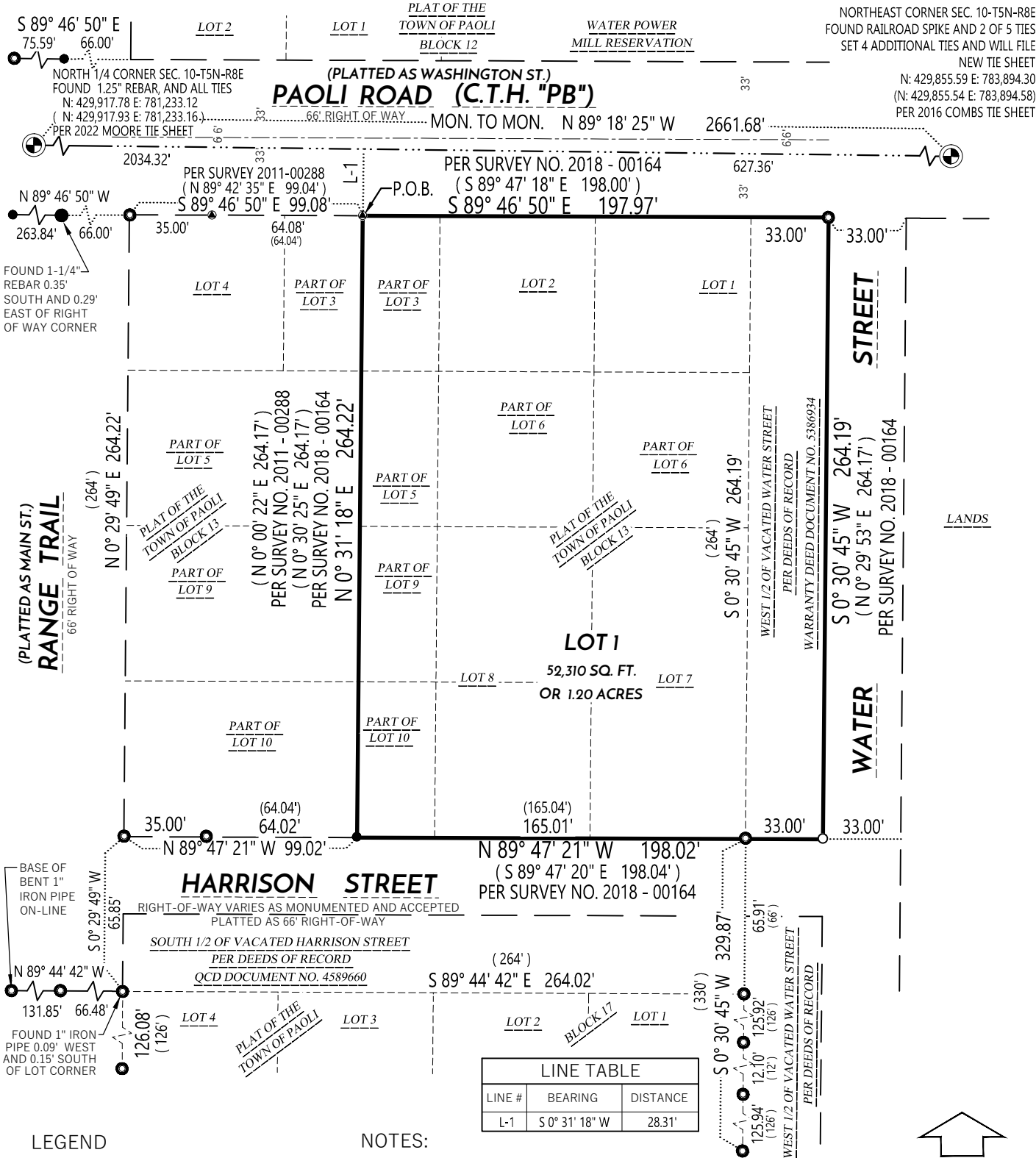


File: W:\2021\210872_Paoli World Headquarters - 6891 Paoli RD\dwg\210872_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotted: Apr 16, 2024 - 10:58am

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.



0' 30' 60'



VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

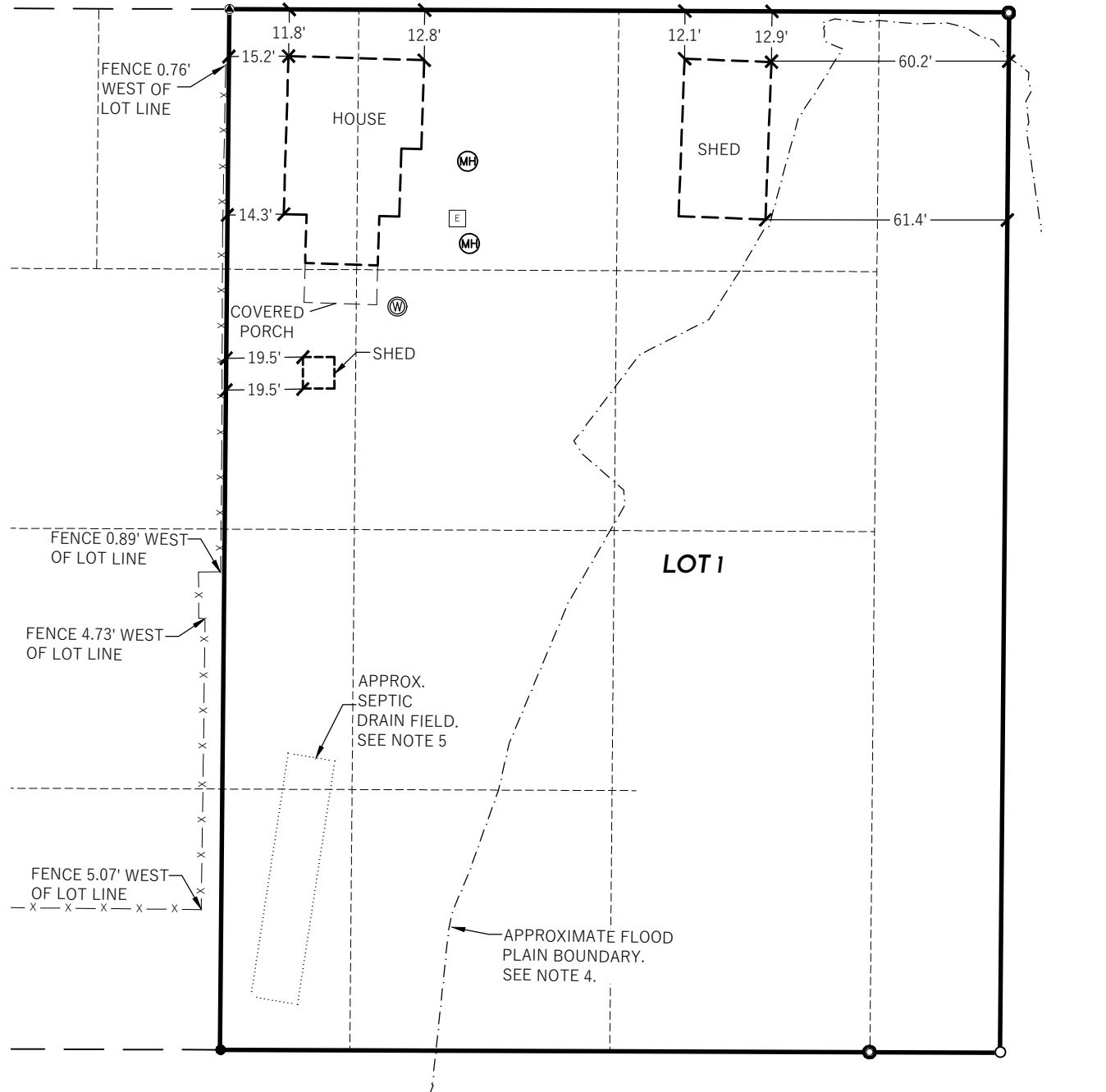
PREPARED FOR:
PAOLI WORLD HEADQUARTERS
1534 SUNSET CT
MIDDLETON, WI 53562

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 1 of 4

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

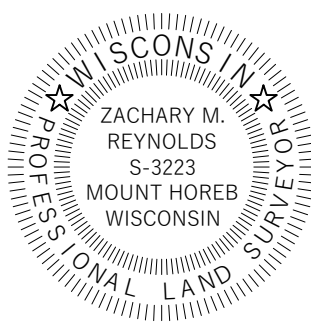
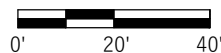


LEGEND

- 3/4" REBAR FOUND
- IRON PIPE FOUND (SIZE NOTED)
- SURVEY NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- ⊙ SEPTIC MANHOLE
- ⊙ WELL/HAND PUMP
- ⊙ SEPTIC PUMP ELEC. BOX
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- - - BUILDING
- - - PLATTED LINE
- APPROX. SEPTIC DRAINAGE FIELD
- . - . - FLOOD PLAIN BOUNDARY

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 11TH, 2024 .
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- A PORTION OF THE SUBJECT PARCEL IS IN ZONE AE, WITH A VARIABLE BASE FLOOD ELEVATION BETWEEN 898.89 - 898.50 PER FIRM MAP PANEL 55025C0567G. APPROXIMATE FLOOD PLAIN LIMITS ARE BASED ON TOPOGRAPHIC DATA COLLECTED BY WYSER ENGINEERING, LLC.
- APPROXIMATE 12' X 62.5' SEPTIC DRAIN FIELD LOCATION PER POWTS SOIL TEST DOC. 11838.



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CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 10, THENCE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, 627.36 FEET; THENCE, SOUTH 00 DEGREES 31 MINUTES 18 SECONDS WEST, 28.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PAOLI ROAD, ALSO KNOWN AS COUNTY TRUNK HIGHWAY "PB", PLATTED AS WASHINGTON STREET, ALSO BEING THE NORTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 3, AND ALSO THE POINT OF BEGINNING;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY OF PAOLI ROAD, SOUTH 89 DEGREES 46 MINUTES 50 SECONDS EAST, 197.97 FEET TO A POINT ON THE EAST LINE OF THE VACATED WEST HALF OF WATER STREET; THENCE, ALONG SAID EAST LINE OF THE WEST HALF OF THE AFORESAID VACATED WATER STREET, SOUTH 00 DEGREES 30 MINUTES 45 SECONDS WEST, 264.19 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF HARRISON STREET; THENCE, ALONG SAID EXTENSION AND THEN SAID NORTH RIGHT-OF-WAY, NORTH 89 DEGREES 47 MINUTES 21 SECONDS WEST, 198.02 FEET TO THE SOUTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 10; THENCE, ALONG THE WEST LINE OF THE EAST 33 FEET OF AFORESAID LOTS 3, 5, 9, & 10, NORTH 00 DEGREES 31 MINUTES 18 SECONDS EAST, 264.22 FEET, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,310 SQUARE FEET OR 1.20 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF PAOLI WORLD HEADQUARTERS, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MONTROSE AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____



File: W:\2021\210872_Paoli World Headquarters - 6891 Paoli RD\dwg\210872_CSM.dwg Layout: CSM 3 OF 4 User: Zach Plotted: Apr 16, 2024 - 11:10am



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
PAOLI WORLD HEADQUARTERS
1534 SUNSET CT
MIDDLETON, WI 53562

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

PAOLI WORLD HEADQUARTERS, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
PAOLI WORLD HEADQUARTERS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR PAOLI WORLD HEADQUARTERS, LLC, _____ TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF MONTROSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF MONTROSE ON THIS _____ DAY OF _____, 2024.

JENNIFER ARMSTRONG
TOWN CLERK, TOWN OF MONTROSE DATE _____

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
ACTION, ON THIS _____ DAY OF _____, 2024.

DANIEL EVERSON,
AUTHORIZED REPRESENTATIVE DATE: _____



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
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CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 4 of 4