

# DANE COUNTY CERTIFIED SURVEY MAP #

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

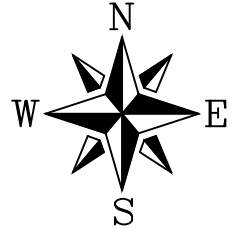
**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail

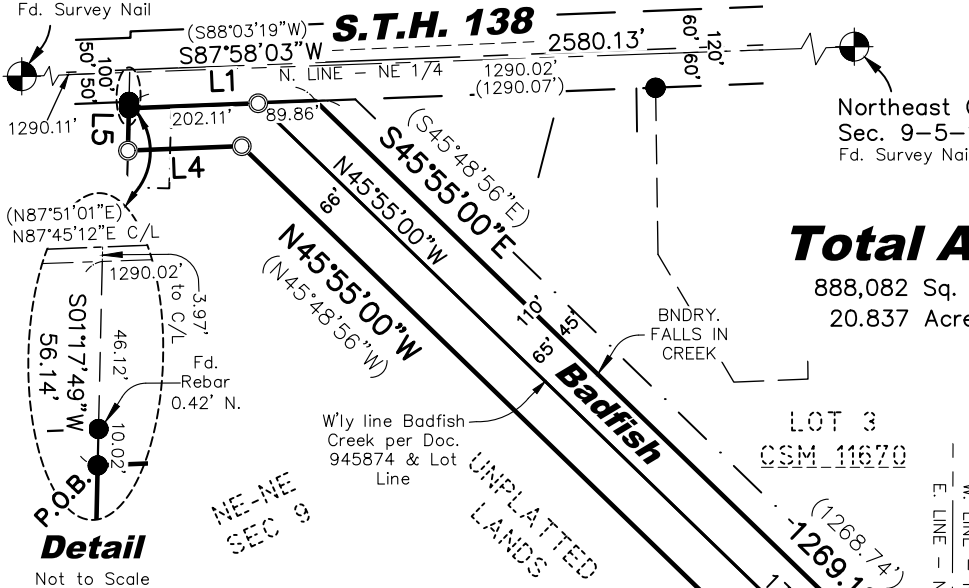
Northeast Cor.  
Sec. 9-5-10  
Fd. Survey Nail

## Total Area

888,082 Sq. Ft.±  
20.837 Acres±



Bearings are referenced to the North line of the Northeast 1/4 of Section 9, which bears South 87°58'03" West on the Dane County Coordinate System.



**Detail**  
Not to Scale

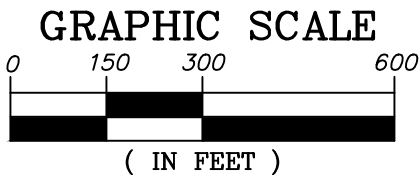
COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98' (N87°51'01"E)
L2	S66°54'12"E - 219.42' (S66°48'56"E)
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97' (S87°51'01"W)
L5	N01°17'49"E - 66.13' (N01°24'11"E)

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.41'
C8	1173.96'	12°00'11"	245.94'	N51°55'05"W - 245.49'

### SEE SHEET 2 FOR LOT, EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS

#### NOTES:

1. Refer to Building Site Information contained in the Dane County Soil Survey.



#### LEGEND

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- - - - - Easement Line
- — — — Platted Lot Lines
- Boundary Line
- · — · — Existing R/W Line
- - - - - Sectional Subdivision Line



Meander Corner  
Sec. 10-5-10  
Fd. Aluminum Mon.

West 1/4 Cor.  
Sec. 10-5-10  
Corner falls in Creek

Owner/Subdivider:  
Joseph P. Eugster  
3865 Hwy 138  
Stoughton, WI 53589

## QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

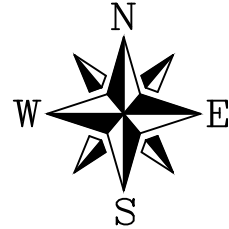
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## LOT, EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS

North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail

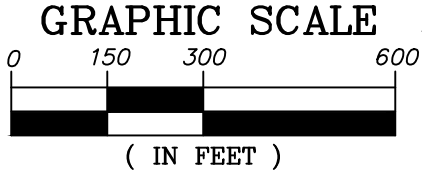
Northeast Cor.  
Sec. 9-5-10  
Fd. Survey Nail



Bearings are referenced to the North line of the Northeast 1/4 of Section 9, which bears South 87°58'03" West on the Dane County Coordinate System.

**NOTES:**

1. Refer to Building Site Information contained in the Dane County Soil Survey.

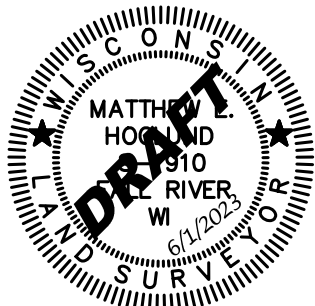


COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98'
L2	S66°54'12"E - 219.42'
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97'
L5	N01°17'49"E - 66.13'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.41'
C5	1173.96'	20°59'12"	430.01'	N56°24'36"W - 427.61'
C6	195.44'	84°21'00"	287.72'	S24°43'42"E - 262.44'
C7	507.96'	60°58'13"	540.54'	S47°55'55"W - 515.39'
C8	1173.96'	12°00'11"	245.94'	N51°55'05"W - 245.49'
C9	1173.96'	08°59'01"	184.07'	N62°24'41"W - 183.88'

**Easement Notes:**

- (A) 66' Approved DOT Access #49 per Doc. 3934510
- (B) No Access per CSM 11670
- (C) 30' Approved DOT Access #50 per Doc. 3934510
- (D) 66' Access Easement per CSM 11670 & Parcel A per Doc. 4159422
- (E) Oregon Branch - Badfish Creek Easement per Doc. 945874
- (F) 66' Access Easement - Parcel B per Doc. 4159422
- (G) Variable width Private Ingress/Egress & Utility Easement for the Benefit of Lots 1 & 2 hereof to be granted by separate instrument



**LEGEND**

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft. (303.63') Record Data (if different)
- Easement Line
- Platted Lot Lines
- Boundary Line
- Existing R/W Line
- Sectional Subdivision Line

Meander Corner  
Sec. 10-5-10  
Fd. Aluminum Mon.  
  
