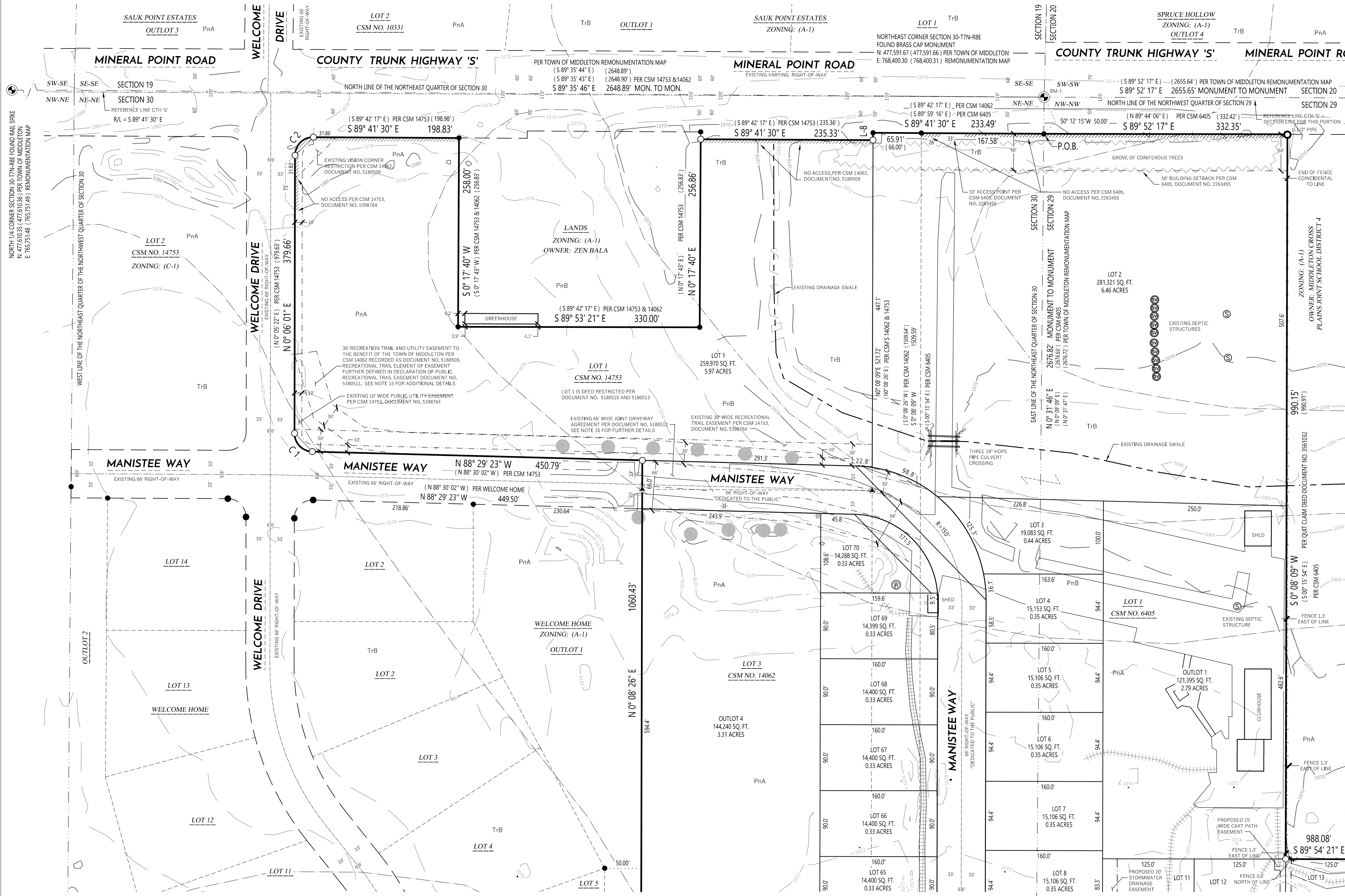
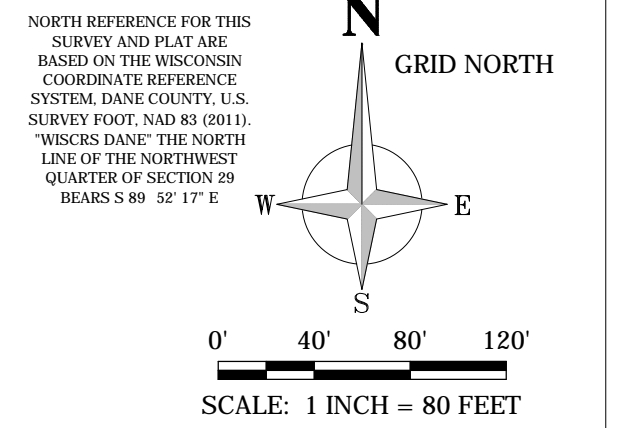


PRELIMINARY PLAT of PIONEER POINTE

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



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
- (XXX) RECORDED AS
- CONIFEROUS 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
- - - SAN - SAN EXISTING SANITARY
- - - X - X - X EXISTING FENCE LINE
- - - EDGE OF PAVEMENT
- - - EXISTING STRUCTURE
- - - EXISTING LANDSCAPE POND
- - - EXISTING DRAINAGE FLOWLINE/SWALE
- - - EXISTING CART PATH
- - - GRAVEL
- - - CONTOUR MAJOR
- - - CONTOUR MINOR

