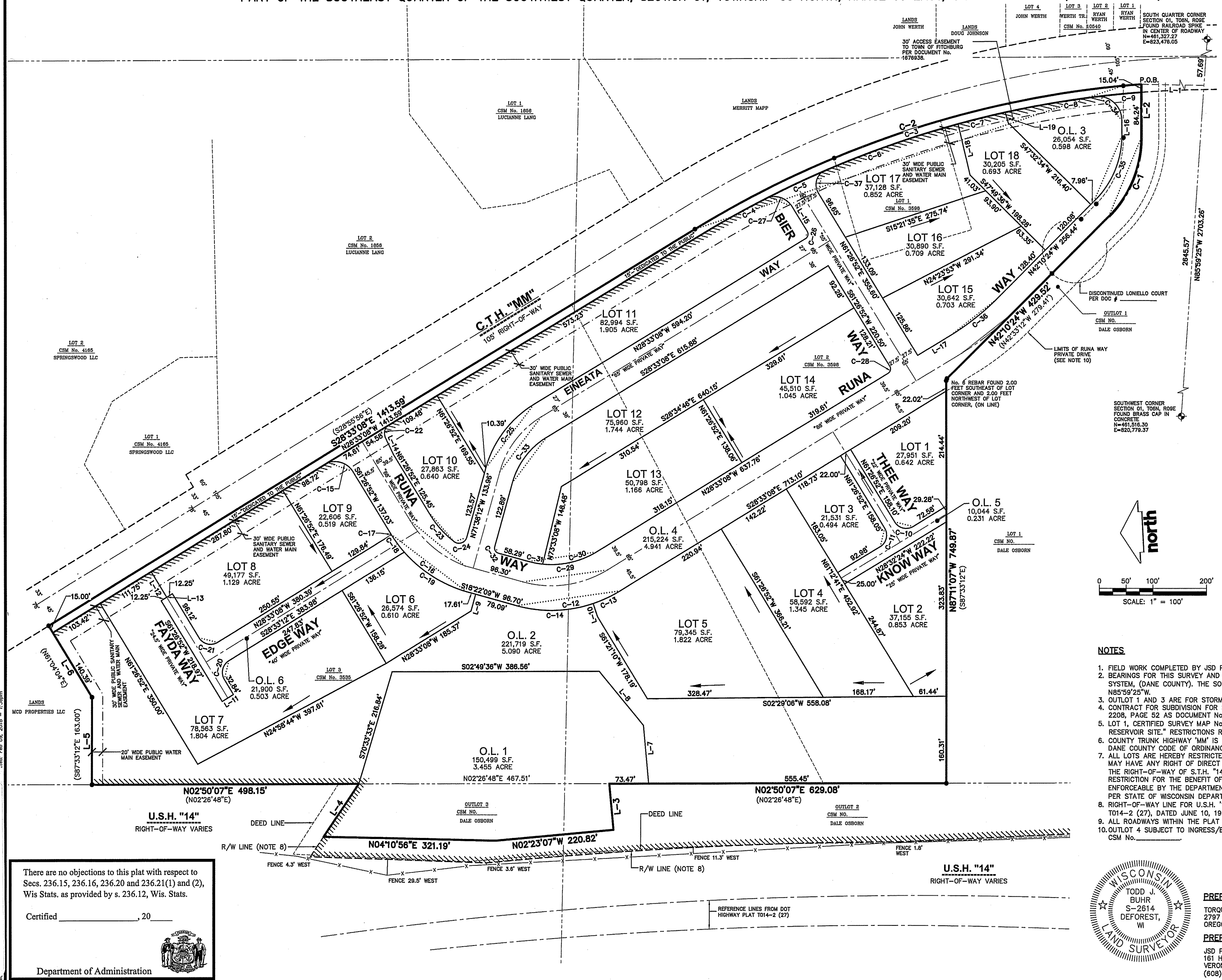
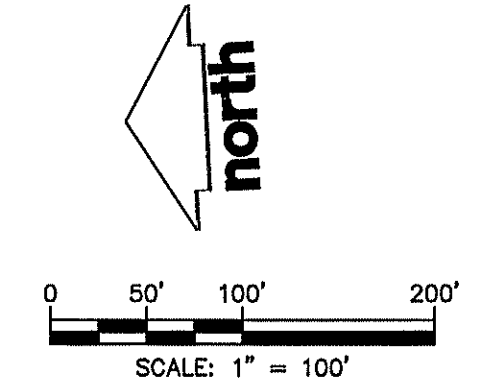
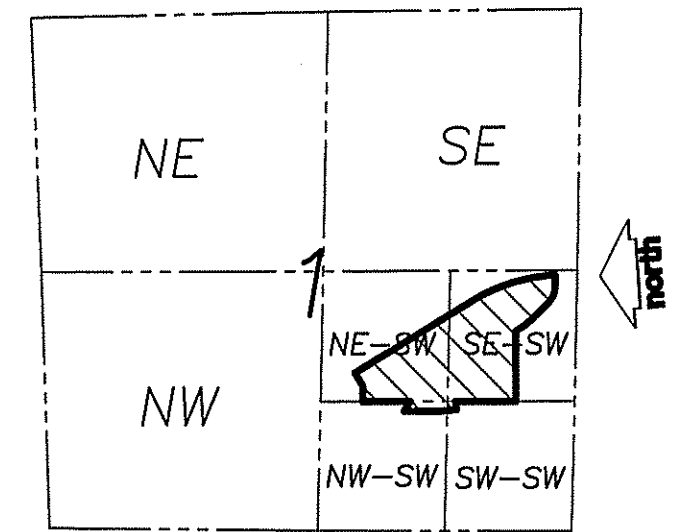


