

LOT 1, CERTIFIED SURVEY MAP (C.S.M.) NUMBER 15945, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 26-29, AS DOCUMENT NUMBER 5818526, DANE COUNTY REGISTRY, ALSO PART OF UNIT 3, NORTH STAR INVESTMENTS CONDOMINIUM PLAT, AS RECORDED IN VOLUME 7-142B OF CONDOMINIUM PLATS, ON PAGE 4, AS DOCUMENT NUMBER 5704879, ALSO PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, ALSO PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, 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 Skaar PIT, LLC, owner of said land, I have surveyed, divided and mapped SKAAR PIT; that such Preliminary plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 1, Certified Survey Map (C.S.M.) Number 15945, as recorded in volume 117 of Certified Survey Maps, on pages 26-29, as document number 5818526, Dane County Register, also part of Unit 3, North Star Investments Condominium Plat, as recorded in volume 7-142B of Condominium plats, on page 1, as document number 5704879, also part of the Southwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 28, also part of the Northwest Quarter, Northeast Quarter, Southwest Quarter, and the Southeast Quarter of the Northeast Quarter of Section 33 all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

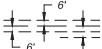
Commencing at the South Quarter corner of d Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N" and the point of beginning; thence N00°03'15"W along said easterly right-of-way line, 998.81'; thence N88°41'38"E, 1250.08' to the East line of the Southwest Quarter of the Southeast Quarter of said Section 28; thence along said East line, S00°14'13"W, 979.19'; thence N89°18'16"E, 1290.27' to the westerly right-of-way line of the North Start Road; thence S00°07'47"W along said westerly right-of-way line, 29.28'; thence continuing along said westerly right-of-way line, S00°33'45"E, 497.38'; thence S47°45'43"W, 34.09'; thence S00°42'28"W, 13.68'; thence S87°08'17"W, 135.59'; thence S82°57'53"W, 125.42'; thence S64°30'26"W, 67.29'; thence S46°26'20"E, 22.61'; thence S42°27'35"W, 154.03'; thence S35°30'16"W, 218.81'; thence S34°24'15"W, 1081.72' to the northerly right-of-way line of U. Highway 12/18; thence along said northerly right-of-way line, N72°57'27"W, 430.42'; thence continuing along said northerly right-of-way line, N47°54'38", 413.95'; thence continuing along said northerly right-of-way line, N47°56'39"W, 245.86'; thence continuing along said northerly right-of-way line, N65°40'33"W, 309.92'; thence continuing along said northerly right-of-way line, N57°32'00"W, 155.21' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way line, N05°22'42"E, 236.25'; thence continuing along said easterly right-of-way line, N00°49'17"W, 171.26'; thence continuing along said easterly right-of-way line, N14°24'37"W, 108.85'; thence continuing along said easterly right-of-way line, N14°14'37"W, 126.82'; thence continuing along said easterly right-of-way line, N00°22'49"W, 170.30' to the southwesterly corner of Lot 1, Certified Survey Map Number 2323, Dane County Registry; thence S87°02'07"E along the southerly line of said Lot 1, 347.93' to the southeast corner of said Lot 1; thence N00°02'08"W along the easterly line of said Lot 1, 189.92' to the northeasterly corner of said Lot 1; thence S89°18'23"W along the northerly line of said Lot 1, 389.65' to the point of beginning. This description contains approximately 4,233,019 square feet or 97.177 acres.

Dated this _____ day of _____, 2025

Signed: _____
Adam R. Gross, P.L.S. No. 3017

LEGEND

- 3/4" IRON REBAR FOUND
 - ⦿ 1" IRON PIPE FOUND
 - 1-1/4" x30" IRON REBAR SET, Wt. 4.30 LBS / FT
- ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, Wt. 1.50 LBS / FT

 EXISTING BUILDINGS

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. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() RECORDED AS

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM.

CURRENT ZONING:

RM-16 - Rural Mixed Use
GC - General Commercial
AT-35 - Ag Transition
LC - Limited Commercial

PROPOSED ZONING:

**LOTS 1, 2, 4-7 - HC - Heavy
Commercial**
LOT 3 - GC - General Commercial
**OUTLOT- 1 - NR-C - Natural Resource
Conservancy**
**OUTLOT 2 - UTR - Utility,
Transportation and Right-of-Way**

SURVEYED FOR:
Skaar Pit, LLC
2561 Coffeytown Road
Cottage Grove, WI 53527

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	S47°45'43"W	34.09'
L2	S00°42'28"W	13.68'
L3	S87°08'17"W	133.59'
L4	S82°57'53"W	125.42'
L5	S64°30'26"W	67.29'
L6	S46°26'20"E	22.61'
L7	S42°27'35"W	154.03'
L8	N00°49'17"W	171.26'
L9	N14°24'37"W	108.85'
L10	N14°14'37"W	126.82'
L11	N00°22'49"W	170.30'
L12	S87°02'07"E	374.93'
L13	N00°02'08"W	189.92'

CURVE TABLE							
CURVE #	Δ	RAD.	ARC LENGTH	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	89°23'44"	390.00	608.50	548.63	N45°59'52"W	S89°18'16"W	N01°18'00"W
C3	15°39'34"	390.00	106.59	106.26	S52°58'50"E	S45°09'04"E	S60°48'37"E
C4	43°51'04"	390.00	298.48	291.25	S23°13'32"E	S01°18'00"E	S45°09'04"E
C5	90°00'00"	260.00	408.41	367.70	S46°18'00"E	N88°42'00"E	S01°18'00"E
C6	90°00'00"	340.00	534.07	480.83	S46°18'00"E	N88°42'00"E	S01°18'00"E
C7	51°54'01"	390.00	307.98	297.56	N65°20'59"W	N39°23'05"E	S88°42'00"W
C8	38°05'59"	340.00	226.09	221.95	S20°20'59"E	S39°23'05"E	S01°18'00"E
C9	54°59'24"	310.00	483.68	436.09	S45°59'52"E	S01°18'00"E	N89°18'16"E

LOCATION MAP

PART OF THE SE 1/4 OF SECTION 28
AND PART OF THE NE 1/4 OF SECTION
33, T7N, R11E, TOWN OF COTTAGE
GROVE, DANE COUNTY, WISCONSIN

SKAAR PIT

PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.

DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet 1 OF 1

Project No: 125.0216.30



**SNYDER
& ASSOCIATES**

Project No: 125.0216.30

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