

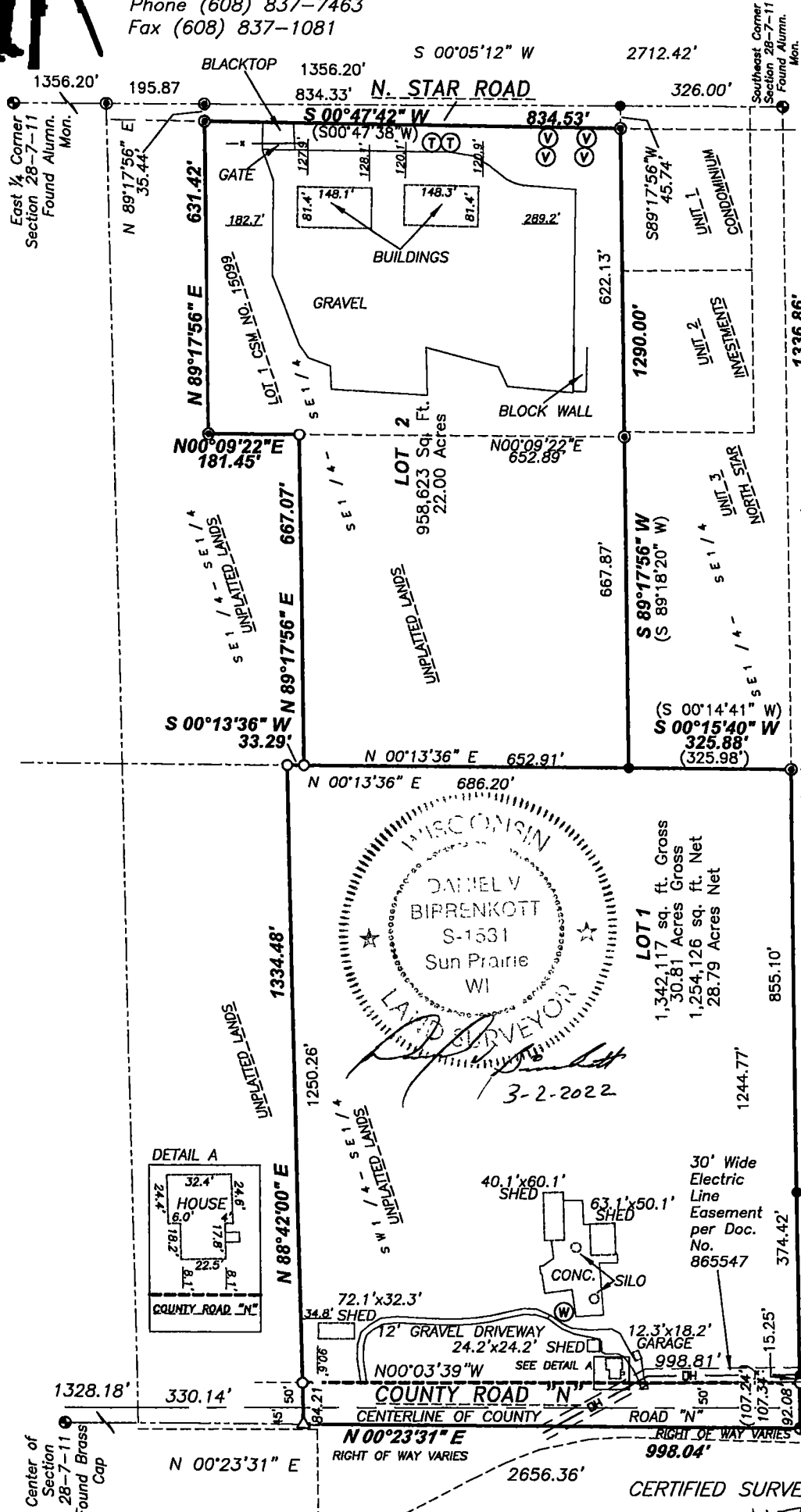


# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## CERTIFIED SURVEY MAP

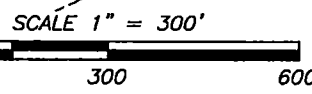
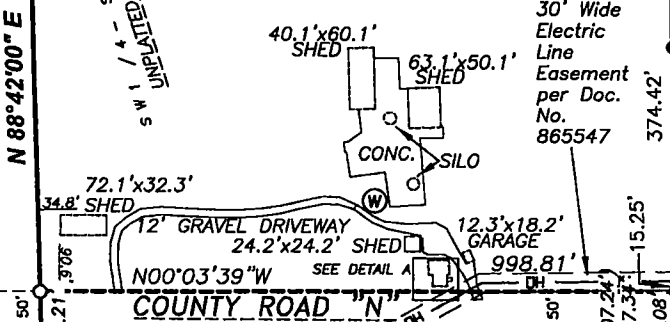
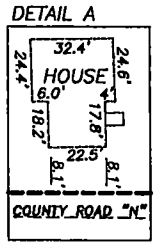
LOT 1, CERTIFIED SURVEY MAP NO. 15099 AND PART OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4  
OF THE SOUTHEAST 1/4, SECTION 28, T7N, R11E, TOWN OF  
COTTAGE GROVE, DANE COUNTY, WISCONSIN



