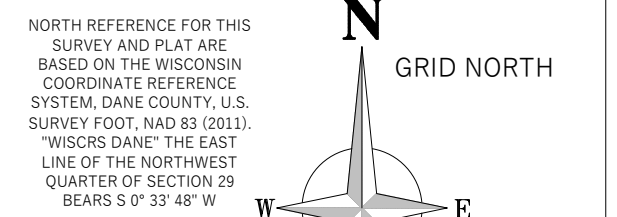


PRELIMINARY PLAT of EVAN'S CROSSING

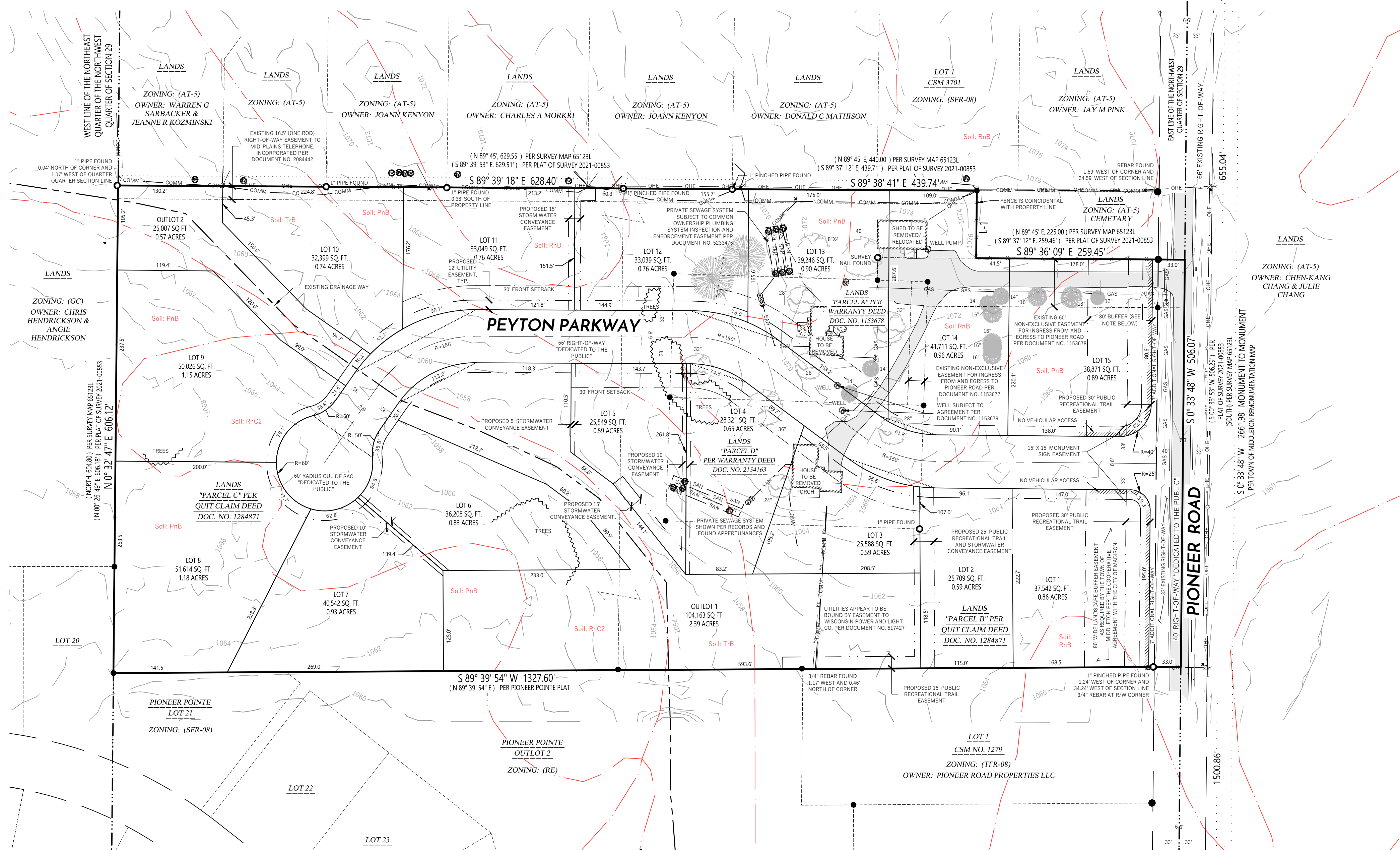
UNPLATTED LANDS BEING LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

NORTH 1/4 CORNER SECTION 29-77N-R8E
FOUND BRASS CAP MONUMENT
N-477,565.72
E-177,555.51
(COORDINATES PER TOWN OF MIDDLETON REMONUMENTATION MAP)



LINE #	BEARING	DISTANCE
L-1	S 0° 32' 02\"/>	

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



LEGEND

- FOUND PLS SECTION MONUMENT TYPE NOTE
- FOUND 3/4\"/> FOUND 1-1/4\"/> FOUND IRON PIPE, SIZE NOTED
- EXISTING SEPTIC VENT
- EXISTING SEPTIC ACCESS STRUCTURE
- EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING UTILITY PEDESTAL
- EXISTING GAS METER
- EXISTING GAS VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- VERTICAL BENCHMARK
(XXX)
- RECORDED AS
- PLAT BOUNDARY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SOIL TYPE BOUNDARY
- SETBACKS WHERE NOT TYPICAL
- EDGE OF WOODS / TREE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- EXISTING COMMUNICATION
- EXISTING NATURAL GAS LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONTOUR MAJOR
- CONTOUR MINOR

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF APRIL 25, 2022 AND MAY 02, 2022.
- 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 29 BEARS S 0° 33' 48\"/>

LEGAL DESCRIPTION (AS FURNISHED BY PREFERRED TITLE LLC FILE NO. 122030050 AND 122050099)

PARCEL A:
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29; THENCE SOUTH 715.70 FEET ALONG THE CENTERLINE OF PIONEER ROAD; THENCE SOUTH 89° 45' WEST, 318.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1° 17' WEST, 123.40 FEET; THENCE NORTH 88° 45' WEST, 316.00 FEET; THENCE NORTH 1° 17' EAST, 153.80 FEET; THENCE SOUTH 88° 45' EAST, 316.00 FEET; THENCE SOUTH 1° 17' WEST, 30.40 FEET TO THE POINT OF BEGINNING.

