



Application ID#: 10127
 Process Date: 3/27/18
 OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
 Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Alan R. Freitag Living Trust	Todd Buhr, JSD, Inc.	
Address	2896 County Highway J, Springdale, WI	161 Horizon Drive, Suite 100, Verona, WI	
Phone Number	608-444-0776	608-848-5060	
E-Mail Address	dfreitag@tds.net	todd.buhr@jsdinc.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	SPRINGDALE	Section	12-6-7 ¼ SW ¼ NW
Acreage 40			
Parcel Number(s) 060712291802, 060712290009			
Current Zoning A-1		Proposed Zoning A-1	
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
 Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
 Yes No If Yes, Highway Name: CTH J and CTH PD
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
 If Yes, describe features : Wetland

Print Name: Douglas Schuett, Trustee	Date: March 20, 2018
Signature: <i>Douglas Schuett, Trustee</i>	

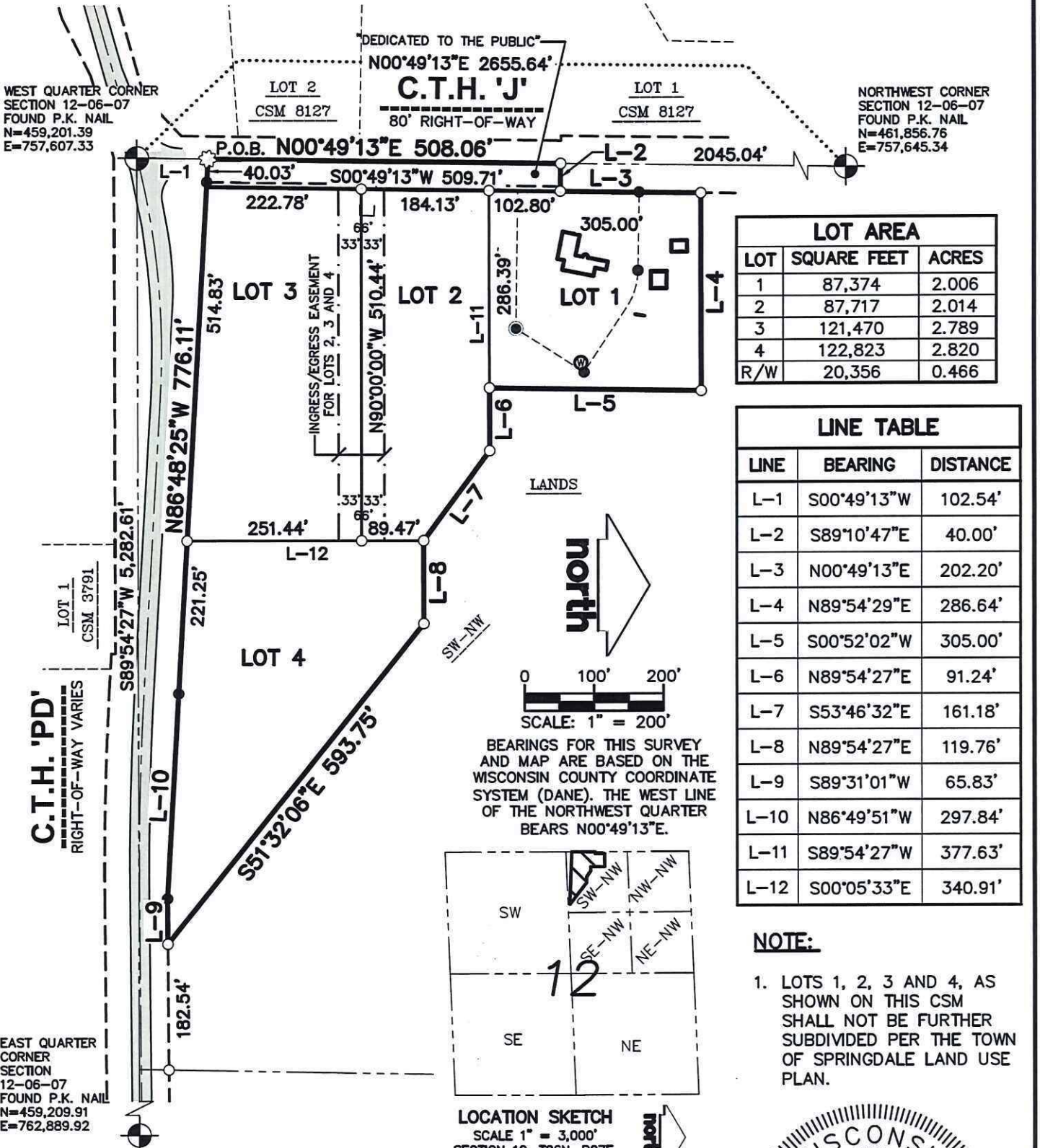
MAR 27 2018

#10127

CERTIFIED SURVEY MAP NO.