- Legend:**
- = Section Corner
  - = Found 3/4" Iron Bar
  - = Found 1" Iron Pipe
  - = 3/4"x24" Iron Bar set min.wt.=1.50#/in.ft.
  - △ = Set Mag Nail
  - ⊕ = Well
  - ⊙ = Septic Tank
  - ⊙ = Septic Vent
  - x - = Chain Link Fence
  - OH - = Overhead Utilities
- All Witness monuments were found and verified per Dane County Public Land Survey Monument Records.
- Corner ID. No.: 40117280020 (South 1/4 of Section 28)
  - Corner ID. No.: 40711282020 (Center of Section 28)
  - Corner ID. No.: 40711282000 (East 1/4 of Section 28)
- Reset Section Corner with new witness ties
- Corner ID. No.: 40711280000 (Southeast 1/4 of Section 28)

Bearings referenced to the East line of the Southeast 1/4, bearing S00°05'12"W

**Note:**  
Lands within the Certified Survey Map are subject to the following documents:  
-Agreement for Maintenance of Stormwater Management Measures Doc. No. #5491071  
-Deed Restrictions Doc No. 5481069  
-Dane County Cost-Share Extension Doc. No. 5448099  
-Signage and Access Easement Doc. No. 4814403  
-Conveyance of Rights in Land by Public Utility Doc. no 872477  
-Marsh Easement Doc. No. 864613





# CERTIFIED SURVEY MAP

DATED: March 2, 2022

## Birrenkott Surveying

P.O. Box 237  
1677 N Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owner listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott  
Wisconsin Professional Land Surveyor No. S-1531. 3-2-2022

### Description:

Lot 1, Certified Survey Map No. 15099 and Part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Beginning at the South 1/4 corner of Section 28, thence N00°23'31"E, 998.04 feet along the West line of the Southeast 1/4 of Section 28, thence N88°42'00"E, 1334.48 feet; thence S00°13'36"W, 33.29 feet; thence N89°17'56"E, 667.07 feet to the West line of Certified Survey Map No. 15099; thence N00°09'22"E along the West line of Certified Survey Map No. 15099, 181.45 feet to the Northwest corner of Certified Survey Map No. 15099; thence N89°17'56"E along the North line of Certified Survey Map No. 15099, 631.42 feet to the West Right-of-Way line of North Start Road also known as the East line of Certified Survey Map No. 15099; thence S00°47'42"W (recorded as S00°47'38"W) along the West right of way of North Start Road also the East line of Certified Survey Map No. 15099, 834.53 feet to the South line of Certified Survey Map No. 15099; thence S89°17'56"W (recorded as S89°18'20"W) along the North line of North Star Investments Condominium and said South line of Certified Survey Map; 1290.00 feet; thence S00°15'40"W along the West line of North Start Investments Condominium, 325.88 feet (recorded as S00°14'41"W, 325.98 feet); thence S89°18'17"W, 1336.86 feet to the point of beginning. Containing 2,300,740 square feet or 52.81 acres gross (2,212,749 square feet or 50.79 feet net.)

ACRES

### Owners Certificate:

As owners, Capitol Holdings LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. It also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

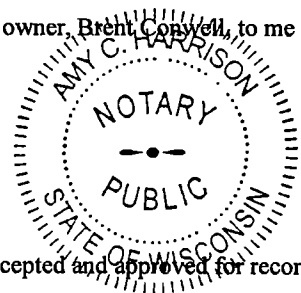
  
Brent Conwell

Member, Capitol Holdings LLC  
State of Wisconsin )

Dane County) ss Personally came before me this 7<sup>TH</sup> day of MARCH, 2022, the above owner, Brent Conwell, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

  
Notary Public, Dane County, Wisconsin.

My Commission Expires 8-28-2024



### Town of Cottage Grove Approval Certificate:

This Certified Survey Map, including the road dedication included herein, is hereby acknowledged, accepted and approved for recording by the Town of Cottage Grove.

