

CERTIFIED SURVEY MAP # 15176

PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.

C.S.M. No. 15176

Doc. No. 5501928

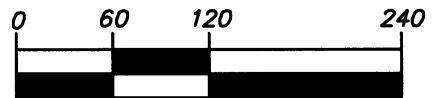
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LABEL	WIDTH	EASEMENT	DOCUMENT No.	RECORDED
E1	10'	R-O-W GRANT - UE	1976747	11/10/1986

CURVE	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
A	194.52'	11459.16'	N 01°34'20" W	194.52'
B	192.90'	11426.16'	N 01°34'30" W	192.89'

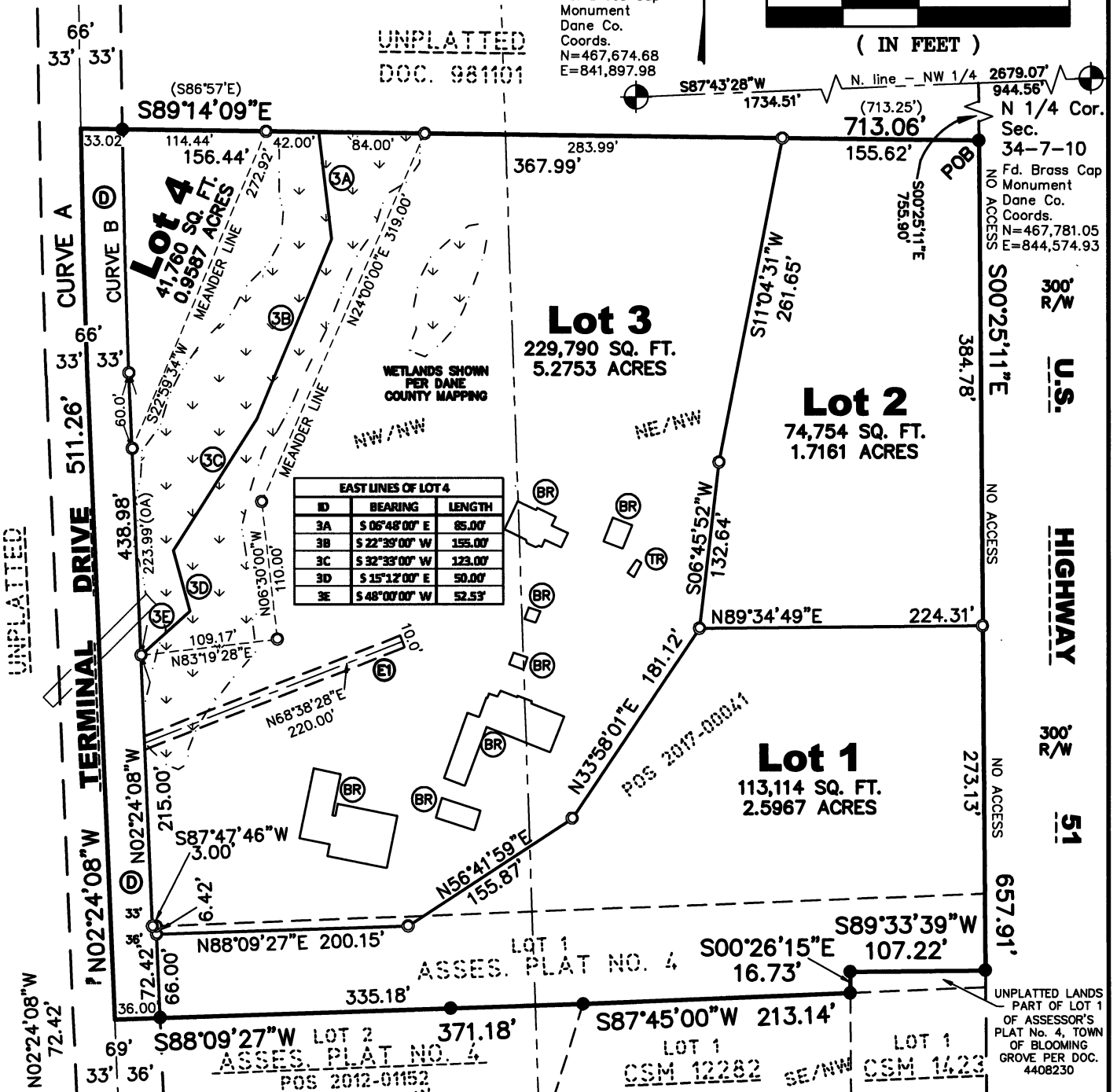
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34, WHICH BEARS SOUTH 87°43'28" WEST ON THE DANE COUNTY COORDINATE SYSTEM.