# @ EDGE LIVE/WORK

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1, 2 AND PART OF DISCONTINUED LONIELLO COURT, CERTIFIED SURVEY MAP No. 3598, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387 AND OUTLOT 3, CERTIFIED SURVEY MAP No. \_\_\_\_\_, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



- LEGEND**
- GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - 1 1/2" O.D. x 18" IRON PIPE SET (1.68 LBS/LF) SET AT ALL EXTERIOR BOUNDARY CORNERS, BLOCK CORNERS AND CURVE PCs & PTs
  - 3/4" x 24" REBAR SET (1.50 LBS/LF) SET AT ALL INTERIOR LOT AND OUTLOT CORNERS UNLESS NOTED OTHERWISE
  - PLAT BOUNDARY
  - - - SECTION LINE
  - - - RIGHT-OF-WAY LINE
  - - - CENTERLINE
  - - - CHORD LINE
  - - - PLATTED LOT LINE
  - - - EASEMENT LINE
  - - - FENCE LINE
  - /// INDICATES NO VEHICULAR ACCESS ALLOWED. (SEE NOTE'S 6 AND 7)
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
  - ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE CITY ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.



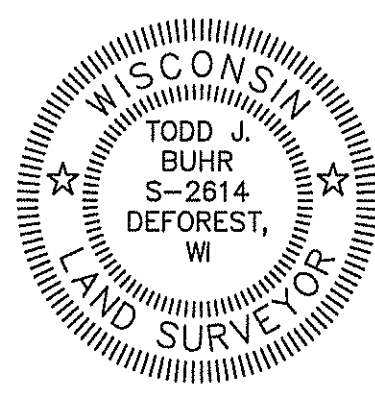
- NOTES**
1. FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 10, 2017.
  2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-06-09, BEARS N85°58'25"W.
  3. OUTLOT 1 AND 3 ARE FOR STORMWATER MANAGEMENT AND OWNED BY THE HOMEOWNERS ASSOCIATION.
  4. CONTRACT FOR SUBDIVISION FOR SUBDIVISION IMPROVEMENTS RECORDED SEPTEMBER 10, 1980 IN VOLUME 2208, PAGE 52 AS DOCUMENT No. 1679191.
  5. LOT 1, CERTIFIED SURVEY MAP No. 3598-"LOT 1 SHALL ONLY BE USED FOR A WELL AND UNDERGROUND RESERVOIR SITE." RESTRICTIONS RELEASED BY QUIT CLAIM DEED, DOCUMENT No. 4048257.
  6. COUNTY TRUNK HIGHWAY "MM" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES.
  7. ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "14"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. U.S.H. "14" IS A CONTROLLED ACCESS HIGHWAY PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION 233 AND WisDOT PROJECT T014-2(2).
  8. RIGHT-OF-WAY LINE FOR U.S.H. "14" ARE BASED ON STATE HIGHWAY COMMISSION OF WISCONSIN PROJECT T014-2 (27), DATED JUNE 10, 1966, REVISED SEPTEMBER 25, 1981.
  9. ALL ROADWAYS WITHIN THE PLAT BOUNDARY ARE "PRIVATE WAYS".
  10. OUTLOT 4 SUBJECT TO INGRESS/EGRESS EASEMENT, DOCUMENT No. \_\_\_\_\_, BENEFITING LOT 1, CSM No. \_\_\_\_\_.

