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 ¼ of the Southwest ¼, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin

0 100 200
Scale: 1" = 100'

West ¼ Corner
Section 27-7-11
Found Aluminum Monument

The Aluminum Monument and ties per Dane County Public Land Survey Monument Record prepared by Bruce D. Bowden, dated February 11, 2013, were found and verified.

Town Treasurer's Certificate:

I, Kim Banigan, being the duly elected, qualified and acting Treasurer for the Town of Cottage Grove, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of

_____ affecting any of the lands included in this plat of SWALHEIM BUSINESS PARK.

_____
Kim Banigan, Clerk-Treasurer
Town of Cottage Grove

County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of

_____ affecting any of the lands included in this plat of SWALHEIM BUSINESS PARK.

_____
Adam Gallagher, Treasurer
County of Dane

Town of Cottage Grove Certificate:

This plat of SWALHEIM BUSINESS PARK, including the road dedications herein, has been acknowledged, accepted and approved for recording by the Town Board of the Town of Cottage Grove consistent with the action taken by the Town Board on this _____ day of _____, 2024.

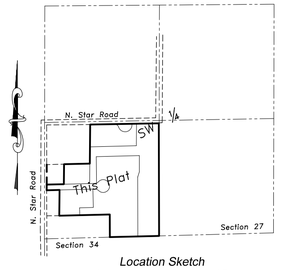
_____ _____
Kim Banigan, Clerk-Treasurer Dated
Town of Cottage Grove