GRAPHIC SCALE



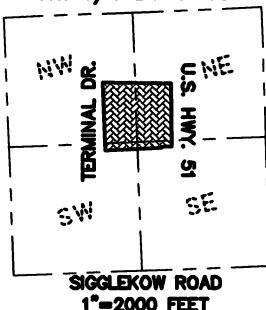
(IN FEET)

NW Cor.
Sec.
34-7-10
Fd. Brass Cap
Monument
Dane Co.
Coords.
N=467,674.68
E=841,897.98



NOTE: Lot 1 of Assessor's Plat No. 4 - Township of Blooming Grove referenced hereon has been incorrectly referred to as "Outlot 1" in various deeds and other recorded documents. There are no designations on said recorded Plat that the lots are "outlots".

VICINITY MAP
NW 1/4 34-7-10



LEGEND

- 1" IRON PIPE FOUND
- SET 3/4" x 24" REBAR WEIGHING 1.5 LBS/FOOT
- ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES. 23,483 SQ. FT. - 0.5391 ACRES
- ⓑ BUILDING TO BE RAZED
- ⓓ UNDERGROUND TANK TO BE REMOVED

(23.59') RECORDED AS DATA

QUAM ENGINEERING, LLC

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Project # RQ-05-17 Date: 7/3/19

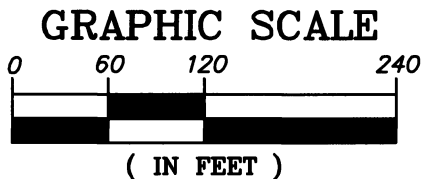
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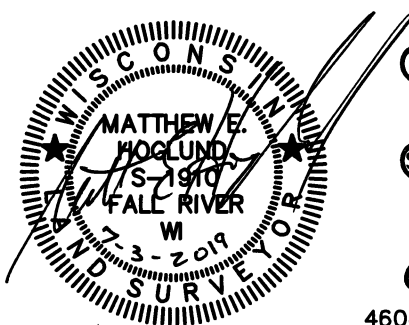
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NORTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 11°04'31" E	20.10'
S2	N 73°08'12" W	72.60'
S3	N 89°14'08" W	11.08'
S4	S 71°06'39" W	57.90'
S5	N°66'12'06" W	39.19'
S6	S 78°35'21" W	43.24'
S7	N 56°56'13" W	18.25'
S8	S 90°00'00" W	134.52'
S9	S 06°48'00" E	20.14'
S10	S 90°00'00" E	126.20'
S11	S 56°56'13" E	11.76'
S12	S 29°41'04" E	31.96'
S13	S 82°38'06" E	11.32'
S14	N 45°28'54" E	5.81'
S15	S 66°12'06" E	32.63'
S16	S 24°35'35" W	106.54'
S17	S 33°57'56" E	22.22'
S18	N°87°28'32" E	45.46'
S19	S 74°07'23" E	26.70'
S20	N 65°10'08" E	19.97'
S21	N 18°33'52" E	39.59'
S22	N 11°42'59" W	14.07'
S23	N 41°59'48" W	24.59'
S24	N 12°34'00" W	21.62'
S25	N 16°51'48" E	68.92'
S26	N 71°06'39" E	15.46'
S27	S 73°08'12" E	83.11'

20' WATERMAIN EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
W1	N 88°06'08" E	51.88'
W2	S 68°03'17" E	94.82'
W3	N 66°56'43" E	89.43'
W4	S 23°03'17" E	19.56'
W5	N 23°03'17" W	36.76'
W6	N 21°56'43" E	18.21'
W7	N 30°51'56" E	161.37'
W8	N 59°07'41" W	20.06'
W9	S 59°07'16" E	13.49'
W10	N 76°15'47" E	250.64'
W11	N 13°44'13" W	23.00'
W12	N 02°29'13" W	13.38'
W13	S 87°30'47" W	11.01'

20' SANITARY EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S28	S 69°17'08" E	110.64'
S29	S 61°56'57" E	291.94'
S30	N 76°15'47" E	171.78'
S31	N 00°25'11" W	9.53'



Ⓢ 20' WIDE PUBLIC EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, 3, AND 4 HEREOF. (ALSO SEE ACCESS EASEMENT NOTE ON SHEET 3 HEREOF)

Ⓢ 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF.

