

DANE COUNTY CERTIFIED SURVEY MAP No. _____

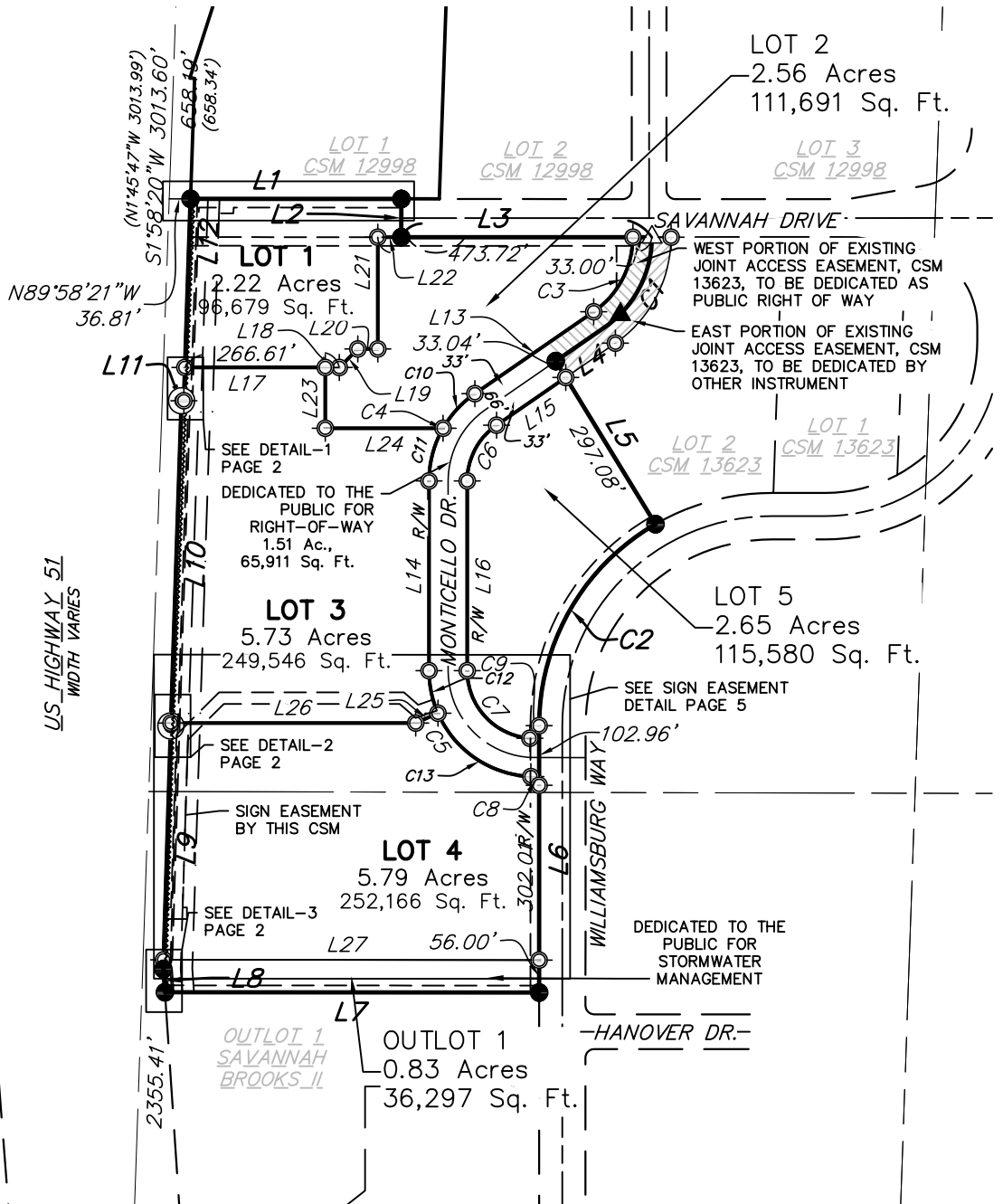
LOT 1, CERTIFIED SURVEY MAP NUMBER 13623, AS RECORDED VOLUME 89 OF CERTIFIED SURVEY MAPS, PAGES 179-180, AS DOCUMENT NUMBER 5039780 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE FRACTIONAL NW 1/4 - NW 1/4 AND THE SW 1/4 - NW 1/4 OF SECTION 4, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

