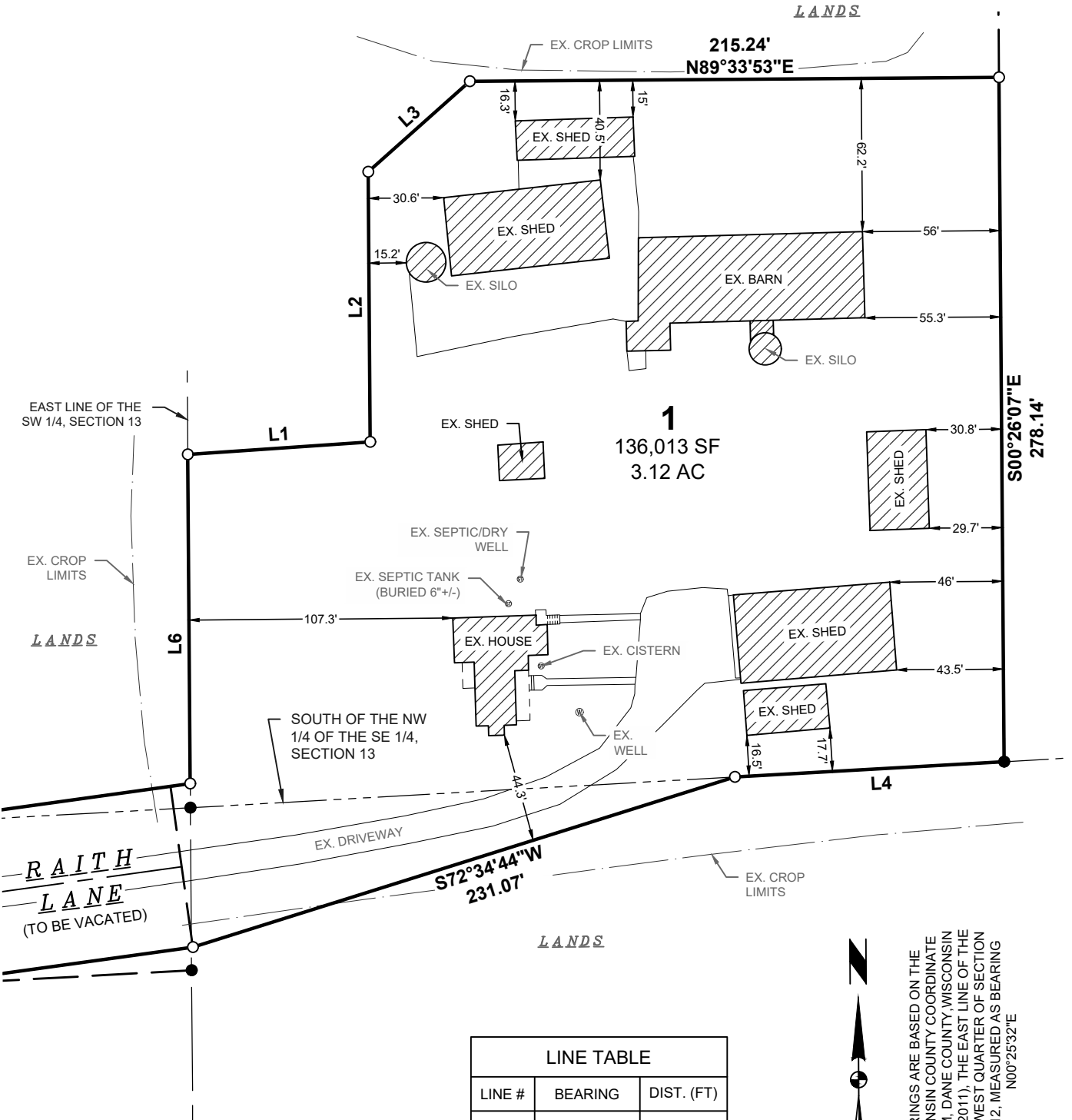




CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.



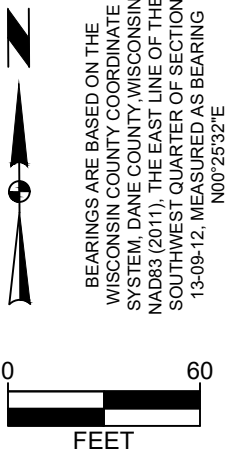
EXISTING BUILDING DETAILS

LEGEND

- 3/4" SOLID IRON REBAR FOUND
  - 3/4" X 18" IRON REBAR SET, Wt., 1.50 LBS / FT
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- NOTES:
- This survey was prepared without benefit of a title report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
  - Date of the fieldwork: May 5, 2025

LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	N86°04'17"E	74.39'
L2	N00°25'32"W	109.74'
L3	N48°16'13"E	55.31'
L4	S86°45'38"W	109.70'
L5	N26°25'48"W	69.61'
L6	N00°25'32"W	133.75'



C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



SURVEYED FOR:  
Muddy Beaver Enterprise, LLC  
N180 Hwy A  
Columbus, WI 53925

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

FN: 125.0581.30  
DATE: 07-07-25  
REVISIONS:  
REV1: 08-05-25  
REV2  
REV3

CERTIFIED SURVEY MAP No.

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Muddy Beaver Enterprises LLC, a Wisconsin Limited Liability Company, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Town of York for approval; and, certify that this Certified Survey map is required by 75.17(1)(a) Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Muddy Beaver Enterprises LLC

By: Paula Gross, Manager

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Paula Gross to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

Farmers & Merchants State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Farmers & Merchants State Bank, has caused these presents to be signed by

\_\_\_\_\_, its \_\_\_\_\_(title), at \_\_\_\_\_, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Farmers &amp; Merchants State Bank

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: \_\_\_\_\_

Notary Public, State of Wisconsin \_\_\_\_\_

C.S.M. NO.

DOC. NO.

VOL. PAGE



**SURVEYED FOR:**  
Muddy Beaver Enterprise, LLC  
N180 Hwy A  
Columbus, WI 53925

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

FN: 125.0581.30
DATE: 07-07-25
REVISIONS:
REV1: 08-05-25
REV2
REV3

SHEET 3 OF 4

CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Muddy Beaver Enterprises, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northeast Quarter and part of the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 13, Township 9 North, Range 12 East, in the Town of York, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 13; thence N00°25'32"W along the easterly line of the Southwest Quarter of said Section 13, 1264.43' to the point of beginning, point also being on the southerly right-of-way line of Raith Lane; thence S82°06'29"W, 692.79' to the easterly right-of-way line of State Trunk Highway 89 (S.T.H. 89); thence N26°25'48"W along said S.T.H. 89, 69.61' to the northerly right-of-way line of Raith Lane; thence N82°06'29"E, 723.57' to the East line of the southwest quarter of said Section 13; thence along said East line, N00°25'32"W, 133.75'; thence N86°04'17"E, 74.39'; thence N00°25'32"W, 109.74'; thence N48°16'13"E, 55.31'; thence N89°33'53"E, 215.24'; thence S00°26'07"E, 278.14' to the south line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence 86°45'38"W along said south line, 109.70'; thence S72°34'44"W, 231.07'; thence S82°06'29"W, 0.54' to the point of beginning. This description contains approximately 136,013 square feet or 3.12 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. No. 3017  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
agross@snyder-associates.com

TOWN OF YORK APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledged and approved by the Town of York on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Linda Henning, Town Clerk/Treasurer

DANE COUNTY APPROVAL CERTIFICATE:

Approved for recording by the Dane County Zoning and Land Regulation Committee on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_m. and  
recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No.  
\_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowska, Dane County Register of Deeds