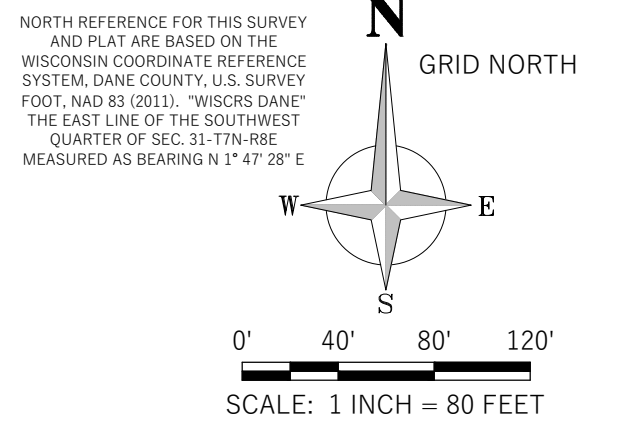


PRELIMINARY PLAT of TIMBER LANE PRESERVE

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

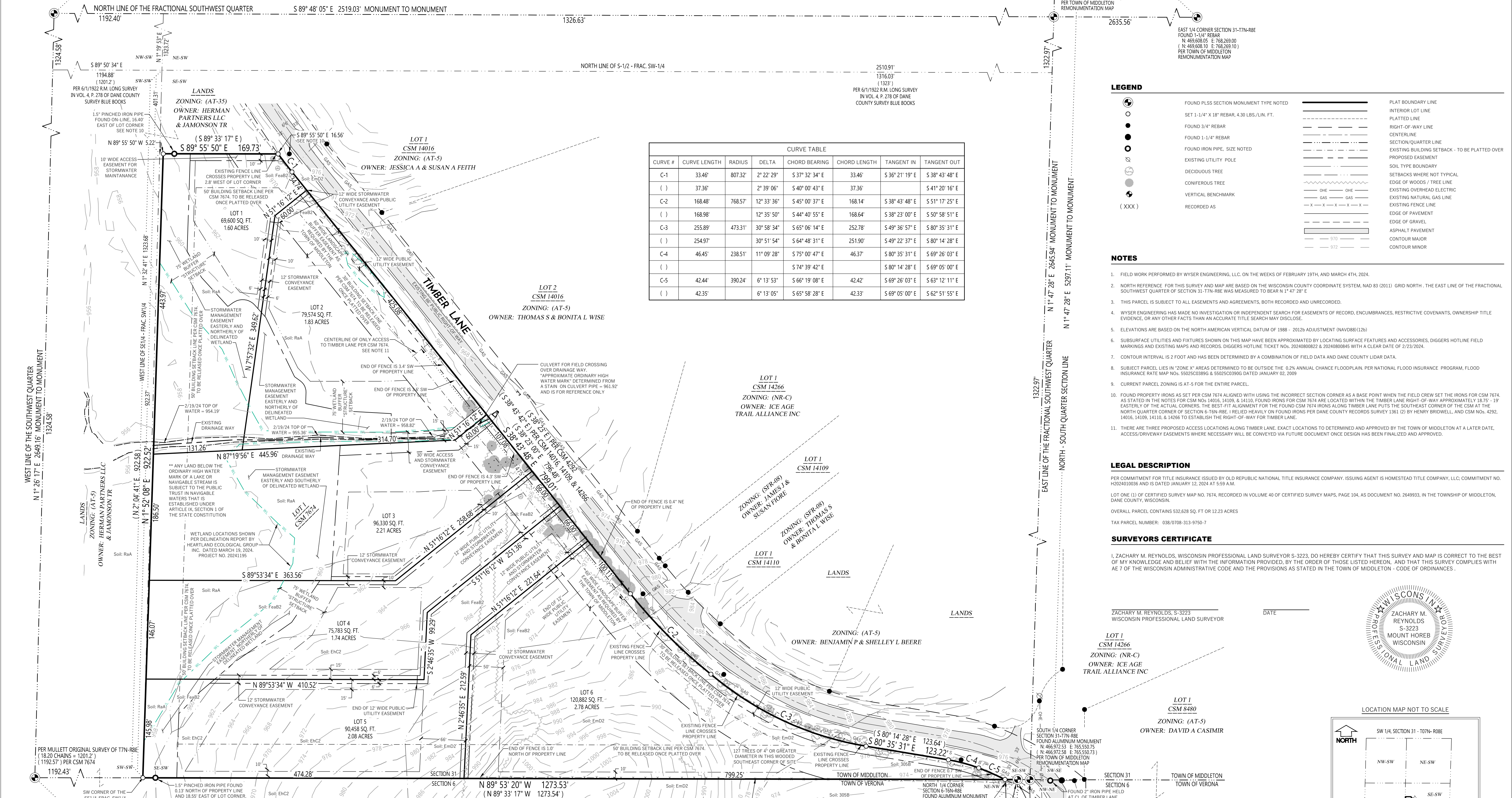


WEST 1/4 CORNER SECTION 31-T7N-R8E
FOUND BROKEN ALUMINUM MONUMENT
N 469.625.91 E 763.114.44
N 469.625.96 E 763.114.43
PER TOWN OF MIDDLETON
REMONUMENTATION MAP

NORTH 1/4 CORNER SECTION 31-T7N-R8E
FOUND ALUMINUM MONUMENT
N 472.267.05 E 765.716.32
N 472.266.95 E 765.716.34
PER TOWN OF MIDDLETON
REMONUMENTATION MAP

CENTER OF SECTION 31-T7N-R8E
FOUND 1-1/4" REBAR
N 469.617.18 E 765.633.45
N 469.617.23 E 765.633.40
PER TOWN OF MIDDLETON
REMONUMENTATION MAP

EAST 1/4 CORNER SECTION 31-T7N-R8E
FOUND 1-1/4" REBAR
N 469.608.05 E 768.269.00
N 469.608.10 E 768.269.10
PER TOWN OF MIDDLETON
REMONUMENTATION MAP



CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	33.46'	807.32'	2° 22' 29"	S 37° 32' 34" E	33.46'	S 36° 21' 19" E	S 38° 43' 48" E
()	37.36'		2° 39' 06"	S 40° 00' 43" E	37.36'	S 39° 21' 19" E	S 41° 20' 16" E
C-2	168.48'	768.57'	12° 33' 36"	S 45° 00' 37" E	168.14'	S 38° 43' 48" E	S 51° 17' 25" E
()	168.98'		12° 35' 50"	S 44° 40' 55" E	168.64'	S 38° 23' 00" E	S 50° 58' 51" E
C-3	255.89'	473.31'	30° 58' 34"	S 65° 06' 14" E	252.78'	S 49° 36' 57" E	S 80° 35' 31" E
()	254.97'		30° 51' 54"	S 64° 48' 31" E	251.90'	S 49° 22' 37" E	S 80° 14' 28" E
C-4	46.45'	238.51'	11° 09' 28"	S 75° 00' 47" E	46.37'	S 80° 35' 31" E	S 69° 26' 03" E
()	46.45'		11° 09' 28"	S 75° 00' 47" E	46.37'	S 80° 35' 31" E	S 69° 26' 03" E
C-5	42.44'	390.24'	6° 13' 53"	S 66° 19' 08" E	42.42'	S 69° 26' 03" E	S 63° 12' 11" E
()	42.35'		6° 13' 05"	S 65° 58' 28" E	42.33'	S 69° 05' 00" E	S 62° 51' 55" E

