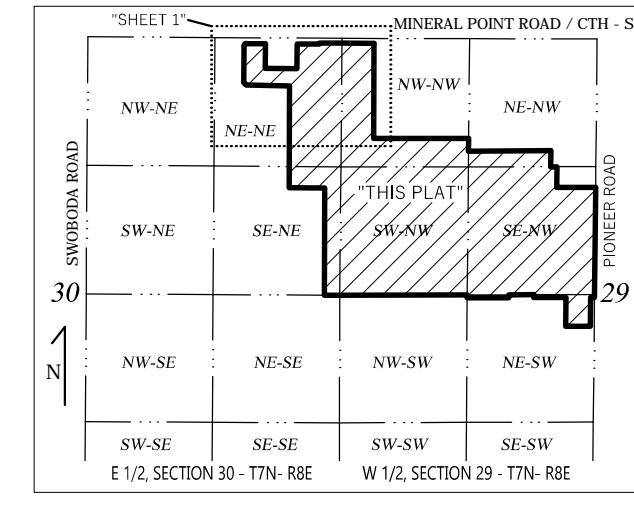
# PRELIMINARY PLAT of PIONEER POINTE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6405 RECORDED IN VOLUME 31 ON PAGES 114-116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263455, LOT 1 OF CERTIFIED SURVEY MAP NO. 6406 RECORDED IN VOLUME 31 ON PAGES 117-119 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263456, LOT 3 OF CERTIFIED SURVEY MAP NO. 14062 RECORDED IN VOLUME 94 ON PAGES 180-182 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5180509, LOT 1 OF CERTIFIED SURVEY MAP NO. 14753 RECORDED IN VOLUME 103 ON PAGES 39-42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5398764, AND OTHER UNPLATTED LANDS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	38.62'	25.00'	88° 29' 58"	N44° 06' 58" W	34.89'	N88° 23' 56" W	N0° 06' 01" E
(*****)	(38.65')		(88° 35' 24")	(N44° 12' 20" W)	(35.92')	(N88° 30' 02" W)	(N0° 05' 22" E)
C2	39.36'	25.00'	90° 12' 29"	N45° 12' 16" E	35.42'	N0° 06' 01" E	S89° 41' 30" E
(*****)			(90° 12' 22")	(N45° 11' 33" E)		(N0° 05' 22" E)	(S89° 42' 17" E)

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L-1	S 0° 33' 48" W	169.26'	L-5 (*****)	(N 0° 07' 43" E)	
(*)	(S 0° 11' 23" W)	(169.00')	L-6	S 0° 30' 41" W	30.00'
(**)	(SOUTH)	(169.00')	(*****)	(S 0° 07' 43" W)	
L-2	N 89° 38' 17" E	64.79'	L-7	N 0° 21' 10" E	30.00'
(*)	(N 89° 18' 03" E)		(*****)	(N 0° 02' 28" W)	
L-3	S 0° 34' 26" W	30.52'	(*****)	(N 0° 20' 41" E)	
L-4	N 89° 25' 34" W	40.00'	(*****)	(N 0° 12' 33" E)	
(*****)	(N 89° 48' 36" W)		L-8	N 0° 08' 09" E	10.00'
L-5	N 0° 30' 41" E	30.00'	(*****)	(N 0° 08' 26" E)	



EAST 1/2 CORNER SECTION 30-T7N-R8E FOUND CITY OF MADISON ENGINEERING BRASS CAP MONUMENT N: 474,914.99 (474,915.05) PER TOWN OF MIDDLETON E: 768,375.58 (768,375.56) REMONUMENTATION MAP

**WYSER ENGINEERING**  
312 EAST MAIN STREET  
MOUNT HOBEL, WI 53572  
www.wyserengineering.com

**WYSER ENGINEERING**

**SUBDIVIDER:**  
H&N REAL ESTATE  
9 HAWKS LANDING CIRCLE  
VERONA, WI 53593

**OWNERS:**  
TUMBLDOWN TRAILS GOLF COURSE LLC  
& WAT'S FAMILY TRUST  
7703 W WINELAND POINT ROAD  
VERONA, WI 53593

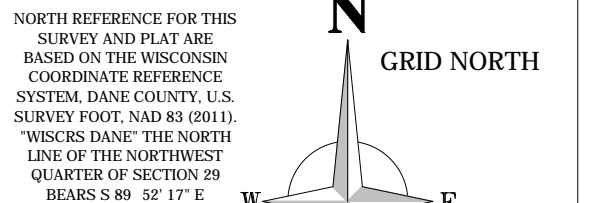
**WISCONSIN LAND SURVEYOR**  
JULIUS W. SMITH  
S-3091  
CROSS PLAINS  
WISCONSIN