- ### NOTES
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF AUGUST 27TH, AND SEPTEMBER 3RD, 2018.
 - NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 30 BEARS N 0° 31' 48" E.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012 ADJUSTMENT (NAVD88)(12b).
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - CONTOUR INTERVAL IS 2 FEET AND HAVE BEEN DETERMINED BY DANE COUNTY LIDAR DATA.
 - SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 50653C000C DATED JANUARY 02, 2009.
 - CURRENT PARCEL ZONING IS A-1, RE-1, AND B-1 FOR THE PARCELS.
 - ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED WITH THE LANDS BEING USED FOR A GOLF COURSE WITH EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT ACROSS PORTIONS OF THEM.
 - ALL OF LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS OF DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.
 - EXISTING PONDS AS SHOWN ARE LANDSCAPED WATER FEATURES FOR THE CURRENT TUMBLEDOWN GOLF COURSE. PONDS AS SHOWN WILL BE FILLED/REMOVED.
 - VISION CORNERS NO STRUCTURE, BERM OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY SIGNS OR APPROVED PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN THE VISION CORNER. NO PLANT MATERIAL WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION SHALL BE PERMITTED. GRASSES AND SIMILAR ARE CONSIDERED ACCEPTABLE.
 - BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT, (NAVD88)(12a) BM-1 NE OF SECT. 30, TOP BRASS CAP = 1072.10 ON THIS SHEET; BM-2 CENTER OF SECT. 29, TOP BRASS CAP = 1047.83 ON SHEET 4 OF 5.
 - EXISTING 30' RECREATION TRAIL AND UTILITY EASEMENT TO THE BENEFIT OF THE TOWN OF MIDDLETON PER CSM 14062 RECORDED AS DOCUMENT NO. 5180608. THIS EASEMENT WAS NOT SHOWN ON CSM 14753. HOWEVER NO DOCUMENT HAS BEEN PROVIDED SHOWING THE RELEASE OF THIS EASEMENT. THE ASSOCIATED DECLARATION OF PUBLIC RECREATION TRAIL EASEMENT DOCUMENT NO. 5180611 CONTAINED LANGUAGE THAT STATING "DECLARANT RESERVES THE ABILITY TO MOVE THE LOCATION OF THE PUBLIC RECREATION TRAIL EASEMENT PROPERTY AS REQUIRED TO PROMOTE AND FOR THE ORDERLY DEVELOPMENT OF LOTS 1, 2 AND 3. IN THE EVENT OF MOVING THE LOCATION OF THE PUBLIC RECREATION TRAIL EASEMENT PROPERTY, AN AMENDMENT TO THIS DECLARATION OF PUBLIC RECREATION TRAIL EASEMENTS SHALL BE RECORDED. ANY RELIANCE OF THE TRAILS SHALL BE DONE WITH THE WRITTEN APPROVAL OF THE TOWN OF MIDDLETON" WHILE THE DEDICATION OF THE 30' PUBLIC RECREATION TRAIL EASEMENT AS SET FORTH ON CSM 14753 SEEMS TO PROVIDE WRITTEN APPROVAL FOR MOVING SAID PUBLIC RECREATION TRAIL EASEMENT TO AN AMENDMENT TO THE DECLARATION OF THE PUBLIC RECREATION TRAIL EASEMENT AS REQUIRED PER THE LANGUAGE IN DOCUMENT 5180611 WAS PROVIDED. ADDITIONALLY THERE WAS NO DOCUMENT FURTHER REFRESHING THE PUBLIC UTILITY ELEMENT OF THE EASEMENT AS SET FORTH IN CSM 14062 RECORDED AS DOCUMENT NO. 5180609 PROVIDED NOE ANY SUCH RELEASE OF THE PUBLIC UTILITY ELEMENT OF THIS EASEMENT IN THE DOCUMENTS PROVIDED.
 - EXISTING INGRESS EGRESS EASEMENT NOTED ON CSM 14062 AS DOC. 3961035 WAS RELEASED IN QUIT CLAIM DOCUMENT NO. 490698 PRIOR TO CSM 14062. THE EASEMENT WAS RE-GRANTED BY JOINT DRIVEWAY AGREEMENT DOCUMENT NO. 5180612. THE EASEMENT WAS NOT SHOWN ON CSM 14753. HOWEVER NO TOTAL RELEASE OF DOCUMENT NO. 5180612 WAS FOUND IN DOCUMENTS PROVIDED TO REMOVE JOINT DRIVEWAY AGREEMENT. THERE WAS LANGUAGE STATING "BE EXCEPT THE EASTMENT AREA IS DEDICATED AS A PUBLIC STREET OR ROAD AND THE DEDICATION IS ACCEPTED BY THE TOWN OF MIDDLETON THEN THIS JOINT DRIVEWAY AGREEMENT AGREEMENT SHALL BE OF NO FURTHER FORCE OR EFFECT" HOWEVER THE ENTIRE EASEMENT WAS NOT DEDICATED WITHIN CSM 14753 AND WELCOME HOME ONLY THE WESTERN PORTION WHICH HAS BEEN RE-ALIGNED AND IS NOW KNOWN AS MANISTEE WAY.
 - SEE SHEET 2, 3, 4 AND 5 OF 5 FOR LEGAL DESCRIPTIONS.

