

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	254.89'	922.00'	15°50'23"	N19°27'09"E	254.08'	N11°31'58"E	N27°22'21"E

LINE TABLE	
LINE	BEARING DISTANCE
L-1	S67°27'53"E 190.34'
L-2	S18°13'12"W 128.19'
L-3	S52°37'45"E 172.91'
L-4	S61°29'37"E 106.25'

LEGEND

GOVERNMENT CORNER
3/4" REBAR FOUND
3/4" x 24" REBAR SET
(1.50 LBS/LF)

PLAT BOUNDARY
CHORD LINE
CENTERLINE

RIGHT-OF-WAY LINE

PLATTED LOT LINE

SECTION LINE

EASEMENT LINE

SETBACK LINE

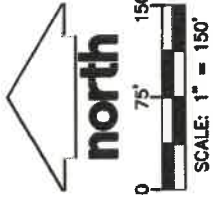
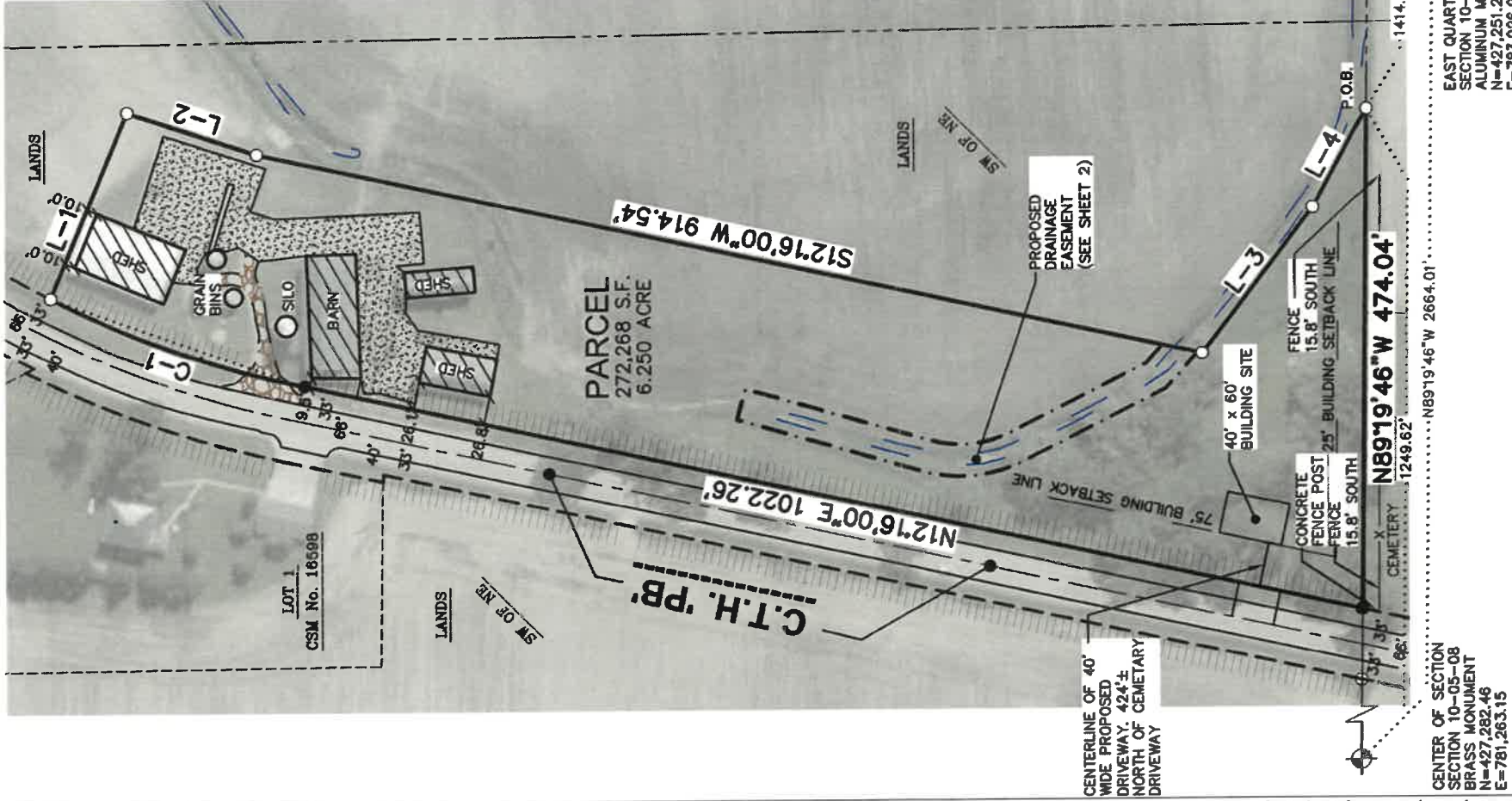
BUILDING

NO ACCESS

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 05, 2024.

2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-05-08, BEARS N89°19'46"W



EAST QUARTER CORNER
SECTION 10-05-08
ALUMINUM MONUMENT
N=427,251.28
E=783,926.98

CENTER OF SECTION
SECTION 10-05-08
BRASS MONUMENT
N=427,282.46
E=781,263.15

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 N. MONTGOMERY AVE., SUITE 300 MADISON, WI 53705 P. 608.848.0060	SURVEYED FOR: PRAIRIELAND DAIRY, LLC 424 REMY ROAD BELLEVILLE, WI 53508	PROJECT NO: 23-13747	SURVEYED BY: -
	FIELDBOOK/Pg: -	DRAWN BY: JK	
		SHEET NO: 1 OF 5	CHECKED BY: -

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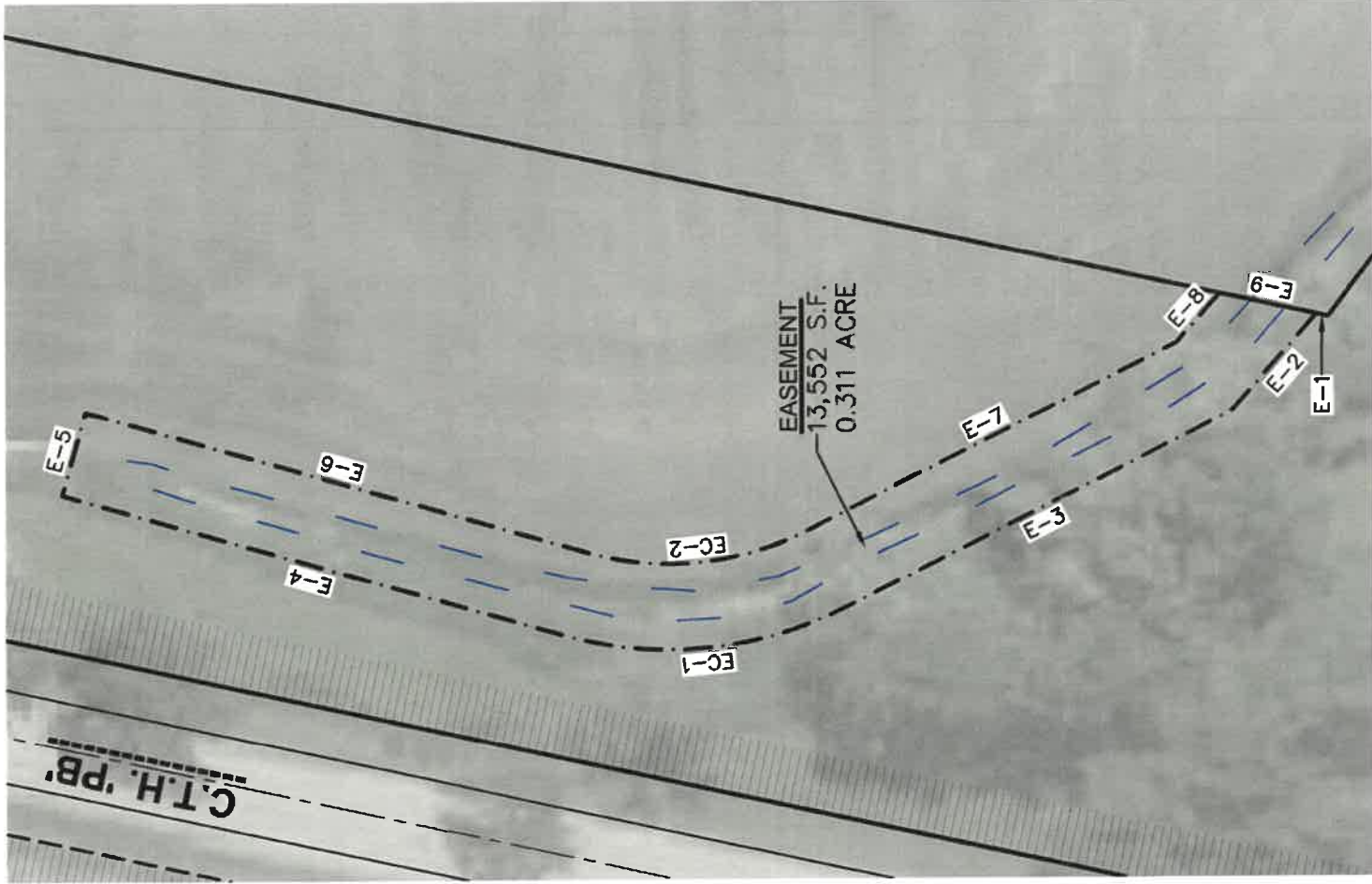
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DRAINAGE EASEMENT



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EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S12°16'00"W	4.08'
E-2	N48°21'38"W	45.46'
E-3	N26°42'14"W	150.23'
E-4	N15°53'46"E	181.00'
E-5	S74°06'14"E	30.00'
E-6	S15°53'46"W	181.00'
E-7	S26°42'14"E	144.49'
E-8	S48°21'38"E	22.84'
E-9	S12°16'00"W	34.43'

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
EC-1	100.37'	135.00'	42°35'59"	98.08'
EC-2	78.07'	105.00'	42°35'59"	76.28'

CHORD BEARING		
N05°24'14"W		
S05°24'14"E		



NOTES

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
807 W. VERONA ROAD, SUITE 500
MADISON, WI 53703
P. 608.248.8690

SURVEYED FOR:
PRAIRIELAND
DAIRY, LLC
424 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747
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TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 05 NORTH,
RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 10, AFORESAID;
THENCE N89°19'46"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, AFORESAID, 1,414.44 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING N89°19'46"W ALONG SAID LINE, 474.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
COUNTY TRUNK HIGHWAY "PB";
THENCE N12°16'00"E ALONG SAID LINE, 1,022.26 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG SAID LINE AND AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
922.00 FEET, THE CHORD BEARS N19°27'09"E, 254.08 FEET;
THENCE S67°27'53"E, 190.34 FEET;
THENCE S18°13'12"W, 128.19 FEET;
THENCE S12°16'00"W, 914.54 FEET;
THENCE S52°37'45"E, 172.91 FEET;
THENCE S61°29'37"E, 106.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 272,268 SQUARE FEET OR 6.250 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, PROFESSIONAL LAND SURVEYOR S-2255, DO HEREBY CERTIFY
THAT BY DIRECTION OF PRAIRIELAND DAIRY, LLC, I HAVE SURVEYED, DIVIDED AND
MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT
REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND
THE DIVISION THEREOF, 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, DANE COUNTY, WISCONSIN.

DAVE M. JENKINS, S-2255
PROFESSIONAL LAND SURVEYOR

DATE



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PRAIRIELAND
DAIRY, LLC
424 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747
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SHEET NO: 3 OF 5

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CORPORATE OWNER'S CERTIFICATE

PRAIRIELAND DAIRY, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF MONTROSE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID PRAIRIELAND DAIRY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS DAY OF 2025.

PRAIRIELAND DAIRY, LLC

JIM FAHEY, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED JIM FAHEY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

COMPEER FINANCIAL, FLCA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MINNESOTA, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PRAIRIELAND DAIRY, LLC, OWNER.

WITNESS THE HAND AND SEAL OF COMPEER FINANCIAL, FLCA, MORGAGEE, THIS DAY OF , 2025.

_____, VICE PRESIDENT

STATE OF MINNESOTA) SS
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, COUNTY, MINNESOTA MY COMMISSION EXPIRES



SURVEYED BY: **JSD**
MADISON REGIONAL OFFICE
507 W. VERONA ROAD, SUITE 500
MADISON, WI 53503
P. 608.444.6664

SURVEYED FOR:
PRAIRIELAND
DAIRY, LLC
424 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747
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TOWN OF MONTROSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP WITH DEDICATION, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THIS TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF MONTROSE ON THIS _____, 2025.

JENNIFER ARMSTRONG
TOWN CLERK
DATE _____

DANE COUNTY ZONING

APPROVED FOR RECORDING BY THE DANE COUNTY ZONING AND LAND REGULATION DEPARTMENT THIS _____ DAY OF _____, 2025.

DANIEL EVERSON
ASSISTANT ZONING ADMINISTRATOR



SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P: 608.348.3080	SURVEYED FOR:		PROJECT NO: 23-13747	SURVEYED BY: _____
	PRAIRIELAND DAIRY, LLC		FB/PG: _____	DRAWN BY: JK
	424 REMY ROAD BELLEVILLE, WI 53508		SHEET NO: 5 OF 5	CHECKED BY: _____

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
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20 _____ AT _____ O'CLOCK _____ M	
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED _____	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS _____	