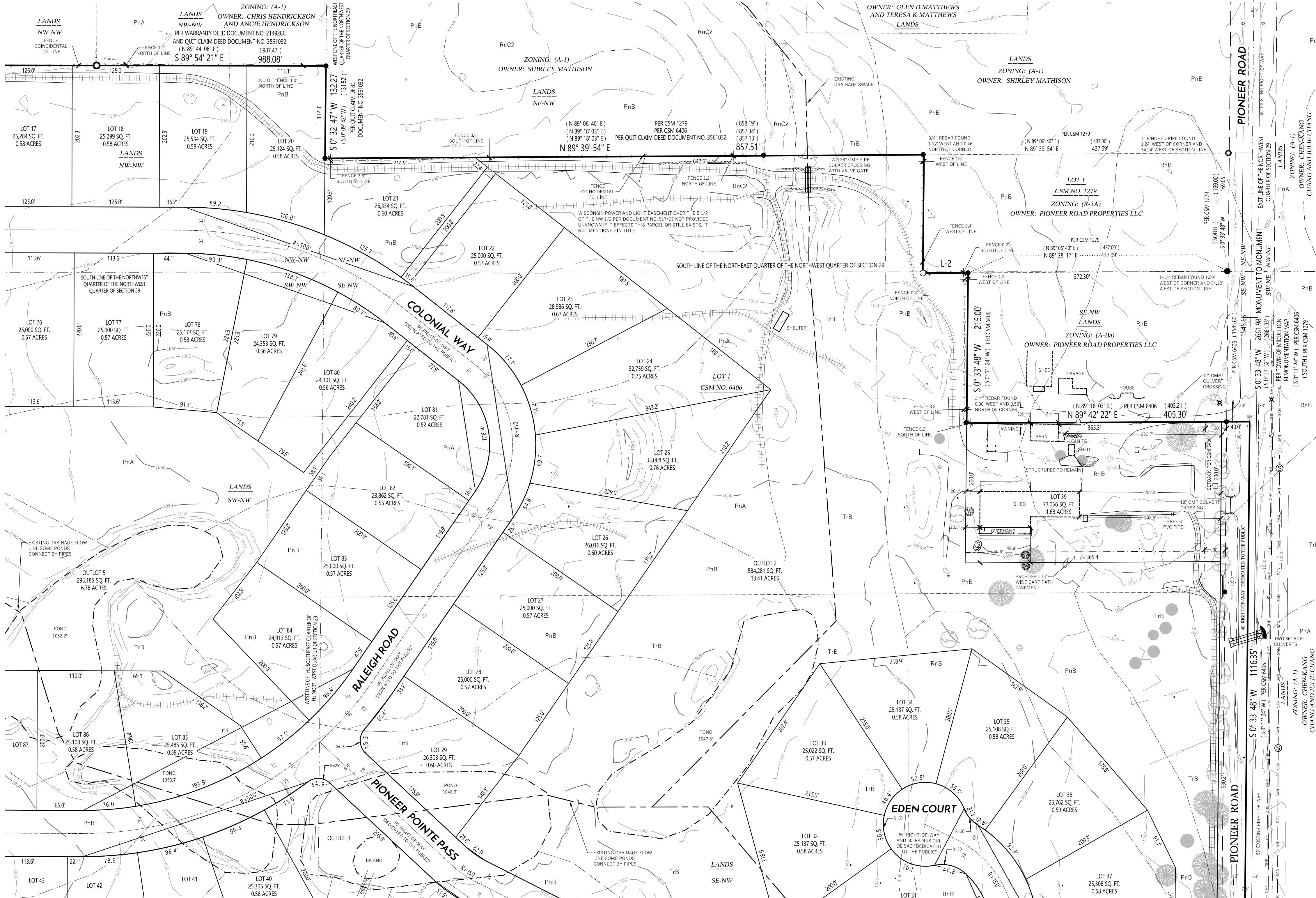
# PRELIMINARY PLAT of PIONEER POINTE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6405 RECORDED IN VOLUME 31 ON PAGES 114-116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263455, LOT 1 OF CERTIFIED SURVEY MAP NO. 6406 RECORDED IN VOLUME 31 ON PAGES 117-119 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263456, LOT 3 OF CERTIFIED SURVEY MAP NO. 14062 RECORDED IN VOLUME 94 ON PAGES 180-182 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5180509, LOT 1 OF CERTIFIED SURVEY MAP NO. 14753 RECORDED IN VOLUME 103 ON PAGES 39-42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5398764, AND OTHER UNPLATTED LANDS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER SECTION 29-T7N-R8E FOUND BRASS CAP  
N: 477,585.72 (477,585.70) PER TOWN OF MIDDLETON  
E: 771,055.95 (771,055.94) REMONUMENTATION MAP