Received: 02/27/2018  
DOT CPA  
27796  
0024

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



SUBMITTED: JANUARY 23, 2018  
REVISED: FEBRUARY 09, 2018

PREPARED FOR:  
TORQUE FOCUSED REAL ESTATE  
2797 LAYLOR ROAD  
OREGON, WISCONSIN 53575

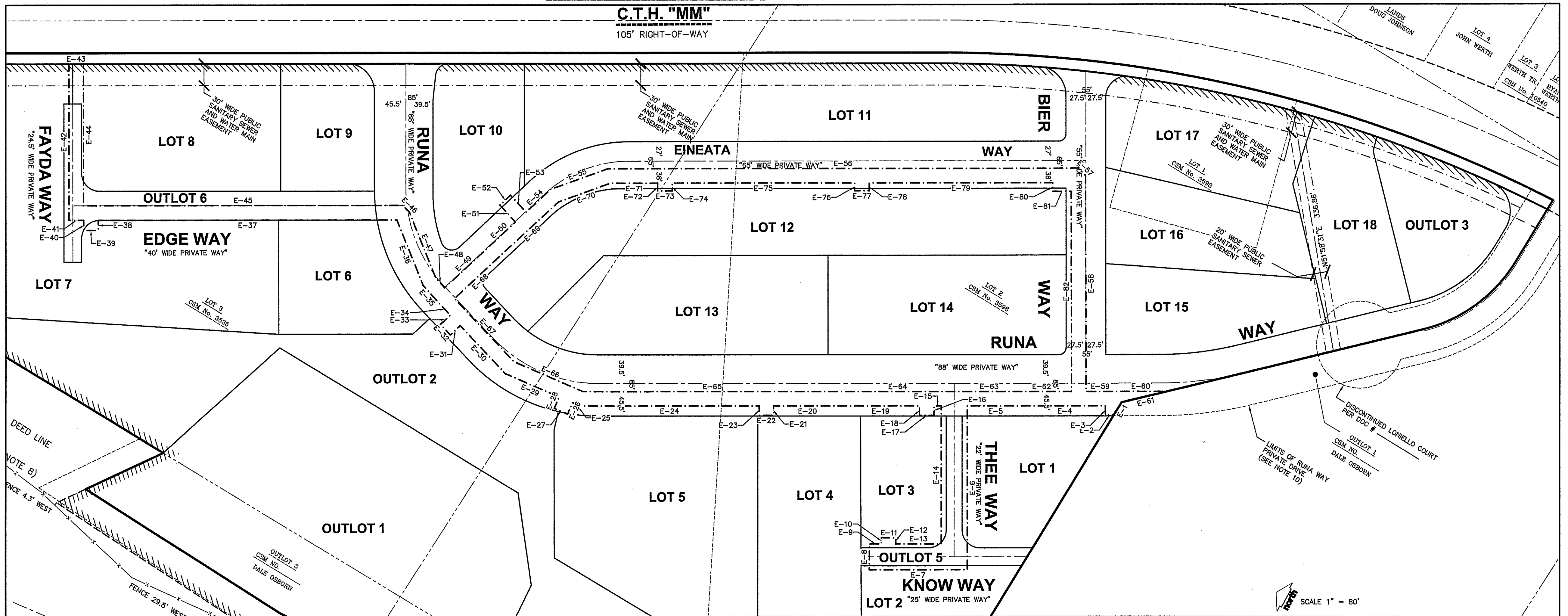
PREPARED BY:  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

