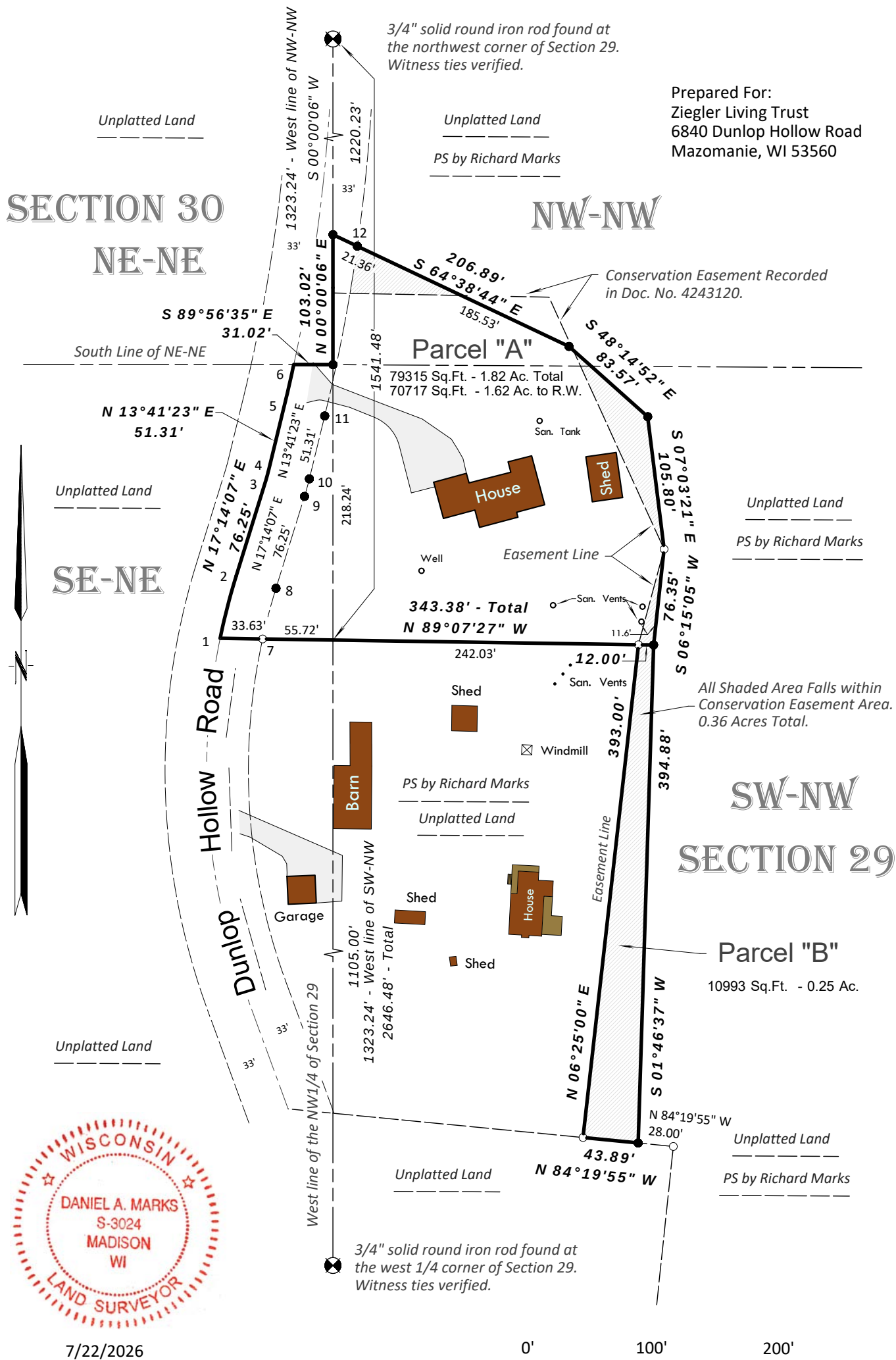


PLAT OF SURVEY

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 29 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

Prepared For:
Ziegler Living Trust
6840 Dunlop Hollow Road
Mazomanie, WI 53560



7/22/2026

Daniel

Sheet 1 of 2

RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



PLAT OF SURVEY

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 29 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

