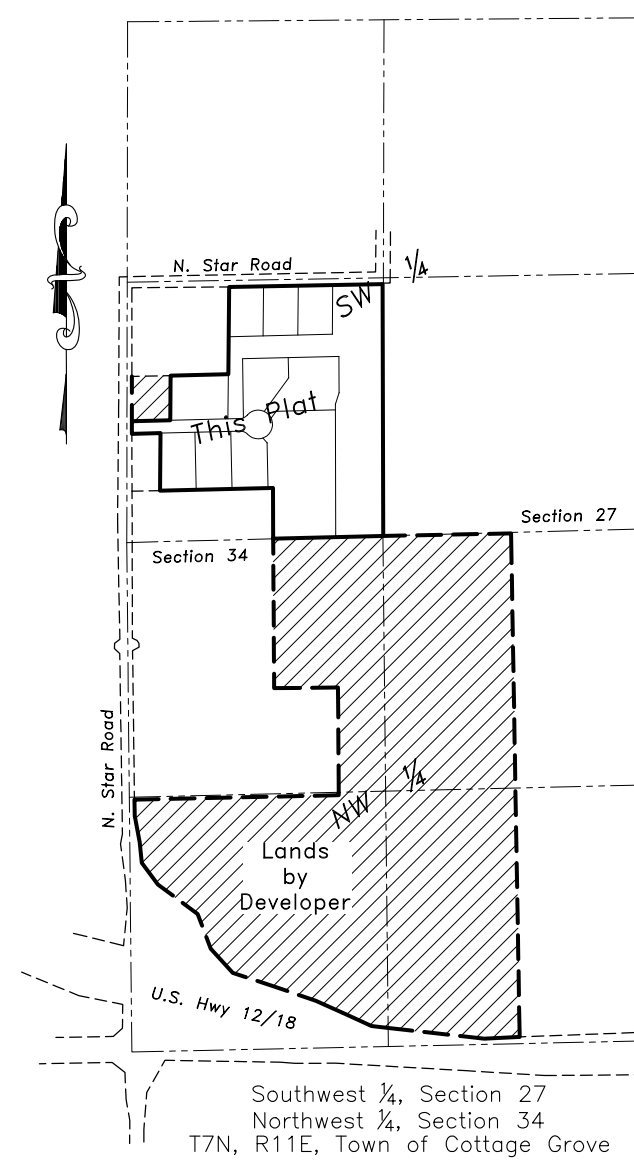


Location Sketch
Not to Scale

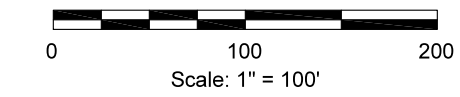


Bearings referenced to the West
1/4 Section 27-7-11, Survey No. 020512E

Preliminary Plat

SWALHEIM BUSINESS PARK

Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



Surveyor's Certificate:

I, Mark A. Pynnönen, Professional Land Surveyor S-2538, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Cottage Grove Code of Ordinances, and under the direction of the owners listed herein, I have surveyed, divided and mapped SWALHEIM BUSINESS PARK and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lot 4, Certified Survey Map No. 16140, as recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, containing 1,208,422 square feet, or 27.742 acres.

Mark A. Pynnönen, PLS No. 2538

Notes:

- The proposed number of lots is 10.
- Gross area in this preliminary plat is 1,208,422 square feet, or 27.742 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- The lands within this subdivision are located in UNSHADED ZONE X, areas determined to be outside 0.2% annual chance floodplain, per FEMA Flood Insurance Rate Map, Map No. 55025C0462H, Revised September 17, 2014.
- Property currently zoned FP-1. Proposed zoning GC, General Commercial District; and UTR, Utility, Transportation and ROW District; per Petition Number DCPREZ-2023-11960 pending approval.
- Contour interval = 2 feet. Vertical datum NAVD '88 ('91). Contours shown are pre-development.
- Street name Swalheim Circle to be approved by Dane County.
- Utility easements shall be added as required by appropriate utility companies.
- Swalheim Circle to be dedicated to the public for street purposes.
- This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
- Lands encompassed by this plat currently used for agricultural purposes.
- Future lot owners are hereby notified of farming activities in the vicinity.
- Vehicle access to N. Star Road from Lots 8, 9, 10 or Outlot 1, prohibited except for agricultural purposes until N. Star Road is improved to town road standards.
- Outlot 1 to be dedicated to the public for storm water management.
- Wetlands delineation per report prepared by Taylor Conservation LLC, dated June 11, 2021.
- Individual lot owners responsible for driveway culvert maintenance.
- Septic areas approximate. Individual lots require testing for precise septic system type and placement.
- Setbacks for GC zoning: Front/Road, 30 feet; Side, 10 feet; Rear, 10 feet; Septic area/10 feet.

Zoning Descriptions:

Zoning description (to UTR): Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 1085.17 feet along the South line of Southwest 1/4 to the point of beginning; thence N00°08'52"E, 692.52 feet; thence N17°49'31"E, 62.93 feet; thence N00°08'52"E, 190.27 feet; thence S88°53'13"W, 502.57 feet; thence S00°27'01"E, 308.86 feet to a point on a curve; thence along a non-tangential curve to the right having a radius of 50.00 feet and a chord bearing and length of S78°47'31"W, 17.53 feet; thence S88°53'13"W, 63.40 feet; thence N00°47'38"E, 428.29 feet; thence N88°53'13"E, 540.96 feet; thence N00°42'40"E, 256.69 feet to a Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 260.20 feet along said Southerly right-of-way line to the East line of said Southwest 1/4 of the Southwest 1/4; thence S00°08'52"W, 1313.62 feet along said East line to the aforesaid South line; thence S88°54'15"W, 247.73 feet along said South line to the point of beginning; Containing 413,565 square feet, or 9.494 acres.

Zoning description (to GC): Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 758.93 feet along the South line of Southwest 1/4 to the point of beginning; thence N00°05'53"E (recorded as N00°38'58"E), 264.00 feet; thence S88°53'24"W, 589.39 feet; thence N00°47'38"E, 300.27 feet; thence S88°53'13"W, 150.02 feet to the East right-of-way line of N. Star Road; thence N00°48'10"E, 66.04 feet along said East right-of-way line; thence N88°53'13"E, 200.04 feet; thence N00°47'38"E, 233.13 feet; thence N88°53'13"E, 300.89 feet; thence N00°47'38"E, 455.10 feet to the Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 540.50 feet along said Southerly right-of-way line; thence S00°42'40"W, 256.69 feet; thence S88°53'13"W, 540.96 feet; thence S00°47'38"W, 428.29 feet; thence N88°53'13"E, 63.40 feet and a point on a curve; thence along a non-tangential curve to the left having a radius of 50.00 feet and a chord bearing and length of N78°47'31"E, 17.53 feet; thence N00°27'01"W, 308.86 feet; thence N88°53'13"E, 502.57 feet; thence S00°08'52"W, 190.27 feet; thence S17°49'31"W, 62.93 feet; thence S00°08'52"W, 692.52 feet to the aforesaid South line; thence S88°54'15"W (recorded as S88°27'26"W), 326.24 feet along said South line to the point of beginning; Containing 794,857 square feet, or 18.247 acres.

Legend:

- = Found 1" Iron Pipe
- = Found 3/4" Rebar
- = Set 1-3/4" x 30" rebar
- = Weight = 4.303 lbs./ft.

All other lot and outlot corners set with 3/4"x18" rebars, weight = 1.502 lbs./ft.