PROJECT No: 16-7878	SURVEYED BY: —
FILE No: 0-*	DRAWN BY: JK
FIELDBOOK/Pg: —	CHECKED BY: TJB
SHEET 1 OF 3	APPROVED BY: TJB

# @ EDGE LIVE/WORK

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1, 2 AND PART OF DISCONTINUED LONIELLO COURT, CERTIFIED SURVEY MAP No. 3598, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387 AND OUTLOT 3, CERTIFIED SURVEY MAP No. \_\_\_\_\_, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## COMBINED PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER EASEMENT



LINE	BEARING	DISTANCE
E-1	N87°11'07\"W	20.85'
E-2	N28°33'20\"W	11.60'
E-3	N61°26'52\"E	13.00'
E-4	N28°33'08\"W	112.28'
E-5	N28°33'08\"W	78.93'
E-6	S61°26'55\"W	227.59'
E-7	N28°32'03\"W	135.50'
E-8	N61°27'57\"E	36.00'
E-9	S28°32'03\"E	16.60'
E-10	N62°19'57\"E	8.85'
E-11	S27°40'03\"E	20.00'
E-12	S62°19'57\"W	8.35'
E-13	S28°32'03\"E	62.89'
E-14	N61°26'55\"E	191.58'
E-15	N28°33'08\"W	10.00'
E-16	S61°26'52\"W	13.00'

LINE	BEARING	DISTANCE
E-17	N28°33'08\"W	20.00'
E-18	N61°26'52\"E	13.00'
E-19	N28°33'08\"W	108.07'
E-20	N28°33'04\"W	93.91'
E-21	S61°26'52\"W	13.00'
E-22	N28°33'08\"W	20.00'
E-23	N61°26'52\"E	13.00'
E-24	N28°33'04\"W	247.61'
E-25	N05°08'07\"W	11.72'
E-26	S84°51'53\"W	17.38'
E-27	N05°08'07\"W	20.00'
E-28	N84°51'53\"E	17.38'
E-29	N05°08'07\"W	81.47'
E-30	N18°16'50\"E	91.30'
E-31	N71°37'51\"W	18.88'
E-32	N18°22'09\"E	20.00'

LINE	BEARING	DISTANCE
E-33	S71°37'51\"E	18.84'
E-34	N18°16'50\"E	23.03'
E-35	N19°37'49\"E	32.62'
E-36	N39°40'03\"E	97.70'
E-37	N28°33'08\"W	413.67'
E-38	S61°26'52\"W	13.98'
E-39	N28°33'08\"W	20.00'
E-40	N61°26'52\"E	13.98'
E-41	N28°33'08\"W	20.31'
E-42	N61°26'52\"E	216.49'
E-43	S28°33'08\"E	20.00'
E-44	S61°26'52\"W	196.50'
E-45	S28°33'09\"E	441.83'
E-46	S16°23'19\"W	13.38'
E-47	S39°40'03\"W	97.53'
E-48	S19°37'49\"W	18.73'
E-49	S71°37'48\"E	84.26'
E-50	S71°16'57\"E	49.60'
E-51	N18°59'41\"E	31.84'
E-52	S71°00'19\"E	20.00'
E-53	S18°59'41\"W	31.75'
E-54	S71°16'57\"E	46.70'
E-55	S48°24'46\"E	83.92'
E-56	S28°33'09\"E	651.16'

