

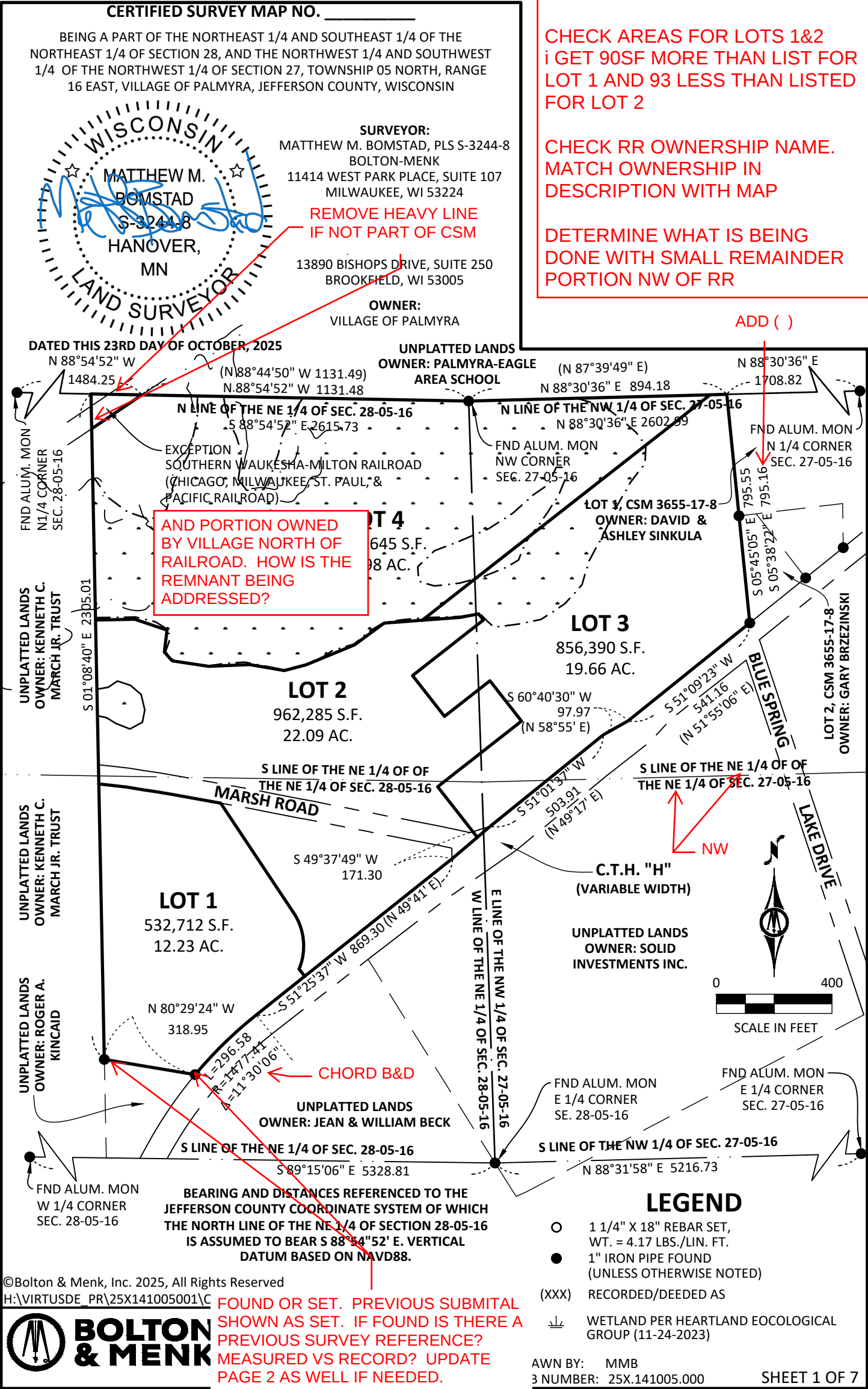
REMOVE/MASK LINES/HATCHING THROUGH TEXT - ENTIRE DOCUMENT

CONSIDER MAKING WETLAND HATCH SAME SIZE AS LEGEND

CHECK AREAS FOR LOTS 1&2 i GET 90SF MORE THAN LIST FOR LOT 1 AND 93 LESS THAN LISTED FOR LOT 2

CHECK RR OWNERSHIP NAME. MATCH OWNERSHIP IN DESCRIPTION WITH MAP

DETERMINE WHAT IS BEING DONE WITH SMALL REMAINDER PORTION NW OF RR



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 28, AND THE NORTHWEST 1/4 AND SOUTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
16 EAST, VILLAGE OF PALMYRA, JEFFERSON COUNTY, WISCONSIN

MONUMENT
SYMBOL

MATCH LINE SHEET 3

S LINE OF THE NE 1/4 OF OF
THE NE 1/4 OF SEC. 28-05-16

MARSH ROAD

LOT 2

962,285 S.F.
22.09 AC.