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- SET 1-1/4" X 18" REBAR, 4.30 LBS./LIN. FT.
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND IRON PIPE, SIZE NOTED
- EXISTING UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- VERTICAL BENCHMARK
- RECORDED AS
- PLAT BOUNDARY LINE
- INTERIOR LOT LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION-QUARTER LINE
- EXISTING BUILDING SETBACK - TO BE PLATTED OVER
- PROPOSED EASEMENT
- SOIL TYPE BOUNDARY
- SETBACKS WHERE NOT TYPICAL
- EDGE OF WOODS / TREE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING NATURAL GAS LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF FEBRUARY 19TH, AND MARCH 4TH, 2024.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31-T7N-R8E WAS MEASURED TO BEAR N 1° 47' 28" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2011b ADJUSTMENT (NAD83/11b).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS, TICKET NOS. 2024080822 & 2024080845 WITH A CLEAR DATE OF 2/23/2024.
- CONTOUR INTERVAL IS 2 FOOT AND HAS BEEN DETERMINED BY A COMBINATION OF FIELD DATA AND DANE COUNTY LIDAR DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NOS. 55025C0389G & 55025C0390G DATED JANUARY 02, 2009.
- CURRENT PARCEL ZONING IS AT-5 FOR THE ENTIRE PARCEL.
- FOUND PROPERTY IRONS AS SET PER CSM 7674 ALIGNED WITH USING THE INCORRECT SECTION CORNER AS A BASE POINT WHEN THE FIELD CREW SET THE IRONS FOR CSM 7674, AS STATED IN THE NOTES FOR CSM NOS. 14010, 14109, & 14110. FOUND IRONS FOR CSM 7674 ARE LOCATED WITHIN THE TIMBER LANE RIGHT-OF-WAY APPROXIMATELY 18.75' - 19' EASTERLY OF THE ACTUAL CORNERS. THE BEST-FIT ALIGNMENT FOR THE FOUND CSM 7674 IRONS ALONG TIMBER LANE PLATS THE SOUTHEAST CORNER OF THE CSM AT THE NORTH QUARTER CORNER OF SECTION 6-T6N-R8E. I RELIED HEAVILY ON FOUND IRONS PER DANE COUNTY RECORDS SURVEY 1361 (2) BY HENRY BRIDWELL, AND CSM NOS. 4292, 14016, 14109, 14110, & 14266 TO ESTABLISH THE RIGHT-OF-WAY FOR TIMBER LANE.
- THERE ARE THREE PROPOSED ACCESS LOCATIONS ALONG TIMBER LANE. EXACT LOCATIONS TO DETERMINE AND APPROVED BY THE TOWN OF MIDDLETON AT A LATER DATE. ACCESS/DRIVEWAY EASEMENTS WHERE NECESSARY WILL BE CONVEYED VIA FUTURE DOCUMENT ONCE DESIGN HAS BEEN FINALIZED AND APPROVED.

LEGAL DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT IS HOMESTEAD TITLE COMPANY, LLC; COMMITMENT NO. H2024010036 AND IS DATED JANUARY 12, 2024 AT 5:59 AM.
 LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 7674, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 104, AS DOCUMENT NO. 2649933, IN THE TOWNSHIP OF MIDDLETON, DANE COUNTY, WISCONSIN.
 OVERALL PARCEL CONTAINS 532,628 SQ. FT. OR 12.23 ACRES
 TAX PARCEL NUMBER: 038/0708-313-9750-7

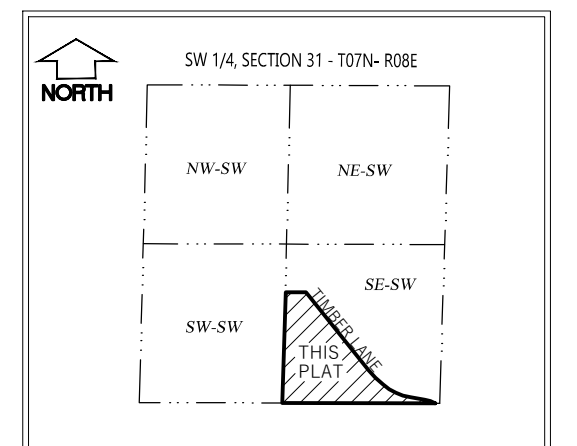
SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.

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



LOCATION MAP NOT TO SCALE



LOT 1
 CSM 14266
 ZONING: (NR-C)
 OWNER: ICE AGE TRAIL ALLIANCE INC

LOT 1
 CSM 8480
 ZONING: (AT-5)
 OWNER: DAVID A CASIMIR

LOT 4
 CSM 9156
 ZONING: (NR-C)
 OWNER: DAVID A CASIMIR

SURVEYOR/ENGINEER/PLANNER:
 WYSER ENGINEERING
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

OWNER:
 DANIEL DEVAULT
 4-D PROPERTIES LLP
 4143 VILAS HOPE ROAD
 COTTAGE GROVE, WI 53527

OWNER/SUBDIVIDER:
 DANIEL DEVAULT
 22 GREENHAVEN CIRCLE
 MADISON, WI 53717-1413

FIELDWORK BY: MAL/DZ
 DRAFTED BY: MSM/ZMR
 CHECKED BY: MSM
 APPROVED BY: ZMR
 MARCH 20, 2024
 SHEET 1 OF 1