DANE COUNTY PLANNING & DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 7EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

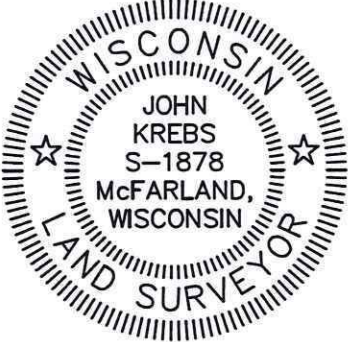


LOT AREA		
LOT	SQUARE FEET	ACRES
1	87,374	2.006
2	87,717	2.014
3	121,470	2.789
4	122,823	2.820
R/W	20,356	0.466

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°49'13"W	102.54'
L-2	S89°10'47"E	40.00'
L-3	N00°49'13"E	202.20'
L-4	N89°54'29"E	286.64'
L-5	S00°52'02"W	305.00'
L-6	N89°54'27"E	91.24'
L-7	S53°46'32"E	161.18'
L-8	N89°54'27"E	119.76'
L-9	S89°31'01"W	65.83'
L-10	N86°49'51"W	297.84'
L-11	S89°54'27"W	377.63'
L-12	S00°05'33"E	340.91'

NOTE:

1. LOTS 1, 2, 3 AND 4, AS SHOWN ON THIS CSM SHALL NOT BE FURTHER SUBDIVIDED PER THE TOWN OF SPRINGDALE LAND USE PLAN.



LEGEND

- ⊕ GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊙ WELL
- ▬ PLAT BOUNDARY
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- - - - PLATTED LOT LINE
- x-x- FENCE LINE

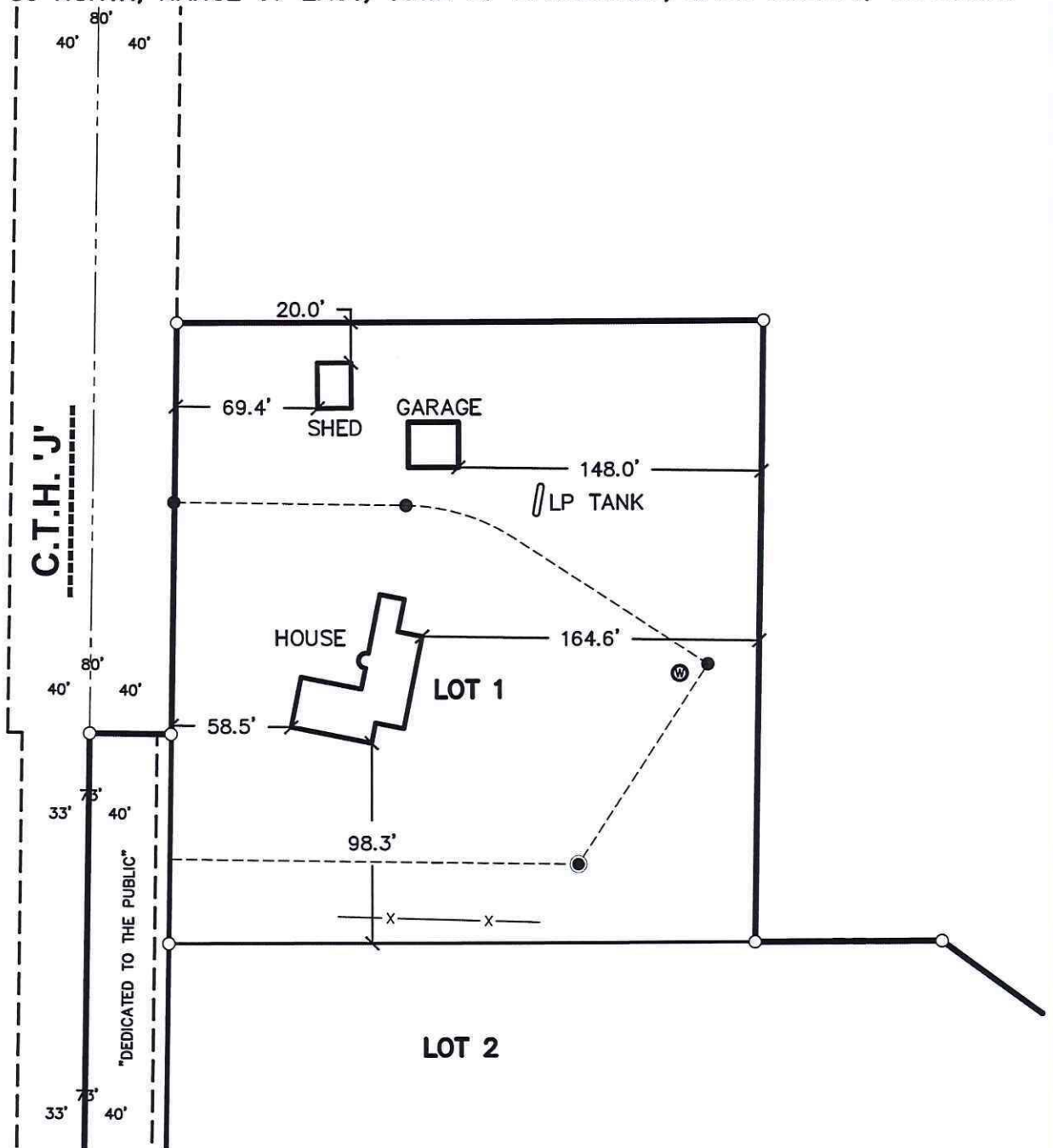
NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 5, 2017.