0' 40' 80' 120'  
SCALE: 1 INCH = 80 FEET



### LEGEND

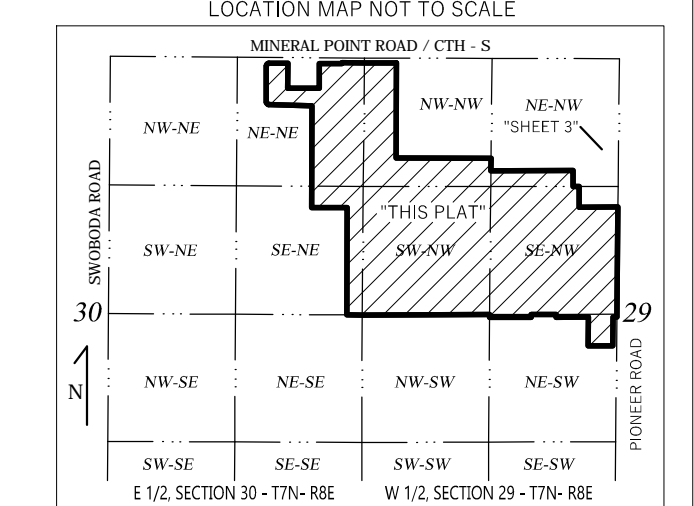
- FOUND PLUS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND PK NAIL
- FOUND IRON PIPE - SIZE NOTED
- SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
- EXISTING WELL
- EXISTING SEPTIC VENT
- EXISTING SANITARY/SEPTIC MANHOLE
- EXISTING UTILITY POLE
- RECORDED AS (XXX)
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION-QUARTER LINE
- CHORD LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- SOIL TYPE BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING LANDSCAPE POND
- EXISTING DRAINAGE FLOWLINE/SWALE
- EXISTING CART PATH
- GRAVEL
- CONTOUR MAJOR
- CONTOUR MINOR

### LEGAL DESCRIPTION (AS SURVEYED ENTIRE PARCEL)

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6405 (CSM 6405) RECORDED IN VOLUME 31 ON PAGES 114-116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263455, LOT 1 OF CERTIFIED SURVEY MAP NO. 6406 (CSM 6406) RECORDED IN VOLUME 31 ON PAGES 117-119 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263456, LOT 3 OF CERTIFIED SURVEY MAP NO. 14062 (CSM 14062) RECORDED IN VOLUME 94 ON PAGES 180-182 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5180509, LOT 1 OF CERTIFIED SURVEY MAP NO. 14753 (CSM 14753) RECORDED IN VOLUME 103 ON PAGES 39-42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5398764, AND OTHER UNPLATTED LANDS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 29; THENCE SOUTH 90 DEGREES 12 MINUTES 15 SECONDS WEST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD, ALSO KNOWN AS BEING COUNTY TRUNK HIGHWAY 5 RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF MINERAL POINT ROAD SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, 332.35 FEET TO THE EAST LINE OF AFORESAID CSM 6405; THENCE ALONG SAID EAST LINE OF CSM 6405 NORTH 00 DEGREES 06 MINUTES 09 SECONDS WEST, 990.15 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS EAST, 988.08 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID WEST QUARTER-QUARTER LINE SOUTH 00 DEGREES 32 MINUTES 47 SECONDS WEST, 132.27 FEET TO THE NORTH LINE OF CSM 6406; THENCE ALONG SAID NORTH LINE OF CSM 6406 NORTH 89 DEGREES 39 MINUTES 54 SECONDS EAST, 857.51 FEET TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1279 (CSM 1279) RECORDED IN VOLUME 5 ON PAGE 212 OF CERTIFIED SURVEY MAPS OF DANE COUNTY; THENCE ALONG SAID WEST LINE OF LOT 1 OF CSM 1279 SOUTH 00 DEGREES 53 MINUTES 48 SECONDS WEST, 189.28 FEET TO THE SOUTH LINE OF SAID CSM 1279; THENCE ALONG SAID SOUTH LINE OF CSM 1279 NORTH 89 DEGREES 38 MINUTES 17 SECONDS EAST, 64.79 FEET TO A LINE ALONG THE ON THE WESTERLY BOUNDARY OF AFORESAID CSM 6406; THENCE ALONG SAID BOUNDARY OF SAID CSM 6406 SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, 215.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF CSM 6406 NORTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 405.30 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, 1116.35 FEET TO THE MONUMENTED CENTER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 SOUTH 00 DEGREES 34 MINUTES 28 SECONDS WEST, 90.52 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PIONEER ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PIONEER ROAD SOUTH 00 DEGREES 34 MINUTES 26 SECONDS WEST, 299.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUMBLEDOWN TRAIL.