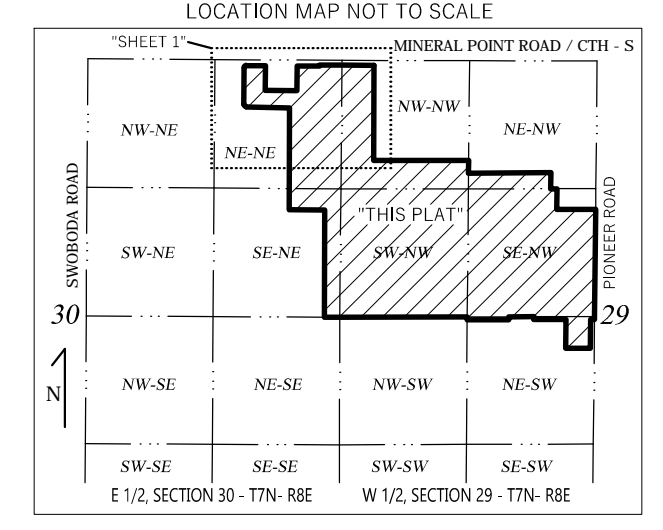
CURVE TABLE

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)

* PER CSM 6406 ** PER CSM 1279 *** PER DEDICATION FOR TOWN ROAD DOCUMENT NO. 3654197
 **** PER TUMBLEDOWN TRAILS ***** PER TUMBLEDOWN FARM ***** PER CSM 9375 ***** PER CSM 14753

OVERALL LINE TABLE

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)	



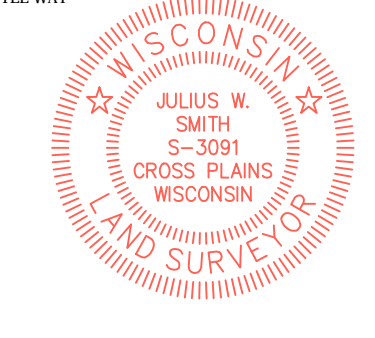
EAST 1/2 CORNER SECTION 30-T7N-R8E
 FOUND CITY OF MADISON ENGINEERING
 BRASS CAP MONUMENT
 N: 474,914.99 (474,915.05) PER TOWN OF MIDDLETON
 E: 768,375.58 (768,375.56) REMONUMENTATION MAP



