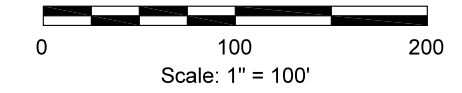


SWALHEIM BUSINESS PARK

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:

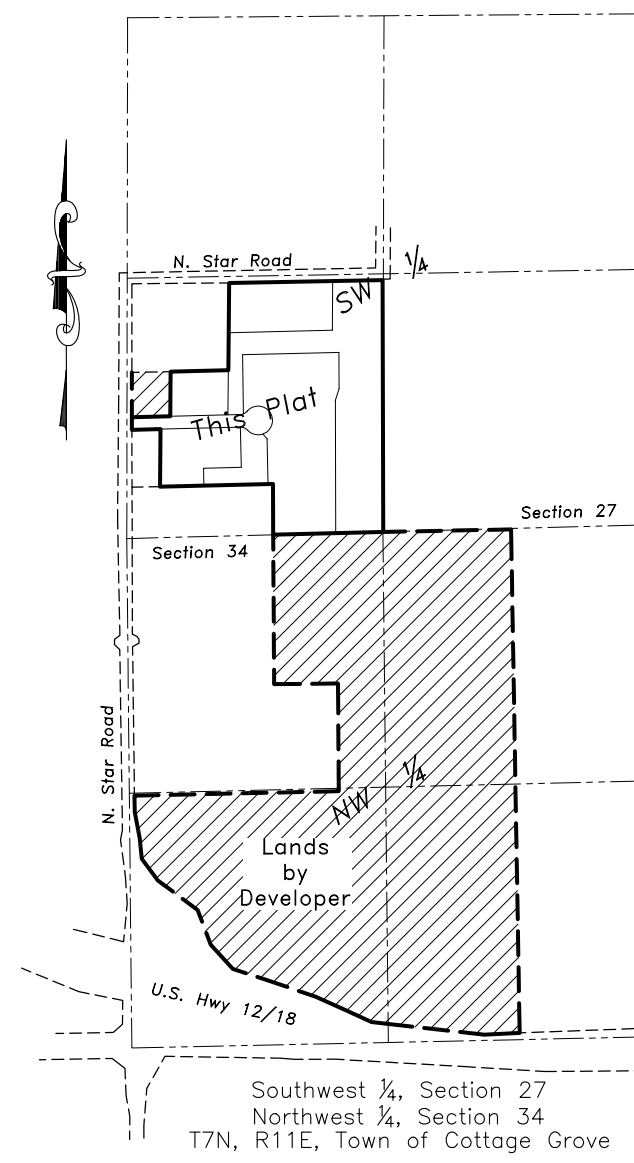
Lot 4, Certified Survey Map No. 16140, as recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, containing 1,208,422 square feet, or 27.742 acres.

Mark A. Pynnönen, PLS No. 2538

Notes:

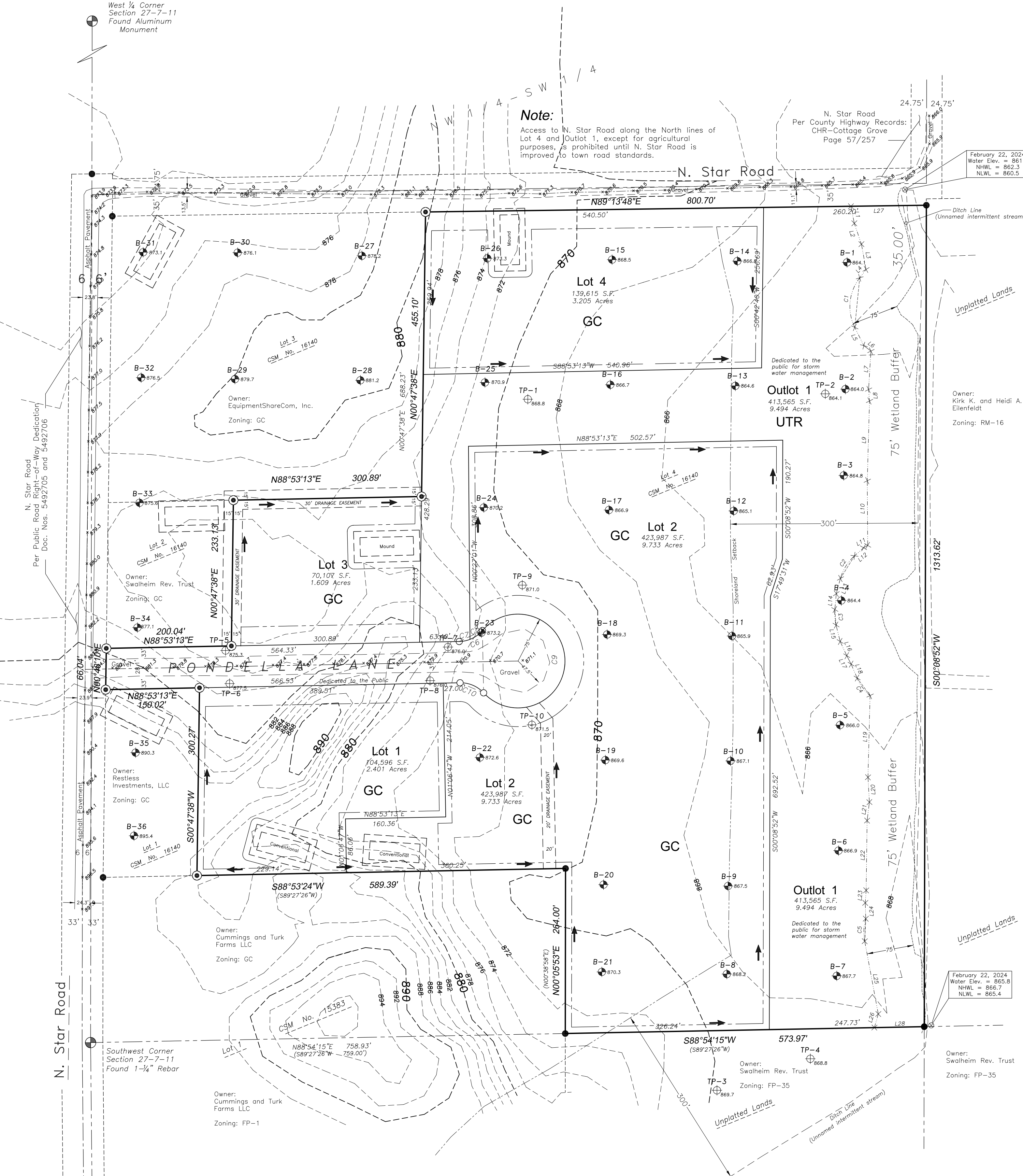
- The proposed number of lots is 4 with one outlet.
- Gross area in this preliminary plat = 1,208,422 square feet, or 27.742 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is 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 Pondella Lane to be approved by Dane County.
- Utility easements shall be added as required by appropriate utility companies.
- Pondella Lane 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 Lot 4 or Outlet 1 prohibited except for agricultural purposes until N. Star Road is improved to town road standards.
- Outlet 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 and/or replacement.
- 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.
- Lot 4 to remain unbuildable (no building permits granted) until plans are supplied and approved for the section of N. Star Road along the northern plat line (See Note 15 above).

Location Sketch
Not to Scale



Bearings referenced to the West
27-7-11, Boundary 160205132E

Note:
Access to N. Star Road along the North lines of Outlet 1, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.



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"W, 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, 389.39 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.
- × = Unmonumented angle point
- ← = Post-development drainage direction
- ⊙ (with elevation) = Soil Boring with Elevation
- ⊕ (with elevation) = Test Pit with Elevation
- ⊕ (with elevation) = Septic Area with Proposed Type (Protect from grading)
- = Zoning Boundary
- - - = Proposed Zoning
- = Wetlands boundary and setback
- - - = Building Setback Line

| CURVE | RADIUS | ARC | DELTA | CHORD BEARING | CHORD |
|-------|--------|--------|------------|---------------|--------|
| C6 | 50.00' | 42.23' | 48°23'40" | N64°41'23"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' | 36.32' | 276°47'19" | N01°06'47"W | 99.60' |
| C10 | 50.00' | 42.23' | 48°23'40" | N66°54'57"W | 40.99' |

| CURVE | RADIUS | ARC | DELTA | CHORD BEARING | CHORD |
|-------|--------|--------|-----------|---------------|--------|
| C1 | 75.00' | 43.96' | 64°09'08" | S05°39'46"W | 79.66' |
| C2 | 75.00' | 83.28' | 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 | S05°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 | 25.32' |
| 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