TOTAL AREA:
21.30 Ac., 927,831 Sq. Ft.
19.78 Ac. 861,920 Sq. Ft.
EXCLUDING R/W

NW COR.
SEC. 4, T8N, R10E
FOUND BRASS DISC IN CONC.
TIES VERIFIED

N88°38'49"W
68.14'

SW COR.
SEC. 33, T9N, R10E
FOUND BRASS DISC IN CONC.
TIES VERIFIED



W 1/4 COR.
SEC. 4, T8N, R10E
FOUND ALUM. MON
TIES VERIFIED

GRAPHIC SCALE, FEET

0 100 200 400

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- FOUND 1-1/4" Ø IRON ROD
- SET 3/4" Ø x 18" IRON ROD, 1.5 Lb./Ft.

GENERAL NOTES:

- Bearings are referenced to the Wisconsin County Coordinate Reference System, Dane County, (WICRS NAD 83/2011, Dane), the west line of the Northwest Quarter of Section 4, T8N, R10E, bears S01°58'20"W.
- See sheet 2 of 6 for Line Table and Details 1, 2, & 3.
- See sheet 3 of 6 for Curve Table.
- See sheet 4 of 6 for easement and restriction information.
- See sheet 5 of 6 for Gateway sign detail.
- See Sheet 6 of 6 for Surveyor's Certificate, Owner's Certificate, the Village of DeForest Approval Certificate and the Dane County Register of Deeds Certificate.

vierbicher
planners | engineers | advisors



Job #: 230153
Date: 09/28/2023
Rev: MM/DD/YYYY
Drafted By: mlon
Checked By: wbul

SURVEYED FOR:
Luke Stauffacher
Cadcade Development
5150 High Crossing Blvd.
Madison, WI 53718

C.S.M. No. _____

Doc. No. _____

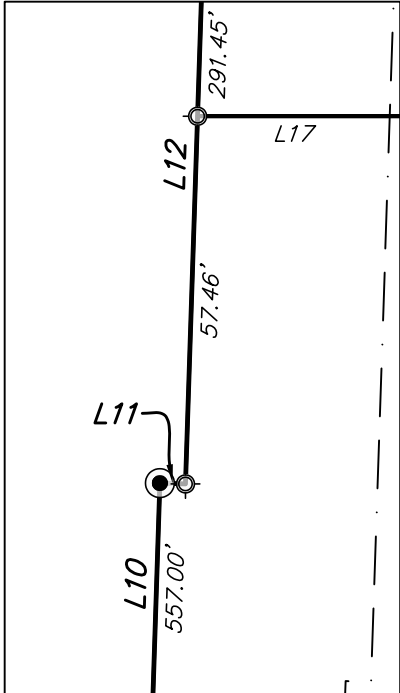
Vol. _____ Page _____

SHEET
1 OF 6

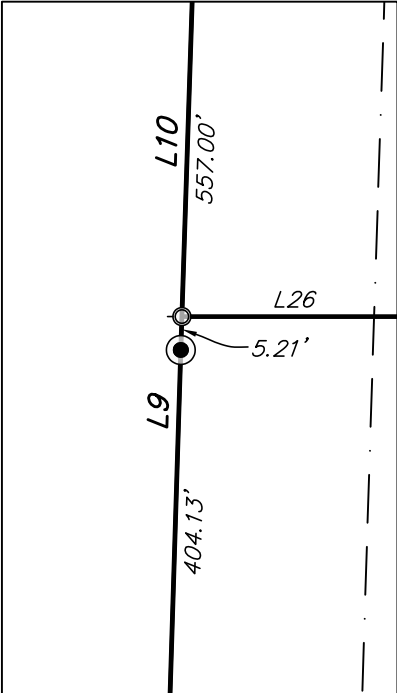
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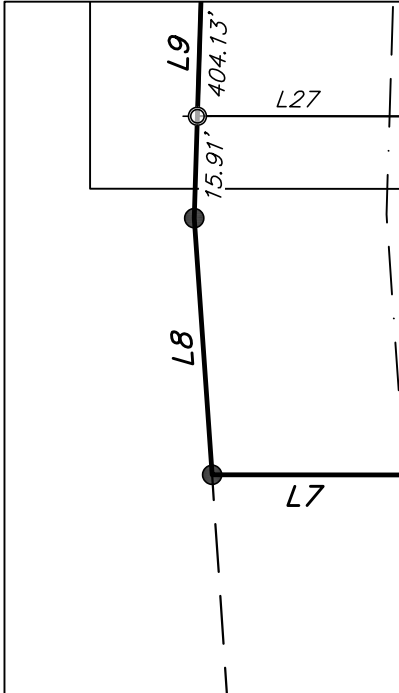
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DETAIL-1
1"=30'