Curve Data

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1-2	520.00'	05°37'28"	51.04'	51.02'	N 14°25'23" E	N 11°36'39" E	N 17°14'07" E
3-4	200.00'	03°32'44"	12.38'	12.37'	N 15°27'45" E	N 17°14'07" E	N 13°41'23" E
5-6	1360.44'	01°25'18"	33.75'	33.75'	N 12°58'44" E	N 13°41'23" E	N 12°16'05" E
7-8	487.00'	04°53'14"	41.54'	41.53'	N 14°47'30" E	N 12°20'53" E	N 17°14'07" E
9-10	233.00'	03°32'44"	14.42'	14.42'	N 15°27'45" E	N 17°14'07" E	N 13°41'23" E
11-12	1393.44'	05°38'08"	137.06'	137.00'	N 10°52'19" E	N 13°41'23" E	N 08°03'15" E

Legend and Notes

-  Denotes PLSS Monument found.
-  Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
-  Denotes 3/4" solid round iron rod found.
-  Denotes Conservation Easement Area Recorded in Doc. No. 4243120

- 1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The east line of the NE1/4 of Section 30 bears N 00°00'06" E.
- 2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Description of Parcel "A" to be Rezoned to RR-1

A parcel of land located in the SW1/4 of the NW1/4 and NW1/4 of the NW1/4 of Section 29 and the SE1/4 of the NE1/4 of Section 30, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:
Commencing at a 3/4" solid round iron rod at the northwest corner of said Section 29; thence S00°00'06"W along the west line the NW1/4 of said Section 29, 1,220.23 ft. to a 3/4" solid round iron rod at the point of beginning; thence S64°38'44"E, 206.89 ft. to a 3/4" solid round iron rod; thence S48°14'52"E, 83.57 ft. to a 3/4" solid round iron rod; thence S07°03'21"E, 105.80 ft. to a 3/4" solid round iron rod; thence S06°15'05"W, 76.35 ft. to a 3/4" solid round iron rod; thence N89°07'27"W, 343.38 ft. to the centerline of Dunlop Hollow Road in a curve to the right having a radius of 520.00 ft. and a central angle of 05°37'28"; thence northeasterly along said centerline and the arc of said curve, 51.04 ft. to the point of tangency thereof, said curve having a long chord bearing N14°25'23"E, 51.02 ft.; thence N17°14'07"E along said centerline, 76.25 ft. to the point of curvature of a curve to the left having a radius of 200.00 ft. and a central angle of 03°32'44"; thence northeasterly along said centerline and the arc of said curve, 12.38 ft. to the point of tangency thereof, said curve having a long chord bearing N15°27'45"E, 12.37 ft.; thence N13°41'23"E along said centerline, 51.31 ft. to the point of curvature of a curve to the left having a radius of 1,360.44 ft. and a central angle of 01°25'18"; thence northerly along said centerline and the arc of said curve, 33.75 ft. to the south line of the NE1/4 of the NE1/4 of said Section 30 and the end of said curve, said curve having a long chord bearing N12°58'44"E, 33.75 ft.; thence S89°56'35"E along said south line, 31.02 ft. to a 3/4" solid round iron rod at the southwest corner of the NW1/4 of the NW1/4 of said Section 29; thence N00°00'06"E along the west line of said NW1/4 of the NW1/4, 103.02 ft. to the point of beginning.

Description of Parcel "B" to be Rezoned to RR-2

A parcel of land located in the SW1/4 of the NW1/4 of Section 29, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:
Commencing at a 3/4" solid round iron rod at the northwest corner of said Section 29; thence S00°00'06"W along the west line the NW1/4 of said Section 29, 1,541.48 ft.; thence S89°07'27"E, 242.03 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing S89°07'27"E, 12.00 ft. to a 3/4" solid round iron rod; thence S01°46'37"W, 394.88 ft. to a 3/4" solid round iron rod; thence N84°19'55"W, 43.89 ft. to a 3/4" solid round iron rod; thence N06°25'00"E, 393.00 ft. to the point of beginning.

Surveyor's Certificate

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Cheryl Ziegler and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.



Dated this 22nd day of July 2026


Daniel Marks
Professional Land Surveyor S-3024

Field work completed 07/06/2026

Sheet 2 of 2

RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