LOT 1

532,712 S.F.
12.23 AC.

112.30'?

UNPLATTED LANDS
OWNER: SOLID
INVESTMENTS INC.

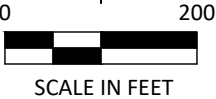
C.T.H. "H"
(VARIABLE WIDTH)

UNPLATTED LANDS
OWNER: JEAN & WILLIAM BECK

CHORD B&D



DATED THIS 23RD DAY OF OCTOBER, 2025



**BOLTON
& MENK**

11414 WEST PARK PLACE
SUITE 107
MILWAUKEE, WI 53224
(262) 699-0473

EXCEPTION
LANDS
OWNED
VILLAGE

REMOVE HEAVY LINE
IF NOT PART OF CSM

CERTIFIED SURVEY MAP NO. _____

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1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
16 EAST, VILLAGE OF PALMYRA, JEFFERSON COUNTY, WISCONSIN

UNPLATTED LANDS
OWNER: PALMYRA-EAGLE
AREA SCHOOL

N 88°54'52" W
1484.25

(N 88°44'50" W 1131.49)

N 88°54'52" W 1131.48

N LINE OF THE NE 1/4 OF SEC. 28-05-16

N 56°04'04" E
209.65

S 88°54'52" E 2615.73

EXCEPTION
SOUTHERN WAUKESHA-MILTON RAILROAD
(CHICAGO, MILWAUKEE, ST. PAUL, &
PACIFIC RAILROAD)

FND ALUM. MON
NW CORNER
SEC. 27-05-16

MATCH LINE SHEET 4

MOVE INSIDE LOT LINE

IS SLIGHT BEARING
BREAK INTENDED

LOT 4

1,349,645 S.F.
30.98 AC.

N 01°08'40" W 662.64

S 01°08'40" E 2305.01

N 88°52'49" E
136.37

FEMA FLOOD ZONE "A"

S 07°00'25" W
76.69

S 71°12'57" E
117.38

S 42°07'57" E
40.88

N 87°34'48" E
142.13

S 80°12'55" E
121.65

S 81°25'26" E
127.71

N 53°41'01" E
127.30

N 75°03'27" E
78.62

N 85°41'03" E
132.48

S 79°07'36" W
63.17

S 85°41'06" W
133.26

N 67°35'39" E
180.77

N 38°02'39" W
27.21

N 51°57'21" E
311.71

N 38°03'18" W
179.68

S 51°57'21" W
200.00

N 51°57'21" E
368.82

N 38°03'18" W
222.61

LOT 2

962,285 S.F.
22.09 AC.

MOVE SOUTH OF LINE
AND IS SHEET 2

MATCH LINE SHEET 3

S LINE OF THE NE 1/4 OF OF
THE NE 1/4 OF SEC. 28-05-16

MARSH ROAD

LOT 1

532,712 S.F.
12.23 AC.