DETAIL-2
1"=30'

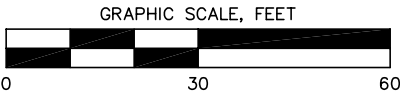


DETAIL-3
1"=30'



SURVEY LEGEND

- FOUND ¾" Ø IRON ROD
- ⊙ FOUND 1-¼" Ø IRON ROD
- ⊕ SET ¾"Ø x 18" IRON ROD, 1.5 Lb/Ft.



Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S89°58'21"E	364.23'	L10	N1°51'44"E	562.21'	L19	N45°00'00"E	45.25'
L2	S0°01'39"W	66.00'	L11	S88°12'29"E	4.00'	L20	N90°00'00"E	34.50'
L3	S89°59'04"E	433.02'	L12	N1°53'31"E	348.91'	L21	N0°00'00"E	193.13'
L4	S55°23'43"W	102.33'	L13	S55°24'14"W	249.53'	L22	S89°59'04"E	40.70'
L5	S31°26'18"E	330.12'	L14	S0°00'00"E	327.78'	L23	S0°00'00"W	105.00'
L6	S0°00'50"W	460.97'	L15	S55°24'14"W	145.38'	L24	N90°00'00"E	203.42'
L7	N89°57'48"W	646.42'	L16	S0°00'00"E	327.78'	L25	N66°22'37"E	41.63'
L8	N3°59'25"W	40.19'	L17	N90°00'00"E	242.54'	L26	N90°00'00"E	422.73'
L9	N1°47'35"E	420.04'	L18	N90°00'00"E	24.07'	L27	N89°57'48"W	648.74'
Record Line Table			Record Line Table			Record Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N90°00'00"E	364.23'	L10	N1°51'47"E	561.63'	L19	-----	-----
L2	S0°00'00"E	66.00'	L11	S88°14'13"E	4.00'	L20	-----	-----
L3	N90°00'00"E	433.23'	L12	-----	-----	L21	-----	-----
L4	N55°23'35"E	102.33'	L13	-----	-----	L22	-----	-----
L5	S31°24'17"E	330.21'	L14	-----	-----	L23	-----	-----
L6	S0°00'00"E	460.74'	L15	-----	-----	L24	-----	-----
L7	N90°00'00"W	646.53'	L16	-----	-----	L25	-----	-----
L8	N3°49'35"W	40.09'	L17	-----	-----	L26	-----	-----
L9	N1°45'47"E	420.71'	L18	-----	-----	L27	-----	-----



