

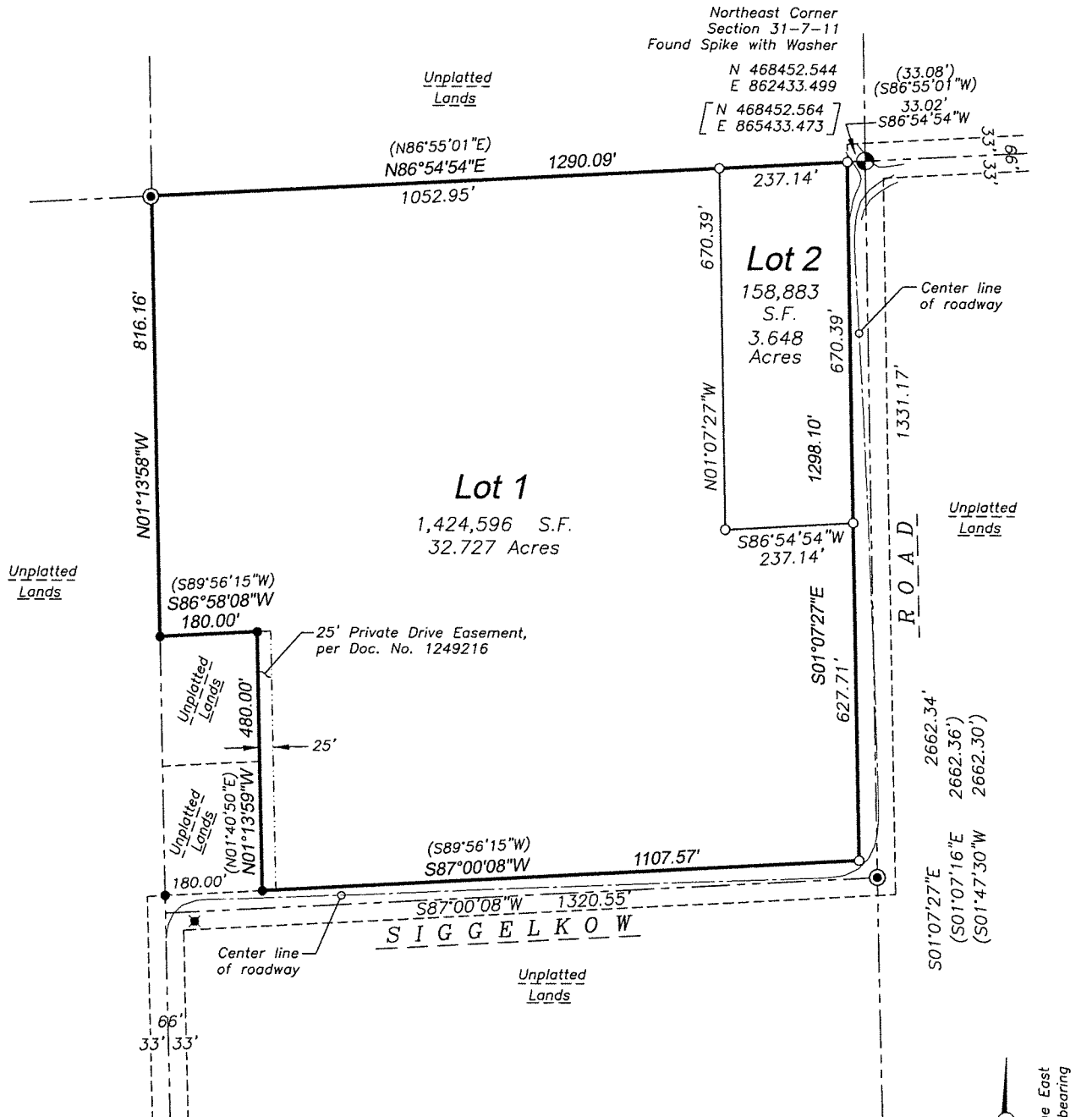
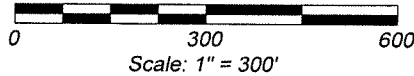
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northeast 1/4, Section 31, T7N,
R11E, Town of Cottage Grove, Dane County, Wisconsin



Legend

- ✕ = Found 1/2" Iron Bar
 - = Found 1-1/4" Iron Pipe
 - ⊙ = Found 2" Iron Pipe
 - = Set 3/4"x20" Iron Bar
- Wght. 1.502 lbs/ft

Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:

East 1/4 Corner, prepared by Bruce D. Bowden, dated Feb. 14, 2013
Northeast Corner, prepared by Bruce D. Bowden, dated Feb. 14, 2013

East 1/4 Corner
Section 31-7-11
Found Aluminum Monument
N 465790.722
E 862485.731
[N 465790.710
E 862485.567]

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

Bearings referenced to the East line of the Northeast 1/4, bearing S01°07'27"E



CERTIFIED SURVEY MAP

DATED: January 5, 2022

Birrenkott Surveying

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

Owner's Certificate:

As owner, Viney Acres LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as shown on hereon. It also certifies that this Certified Survey Map is required by s75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. It further certifies that this Certified Survey Map is required to be submitted to the city of Madison for approval.

Viney Acres LLC

Donald P. Viney, Member

Marilyn R. Viney, Member

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2022, the above-named Donald P. Viney and Marilyn R. Viney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

Printed name

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.
- Wetlands if present have not been delineated.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows no above-ground improvements. No guarantee is made for below-ground structures.



CERTIFIED SURVEY MAP

DATED: January 5, 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, Mark A. Pynnonen, 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.

Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Part of the Northeast ¼ of the Northeast ¼, Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 31; thence S86°54'54"W, 33.02 feet (recorded as S86°55'01"W, 33.08 feet) along the North line of said Northeast ¼ to a Westerly right-of-way line of Siggelkow Road and the point of beginning; thence S01°07'27"E, 1298.10 feet along said Westerly right-of-way line to a Northerly right-of-line of Siggelkow Road; thence S87°00'08"W (recorded as S89°56'15"W), 1107.57 feet along said Northerly right-of-way line; thence N01°13'59"W (recorded as N01°40'50"E), 480.00 feet; thence S86°58'08"W (recorded as S89°56'15"W), 180.00 feet to the West line of said Northeast ¼ of the Northeast ¼; thence N01°13'58"W, 816.16 feet along said West line to the aforesaid North line; thence N86°54'54"E (recorded as N86°55'01"E), 1290.09 feet to the point of beginning; Containing 1,584,479 square feet, or 36.375 acres; Subject to 25-foot Private Drive Easement, Doc. No. 1249216.

Town of Cottage Grove Approval Certificate:

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

Kim Banigan, Town Clerk

Dated

Dane County Approval Certificate:

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2021

Daniel Everson, Authorized Representative

City of Madison Approval Certificate:

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

By: _____

Matthew Wachter
Secretary of the Plan Commission

Dated

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.
Wetlands, if present, have not been delineated.

Surveyed For:

Viney Acres LLC
2093 U.S. Highways 12/18
Cottage Grove, WI 53527

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

Surveyed: TAS
Drawn: MAP
Checked: MAP/CKC
Approved: MAP
Field Book: 382/77
Tape/File: J:\2020\Carlson

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____