200



SCALE IN FEET



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**BOLTON
& MENK**

11414 WEST PARK PLACE
SUITE 107
MILWAUKEE, WI 53224
(262) 699-0473

DATED THIS 23RD DAY OF OCTOBER, 2025

DRAWN BY: MMB
JOB NUMBER: 25X.141005.000

SHEET 3 OF 7

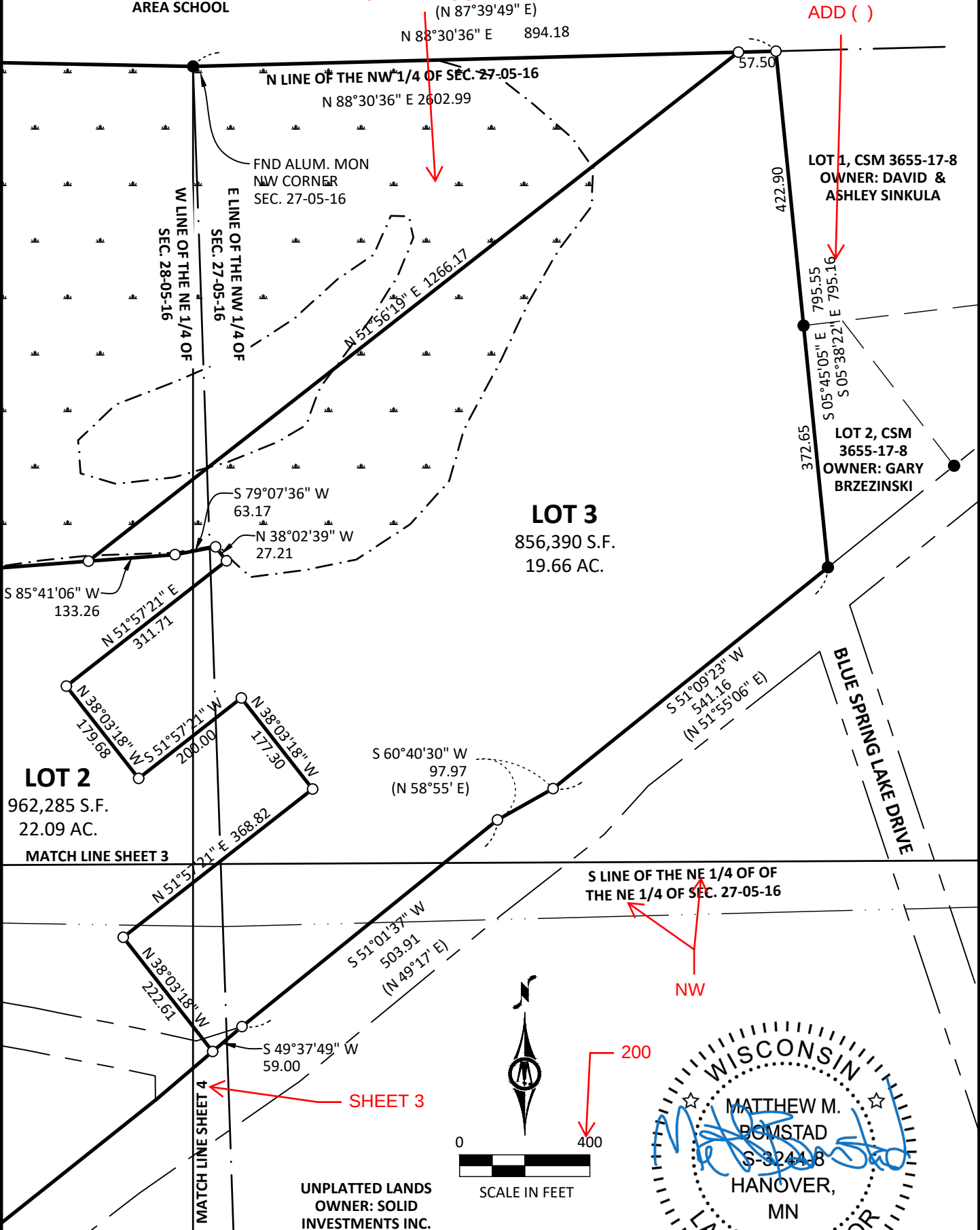
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 28, AND THE NORTHWEST 1/4 AND SOUTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
16 EAST, VILLAGE OF PALMYRA, JEFFERSON COUNTY, WISCONSIN

UNPLATTED LANDS
OWNER: PALMYRA-EAGLE
AREA SCHOOL

SUGGEST ADDING LOT
4 INFO HERE TOO

ADD ()

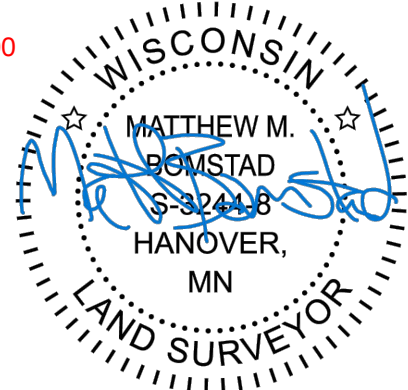


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**BOLTON
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SUITE 107
MILWAUKEE, WI 53224
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DATED THIS 23RD DAY OF OCTOBER, 2025

DRAWN BY: MMB
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SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
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1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
16 EAST, VILLAGE OF PALMYRA, JEFFERSON COUNTY, WISCONSIN

NOTES:

- 1. SITE IS IN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE A, NO BASE FLOOD ELEVATIONS, PER FEMA FLOOD INSURANCE MAP (FIRM) 55055C0476F, MAP REVISED FEBRUARY 4TH, 2025.
- 2. MARSH ROAD TO BE VACATED BY SEPERATE DOCUMENT.

I, Matthew M. Bomstad, Professional Land Surveyor hereby certify;

That I have surveyed, divided, and mapped a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 28, and the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 27, Township 05 North, Range 16 East, Village of Palmyra, Jefferson County, Wisconsin, more particularly described as follows:

Beginning at the Northwest corner of said Section 27; thence North 88°30'36" East along the North line of the Northwest 1/4 of said Section 27, a distance of 894.18 feet to the northwest corner of Lot 1 of Certified Survey Map no. 3655; thence South 05°45'05" East along the westerly line of Lots 1 and 2 of said Certified Survey Map No. 3655, a distance of 795.55 feet to the northerly right of way of C.T.H."H"; thence South 51°09'23" West along said northerly right of way, 541.16 feet; thence South 60°40'30" West along said northerly right of way, 97.97 feet; thence South 51°01'37" West along said northerly right of way, 503.91 feet; thence South 49°37'49" West along said northerly right of way, 171.30 feet; thence South 51°25'37" West along said northerly right of way, 869.30 feet; thence 296.58 feet along said northerly right of way, also the arc of a curve to the left, whose radius is 1,477.41 feet, whose chord bears South 45°40'34" West, 296.08 feet; thence North 80°29'24" West, 318.95 feet to the West line of the East 1/2 of the Northeast 1/4 of said Section 28; thence North 01°08'40" West along said West line, a distance of 2,184.62 feet to a point on the southerly right of way of Chicago, Milwaukee, St. Paul, and Pacific Rail Road; thence North 56°04'04" East along said southerly right of way, 209.65 feet to the North line of the Northeast 1/4 of said Section 28; thence South 88°54'52" East along the North line of the Northeast 1/4 of said Section 28, a distance of 1,131.48 feet to the point of beginning.

Said land contains 3,701,032 Square Feet of 84.96 Acres, more or less.

That I have made such Survey, land division, and Certified Survey Map by the Direction of Virtus Development, LLC, developer of said lands and the Village of Palmyra, owner of said lands. That such survey is a correct representation of all exterior boundaries of the lands surveyed and division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Certified Survey Map regulations of chapter 17.16 (6) of the Village of Palmyra municipal code in surveying, dividing, and mapping the same.


Matthew M. Bomstad, PLS S-3244-8
Dated this 23rd day of October, 2025



DATED THIS 23RD DAY OF OCTOBER, 2025

CERTIFIED SURVEY MAP NO. _____

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NORTHEAST 1/4 OF SECTION 28, AND THE NORTHWEST 1/4 AND SOUTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
16 EAST, VILLAGE OF PALMYRA, JEFFERSON COUNTY, WISCONSIN

Corporate Owner's Certificate:

The Village of Palmyra a municipal corporation duly organized and existing under and by the virtue of laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.
The Village of Palmyra does further certify that this Certified Survey Map is required S236.10 or S236.12 to be submitted to the following for approval or objection.

1) The Village of Palmyra
IN WITNESS WHEREOF, said Village of Palmyra, has caused these presents to be signed by Timothy R. Gorsegner, its President, and countersigned by Laurie Mueller, it Clerk, at Village of Palmyra, Wisconsin, and its corporate seal the be hereunto affixed on this _____ day of _____.

Timothy R. Gorsegner, President

Laurie Mueller, Clerk

Corporate Owner's Notary Certificate:

STATE OF _____

_____ COUNTY) SS

Personally came before me this _____ day of _____ 20____,

_____, Member of the above named Corporate Municipal Company, to me known to be the persons who executed the foregoing instrument, and to me known to be the member of said Corporate Municipal Company, and acknowledged that they executed the forgoing instrument as such officers as the deed of said Corporate Municipal Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____



DATED THIS 23RD DAY OF OCTOBER, 2025

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1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 05 NORTH, RANGE
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VILLAGE OF PALMYRA PLAN COMMISSION APPROVAL CERTIFICATE:

This Certified Survey Map, in the Village of Palmyra, is hereby approved by the Plan Commission of the Village of Palmyra.

Approved as of this _____ day of _____, 20_____.

Date: _____
Timothy R. Gorsegner, Chairman

VILLAGE BOARD OF PALMYRA RESOLUTION:

Resolved that this Certified Survey Map has been duly filed for approval by the Village of Palmyra, Jefferson, County Wisconsin, and the same is hereby approved by S236.34. I hereby certify that the above is a true and correct copy of a Resolution adopted by the Village of Palmyra, Jefferson County, Wisconsin on this _____ day of _____, 20_____.

Laurie Mueller, Clerk



DATED THIS 23RD DAY OF OCTOBER, 2025