CONTINUED ON NEXT SHEET 4 OF 5



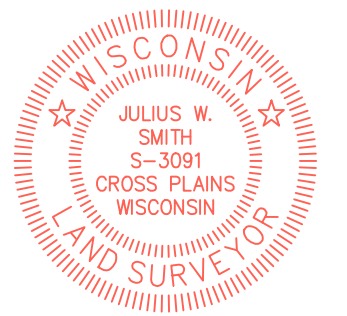
LINE #	BEARING	LENGTH
L-1	S 0° 33' 48" W	169.26
(*)	(S 0° 11' 23" W)	(169.00')
(**)	(SOUTH)	(169.00')
L-2	N 89° 38' 17" E	64.79
(*)	(N 89° 18' 03" E)	



SURVEYOR/ENGINEER/PLANNER: WYSER ENGINEERING  
317 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

SUBVIDIDER: HAEN REAL ESTATE  
9 HAWES LANDING CIRCLE  
PO BOX 44129  
VERONA, WI 53593

OWNERS: TUMBLEDOWN TRAILS GOLF COURSE LLC  
& WATTS FAMILY TRUST  
7701 W MINERAL POINT ROAD  
VERONA, WI 53593

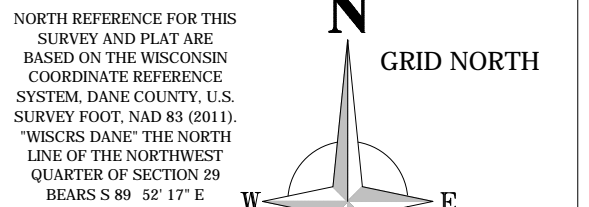


CENTER OF SECTION 29-T7N-R8E  
FOUND BRASS CAP MONUMENT  
N: 474,923.87 (474,923.90) PER TOWN OF MIDDLETON  
E: 771,029.77 (771,029.71) REMONUMENTATION MAP

# PRELIMINARY PLAT of PIONEER POINTE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6405 RECORDED IN VOLUME 31 ON PAGES 114-116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263455, LOT 1 OF CERTIFIED SURVEY MAP NO. 6406 RECORDED IN VOLUME 31 ON PAGES 117-119 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263456, LOT 3 OF CERTIFIED SURVEY MAP NO. 14062 RECORDED IN VOLUME 94 ON PAGES 180-182 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5180509, LOT 1 OF CERTIFIED SURVEY MAP NO. 14753 RECORDED IN VOLUME 103 ON PAGES 39-42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5398764, AND OTHER UNPLATTED LANDS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER SECTION 29-T7N-R8E FOUND BRASS CAP  
N: 477,585.72 (477,585.70) PER TOWN OF MIDDLETON  
E: 771,055.95 (771,055.94) REMONUMENTATION MAP