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

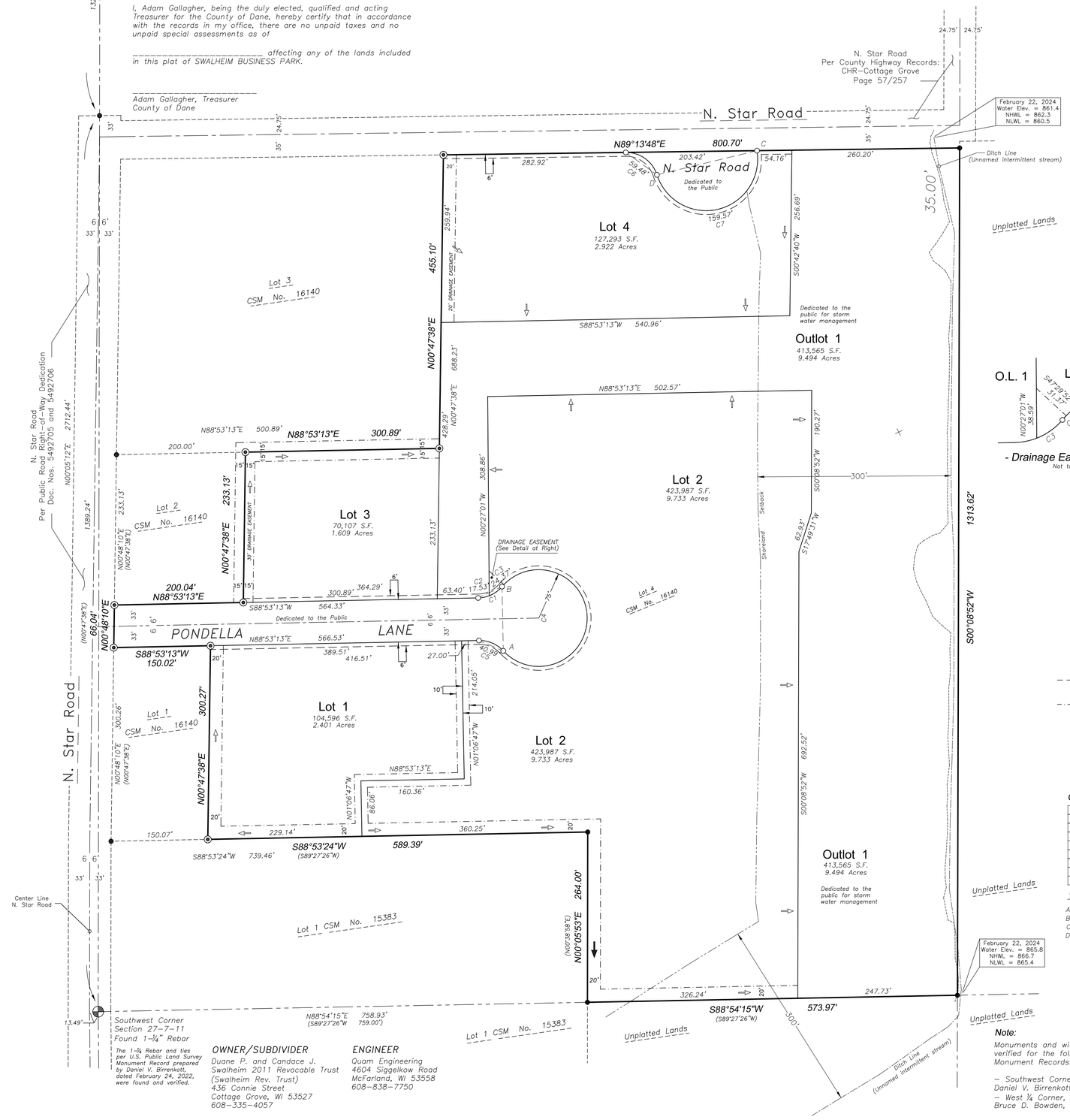
Department of Administration

August 16, 2024



Location Sketch
Southwest ¼, Section 27
T7N, R11E
Town of Cottage Grove
Not to Scale

Bearings referenced to the West line of the Southwest ¼ of Section 27-7-11, bearing N00°05'12"E



- Drainage Easement Detail -
Not to Scale

Legend:

- ● = Found 1" Iron Pipe
- ◉ = Found ¾" Rebar
- ○ = Set 1-¼" x 30" rebar Weight = 4.303 lbs./ft.

All other lot and outlot corners set with ¾"x18" rebars, weight = 1.502 lbs./ft.

- ⇦ = Post-development drainage direction
- – – – – = Utility Easement
- -·-·-·- = Drainage Easement (Sizes noted)

Curve Data

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	42.23'	48°23'40"	N64°41'23"E	40.99'
C2	50.00'	17.62'	20°11'23"	N78°47'31.5"E	17.53'
C3	50.00'	24.61'	28°12'17"	N54°35'41.5"E	24.37'
C4	75.00'	362.32'	276°47'20"	N01°06'47"W	99.60'
C5	50.00'	42.23'	48°23'40"	N66°54'57"W	40.99'
C6	50.00'	63.71'	73°00'14"	S54°16'05"E	59.48'
C7	80.00'	239.64'	171°37'51"	N76°25'06.5"E	159.57'
C8	75.00'	4.42'	3°22'31"	S42°10'49"W	4.42'

TANGENT BEARINGS
A – N 42°43'07" W
B – S 40°29'33" W
C – S 09°23'49" E
D – N 17°45'58" W

Surveyor's Certificate:

I, Mark A. Pynnonen, 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 hereon, 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 as Document No. 5870098, located in the Southwest ¼ of the Southwest ¼, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin; Containing 1,208,422 square feet, or 27.742 acres.

_____
Mark A. Pynnonen, PLS No. S-2538

Owners' Certificate:

The Duane P. and Candace J. Swalheim 2011 Revocable Trust, as owner, hereby certifies that it has caused the land described on this plat of SWALHEIM BUSINESS PARK to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Dane County Zoning and Land Regulation Committee
Town of Cottage Grove

In witness hereof the Duane P. and Candace J. Swalheim 2011 Revocable Trust, has caused these presents to be executed

this _____ day of _____, 2024.

Duane P. and Candace J. Swalheim 2011 Revocable Trust

_____ _____
Duane P. Swalheim, Trustee Candace J. Swalheim, Trustee

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2024, the above-named Duane P. Swalheim and Candace J. Swalheim, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, State of Wisconsin

_____
(Printed name)

My commission expires_____

Notes:

1. This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
2. 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.
3. The lands within this subdivision shall be served by underground utilities.
4. Pondella Lane and N. Star Road to be dedicated to the public for road purposes.
5. Future lot owners are hereby notified of farming activities in the vicinity.
6. Vehicular access to N. Star Road from Lot 4 or Outlot 1 prohibited except for agricultural purposes until N. Star Road is improved to town road standards. Lot 4 to remain unbuildable (i.e., no building permits granted) until plans are supplied to and approved by the Town for the section of N. Star Road along the northern plat line.
7. Outlot 1 to be dedicated to the public for storm water management.
8. Wetlands delineation per report prepared by Taylor Conservation LLC, dated June 11, 2021.
9. Individual lot owners are responsible for driveway culvert maintenance and/or replacement.
10. All Lots are required to have tree plantings above normal Town ordinance requirements.
11. Individual lots require testing for precise septic system type and placement.

Note:
Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:
– Southwest Corner, Section 27, prepared by Daniel V. Birrenkott, dated February 24, 2022
– West ¼ Corner, Section 27, prepared by Bruce D. Bowden, dated February 11, 2013

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 Siggelkow Road
McFarland, WI 53558
608-838-7750

Dane County Register of Deeds Certificate:

Received for recording this _____ day of _____,
2024, at _____ O'clock, __.M. and recorded in Volume _____
of Plats on Page _____ as Document No._____.

_____ Date: _____
Kristi Chlebowski, Register of Deeds
County of Dane

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

L:\2021\210194-Swalheim\210194-Final Plat

Sheet 1 of 1

Office Map No. 210194