

NW 1/4
OF THE
NE 1/4

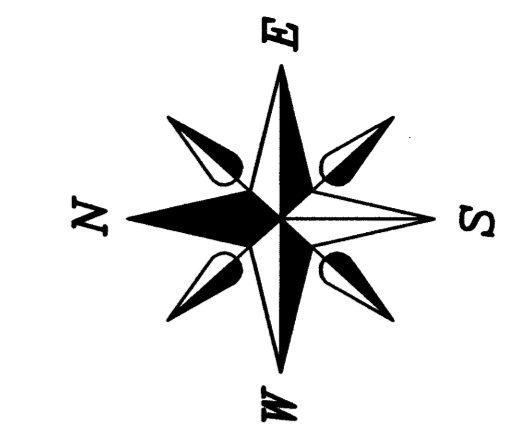
SW 1/4
OF THE
NE 1/4

LOT 3
C.S.M. No. 14304

LOT 3
C.S.M. No. 14304

NORTH 1/4 CORNER
SECTION 22, T6N, R9E
FD. 1 1/4" REBAR

TOTAL SECTION LINE = N 00°35'21" E 2,684.66'
N 00°58'31" E 1,339.13'



V.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
EAST LINE OF THE NW 1/4 OF SECTION 22.
LINE TO BEAR = N 00°58'31" E

SCALE 1" = 60'
0' 30' 60' 120' 180'

PREPARED FOR:
LAUREL BROWN
5434 WHALEN ROAD
OREGON, WI 53575

LEGEND
○ = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
● = FOUND 3/4" REBAR (UNLESS NOTED)
■ = FOUND 1" PIPE (UNLESS NOTED)
⊕ = FOUND SECTION CORNER (AS NOTED)
(##) = RECORDED AS

NOTES:
1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

NEW TOTAL BOUNDARY PARCEL "A" DESCRIPTION:

A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Center of said Section 22; thence N 00°58'31" E along the east line of said Southeast 1/4 of the Northwest 1/4, 434.55 feet; thence S 88°40'32" W, 298.77 feet; thence S 00°59'31" W, 434.30 feet to the centerline of Whalen Road also being the south line of said Southeast 1/4 of the Northwest 1/4; thence N 88°43'30" E along said centerline and said south line, 298.88 feet to the point of beginning. This parcel contains 129,714 sq. ft. or 2.98 acres and is subject to a 33 foot road right of way over the southerly side thereof.

NEW TOTAL BOUNDARY PARCEL "B" DESCRIPTION:

A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Center of said Section 22; thence N 00°58'31" E along the east line of said Southeast 1/4 of the Northwest 1/4, 434.55 feet to the point of beginning.

Thence continue N 00°58'31" E along said east line, 904.58 feet to the southeast corner of Lot 1 Certified Survey Map No. 2702; thence S 88°16'10" W along the south line of said Lot 1, 663.03 feet; thence S 00°55'45" W, 1,333.81 feet to the centerline of Whalen Road also being the south line of said Southeast 1/4 of the Northwest 1/4; thence N 88°43'30" E along said centerline and said south line, 362.84 feet; thence N 00°59'31" E, 434.30 feet; thence N 88°40'32" E, 298.77 feet to the point of beginning. This parcel contains 754,710 sq. ft. or 17.33 acres and is subject to a 33 foot road right of way over the southerly side thereof.

LANDS TO PARCEL "A" DESCRIPTION:

A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Center of said Section 22; thence N 00°58'31" E along the east line of said Southeast 1/4 of the Northwest 1/4, 400.25 feet to the point of beginning.