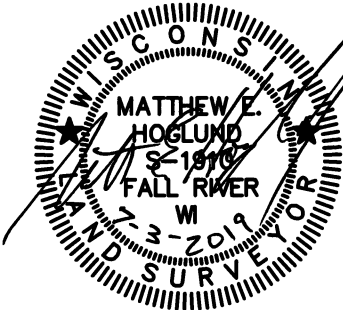
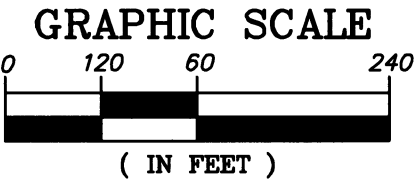
Ⓢ VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 2 HEREOF.

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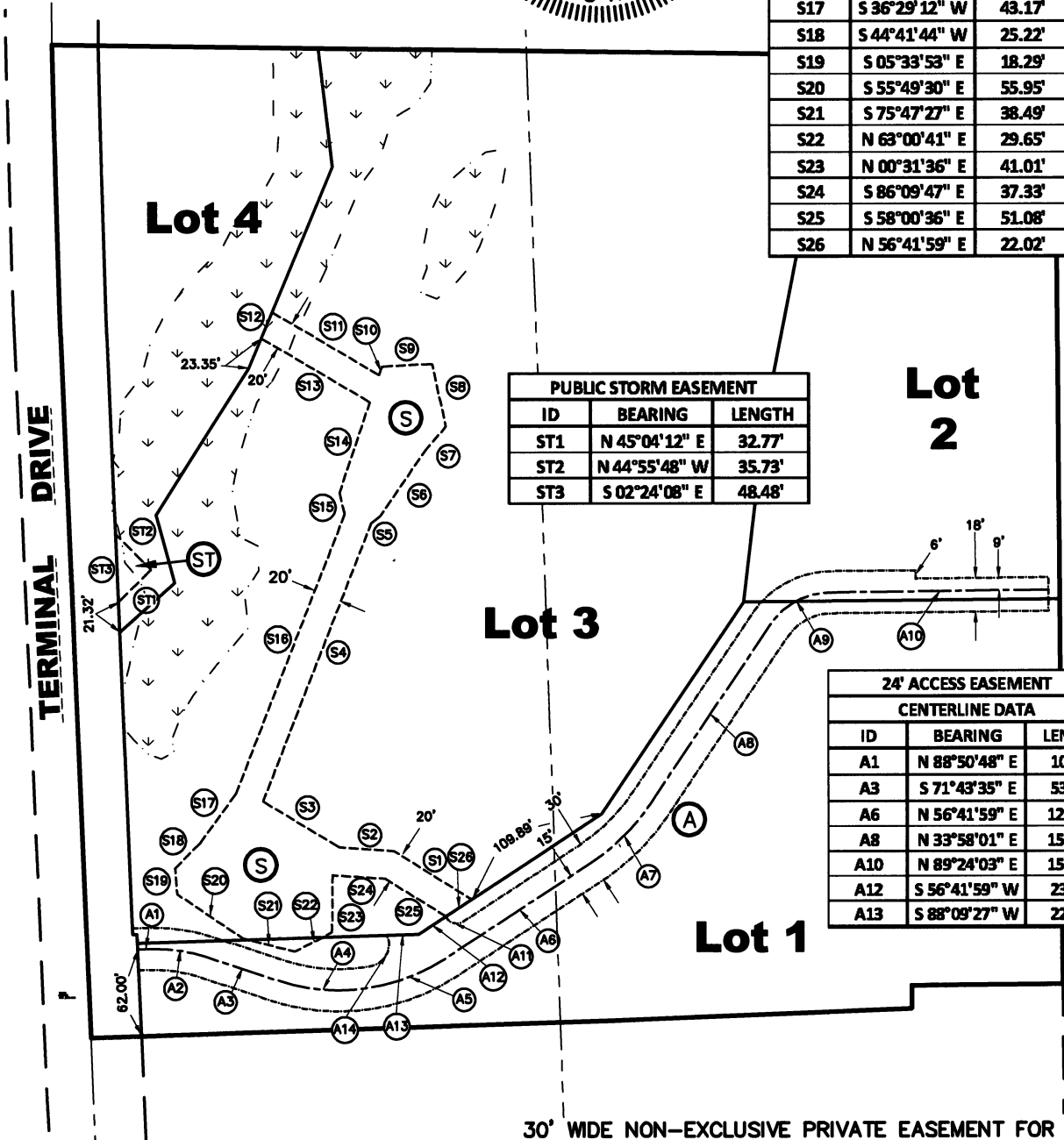
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Project # RQ-05-17 Date: 7/3/19