  
Kim Banigan, Town Clerk

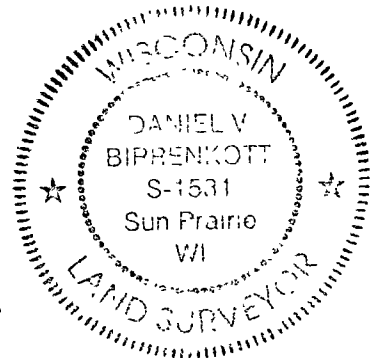
3/8/2022  
Dated

### Dane County Approval Certificate:

Approved for recording per Dane County Zoning and Land Regulation Committee

action of MARCH 14, 2022

Surveyed For:  
Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

  
Daniel Everson, Authorized Representative  
# 10553

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field Book: 377/67-68  
Tape/File: J:\2020\Carlson

Document No. 5818526

Sheet 2 of 4  
Office Map No.: 200219CSM

Certified Survey Map No. 15945, Volume 117, Page 27



# CERTIFIED SURVEY MAP DATED: March 2, 2022

## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

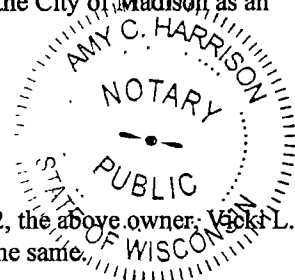
### Owners Certificate:

As owners, VLKJHSkaar LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. It also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

Vicki L. Kraus

Vicki L. Kraus  
Member, VLKJHSkaar LLC  
State of Wisconsin )

Dane County) ss Personally came before me this 3rd day of March, 2022, the above owner, Vicki L. Kraus, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Amy C. Harrison  
Notary Public, Dane County, Wisconsin.

My Commission Expires 8-28-24

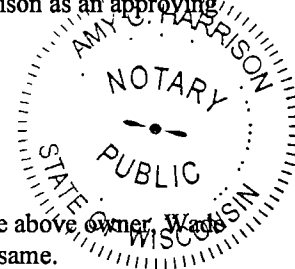
### Owners Certificate:

As owners, SKAAR PIT LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. It also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

Wade Huston

Wade Huston  
Member, SKAAR PIT LLC  
State of Wisconsin )

Dane County) ss Personally came before me this 3rd day of March, 2022, the above owner, Wade Huston, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

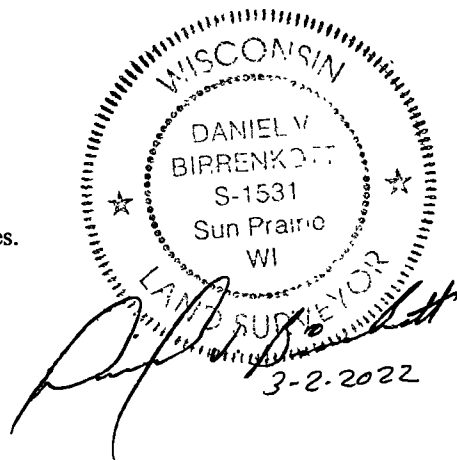


Amy C. Harrison  
Notary Public, Dane County, Wisconsin.

My Commission Expires 8-28-24

### Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner.  
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.  
This survey is subject to any and all easements and agreements both recorded and unrecorded.



### Surveyed For:

Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

Surveyed: TAS  
Drawn: BTS  
Checked: CKK  
Approved: DVB  
Field Book: 377/67-68  
Tape/File: J:\2020\Carlson

### Register of Deeds Certificate:

Received for recording this 14<sup>th</sup> day of March, 2022

at 1:12 o'clock p m and recorded in Volume 117 of Certified Survey

Maps of Dane County on Pages 26-29.  
Kristi Chlebowski by B. Dichroff,  
Kristi Chlebowski, Register of Deeds Deputy

Document No. 5818526

Certified Survey Map No. 15945, Volume 117, Page 28

Received 3-14-22 12:26 pm



# CERTIFIED SURVEY MAP DATED: March 2, 2022

**Birrenkott  
Surveying, Inc.**

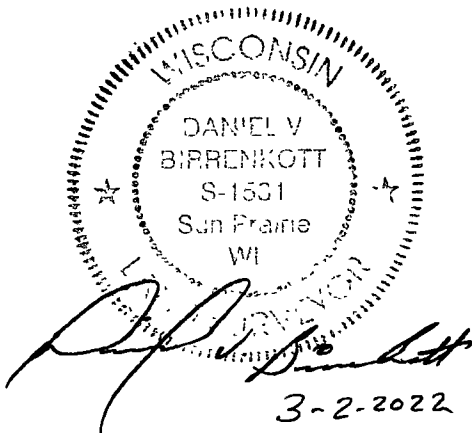
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**City of Madison Approval Certificate:**

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Timothy M Parks, for  
Matthew Wachter  
Secretary of the Plan Commission

11 March 2022  
Dated



**Surveyed For:**  
Capitol Holdings, LLC  
782 Lois Drive  
Sun Prairie, WI 53590  
608-354-9428

Surveyed: TAS  
Drawn: BTS  
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Document No. 5818526

Sheet 4 of 4  
Office Map No.: 200219CSM

Certified Survey Map No. 15945, Volume 117, Page 29