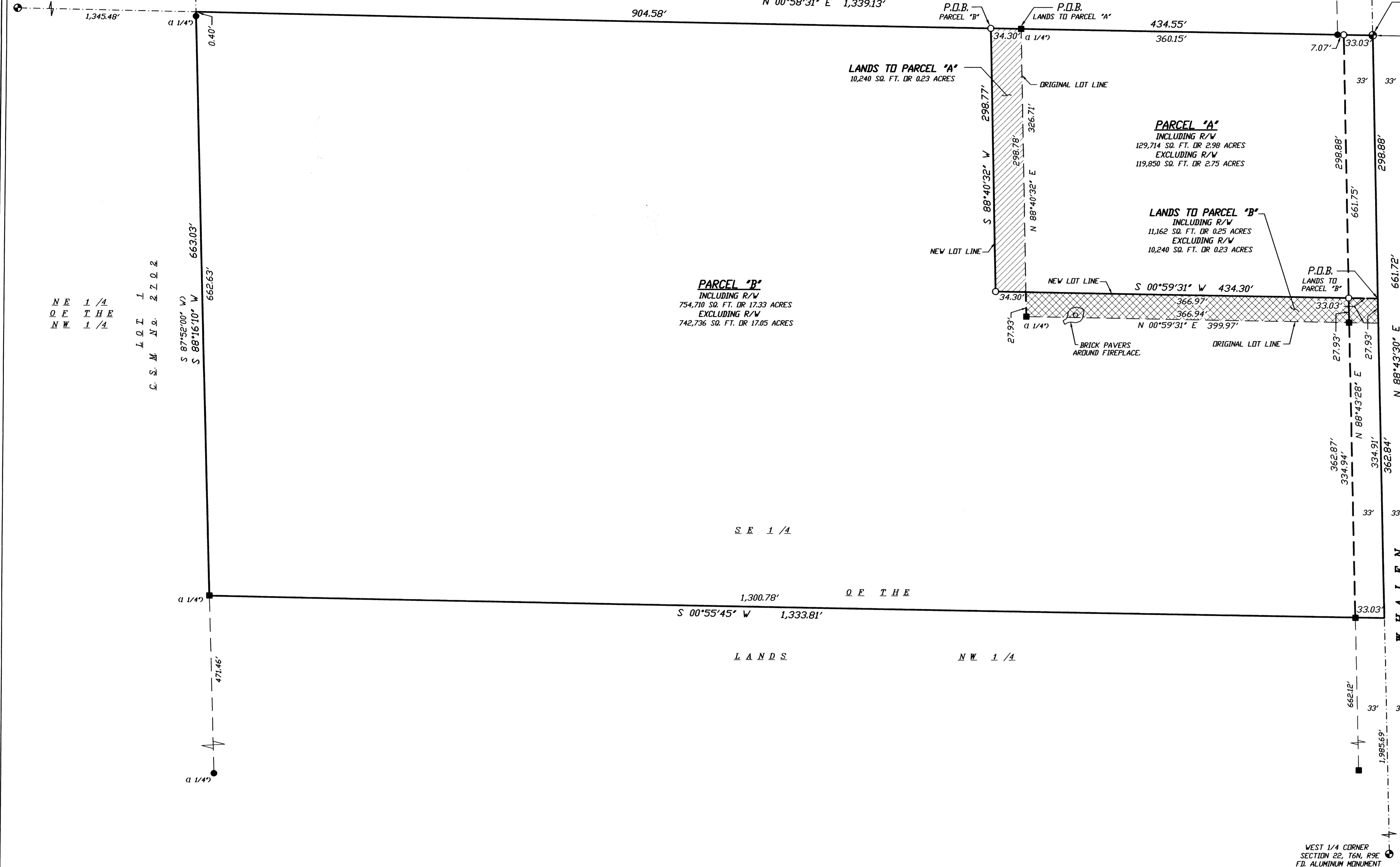
Thence continue N 00°58'31" E along said east line, 34.30 feet; thence S 88°40'32" W, 298.77 feet; thence S 00°59'31" W, 34.30 feet; thence N 88°40'32" E, 298.78 feet to the point of beginning. This parcel contains 10,240 sq. ft. or 0.23 acres thereof.

LANDS TO PARCEL "B" DESCRIPTION:

A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Center of said Section 22; thence S 88°43'30" W along the south line of said Southeast 1/4 of the Northwest 1/4 also being the centerline of Whalen Road, 298.88 feet to the point of beginning.

Thence continue S 88°43'30" W along said south line and said centerline, 27.93 feet; thence N 00°59'31" E, 399.97 feet; thence N 88°40'32" E, 27.93 feet; thence S 00°59'31" W, 400.00 feet to the point of beginning. This parcel contains 11,162 sq. ft. or 0.25 acres and is subject to a 33 foot road right of way over the southerly side thereof.



SE 1/4

1,300.78' OF THE
S 00°55'45" W 1,333.81'

LANDS

NW 1/4

SURVEYOR'S CERTIFICATE:

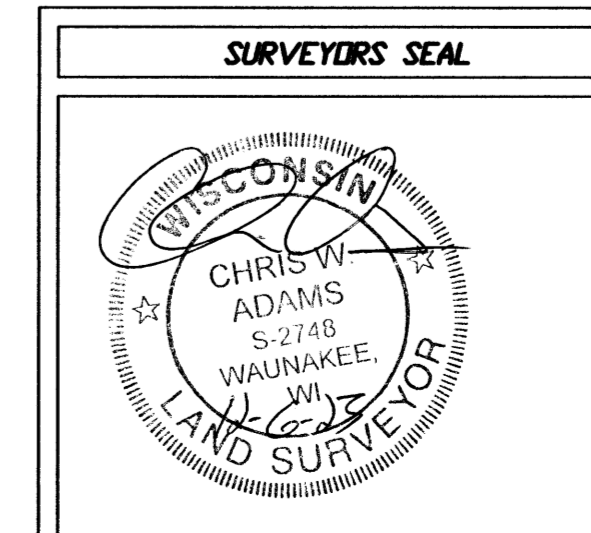
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on December 6th, 2023.

Williamson Surveying and Associates, LLC
by Chris V. Adams

Date Dec. 6, 2023

Chris V. Adams S-2748
Professional Land Surveyor

WEST 1/4 CORNER
SECTION 22, T6N, R9E
FD. ALUMINUM MONUMENT



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NDA T. PRIEVE // CHRIS V. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY
A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

DATE	DECEMBER 6TH, 2023	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 60'		DRAWING NO.	23W-436
DRAWN BY	NEIL BORTZ		SHEET	1 OF 1