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

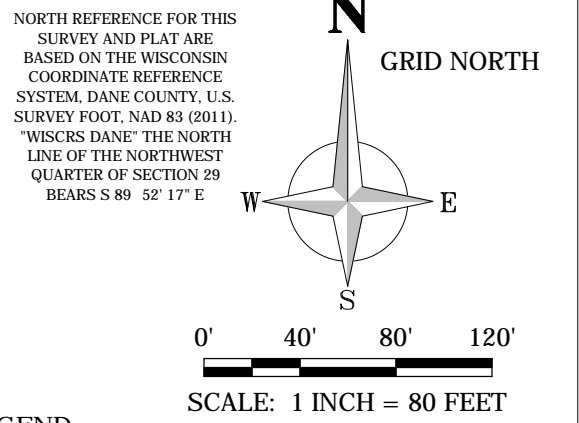
SUBDIVIDER: MHAEN REAL ESTATE
 9 HAWKS LANDING CIRCLE
 VERONA, WI 53593

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



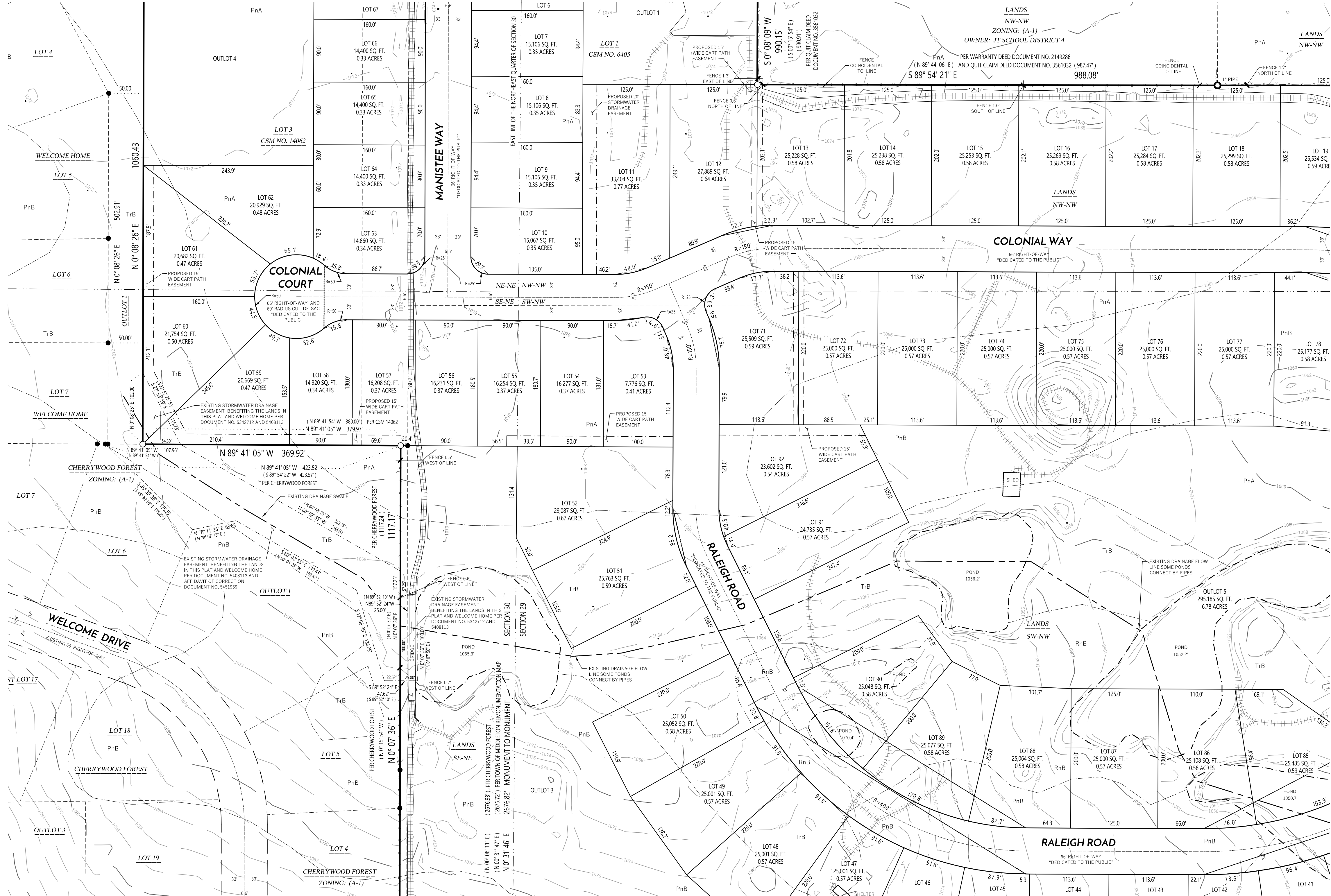
PRELIMINARY PLAT of PIONEER POINTE

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, THE NORTHWEST QUARTER, THE NORTHWEST QUARTER, THE SOUTHWEST 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 NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 30 ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



NORTHEAST CORNER SECTION 30-17N-R8E
FOUND BRASS CAP MONUMENT
N 477.591.67 (477.591.66) PER TOWN OF MIDDLETON
E 768.400.30 (768.400.31) REMONUMENTATION MAP

EAST 1/4 CORNER SECTION 30-17N-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



- LEGEND**
- FOUND PLSS 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)
 - CONFEROUS TREE
 - DECIDUOUS TREE
 - LIGHT POLE
 - PLATTED LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION-QUARTER LINE
 - SHORE 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 AS FURNISHED

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 6405, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 31 OF CERTIFIED SURVEY MAPS, PAGES 114, 115 AND 116, AS DOCUMENT NUMBER 2263455, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 6406, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 31 OF CERTIFIED SURVEY MAPS, PAGES 117, 118 AND 119, AS DOCUMENT NUMBER 2263456, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. 14062, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 94 OF CERTIFIED SURVEY MAPS, PAGES 180, 181 AND 182 AS DOCUMENT NUMBER 5180509, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

OUTLOT ONE (1), TUMBLEDOWN TRAILS, TRAILS RECORDED FEBRUARY 14, 2003 AS DOCUMENT NUMBER 3654198, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

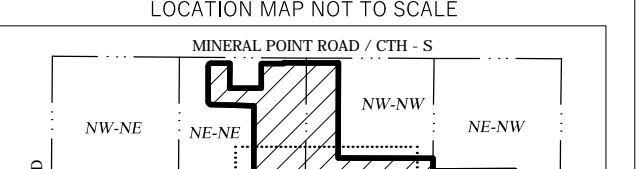
THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH, 123.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED SOUTH, 215.0 FEET ALONG THE CENTERLINE OF PIONEER ROAD; THENCE SOUTH 89 DEGREES 08' WEST, 405.21 FEET; THENCE NORTH, 215.00 FEET TO AN IRON STAKE; THENCE NORTH 89 DEGREES 08' EAST, 405.21 FEET TO THE POINT OF BEGINNING.

THE NORTH 3/80 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE 1/4 SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS: LANDS DEDICATED FOR TOWN ROAD AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 14, 2003 AS DOCUMENT NUMBER 3654197 AND THE PLAT OF TUMBLEDOWN TRAILS RECORDED FEBRUARY 14, 2003 AS DOCUMENT NUMBER 3654198.

PART OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W 1/2 NW 1/4) OF SECTION TWENTY-NINE (29), AND THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E 1/2 NE 1/4) OF SECTION THIRTY (30), ALL IN TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 28' WEST, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 28' WEST, 332.42 FEET; THENCE SOUTH 07 DEGREES 15' 54" EAST, 90.00 FEET; THENCE NORTH 87 DEGREES 44' 04" EAST, 167.74 FEET; THENCE SOUTH 11 DEGREES 02' 42" WEST, 105.00 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 152.74 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 148.18 FEET; THENCE NORTH 07 DEGREES 15' 54" WEST, 280.00 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 105.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 6405, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 31 OF CERTIFIED SURVEY MAPS, PAGES 114, 115 AND 116, AS DOCUMENT NUMBER 2263455, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW 1/4 NE 1/4) OF SECTION THIRTY (30), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 09 DEGREES 08' WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 154.54 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 111.25 FEET; THENCE SOUTH 89 DEGREES 08' WEST, 111.25 FEET; THENCE NORTH 09 DEGREES 08' WEST, 111.25 FEET; THENCE NORTH 89 DEGREES 08' WEST, 10.00 FEET TO THE POINT OF BEGINNING.