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: THE ALAN R. FREITAG LIVING TRUST 501 S. NINE MOUND ROAD VERONA, WI 53593	PROJECT NO: 17-8105 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 4	SURVEYED BY: CJO DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

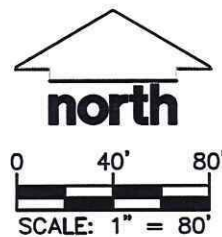
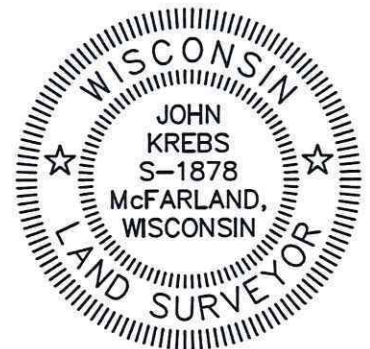


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- WELL
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- FENCE LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 5, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER BEARS $N00^{\circ}49'13"E$.



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

THE ALAN R. FREITAG
TRUST
501 S. NINE MOUND ROAD
VERONA, WI 53593

PROJECT NO: 17-8105

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 4

SURVEYED BY: CJO

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

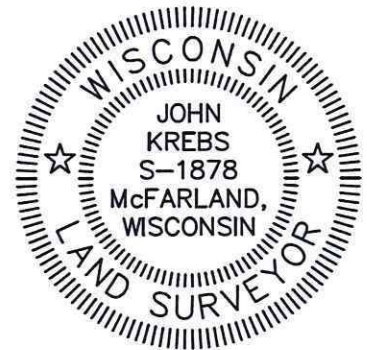
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, AFORESAID; THENCE NORTH 00 DEGREES 49 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 102.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 13 SECONDS EAST, 508.06 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'J'; THENCE NORTH 00 DEGREES 49 MINUTES 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 202.20 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 286.64 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 02 SECONDS WEST, 305.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, 91.24 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 32 SECONDS EAST, 161.18 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, 119.76 FEET; THENCE SOUTH 51 DEGREES 32 MINUTES 06 SECONDS EAST, 593.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'PD'; THENCE SOUTH 89 DEGREES 31 MINUTES 01 SECONDS WEST ALONG SAID LINE, 65.83 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 297.84 FEET; THENCE NORTH 86 DEGREES 48 MINUTES 25 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 736.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 439,740 SQUARE FEET OR 10.095 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE ALAN R. FREITAG LIVING TRUST, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

THE ALAN R. FREITAG LIVING TRUST, A TRUST DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID TRUST HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID TRUST FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF SPRINGDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID ALAN R. FREITAG LIVING TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

THE ALAN R. FREITAG LIVING TRUST

BY: _____

DOUGLAS J. SCHUETT, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ALAN R. FREITAG LIVING TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: THE ALAN R. FREITAG LIVING TRUST 501 S. NINE MOUND ROAD VERONA, WI 53593	PROJECT NO: 17-8105 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 3 OF 4	SURVEYED BY: CJO DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE ALAN R. FREITAG LIVING TRUST, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ____ DAY OF _____, 2018.

***** * , ***** , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

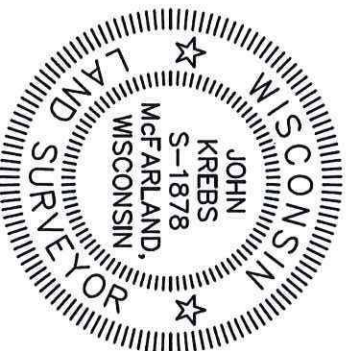
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF SPRINGDALE APPROVAL

APPROVED PER THE TOWN BOARD OF THE TOWN OF SPRINGDALE ACTION OF _____, 2018.

WICKI ANDERSON, DATE
TOWN CLERK



PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5060	PREPARED FOR: THE ALAN R. FREITAG LIVING TRUST 501 S. NINE MOUND RD. VERONA, WI 53593	PROJECT NO: <u>17-8105</u> FILE NO: <u>B-*</u> FB/P/G: <u>-</u> SHEET NO: <u>4 OF 4</u>	SURVEYED BY: <u>CJO</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>
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OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS _____