

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 525-271



DRAFTED BY: R.V.

CHECKED BY: T.G.

PROJ. 624-353

DWG. 525-271 SHEET 1 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

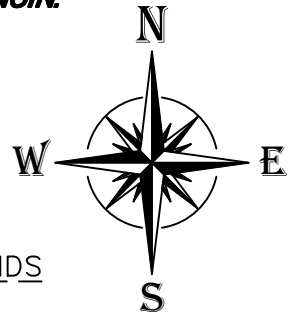
CONTAINING: 868,435 SQ.FT. - 19.94 ACRES

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NE1/4,
SECTION 16 WHICH BEARS
S89°21'14"E AS REFERENCED TO
GRID NORTH DANE CO.
COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 300'
0 150' 300' 600'

NOTE: REFER TO BUILDING SITE INFORMATION
CONTAINED IN THE DANE COUNTY SOIL SURVEY.



UNPLATTED LANDS
BY OTHERS

SW1/4-SE1/4

SECTION 9
MACK

UNPLATTED LANDS
BY OTHERS

SE1/4-SE1/4

NE COR.
SEC. 16
& WITNESSES
FND. & VERIFIED

N1/4 COR.
SEC. 16
& WITNESSES
FND. & VERIFIED

SECTION 16

LOT 1
C.S.M. 9550
BY OTHERS

NW1/4-NE1/4

LOT 2
C.S.M. 9550
BY OTHERS

LOT 1
C.S.M. 7739
BY OTHERS

SW1/4-NE1/4

UNPLATTED LANDS
BY OTHERS

LOT 1
138,759 SQ. FT.
3.19 ACRES INCL. R/W
129,791 SQ. FT.
2.98 ACRES EXCL. R/W

PARCEL 0907-161-8100-7
(DOC. NO. 5825645)

LOT 2
729,676 SQ. FT.
16.75 ACRES INCL. R/W
718,163 SQ. FT.
16.49 ACRES EXCL. R/W

FENCE IS 5'±
NORTH AND EAST
OF LOT LINE

FENCE IS 2'±
NORTH OF
LOT LINE

FENCE IS 7'±
NORTH OF
LOT LINE

UNPLATTED LANDS
BY OTHERS

UNPLATTED LANDS
BY OTHERS

SE1/4-NE1/4

E1/4 COR.
SEC. 16
MAG NAIL & WITNESSES
FND. & VERIFIED

OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

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DWG. 525-271 SHEET 2 OF 5

SEAL:

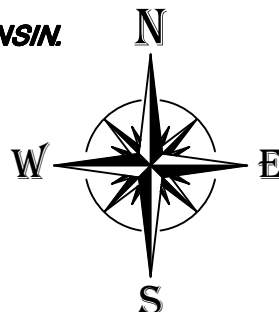


Volume _____, Page _____

**BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N., R. 7 E., TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.**

CONTAINING: 868,435 SQ.FT. — 19.94 ACRES

SCALE: 1" = 100'



SE1/4-SE1/4

UNPLATTED LANDS BY OTHERS

MACK

S89°21'14"E

(657.93')
657.99'

ROAD

LOT 2

729,676 SQ. FT.
16.75 ACRES INCL. R/W
718,163 SQ. FT.
16.49 ACRES EXCL. R/W

LEGEND

LOT 1

138,759 SQ. FT.
3.19 ACRES INCL. R/W
129,791 SQ. FT.
2.98 ACRES EXCL. R/W

PARCEL 0907-161-8100-7
(DOC. NO. 5825645)

NE1/4-NE1/4

(DOC. NO. 5825645)

○ 3/4" X 24" IRON ROD SET
 (WT. = 1.5 LBS. / L.F.)
 ● 3/4" IRON ROD FND.
 ▲ MAG NAIL FND.
 ▲ RAILROAD SPIKE FND.
 △ MAG NAIL SET
 ⊙ 1 1/4" IRON PIPE FND.
 (W) WELL
 (C) CLEAN OUT
 / POWER POLE
 / FLAG POLE
 ⊖ ELECTRIC OUTLET
 —O— OVERHEAD UTILITY LINE
 —X— FENCE
 () PREVIOUS SURVEY
 OR RECORD INFO.

FIELDWORK COMPLETED
ON 5/27/2025

OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

As prepared by:

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DWG. 525-271 SHEET 3 OF 5



DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,

T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

CONTAINING: 868,435 SQ.FT. – 19.94 ACRES

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of **Meghann Schmitt**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 16;
thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,315.99 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter and the point of beginning;
thence continuing South 89°21'14" East along the North line of the Northeast Quarter, 657.99 feet to the Northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter;
thence South 00°03'09" West along the East line of the West Half of the Northeast Quarter of the Northeast Quarter, 1,319.62 feet to the Southeast corner thereof;
thence North 89°13'37" West along the South line of the Northeast Quarter of the Northeast Quarter, 659.01 feet to the Southwest corner thereof;
thence North 00°05'46" East along the West line of the Northeast Quarter of the Northeast Quarter, 1,318.15 feet to the point of beginning.
Containing 868,435 square feet, (19.94 acres), more or less. Being subject to Mack Road right-of-way along the Northerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance and the Town of Roxbury Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: August 1, 2025

File No. 525-271

Volume, Page

OWNER: BDC ENTERPRISE LLC 8765 MACK ROAD SAUK CITY, WI 53583	CLIENT: MEGHANN SCHMITT 8765 MACK ROAD SAUK CITY, WI 53583
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DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____
BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As Owner(s), we hereby certify that we caused the land on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20____.

BDC Enterprise LLC
Representative

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named BDC Enterprise LLC representative to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ **County, Wisconsin** **My commission expires:** _____

OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

As prepared by:

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GENERAL LOCATION
BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

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TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of Roxbury, BDC Enterprise, LLC, Owner, is hereby approved by the Town Board.

Town Chairperson

Dated this _____ day of _____, 20____.

Town Clerk

Dated this _____ day of _____, 20____.

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

OWNER: BDC ENTERPRISE LLC
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SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
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