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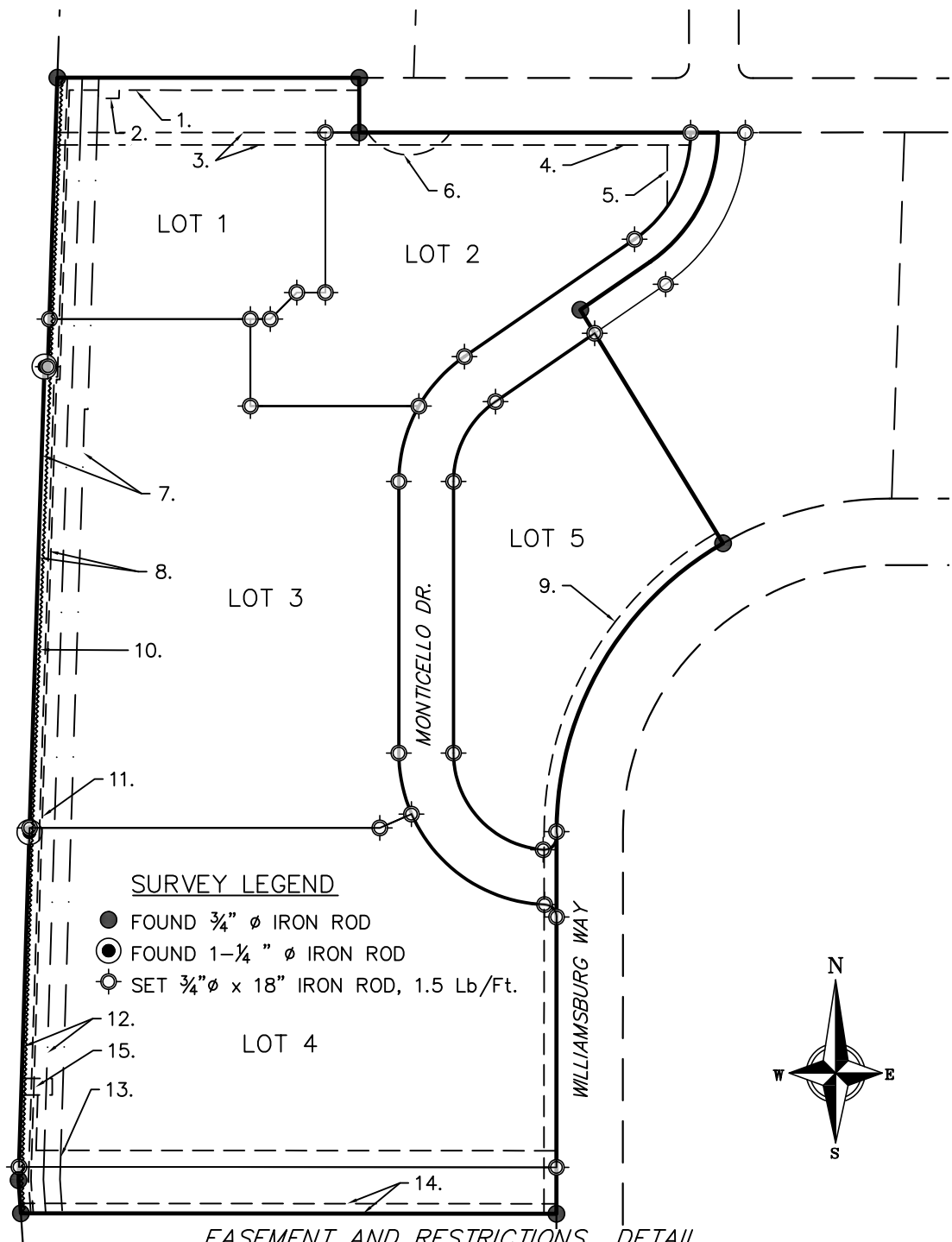
Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	182.99'	189.33'	55°22'37"	175.95'	S27°42'57"W	S00°01'39"W	S55°24'16"W
C2	420.86'	402.00'	59°59'02"	401.90'	S29°59'57"W	S59°59'28"W	S00°00'26"W
C3	151.08'	156.48'	55°19'03"	145.28'	S27°43'02"W	S00°03'31"W	S55°22'33"W
C4	176.96'	183.00'	55°24'14"	170.14'	S27°42'07"W	S55°24'14"W	S00°00'00"E
C5	280.27'	183.00'	87°44'59"	253.67'	S43°52'30"E	S00°00'00"E	S87°44'59"E
C8	22.98'	15.00'	87°45'50"	20.80'	S43°52'04"E	S87°44'59"E	S00°00'50"W
C9	24.70'	15.00'	94°20'38"	22.00'	N47°11'09"E	S85°38'32"E	N00°00'50"E
C10	81.81'	183.00'	25°36'48"	81.13'	S42°35'50"W	S55°24'14"W	S29°47'26"W
C11	95.15'	183.00'	29°47'26"	94.08'	S14°53'43"W	S29°47'26"W	S00°00'00"E
C12	75.65'	191.10'	22°40'54"	75.16'	S11°35'32"E	S00°15'06"E	S22°55'59"E
C13	204.77'	183.59'	63°54'25"	194.32'	S55°47'47"E	S23°50'35"E	S87°44'59"E
Record Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	182.99'	189.33'	55°22'34"	175.95'	N27°41'18"E	N00°00'01"E	N55°22'35"E
C2	420.87'	402.00'	59°59'03"	401.90'	S29°59'31"W	-----	S00°00'00"E
C3	-----	-----	-----	-----	-----	-----	-----
C4	-----	-----	-----	-----	-----	-----	-----
C5	-----	-----	-----	-----	-----	-----	-----
C8	-----	-----	-----	-----	-----	-----	-----
C9	-----	-----	-----	-----	-----	-----	-----
C10	-----	-----	-----	-----	-----	-----	-----
C11	-----	-----	-----	-----	-----	-----	-----
C12	-----	-----	-----	-----	-----	-----	-----
C13	-----	-----	-----	-----	-----	-----	-----