SCALE: 1 INCH = 80 FEET

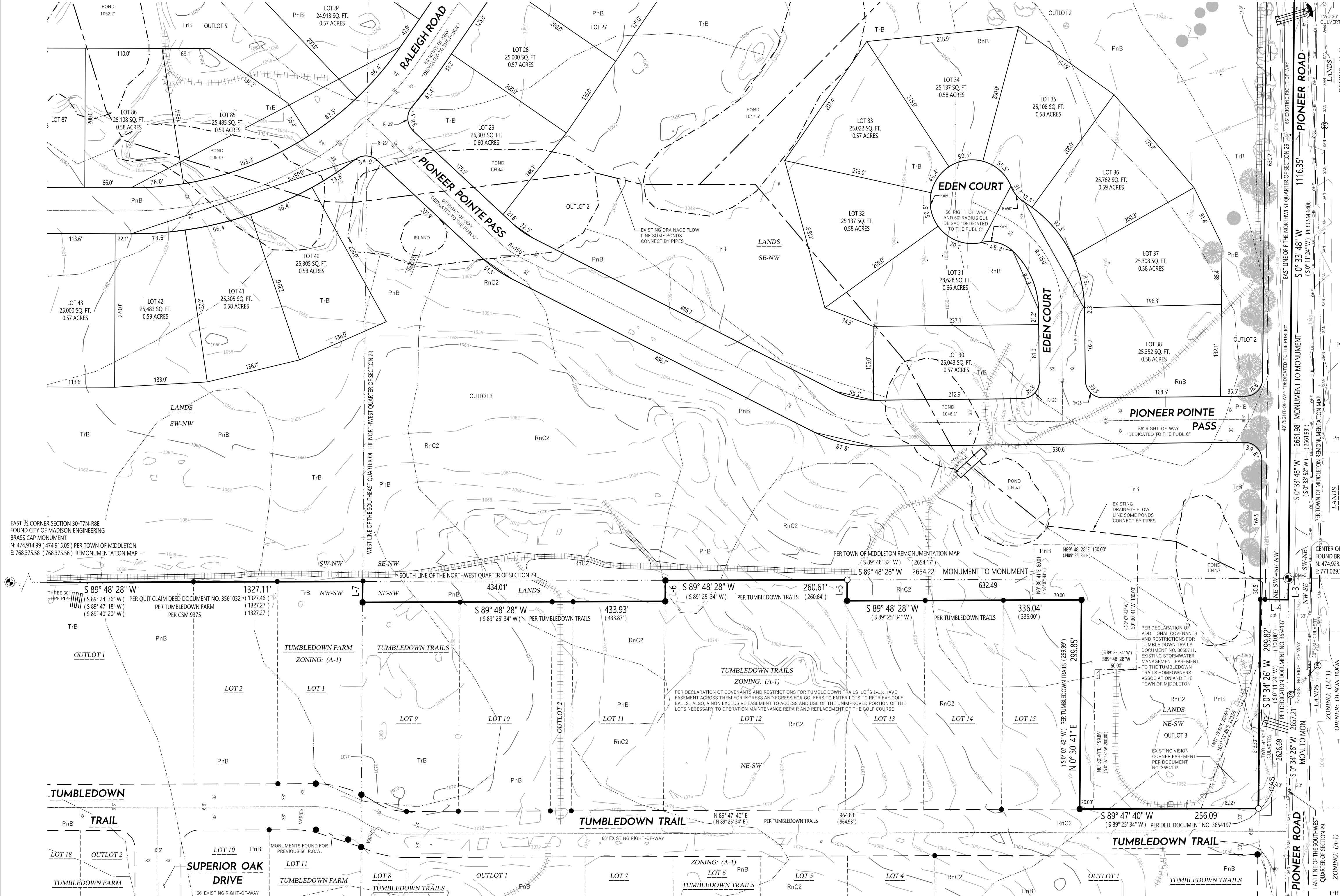
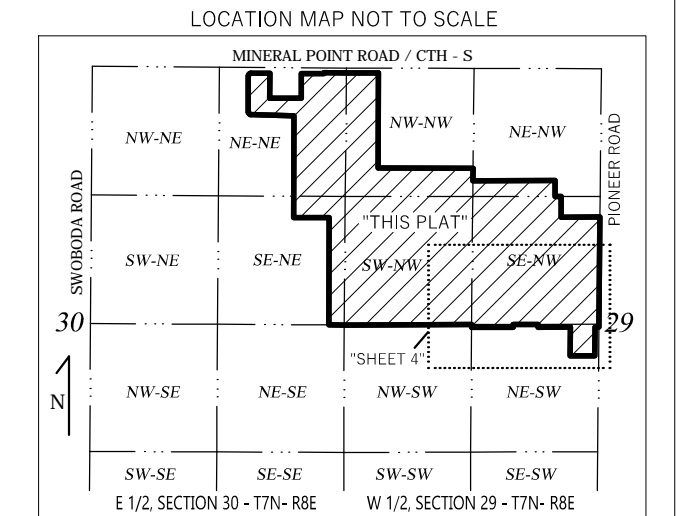
LEGEND	
	FOUND PLUS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND PK NAIL
	FOUND IRON PIPE - SIZE NOTED
	SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
	EXISTING WELL
	EXISTING SEPTIC VENT
	EXISTING SANITARY/SEPTIC MANHOLE
	EXISTING UTILITY POLE
	RECORDED AS
	CONIFEROUS TREE
	DECIDUOUS TREE
	LIGHT POLE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	CHORD LINE
	EXISTING EASEMENT
	EXISTING SETBACK
	SOIL TYPE BOUNDARY
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EXISTING STRUCTURE
	EXISTING LANDSCAPE POND
	EXISTING DRAINAGE FLOWLINE/SWALE
	EXISTING CART PATH
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR

## LEGAL DESCRIPTION CONTINUED (AS SURVEYED ENTIRE PARCEL)

CONTINUED FROM SHEET 3 OF 5

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TUMBLEDOWN TRAIL SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST, 236.09 FEET TO THE EAST LINE OF LOT 15 OF TUMBLEDOWN TRAILS RECORDED IN VOLUME 88-81A OF PLATS OF DANE COUNTY ON PAGES 88 & 70 AS DOCUMENT NO. 3854198; THENCE ALONG SAID EAST LINE OF LOT 15 OF TUMBLEDOWN TRAILS NORTH 00 DEGREES 30 MINUTES 41 SECONDS EAST, 298.85 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE ALONG SAID NORTH LINE OF LOT 15 AND CONTINUING SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, 366.04 FEET THE EAST LINE OF LOT 12 OF SAID TUMBLEDOWN TRAILS; THENCE ALONG SAID EAST LINE OF LOT 12 NORTH 00 DEGREES 30 MINUTES 41 SECONDS EAST, 300.00 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 29 AND BEING THE NORTH LINE OF SAID LOT 12; THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, 260.61 FEET TO THE WEST LINE OF SAID LOT 12 OF TUMBLEDOWN TRAILS; THENCE ALONG SAID WEST LINE OF LOT 12 SOUTH 00 DEGREES 30 MINUTES 41 SECONDS WEST, 300.00 FEET TO THE NORTH LINE OF LOT 11 OF SAID TUMBLEDOWN TRAILS; THENCE ALONG SAID NORTH LINE OF LOT 11 AND CONTINUING SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, 433.93 FEET TO THE EAST LINE OF LOT 1 OF TUMBLEDOWN FARM RECORDED IN VOLUME 60-088A OF PLATS OF DANE COUNTY ON PAGES 487-491 AS DECLARATION NO. 5388618; THENCE ALONG SAID EAST LINE OF LOT 1 TUMBLEDOWN FARM NORTH 00 DEGREES 21 MINUTES 10 SECONDS EAST, 30.00 FEET TO THE NORTH LINE OF SAID LOT 1 ALSO BEING THE AFORESAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29; THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 89 DEGREES 48 MINUTES 28 SECONDS EAST, 1327.11 FEET TO THE EAST QUARTER CORNER OF AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 NORTH 89 DEGREES 40 MINUTES 13 SECONDS WEST, 159.12 FEET TO THE EAST LINE OF CHERRYWOOD FOREST RECORDED IN VOLUME 60-020A OF PLATS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 5027466; THENCE ALONG SAID EAST LINE OF CHERRYWOOD FOREST NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST, 1117.17 FEET TO THE NORTH LINE OF SAID CHERRYWOOD FOREST ALSO BEING THE SOUTH LINE OF LOT 3 OF AFORESAID CSM 14062; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 OF CSM 14062 NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, 389.92 FEET TO THE WESTERLY MOST LINE OF SAID LOT 3 OF CSM 14062 ALSO BEING THE EAST LINE OF OUTLOT 1 OF WELCOME HOME RECORDED IN VOLUME 60-09B OF PLATS OF DANE COUNTY ON PAGES 507-508 AS DOCUMENT NO. 5388878; THENCE ALONG SAID EAST LINE OF OUTLOT 1 OF WELCOME HOME NORTH 00 DEGREES 08 MINUTES 26 SECONDS WEST, 1060.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MANISTEE WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MANISTEE WAY NORTH 88 DEGREES 29 MINUTES 23 SECONDS WEST, 450.79 FEET TO A POINT OF TANGENT CURVE; THENCE NORTHWESTERLY 38.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD THAT BEARS NORTH 44 DEGREES 08 MINUTES 38 SECONDS WEST, 34.89 FEET TO A POINT OF TANGENT ON THE EASTERLY RIGHT-OF-WAY OF WELCOME DRIVE;

CONTINUED ON NEXT SHEET 5 OF 5



LINE TABLE THIS SHEET								
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L-3	S 0° 34' 26" W	30.52'	L-5	N 0° 30' 41" E	30.00'	L-7	N 0° 21' 10" E	30.00'
L-4	S 89° 25' 34" W	40.00'	(****)	(N 0° 07' 43" E)	(****)	(****)	(N 0° 02' 28" W)	(****)
(****)	(N 89° 48' 36" W)	(****)	L-6	S 0° 30' 41" W	30.00'	(*****)	(N 0° 20' 41" E)	(*****)
(*****)	(S 89° 40' 20" W)	(*****)	(*****)	(S 0° 07' 43" W)	(*****)	(*****)	(N 0° 12' 33" E)	(*****)

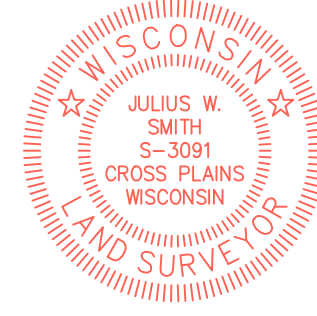
\*\*\* PER DEDICATION FOR TOWN ROAD DOCUMENT NO. 3654197 \*\*\*\* PER TUMBLEDOWN TRAILS \*\*\*\*\* PER TUMBLEDOWN FARM



SURVEYOR/ENGINEER/PLANNER: WYSER ENGINEERING  
312 EAST MAIN STREET  
MOUNT HOPE, WI 53572  
www.wyserengineering.com