West 1/4 Cor.  
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Owner/Subdivider:  
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Project # JE-03-19

Drawn By: MEH  
Project # JE-03-19

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**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

## SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being Lot 2 of Certified Survey Map (CSM) 11670, recorded in Volume 71 of Certified Survey Maps on Pages 192 and 193 as Document No. 4161920; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the Northeast corner of said Section 9; thence, along the North line of said Northeast one-quarter of Section 9, South 87°58'03" West, 1290.02 feet to its intersection with the Northerly prolongation of the West Line of said Lot 2 of CSM 11670; thence, along said prolongation, South 01°17'49" West, 56.14 feet to the Northwest corner of said Lot 2 and the **POINT OF BEGINNING**, lying on the Southerly right-of-way line of State Trunk Highway 138;

thence, along said Southerly right-of-way line, North 87°45'12" East, 291.97 feet to the centerline of Badfish Creek per Document No. 945874, said centerline also being the Easterly line of said Lot 2;

thence, along said centerline and Easterly line, South 45°55'00" East, 1269.12 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 1108.96 feet and a chord which bears South 56°24'36" East, 403.93 feet;

thence, continuing along said centerline and Easterly line, Southeasterly, 406.20 feet along the arc of said curve through a central angle of 20°59'12" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line, South 66°54'12" East, 219.42 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 260.44 feet and a chord which bears South 24°43'42" East, 349.72 feet;

thence, continuing along said centerline and Easterly line, Southeasterly and Southerly, 383.42 feet along the arc of said curve through a central angle of 84°21'00" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line and its Southerly extension, South 17°26'48" West, 749.00 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 572.96 feet and a chord which bears South 45°29'52" West, 538.88 feet;

thence, continuing along said centerline, Southwesterly, 561.02 feet along the arc of said curve through a central angle of 56°07'06" to its intersection with the West line of aforesaid SW 1/4 of Section 10;

thence, along said West line, North 00°21'05" West, 25.60 feet to the West one-quarter corner of said Section 10, said corner lying in Badfish Creek;

thence, along the West line of aforesaid NW 1/4 of Section 10, North 00°14'51" East, 99.95 feet to the Meander Corner;

thence, continuing along last said West line, North 00°14'51" East, 699.18 feet to the Southwest corner of said Lot 2;

thence, continuing along last said West line and the boundary of said Lot 2, North 00°14'51" East, 660.87 feet to the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 1239.96 feet and a chord which bears North 51°03'43" West, 222.41 feet;

thence, leaving last said West line and continuing along the boundary of said Lot 2, Northwesterly, 222.70 feet along the arc of said curve through a central angle of 10°17'26" to the Point of Tangency thereof;

thence, continuing along the boundary of said Lot 2, North 45°55" West, 1302.93 feet;

thence, continuing along the boundary of said Lot 2, South 87°45'12" West, 177.97 feet;

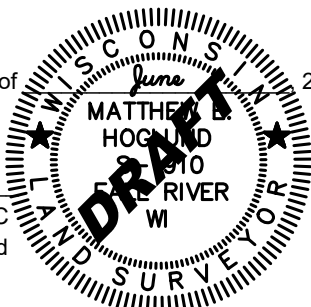
thence, continuing along the boundary of said Lot 2, North 01°17'49" East, 66.13 feet to the **POINT OF BEGINNING**, containing 888,082 square feet or 20.837 acres, more or less.

**BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Joseph P. Eugster, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Rutland in surveying, dividing, and mapping the same.

Dated this 1st day of June, 2023.

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



C.S.M. No. \_\_\_\_\_

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Drawn By: MEH  
Project # JE-03-19

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### OWNER'S CERTIFICATE:

We, Joseph P. Eugster and Carol J. Eugster, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by Sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

IN WITNESS WHEREOF, Joseph P. Eugster and Carol J. Eugster, have caused these presents to be signed at \_\_\_\_\_, \_\_\_\_\_ on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_  
Joseph P. Eugster Carol J. Eugster

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, Joseph P. Eugster and Carol J. Eugster, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)

My commission expires \_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE:

Middleton Community Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Middleton Community Bank:

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

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)  
My commission expires \_\_\_\_\_.



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### **CONSENT OF CORPORATE MORTGAGEE:**

Monona Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Monona Bank:

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

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_.  
My commission expires \_\_\_\_\_ (State)

### **TOWN OF RUTLAND APPROVAL CERTIFICATE:**

Resolved, that this Certified Survey Map is hereby approved by the Town Board of the Town of Rutland.

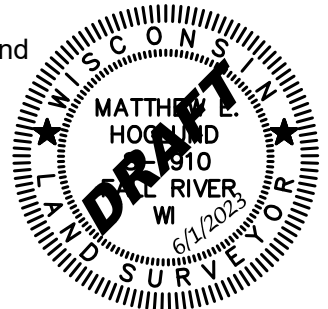
Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dawn George, Town Clerk

### **DANE COUNTY PLANNING AGENCY APPROVAL:**

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Daniel Everson, Authorized Representative



### **REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

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