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 14753, RECORDED MARCH 30, 2018 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 103 OF CERTIFIED SURVEY MAPS, PAGES 39, 40, 41 AND 42, AS DOCUMENT NUMBER 5398764, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



WYSER ENGINEERING
317 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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

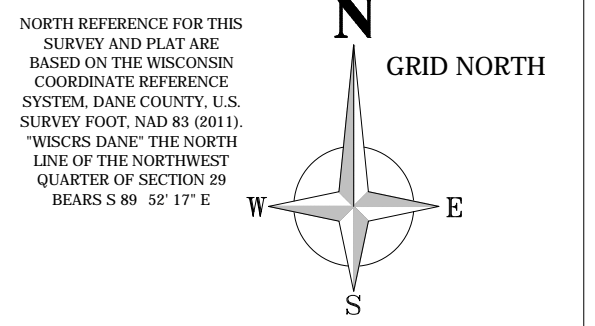
SUBDIVIDER: HAZEN REAL ESTATE
5 HAWKS LABORING CIRCLE
PO BOX 44129
VERONA, WI 53593

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

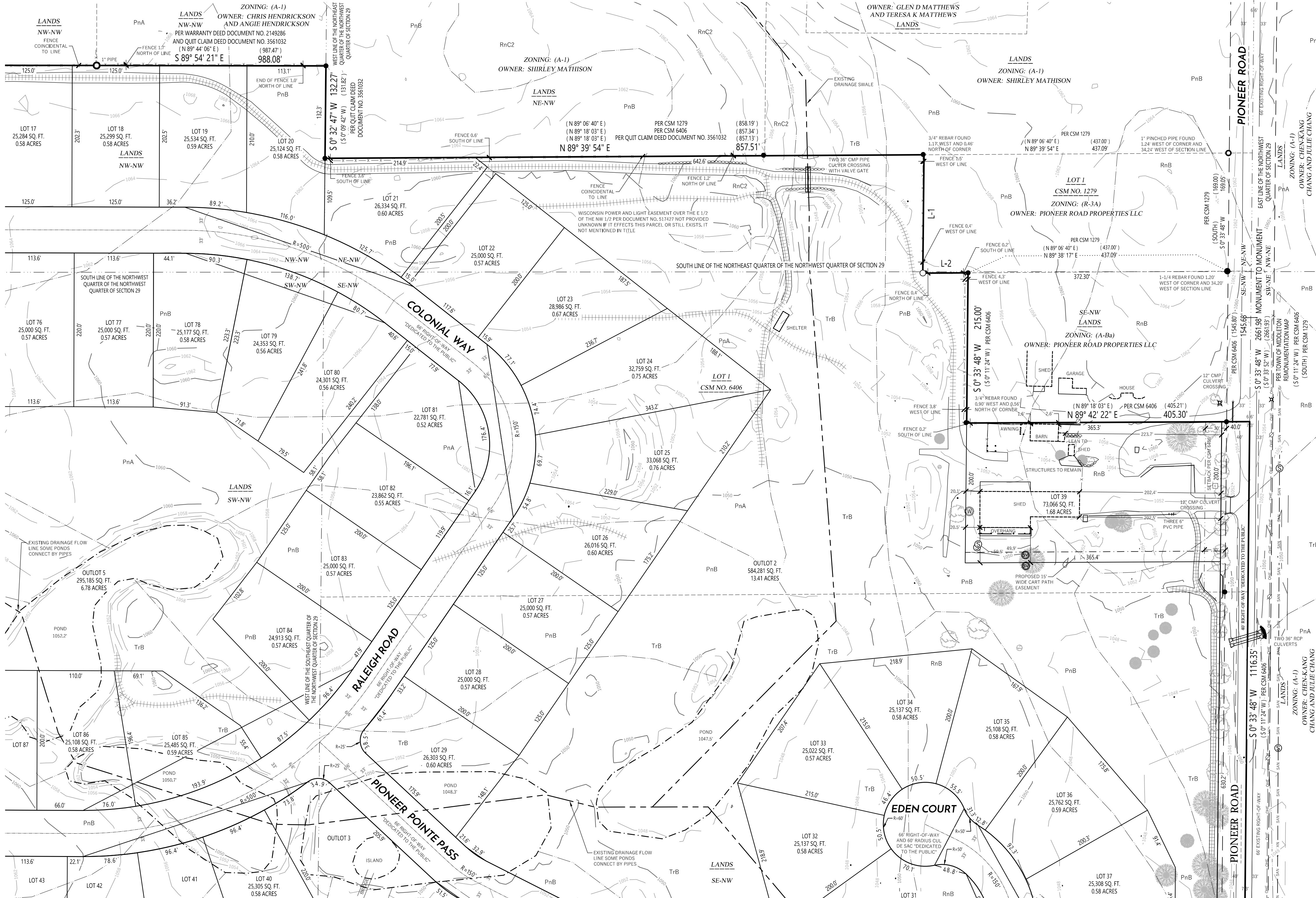
PRELIMINARY PLAT of PIONEER POINTE

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



SCALE: 1 INCH = 80 FEET



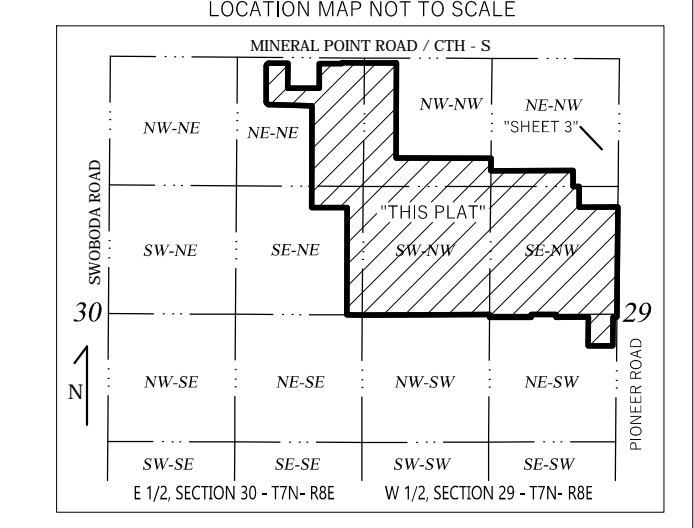
- ### LEGEND
- FOUND PLUS SECTION MONUMENT TYPE NOTED
 - FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - FOUND PK NAIL
 - FOUND IRON PIPE - SIZE NOTED
 - SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
 - EXISTING WELL
 - EXISTING SEPTIC VENT
 - EXISTING SANITARY/SEPTIC MANHOLE
 - EXISTING UTILITY POLE
 - (XXX) RECORDED AS
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - LIGHT POLE
 - PLATTED BOUNDARY LINE
 - PLATTED LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
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 - EXISTING EASEMENT
 - EXISTING SETBACK
 - SOIL TYPE BOUNDARY
 - EXISTING OVERHEAD ELECTRIC
 - SAN — SAN EXISTING SANITARY
 - X — X — X EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING DRIVE
 - 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 AND SOUTHWEST 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, 90.50 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)	

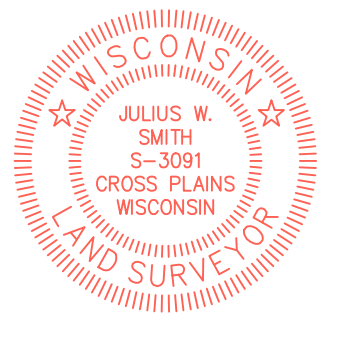
* PER CSM 6406 ** PER CSM 1279



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

SUBVIDOR: HAEN REAL ESTATE & WATTS FAMILY TRUST
7701 W MINERAL POINT ROAD
VERONA, WI 53593

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

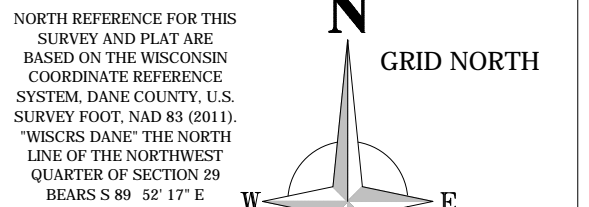


CENTER OF SECTION 29-T7N-R8E
FOUND BRASS CAP MONUMENT
N: 474,923.87 (474,923.90) PER TOWN OF MIDDLETON
E: 771,029.77 (771,029.71) REMONUMENTATION MAP

