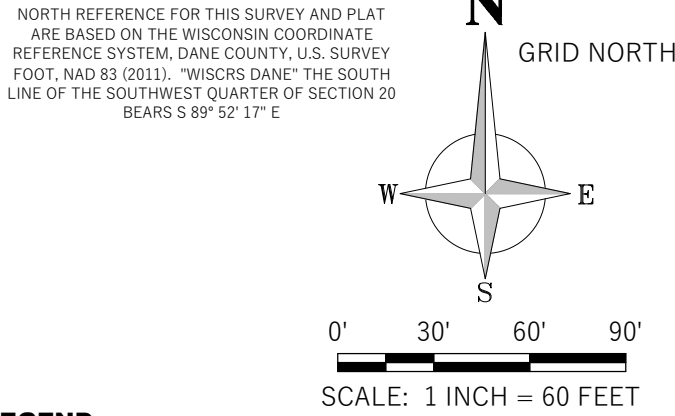


PRELIMINARY PLAT OF LAZY M ESTATES

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672, RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 2649296, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



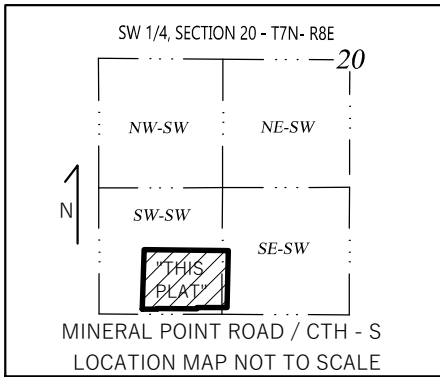
LINE TABLE		
LINE #	BEARING	LENGTH
L-1	S 0° 03' 57" E	10.00'
()	S 0° 25' 36" E	
L-2	S 0° 08' 09" W	5.00'
()	S 0° 13' 30" E	
L-3	-	4.70'

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEK OF JUNE 6TH, 2022.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 1/8" REBAR = 1.55 LBS./LIN. FT.
- OUTLOT 1 IS RESTRICTED TO USE AS OPEN SPACE AND STORMWATER CONVEYANCE. NO STRUCTURES ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MIDDLETON.
- OUTLOT 1 HAS A PUBLIC STORMWATER CONVEYANCE EASEMENT ACROSS ITS ENTIRETY. THE BOUNDARY OF OUTLOT 1 IS COINCIDENTAL WITH STORMWATER EASEMENT AGREEMENTS RECORDED ON FEBRUARY 3, 2006 AS DOCUMENT NOS. 4159071 AND 4159072.
- ALL OF THE LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED. WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
- PUBLIC STORMWATER EASEMENTS - SHALL INCLUDE DRAINAGE SWALES, STORMWATER CULVERTS, PIPES AND STORMWATER MANAGEMENT FACILITIES AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT PLAN.
- ALL LOTS WITHIN THE PLAT BOUNDARY HAVE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION - 1075.4' FOR LOTS 1-3, 1073.5' FOR LOTS 4 AND 5, AND 1074.3' FOR LOTS 5-8, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD88)(12b). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.
- BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT, (NAVD88)(12b)
BM-1: BRASS CAP MONUMENT AT SW CORNER OF SECTION 20 - 1072.08'
BM-2: SURVEY NAIL AT THE SE 1/4 CORNER OF SECTION 20 - 1082.23'
- LANDSCAPE BUFFER ON LOT 3 IS TO THE BENEFIT OF THE LAZY M ESTATES HOMEOWNERS' ASSOCIATION.

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 1" IRON PIPE
- EXISTING SANITARY OR SEPTIC MANHOLE
- EXISTING WELL
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING UTILITY VAULT
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY PEDESTAL
- EXISTING UTILITY POLE
- DECIDUOUS TREE
- VERTICAL BENCHMARK
- RECORDED AS
- PLAT BOUNDARY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE (PROPOSED)
- CENTERLINE
- CHORD LINE
- EXISTING EASEMENT
- NEW EASEMENT/RESTRICTION
- SETBACK/BUFFER LINE
- SECTION/QUARTER LINE
- VILLAGE/TOWNSHIP LINE
- SOIL TYPE BOUNDARY
- EDGE OF WOODS / TREE LINE
- EXISTING APPROX. SEPTIC DRAIN FIELD
- NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- EDGE OF PAVEMENT
- RIGHT-OF-WAY (EXISTING)
- ASPHALT PAVEMENT/PATHS
- CONCRETE PAVEMENT/WALKS
- CONTOUR MAJOR
- CONTOUR MINOR