LINE	BEARING	DISTANCE
E-58	S61°21'29\"W	298.85'
E-59	S28°33'08\"E	39.56'
E-60	S28°33'08\"E	72.47'
E-61	N42°10'24\"W	64.54'
E-62	N28°33'08\"W	65.42'
E-63	N28°33'08\"W	96.93'
E-64	N28°33'08\"W	156.07'
E-65	N28°33'04\"W	357.37'
E-66	N05°08'07\"W	104.90'
E-67	N18°16'50\"E	120.07'
E-68	S71°37'48\"E	84.41'
E-69	S71°16'57\"E	112.20'
E-70	S48°24'46\"E	76.37'
E-71	S28°33'09\"E	65.65'
E-72	S61°26'52\"W	10.75'
E-73	S28°33'08\"E	20.00'
E-74	N61°26'52\"E	10.75'
E-75	S28°33'09\"E	252.56'
E-76	S61°29'56\"W	10.74'
E-77	S28°33'04\"E	20.00'
E-78	N61°29'56\"E	10.76'
E-79	S28°33'09\"E	254.10'
E-80	S61°26'34\"W	12.00'
E-81	S28°33'26\"E	25.55'

LINE	BEARING	DISTANCE
L-1	N04°00'35\"E	273.44'
L-2	N87°10'24\"W	99.28'
L-3	S87°36'53\"W	85.86'
L-4	S53°20'58\"E	118.01'
L-5	S87°10'24\"E	162.82'
L-6	N61°26'52\"E	155.39'
L-7	S87°36'53\"W	108.31'
L-8	S53°16'21\"W	129.70'
L-9	N71°37'51\"W	32.03'
L-10	S74°24'33\"W	25.56'
L-11	S28°33'08\"E	24.50'
L-12	N61°26'52\"E	55.38'
L-13	N28°33'08\"W	24.50'
L-14	N67°09'30\"E	34.38'
L-15	S61°26'52\"W	54.63'
L-16	N87°10'24\"W	28.68'
L-17	N28°33'08\"W	72.26'
L-18	S79°39'01\"W	97.59'
L-19	S76°52'55\"W	20.15'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	162.57'	207.00'	85.74	44°59'56\"	158.43'	N64°04'24\"W	S87°10'22\"E	S42°10'26\"E
C-2	883.12'	1863.34'	450.02	27°09'19\"	874.88'	S14°58'29\"E	N28°33'08\"W	N01°23'49\"W
C-3	874.91'	1848.34'	445.81	27°07'15\"	866.76'	N14°59'30\"W	N01°25'53\"W	N28°33'08\"W
C-4	148.59'	1848.34'	74.33	4°36'21\"	148.55'	S26°14'57\"E	N28°33'08\"W	N23°56'47\"W
C-5	54.43'	1848.34'	27.22	1°41'14\"	54.43'	N21°22'16\"W	N20°31'39\"W	N22°12'53\"W
C-6	269.09'	1848.34'	134.78	8°20'29\"	268.85'	N16°21'24\"W	N12°11'10\"W	N20°31'39\"W
C-7	90.60'	1848.34'	45.31	2°48'31\"	90.60'	N10°46'55\"W	N09°22'39\"W	N12°11'10\"W
C-8	179.15'	1848.34'	89.64	5°33'12\"	179.08'	N06°36'03\"W	N03°49'28\"W	N09°22'39\"W
C-9	77.20'	1848.34'	38.60	2°23'35\"	77.19'	N02°37'40\"W	N01°25'53\"W	N03°49'28\"W
C-10	39.27'	25.00'	25.00	90°00'00\"	35.36'	S16°26'52\"W	S61°26'52\"W	S28°33'08\"E
C-11	39.27'	25.00'	25.00	90°00'00\"	35.36'	S73°33'08\"E	S28°33'08\"E	N61°26'52\"E
C-12	201.05'	245.50'	106.55	46°55'17\"	195.48'	S05°05'29\"E	S18°22'09\"W	S28°33'08\"E
C-13	55.54'	245.50'	27.89	12°57'41\"	55.42'	S22°04'18\"E	S15°35'27\"E	S28°33'08\"E
C-14	145.51'	245.50'	74.96	33°57'36\"	143.39'	S01°23'21\"W	S18°22'09\"W	S15°35'27\"E
C-15	52.92'	40.02'	31.13	75°45'28\"	49.15'	S22°10'34\"W	S15°42'10\"E	S60°03'17\"W