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SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1-1/4" Ø IRON ROD
- ⊙ SET 3/4" Ø x 18" IRON ROD, 1.5 Lb/Ft.

EASEMENTS AND OTHER RESTRICTIONS

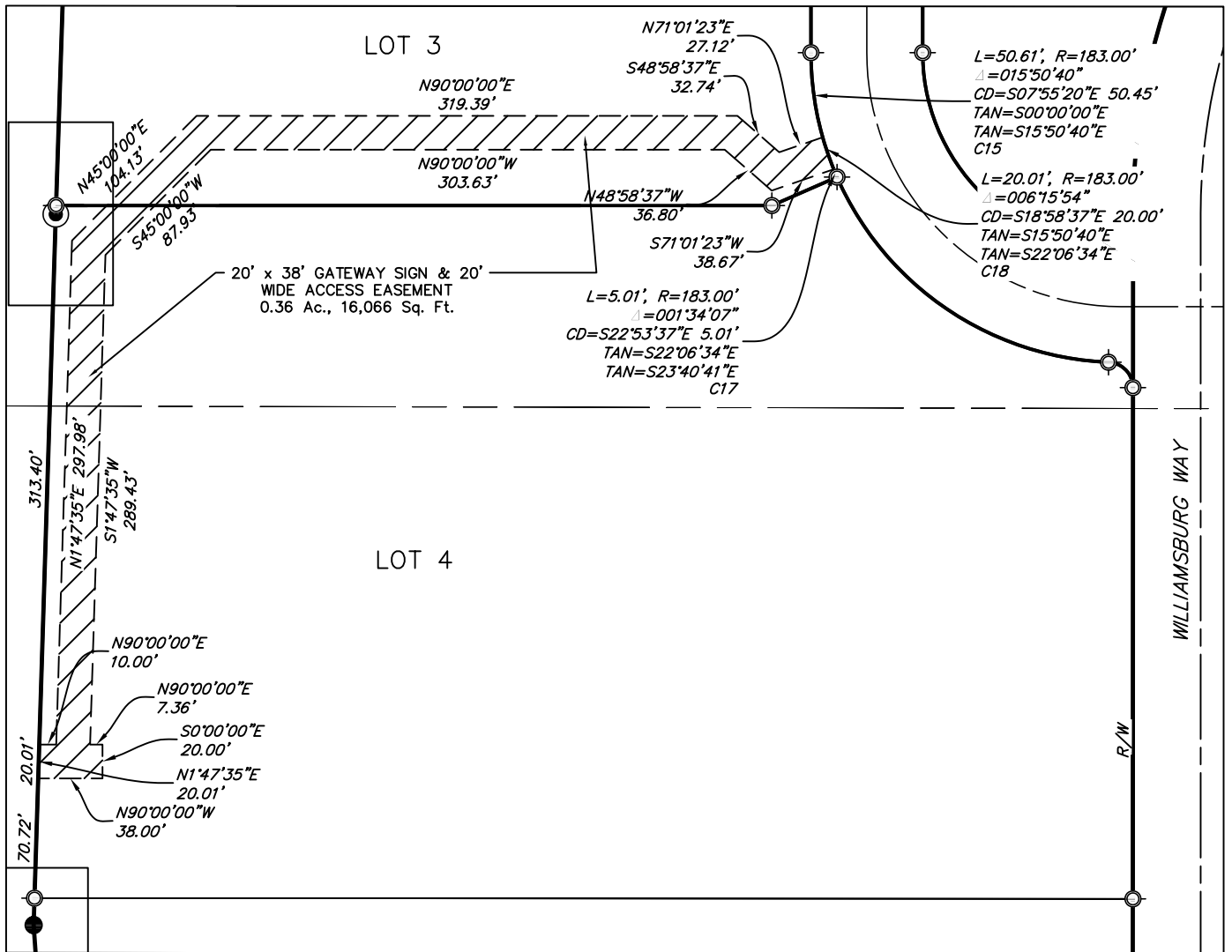
- 15' PUBLIC UTILITY EASEMENT, CSM 13623 & 15' WIDE AT & T EASEMENT, SAVANNAH BROOKS II.
- 25'x25' AT & T EASEMENT, SAVANNAH BROOKS II & CSM 13623.
- 15' MADISON GAS & ELECTRIC COMPANY EASEMENT, DOC. #5168183 PLANTING STRIP.
- 15' PUBLIC UTILITY EASEMENT, CSM 13623.
- SANITARY SEWER AND WATER MAIN PUBLIC UTILITY EASEMENT, CSM 13623.
- VILLAGE OF DEFOREST TEMPORARY TURNAROUND EASEMENT, CSM 12998 AND 13623.
- 50' HIGHWAY SETBACK, SAVANNAH BROOKS, SAVANNAH BROOKS II AND CSM 12998 & 13623.
- 12' VFD-UE UTILITY EASEMENT, VILLAGE OF DEFOREST, CSM 12997 AND 12998.
- 15' PUBLIC UTILITY AND DRAINAGE EASEMENT, CSM 13623.
- ACCESS RESTRICTION, SAVANNAH BROOKS, SAVANNAH BROOKS II, CSM 12998 AND 13623.
- 15' PUBLIC UTILITY EASEMENT, SAVANNAH BROOKS II AND CSM 13623.
- 30' PLANTING STRIP, SAVANNAH BROOKS II, CSM 12998 AND 13623.
- 50' BUILDING SETBACK, SAVANNAH BROOKS, SAVANNAH BROOKS II AND CSM 13623.
- 12' ALLIANT ENERGY EASEMENT DOC. #5205292
- 20' x 36.9' GATEWAY SIGN EASEMENT, THIS EASEMENT AND ACCESS FOR CONSTRUCTION AND MAINTENANCE OF THE SIGN IS CREATED WITH THIS CERTIFIED SURVEY MAP, SEE DETAIL PAGE 5 OF 6.