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

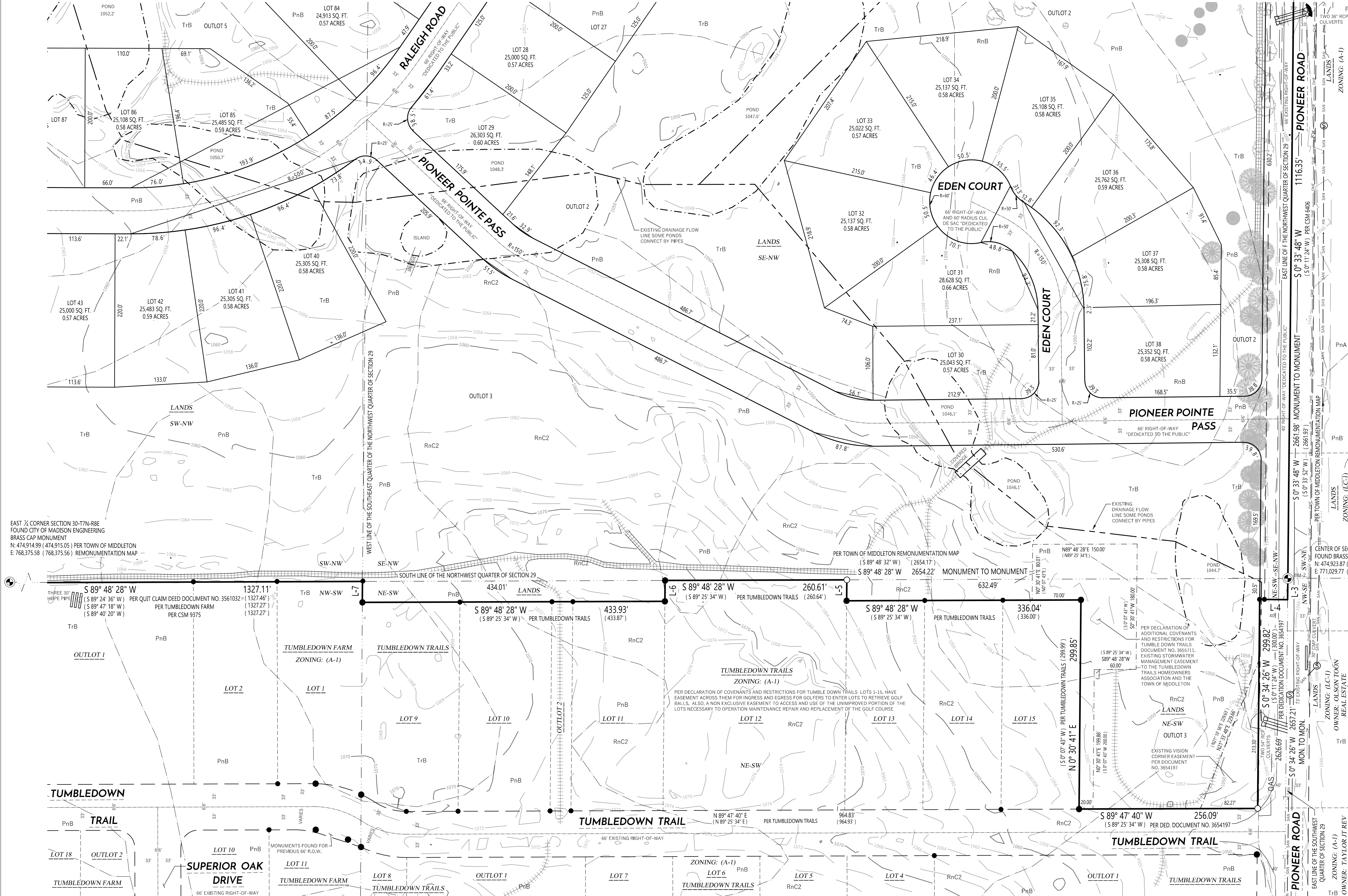
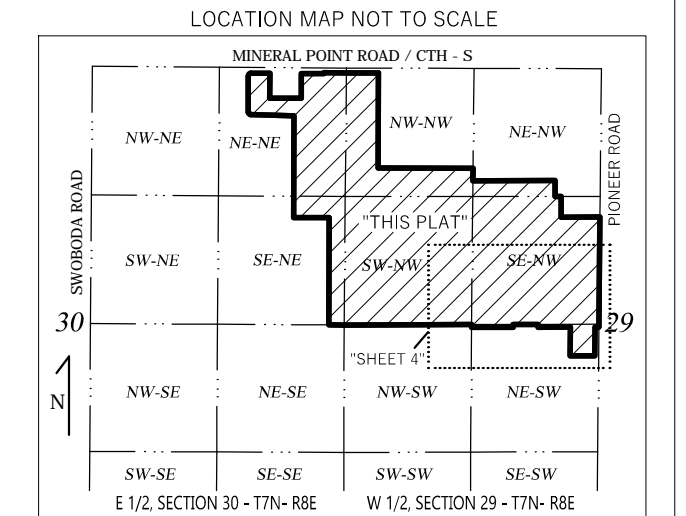
LEGEND	
	FOUND PLUS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND PK NAIL
	FOUND IRON PIPE - SIZE NOTED
	SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
	EXISTING WELL
	EXISTING SEPTIC VENT
	EXISTING SANITARY/SEPTIC MANHOLE
	EXISTING UTILITY POLE
	RECORDED AS
	CONIFEROUS TREE
	DECIDUOUS 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, 368.04 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 DOCUMENT 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)	(*****)

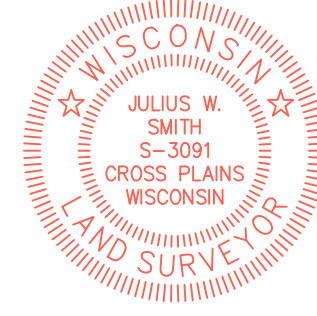
*** PER DEDICATION FOR TOWN ROAD DOCUMENT NO. 3654197 **** PER TUMBLEDOWN TRAILS ***** PER TUMBLEDOWN FARM