C-16	181.10'	245.16'	94.90	42°19'27\"	177.01'	S40°11'18\"W	S61°21'03\"W	S19°01'34\"W
C-17	1.41'	245.16'	0.71	0°19'50\"	1.41'	S61°11'08\"W	S61°21'03\"W	S61°01'13\"W
C-18	40.21'	245.16'	20.15	9°23'47\"	40.16'	S56°19'18\"W	S61°01'11\"W	S51°37'24\"W
C-19	139.48'	245.16'	71.68	32°35'50\"	137.60'	S35°19'29\"W	S51°37'24\"W	S19°01'34\"W
C-20	39.27'	25.00'	25.00	89°59'56\"	35.35'	S73°33'10\"E	N61°26'52\"E	S28°33'12\"E
C-21	39.27'	25.00'	25.00	90°00'00\"	35.36'	N16°26'52\"E	N28°33'08\"W	N61°26'52\"E
C-22	23.07'	20.00'	13.01	66°05'41\"	21.81'	N67°09'40\"E	N67°09'30\"E	S46°44'49\"E
C-23	73.76'	192.52'	37.34	21°57'10\"	73.31'	N51°47'45\"E	N40°49'10\"E	N62°46'20\"E
C-24	28.73'	15.00'	21.32	109°44'22\"	24.54'	N16°46'01\"W	N71°38'12\"W	N38°06'10\"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-25	151.88'	202.00'	79.73	43°04'43\"	148.32'	N50°05'29\"W	N28°33'08\"W	N71°37'51\"W
C-26	15.71'	10.00'	10.00	89°59'59\"	14.14'	N73°33'08\"W	S61°26'52\"W	N28°33'08\"W
C-27	49.96'	40.02'	28.83	71°32'09\"	46.78'	S24°31'43\"W	S11°14'21\"E	S60°17'48\"W
C-28	15.71'	10.00'	10.00	89°59'59\"	14.14'	S73°33'08\"E	S28°33'08\"E	N61°26'52\"E
C-29	131.44'	160.50'	69.66	46°55'17\"	127.80'	S05°05'29\"E	S18°22'09\"W	S28°33'08\"E
C-30	104.64'	160.50'	54.26	37°21'16\"	102.80'	S09°52'30\"E	S08°48'08\"W	S28°33'08\"E
C-31	26.80'	160.50'	13.43	9°34'02\"	26.77'	S13°35'08\"W	S18°22'09\"W	S08°48'08\"W
C-32	15.71'	10.00'	10.00	89°59'39\"	14.14'	S63°21'59\"W	N71°38'12\"W	S18°22'09\"W
C-33	108.66'	144.50'	57.04	43°05'04\"	106.12'	N50°05'40\"W	N28°33'08\"W	N71°38'12\"W
C-34	66.43'	45.00'	40.94	84°35'13\"	60.56'	S50°25'25\"W	S08°07'49\"W	N87°16'59\"W
C-35	136.51'	167.93'	72.28	46°34'31\"	132.78'	N63°51'22\"W	N87°08'38\"W	N40°34'07\"W
C-36	109.48'	460.50'	55.00	13°37'15\"	109.22'	N35°21'46\"W	N42°10'24\"W	N28°33'08\"W

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



SUBMITTED: JANUARY 23, 2018  
REVISED: FEBRUARY 09, 2018

PREPARED FOR:  
TORQUE FOCUSED REAL ESTATE  
2797 LAYLOR ROAD  
OREGON, WISCONSIN 53575

JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

PREPARED BY:  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

PROJECT NO: 18-7678  
FILE NO: 0-  
FIELDBOOK/PG: -  
SHEET 2 OF 3

SURVEYED BY: -  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: TJB

Received: 02/27/2018  
DOT CPA

27796

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