CERTIFIED SURVEY MAP # 15176

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SOUTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 58°00'36" W	65.29'
S2	N 86°09'47" W	39.11'
S3	N 59°03'32" W	62.86'
S4	N 21°18'54" E	210.95'
S5	N 52°01'12" E	8.10'
S6	N 34°48'22" E	57.17'
S7	N 41°08'52" E	21.70'
S8	N 12°07'49" W	45.93'
S9	S 87°11'26" W	35.70'
S10	S 18°46'07" W	6.53'
S11	N 59°22'26" W	88.20'
S12	S 22°39'00" W	20.20'
S13	S 59°22'26" E	89.60'
S14	S 18°46'07" W	67.79'
S15	S 14°14'30" E	15.22'
S16	S 21°18'44" W	213.74'
S17	S 36°29'12" W	43.17'
S18	S 44°41'44" W	25.22'
S19	S 05°33'53" E	18.29'
S20	S 55°49'30" E	55.95'
S21	S 75°47'27" E	38.49'
S22	N 63°00'41" E	29.65'
S23	N 00°31'36" E	41.01'
S24	S 86°09'47" E	37.33'
S25	S 58°00'36" E	51.08'
S26	N 56°41'59" E	22.02'



PUBLIC STORM EASEMENT		
ID	BEARING	LENGTH
ST1	N 45°04'12" E	32.77'
ST2	N 44°55'48" W	35.73'
ST3	S 02°24'08" E	48.48'

24' ACCESS EASEMENT		
CENTERLINE DATA		
ID	BEARING	LENGTH
A1	N 88°50'48" E	10.43'
A3	S 71°43'35" E	53.25'
A6	N 56°41'59" E	123.77'
A8	N 33°58'01" E	153.39'
A10	N 89°24'03" E	154.31'
A12	S 56°41'59" W	23.41'
A13	S 88°09'27" W	22.46'

24' ACCESS EASEMENT				
CENTERLINE CURVE DATA				
ID	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A2	114.50'	38.82'	S 81°26'23" E	38.64'
A4	139.50'	65.62'	S 85°12'08" E	65.02'
A5	139.50'	59.95'	N 69°00'39" E	59.49'
A7	147.50'	58.52'	N 45°20'00" E	58.14'
A9	52.50'	50.79'	N 61°41'02" E	48.84'
A11	8.56'	15.64'	N 75°45'15" W	13.55'
A14	15.69'	28.09'	S 27°00'00" W	24.49'

- (A) 30' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF. (ALSO LIMITED EASEMENT TO THE VILLAGE OF McFARLAND FOR ACCESS FOR WATERMAIN MAINTENANCE PURPOSES ONLY)
- (S) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 1 HEREOF.
- (ST) VARIABLE WIDTH PUBLIC EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 3 HEREOF.