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

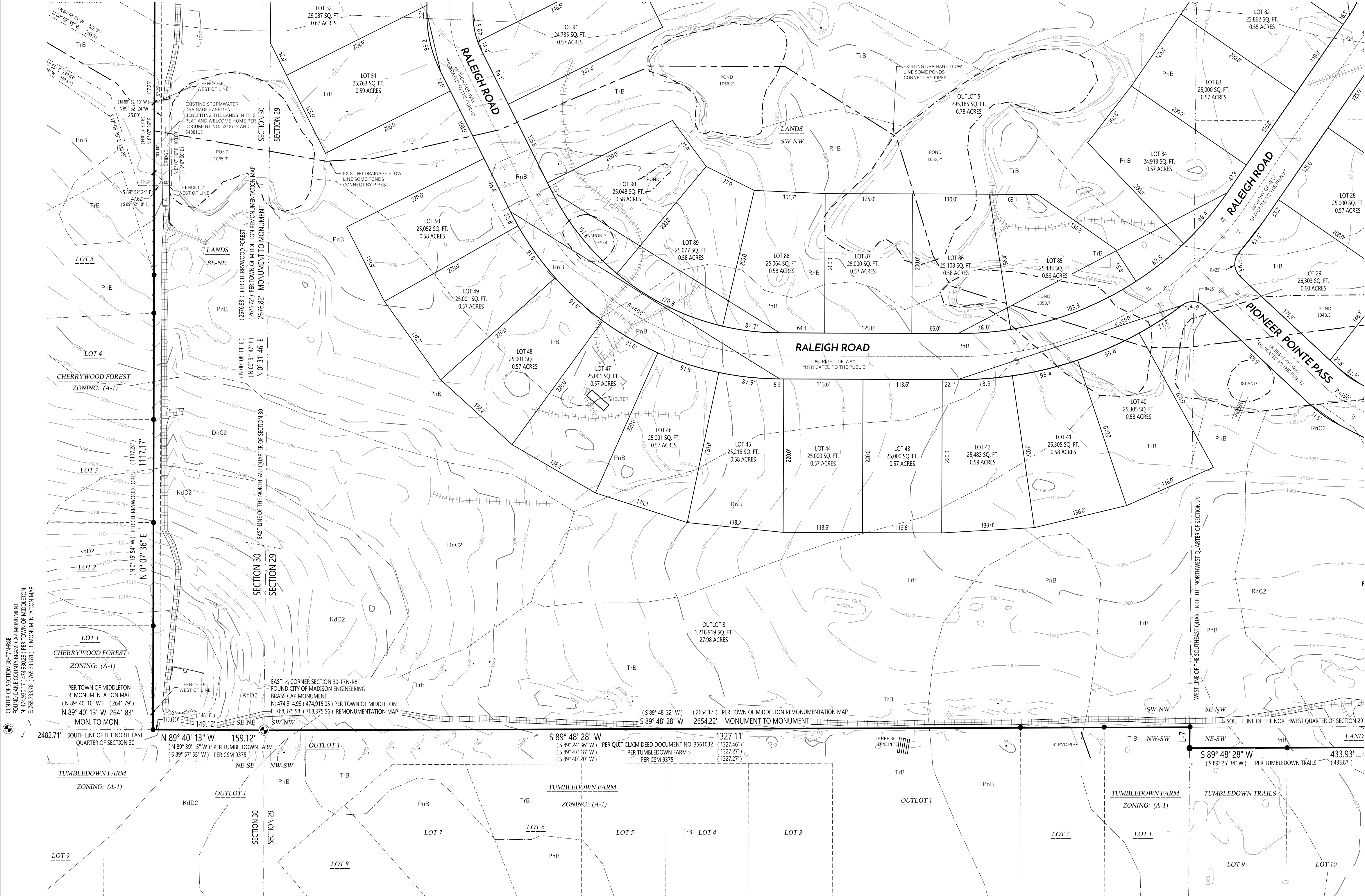
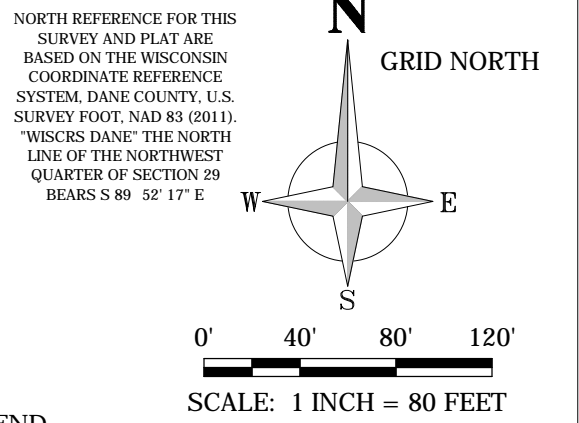
OWNERS: TUMBLEDOWN TRAILS GOLF COURSE LLC & WATTS FAMILY TRUST
7701 W MINERAL POINT ROAD
VERONA, WI 53593



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 PLS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND PK NAIL
- FOUND IRON PIPE, SIZE NOTED
- SHT 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
- 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: 424,800.17 (474,830.29) PER TOWN OF MIDDLETON
E: 705,233.78 (765,233.81) REMONUMENTATION MAP

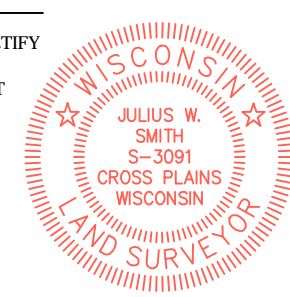
EAST 1/4 CORNER SECTION 30-T7N-R8E
FOUND CITY OF MADISON ENGINEERING
BRASS CAP MONUMENT
N: 474,914.99 (474,915.05) PER TOWN OF MIDDLETON
E: 768,375.58 (768,375.56) REMONUMENTATION MAP

(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: 474,932.87 (474,932.90) PER TOWN OF MIDDLETON
E: 771,029.77 (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.



WYSER ENGINEERING
332 EAST MAIN STREET
MOUNT HOREB, WI 53572
WWW.WYSERENGINEERING.COM

WYSER ENGINEERING
332 EAST MAIN STREET
MOUNT HOREB, WI 53572
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HAEN REAL ESTATE
9 HAWKS LANDING CIRCLE
PO BOX 4129
VERONA, WI 53593

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

JULIUS W. SMITH S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