PER CSM 7672 (455.86')
SOUTHWEST CORNER SECTION 20-T7N-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

COUNTY TRUNK HIGHWAY 'S'

MINERAL POINT ROAD

PER CSM 7672 (2199.64')
SOUTH 1/4 CORNER SECTION 20-T7N-R8E
FOUND SURVEY WITH WASHER
N: 477,585.72 E: 771,055.95
(N: 477,585.70 E: 771,055.94)
PER TOWN OF MIDDLETON REMONUMENTATION
MAP AND 2020 TIE SHEET BY BAKER

LEGAL DESCRIPTION AS FURNISHED BY PREFERRED TITLE LLC FILE NO. 122100145

PARCEL A:

LOT 1, CERTIFIED SURVEY MAP 7672, RECORDED IN VOL. 40 OF CERTIFIED SURVEY MAPS, PAGES 100, AS #1649296, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BUT EXCEPTING THE FOLLOWING DESCRIBED PART OF SAID LOT 1: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 25 MINUTES EAST, 294.93 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 24 SECONDS WEST 69.14 FEET; THENCE SOUTH 0 DEGREES 25 MINUTES 00 SECONDS WEST, 294.45 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, 69.13 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 2, CERTIFIED SURVEY MAP 7672, RECORDED IN VOL. 40 OF CERTIFIED SURVEY MAPS, PAGE 100, AS #2649296, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BEING PART OF LOT 1, CERTIFIED SURVEY MAP 7672, RECORDED IN VOL. 40 OF CERTIFIED SURVEY MAPS, PAGES 100, AS # 2649296, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 25 MINUTES 00 SECONDS EAST, 294.93 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 24 SECONDS WEST 69.14 FEET; THENCE SOUTH 0 DEGREES 25 MINUTE 00 SECONDS WEST, 294.45 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, 69.13 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION AS SURVEYED

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672, RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 100-101 AS DOCUMENT NO. 2649296 (CSM 7672), LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF AFORESAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, 455.86 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 04 SECONDS EAST, 49.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MINERAL POINT ROAD, ALSO KNOWN AS COUNTY TRUNK HIGHWAY S, ALSO BEING THE SOUTHWEST CORNER OF AFORESAID CSM 7672 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF SAID CSM 7672, NORTH 02 DEGREES 09 MINUTES 04 SECONDS EAST, 581.05 FEET TO THE THE NORTHWEST CORNER OF SAID CSM 7672; THENCE ALONG THE NORTH LINE OF SAID CSM 7672, SOUTH 89 DEGREES 24 MINUTES 50 SECONDS EAST, 892.14 FEET TO THE NORTHEAST CORNER OF SAID CSM 7672; THENCE ALONG THE EAST LINE OF SAID CSM 7672, SOUTH 01 DEGREES 19 MINUTES 07 SECONDS WEST, 556.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MINERAL POINT ROAD AND THE SOUTHEAST CORNER OF SAID CSM 7672; THENCE ALONG THE SOUTH LINE OF SAID CSM 7672 AND SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 43 MINUTES 57 SECONDS WEST, 318.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, 10.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 421.11 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 08 MINUTES 09 SECONDS EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 161.99 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 510,222 SQUARE FEET OR 11.71 ACRES

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY, THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 15: LAND DIVISION AND SUBDIVISION - TOWN OF MIDDLETON ORDINANCES, AND UNDER THE DIRECTION OF MEIER REVOCABLE LIVING TRUST, ROGER J, ET AL., I HAVE SURVEYED, DIVIDED AND MAPPED MEIER FARM; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SW-1/4 OF THE WW-1/4, AND THE SE-1/4 OF THE SW-1/4 OF SECTION 20, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

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

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



PREPARED FOR:

OWNERS:
MEIER REV. LIVING TR., ROGER J, ET AL.
7616 W. MINERAL POINT ROAD
VERONA, WI 53593

OWNERS:
MEIER LM FARM, LLC
3819 PIONEER ROAD
VERONA, WI 53593

SURVEYED BY:

WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

WYSER
ENGINEERING