PARCEL B:
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 655.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 506.3 FEET ALONG THE CENTER LINE OF PIONEER ROAD; THENCE SOUTH 89° 08' WEST, 698.00 FEET; THENCE NORTH 89° 45' EAST, 440.00 FEET; THENCE SOUTH 0° 08' WEST, 84.00 FEET ALONG THE CEMETERY LINE FENCE; THENCE NORTH 89° 45' EAST, 258.00 FEET ALONG THE CEMETERY LINE FENCE AND THAT LINE EXTENDED TO THE POINT OF BEGINNING, EXCEPT THEREFROM TWO PARCELS OF LAND DESCRIBED IN DEEDS DATED FEBRUARY 3, 1966, RECORDED FEBRUARY 7, 1966 IN VOL. 813 OF DEEDS, PAGE 294, AS #1153677 AND VOL. 813 OF DEEDS, PAGE 296, AS #1153678.

PARCEL C:
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29; THENCE SOUTH 1,162.0 FEET ALONG THE CENTERLINE OF PIONEER ROAD; THENCE SOUTH 89° 08' WEST, 698.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 08' WEST, 614.60 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89° 45' EAST, 632.00 FEET; THENCE SOUTH 598.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29; THENCE SOUTH 715.70 FEET ALONG THE CENTERLINE OF PIONEER ROAD; THENCE SOUTH 89° 45' WEST, 318.60 FEET; THENCE SOUTH 1° 17' WEST, 123.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 45' WEST, 316.00 FEET; THENCE NORTH 1° 17' EAST, 153.80 FEET; THENCE SOUTH 88° 45' EAST, 316.00 FEET; THENCE SOUTH 1° 17' WEST, 30.40 FEET TO THE POINT OF BEGINNING.

TAX ROLL PARCEL NUMBERS: PARCEL A: 038/0708-292-8425-9
PARCEL B: 038/0708-292-8400-8
PARCEL C: 038/0708-292-8180-5
PARCEL D: 038/0708-292-8415-1

ADDRESSES PER TAX ROLL: 3715 PIONEER ROAD AND 3719 PIONEER ROAD

LEGAL DESCRIPTION (AS SURVEYED ENTIRE PARCEL)

UNPLATTED LANDS BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 SOUTH 0 DEGREES 33 MINUTES 48 SECONDS WEST, 655.04 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, SOUTH 0 DEGREES 33 MINUTES 48 SECONDS WEST, 506.07 FEET; THENCE ALONG AN EXTENSION OF THE NORTH LINE OF LOT 1 CERTIFIED SURVEY MAP NO. 1279, RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 212, AS DOCUMENT NO. 1XX8021 AND CONTINUING ALONG SAID LINE, SOUTH 89 DEGREES 39 MINUTES 54 SECONDS WEST, 1327.60 FEET TO THE NORTHWEST CORNER OF PIONEER POINT LOT 21 RECORDED IN VOLUME 61-038A OF PLATS ON PAGES 211-217 AS DOCUMENT NUMBER 565480, ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF LOT 20 OF SAID PIONEER POINT AND SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, NORTH 0 DEGREES 32 MINUTES 47 SECONDS EAST, 606.12 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN QUIT CLAIM DEED NUMBER 1294871; THENCE SOUTH 89° 39' 18\"/>

SAID PARCEL CONTAINS 772,334 SQUARE FEET OR 17.73 ACRES INCLUDING RIGHT-OF-WAY

SURVEYORS CERTIFICATE

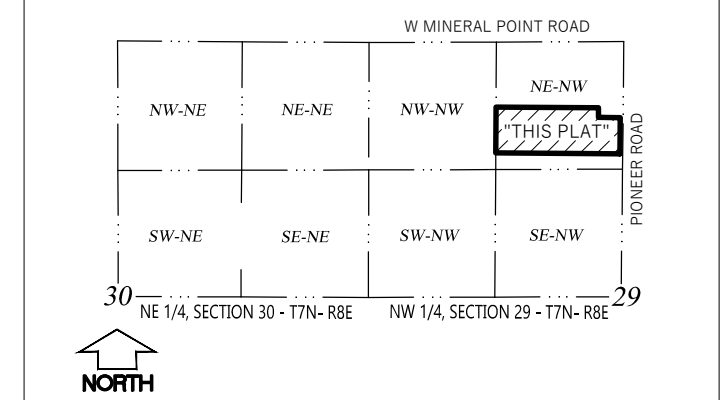
I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.

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

DATE _____

CENTER OF SECTION 29-77N-R8E
FOUND BRASS CAP MONUMENT
N-474,973.87
E-771,023.77
(COORDINATES PER TOWN OF MIDDLETON REMONUMENTATION MAP)

LOCATION MAP NOT TO SCALE



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

SUBDIVIDER/OWNER:
JASON THOMAS HOMES LLC
7521 HUBBARD AVENUE
MIDDLETON, WI 53562