SUBDIVIDER: HAHN REAL ESTATE  
9 HAWKS LANDING CIRCLE  
PO BOX 44129  
VERONA, WI 53593

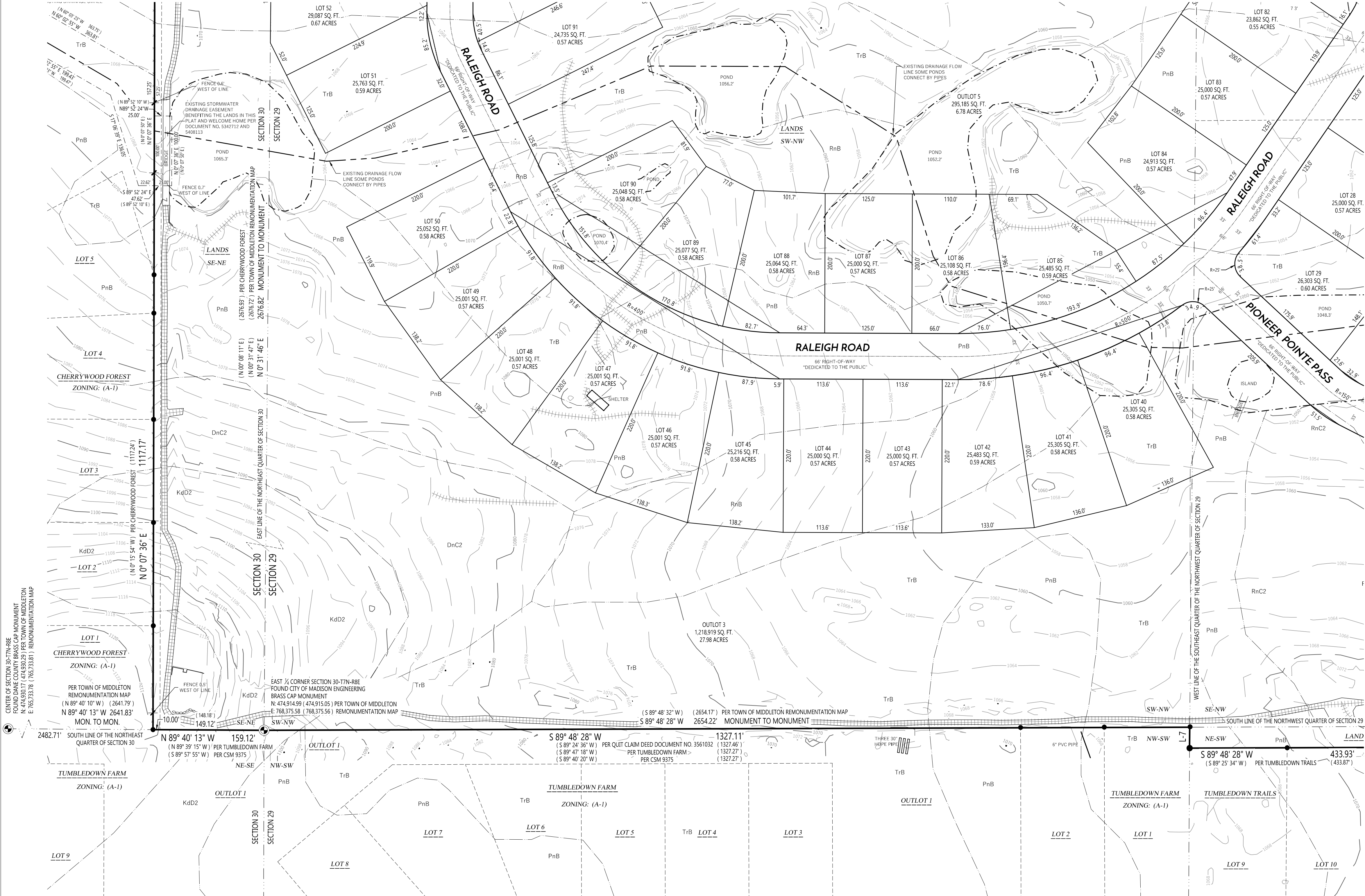
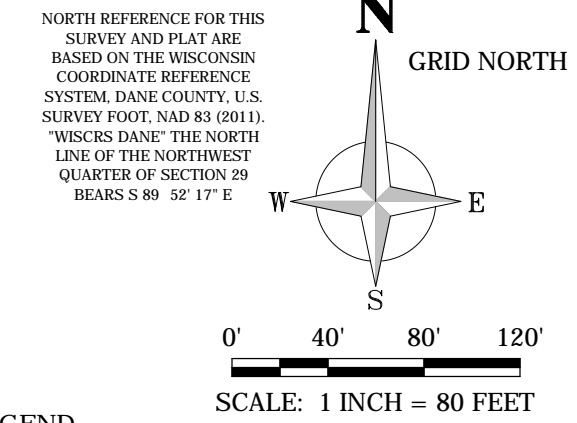
OWNERS: TUMBLEDOWN TRAILS GOLF COURSE LLC & WATTS FAMILY TRUST  
7701 W MINERAL POINT ROAD  
VERONA, WI 53593



SOUTH 1/4 CORNER SECTION 29-T7N-R8E  
FOUND DANE COUNTY ALUMINUM MONUMENT  
N: 472,266.79 (472,266.82) PER TOWN OF MIDDLETON  
E: 771,003.16 (771,003.16) REMONUMENTATION MAP

# PRELIMINARY PLAT of PIONEER POINTE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6405 RECORDED IN VOLUME 31 ON PAGES 114-116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263455, LOT 1 OF CERTIFIED SURVEY MAP NO. 6406 RECORDED IN VOLUME 31 ON PAGES 117-119 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 2263456, LOT 3 OF CERTIFIED SURVEY MAP NO. 14062 RECORDED IN VOLUME 94 ON PAGES 180-182 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5180509, LOT 1 OF CERTIFIED SURVEY MAP NO. 14753 RECORDED IN VOLUME 103 ON PAGES 39-42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5398764, AND OTHER UNPLATTED LANDS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



**LEGEND**

- FOUND PLUS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND PK NAIL
- FOUND IRON PIPE, SIZE NOTED
- SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
- EXISTING WELL
- EXISTING SEPTIC VENT
- EXISTING SANITARY/SEPTIC MANHOLE
- EXISTING UTILITY POLE
- RECORDED AS (XXX)
- CONFERRUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- PLAT BOUNDARY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION QUARTER LINE
- CHORD LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- SOIL TYPE BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING STRUCTURE
- EXISTING LANDSCAPE POND
- EXISTING DRAINAGE FLOWLINE/SWALE
- EXISTING CART PATH
- GRAVEL
- CONTOUR MAJOR
- CONTOUR MINOR

**LEGAL DESCRIPTION CONTINUED (AS SURVEYED ENTIRE PARCEL)**  
CONTINUED FROM SHEET 4 OF 5

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF WELCOME DRIVE NORTH 00 DEGREES 06 MINUTES 01 SECONDS EAST, 379.66 FEET TO A POINT OF TANGENT CURVE; THENCE NORTHEASTERLY 38.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD THAT BEARS NORTH 45 DEGREES 12 MINUTES 16 SECONDS EAST, 35.42 FEET TO A POINT OF TANGENT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF MINERAL POINT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF MINERAL POINT ROAD ALSO BEING THE WESTERLY MOST SEGMENT ALONG THE NORTHERN BOUNDARY OF AFORESAID LOT 1 OF CSM 14753 SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, 108.83 FEET; THENCE CONTINUING ALONG SAID LOT 1 OF CSM 14753 SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST, 238.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF LOT 1 OF CSM 14753 SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, 200.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF LOT 1 OF CSM 14753 NORTH 00 DEGREES 17 MINUTES 40 SECONDS EAST, 256.80 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, 233.33 FEET TO A WESTERLY LINE OF AFORESAID LOT 3 OF CSM 14062; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF MINERAL POINT ROAD NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST, 10.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF MINERAL POINT ROAD SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, 233.40 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,550,488 SQUARE FEET OR 127.42 ACRES INCLUDING THE RIGHT-OF-WAY OF PIONEER ROAD OR 5,512,650 SQUARE FEET OR 126.55 ACRES EXCLUDING THE EXISTING RIGHT-OF-WAY OF PIONEER ROAD

CENTER OF SECTION 30-T7N-R8E  
FOUND BRASS CAP MONUMENT  
N: 474,932.17 E: 474,830.29 PER TOWN OF MIDDLETON  
E: 705,233.78 N: 705,233.81 REMONUMENTATION MAP

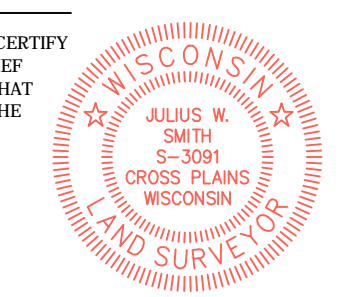
EAST 1/4 CORNER SECTION 30-T7N-R8E  
FOUND CITY OF MADISON ENGINEERING  
BRASS CAP MONUMENT  
N: 474,914.99 E: 474,915.05 PER TOWN OF MIDDLETON  
E: 768,375.58 N: 768,375.56 REMONUMENTATION MAP

(S 89° 48' 32" W) (2654.17') PER TOWN OF MIDDLETON REMONUMENTATION MAP  
S 89° 48' 28" W 2654.22' MONUMENT TO MONUMENT

CENTER OF SECTION 29-T7N-R8E  
FOUND BRASS CAP MONUMENT  
N: 474,932.37 E: 474,832.30 PER TOWN OF MIDDLETON  
E: 771,029.77 N: 771,029.71 REMONUMENTATION MAP

**SURVEYORS CERTIFICATE**

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.



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**TUMBLEDOWN TRAILS GOLF COURSE LLC & WATTS FAMILY TRUST**  
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& WATTS FAMILY TRUST  
7703 W MINERAL POINT ROAD  
VERONA, WI 53593

JULIUS W. SMITH S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

