

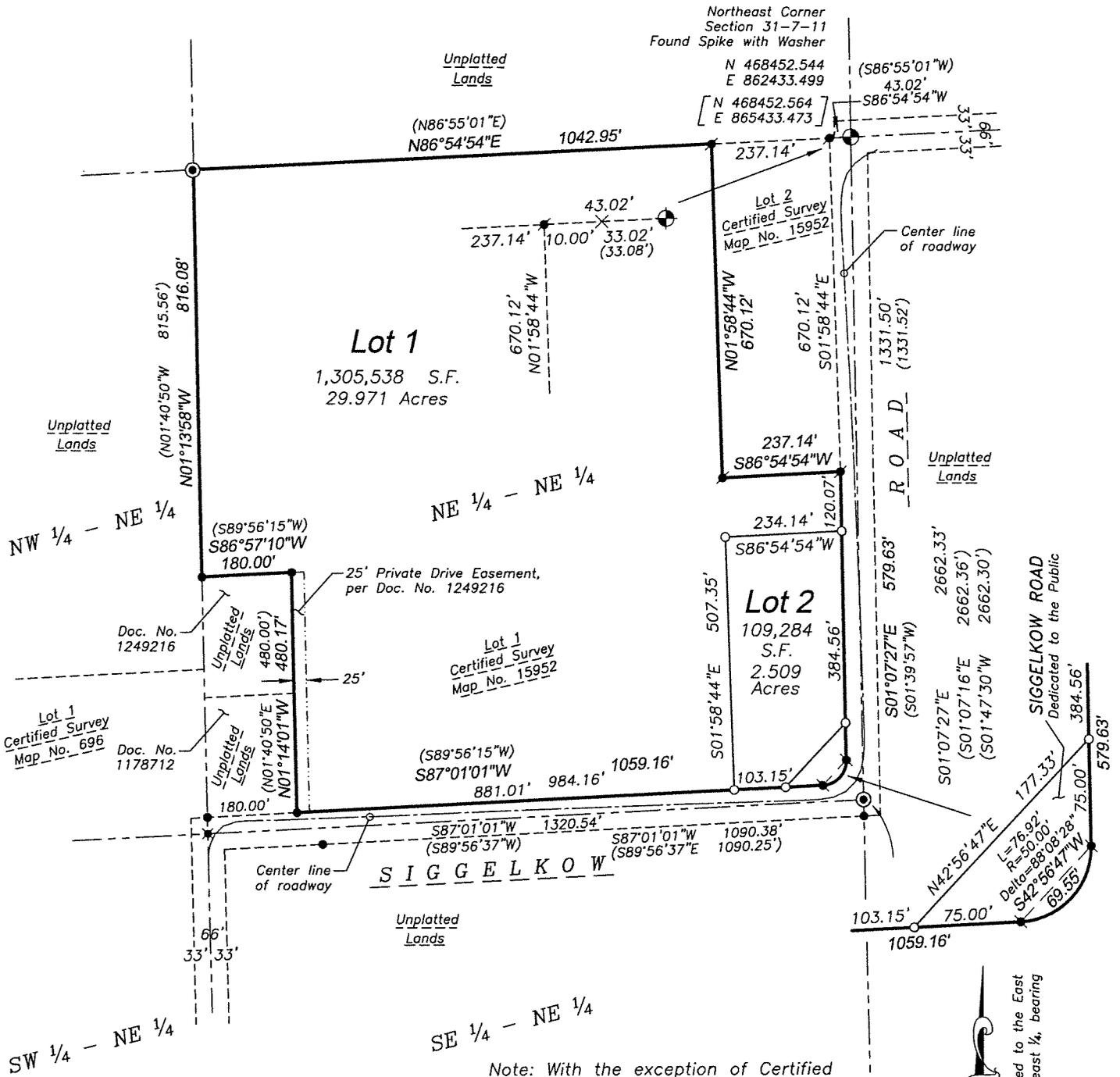
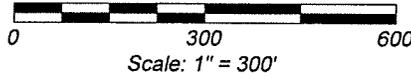
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 15952 as recorded in Volume 117 of Certified Survey Maps of Dane County on Pages 46-48 as Document No. 5819553, being part of the Northeast 1/4 of the Northeast 1/4, Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



Note: With the exception of Certified Survey Map No. 15952 and this CSM, the adjacent right of way of Siggelkow Road was dedicated for town road purposes per Document No. 1138590.

Legend

- ⊗ = Found 'X' in Rock Retaining Wall
 - ✕ = Found 1/2" Iron Bar
 - = Found 3/4" Iron Bar
 - = Found 1-1/4" Iron Pipe
 - ⊙ = Found 2" Iron Pipe
 - = Set 3/4"x18" Iron Bar
- Wght. 1.502 lbs/ft

Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:

East 1/4 Corner, prepared by Bruce D. Bowden, dated Feb. 14, 2013
Northeast Corner, prepared by Bruce D. Bowden, dated Feb. 14, 2013

East 1/4 Corner
Section 31-7-11
Found Aluminum Monument
N 465790.722
E 862485.731
[N 465790.710
E 862485.567]

Bearings referenced to the East line of the Northeast 1/4, bearing S01°07'27"E

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: September 8, 2022

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463

Surveyor's Certificate:

I, Mark A. Pynnonen, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owner listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Lot 1, Certified Survey Map No. 15952 as recorded in Volume 117 of Certified Survey Maps of Dane County on Pages 46-48 as Document No. 5819553, being part of the Northeast ¼ of the Northeast ¼, Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin; Containing 1,421,935 square feet, or 32.643 acres; Subject to 25-foot Private Drive Easement, Doc. No. 1249216.

Dane County Approval Certificate:

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2022

Daniel Everson, Authorized Representative

City of Madison Approval Certificate:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____

Matthew Wachter
Secretary of the Plan Commission

Dated

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Wetlands, if present, have not been delineated.

Surveyed For:

Viney Acres LLC
2093 U.S. Highways 12/18
Cottage Grove, WI 53527

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

Surveyed: TAS
Drawn: MAP
Checked: MAP/CKC
Approved: MAP
Field Book: 382/77
Tape/File: J:\2020\Carlson



CERTIFIED SURVEY MAP

DATED: September 8, 2022

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463

Owner's Certificate:

As owner, Viney Acres LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on hereon. It also certifies that this Certified Survey Map is required by s75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It further certifies that this Certified Survey Map is required to be submitted to the city of Madison for approval.

Viney Acres LLC

Donald P. Viney, Member

Marilyn R. Viney, Member

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2022, the above-named Donald P. Viney and Marily R. Viney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin. My Commission Expires _____

Printed name

Consent of Mortgagee Certificate:

Bank of Deerfield

Bank of Deerfield, mortgagee of lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described hereon, and does hereby consent to the certificate of Viney Acres, LLC, owner.

By: _____
Michael J. Madden

Its: Vice President

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2022, the above-named Michael J. Madden, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin My Commission Expires _____

Printed name

Town of Cottage Grove Approval Certificate:

This Certified Survey Map, including the road dedication herein, is hereby acknowledged, accepted and approved for recording by the Town of Cottage Grove.

Kim Banigan, Town Clerk

Dated