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SURVEYOR'S CERTIFICATE:


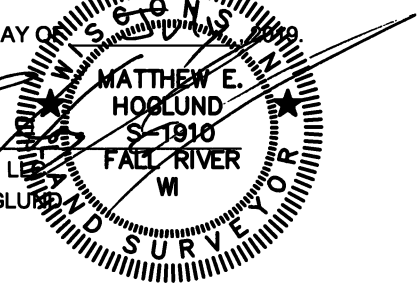
I, MATTHEW E. HOGLUND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ROBERT ANDERSON AND CAROLYN SIMPSON:

A PART OF LOT 1 (RECORDED AS OUTLOT 1 IN SOME DOCUMENTS) OF ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, RECORDED AS DOCUMENT NO. 777053 IN VOLUME 13 OF PLATS ON PAGES 15 AND 16 AND BEING LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN, LYING BETWEEN THE CENTERLINE OF TERMINAL DRIVE AND THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51, EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 694 OF DEEDS, PAGE 473, AS DOCUMENT NO. 981101, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE. ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, SOUTH 87°43'28" WEST, 944.56 FEET; THENCE SOUTH 00°25'11" EAST, 755.90 FEET TO THE POINT OF BEGINNING, LYING ON THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51;
THENCE SOUTH 00°25'11" EAST, 657.91 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE SOUTH 89°33'39" WEST, 107.22 FEET;
THENCE SOUTH 00°26'15" EAST, 16.73 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 12282;
THENCE SOUTH 87°45'00" WEST, 213.14 FEET, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;
THENCE SOUTH 88°09'27" WEST, 371.18 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 OF ASSESSOR'S PLAT NO. 4, TO THE CENTERLINE OF TERMINAL DRIVE;
THENCE NORTH 02°24'08 WEST, 511.26 FEET, ALONG SAID CENTERLINE;
THENCE ALONG SAID CENTERLINE, BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 194.52 FEET, WITH A RADIUS OF 11459.16 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 01°34'20" WEST, 194.52 FEET;
THENCE SOUTH 89°14'09" EAST, 713.06 FEET TO THE POINT OF BEGINNING.



CONTAINING 482,901 SQUARE FEET OR 11.0859 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF McFARLAND SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3rd DAY OF July, 2019

QUAM ENGINEERING, LLC
BY: MATTHEW E. HOGLUND
P.L.S. S-1910


OWNERS CERTIFICATE:

AS OWNERS, WE, ROBERT ANDERSON AND CAROLYN SIMPSON, DO HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP AND DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF McFARLAND
IN THE PRESENCE OF:  
ROBERT ANDERSON CAROLYN SIMPSON,

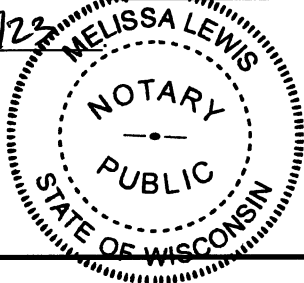
STATE OF WISCONSIN)
COUNTY DANE) SS

PERSONALLY CAME BEFORE ME THIS 5th DAY OF July, 2019, ROBERT ANDERSON AND CAROLYN SIMPSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

 NOTARY PUBLIC, McFarland, WISCONSIN

MY COMMISSION EXPIRES 4/25/23

(NOTARY SEAL)



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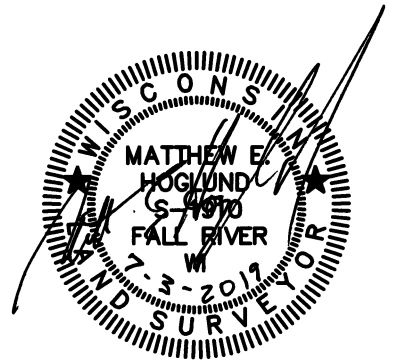
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VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE

VILLAGE OF McFARLAND ON THIS 5th DAY OF July, 2019.

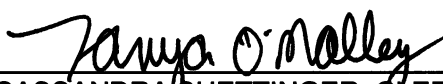

~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~
TANYA O'MALLEY, DEPUTY CLERK



VILLAGE OF McFARLAND BOARD CERTIFICATE:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF McFARLAND

ON THIS 5th DAY OF July, 2019.


~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~
TANYA O'MALLEY, DEPUTY CLERK

REGISTER OF DEEDS CERTIFICATE:

Received for recording this 5th day of July, 2019, at 11:49 o'clock A.M. and

recorded in Volume 107 of Certified Survey Maps on Pages 314-318

as Document No. 5501928.


Kristi Chlebowsky, Dane County Register of Deeds

Received 7-5-19 10:29 am

QUAM ENGINEERING, LLC

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