- x = Unmonumented angle point
- ← = Post-development drainage direction
- = Soil Boring with Elevation
- ⊕ = Test Pit with Elevation

○ = Septic Area (Protect from grading)

--- = Zoning Boundary

GC, UTR = Proposed Zoning

75' Setback

--- = Wetlands boundary and setback

Wetlands Boundary

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C6	50.00'	42.23'	48°23'40"	N64°12'33"E	40.99'
C7	50.00'	17.62'	20°11'23"	N78°47'31"E	17.53'
C8	50.00'	24.61'	28°12'16"	N54°35'41"E	24.37'
C9	75.00'	362.32'	276°47'19"	N01°06'47"W	99.60'
C10	75.00'	97.94'	74°49'11"	S77°54'09"W	91.13'
C11	75.00'	51.60'	39°25'18"	N44°53'36"W	50.59'
C12	75.00'	126.27'	96°27'52"	N22°57'59"E	111.88'
C13	75.00'	86.50'	66°04'58"	S75°45'36"E	81.79'
C14	50.00'	42.23'	48°23'40"	N66°54'57"W	40.99'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	75.00'	83.98'	64°09'08"	S05°39'46"W	79.66'
C2	75.00'	43.26'	33°02'47"	N31°49'30"E	42.66'
C3	75.00'	25.14'	19°12'21"	N04°27'41"W	25.02'
C4	75.00'	35.19'	26°52'50"	N36°25'13"W	34.86'
C5	75.00'	36.39'	27°48'11"	N02°39'08"E	36.04'

LINE	BEARING	DISTANCE
L1	S11°12'22"E	29.89'
L2	S18°55'14"E	35.17'
L3	S10°17'55"E	41.05'
L4	S36°57'41"W	16.82'
L5	S26°24'48"E	32.63'
L6	S52°46'18"E	14.22'
L7	S03°34'14"W	61.68'
L8	S04°49'54"E	18.38'
L9	S01°36'57"W	127.60'
L10	S00°22'50"E	103.46'
L11	S60°16'07"W	7.60'
L12	S48°20'53"W	19.39'
L13	S15°18'06"W	25.17'
L14	S08°08'29"W	25.36'
L15	S14°33'52"E	27.02'
L16	S24°47'13"E	25.09'
L17	S27°34'42"E	15.21'
L18	S23°16'24"E	24.10'
L19	S01°27'56"W	130.82'
L20	S03°15'14"E	39.75'
L21	S07°03'49"W	29.72'
L22	S00°46'12"W	111.58'
L23	S04°09'11"W	20.10'
L24	S01°54'54"E	26.32'
L25	S10°33'23"E	118.36'
L26	S15°59'59"W	22.65'
L27	N89°13'48"E	120.62'
L28	N88°54'15"E	79.70'

OWNER/SUBDIVIDER
Duane P. and Candace J. Swalheim, 2011 Revocable Trust (Swalheim Rev. Trust)
436 Connie Street
Cottage Grove, WI 53527
608-335-4057

ENGINEER
Quam Engineering
4604 Sigelkow Road
McFarland, WI 53558
608-838-7750



Note:

Access to N. Star Road along the North lines of Lots 8, 9, 10 or Outlot 1, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.

N. Star Road
Per County Highway Records:
CHR-Cottage Grove
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Owner:
Kirk K. and Heidi A. Ellenfeldt
Zoning: RM-16

Owner:
Swalheim Rev. Trust
Zoning: FP-35

Owner:
EquipmentShareCom, Inc.
Zoning: GC

Owner:
Swalheim Rev. Trust
Zoning: GC

Owner:
Restless Investments, LLC
Zoning: GC

Owner:
Cummings and Turk Farms LLC
Zoning: GC

Owner:
Cummings and Turk Farms LLC
Zoning: FP-1

West 1/4 Corner
Section 27-7-11
Found Aluminum
Monument

N. Star Road
Per Public Road Right-of-Way Dedication
Dec. Nos. 5492705 and 5492706

Southwest Corner
Section 27-7-11
Found 1-3/4" Rebar

Owner:
Cummings and Turk Farms LLC
Zoning: FP-1