03 Oct 2023 - 4:14p M:\Cascade Development\230153_DeForest Savannah Brooks Mixed-Use Campus\CADD\230153 - CSM.dwg by: mlon ©Vierbicher Associates, Inc.

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SURVEY LEGEND

- FOUND ¾" Ø IRON ROD
- ⊙ FOUND 1-¼" Ø IRON ROD
- ⊙ SET ¾" Ø x 18" IRON ROD, 1.5 Lb/Ft.

SIGN EASEMENT DETAIL

1"=100'

GRAPHIC SCALE, FEET



GATEWAY SIGN EASEMENT NOTES:

- The location of this sign easement and the access easement shown are tentative and may change as this Certified Survey Map is finalized.



29 Sep 2023 - 9:42a M:\Cascade Development\230153_DeForest Savannah Brooks Mixed-Use Campus\CADD\230153 - CSM.dwg by: mlon

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SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of DeForest, and under the direction of Luke Stauffacher, Cascade Development LLC, I have surveyed, divided, mapped and dedicated this Expanded Use Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 04, Township 08 North, Range 10 East, Village of DeForest, Dane County, Wisconsin, containing (#) acres of land and described as follows:

LEGAL DESCRIPTION

Lot 3 of Dane County Certified Survey Map No. 13623, located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 04, Township 08 North, Range 10 East, Village of DeForest, Dane County, Wisconsin, described as follows:

Containing 928,033 square feet or 23.30 acres.

Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc

OWNER'S CERTIFICATE

Cascade Development LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Village of DeForest for approval.

Luke Stauffacher Date
Cascade Development LLC

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named Luke Stauffacher, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

VILLAGE OF DEFOREST
VILLAGE BOARD APPROVAL

Resolved, that this Certified Survey Map in the Village of DeForest is hereby approved by the Village Board of DeForest.

Village President Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of DeForest.

Acting Village Clerk Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023, at _____ o'clock _____m.

and recorded in Volume _____ of Certified Survey Maps on pages _____

as Doc. No. _____

Kristi Chlebowska,
Dane County Register of Deeds
My Commission expires: _____

