

Certified Survey Map No. _____

ALL OF LOTS 1 AND LOT 2 OF CSM 7393, LOCATED IN THE SE¼ OF SECTION 22, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

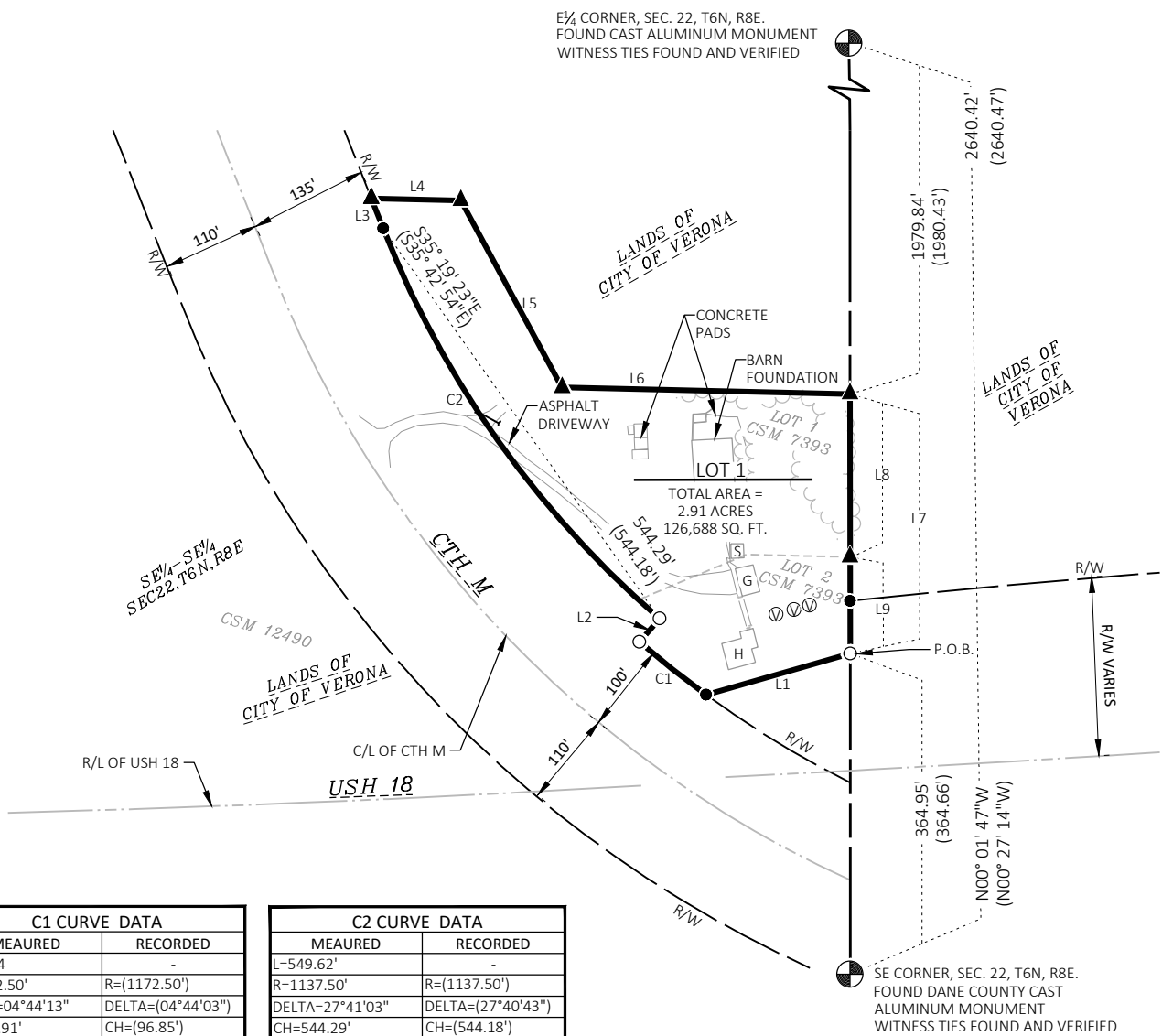
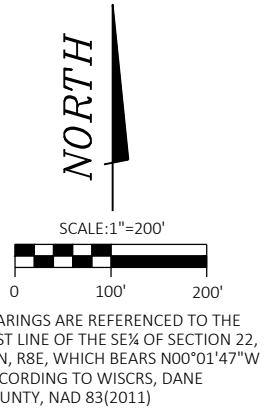
FIELDWORK COMPLETED: NOVEMBER 14, 2022

JOB NUMBER: W84010

SURVEYED FOR: WESTERN LANDSCAPE, LLC
ATTN: ELIJAH SKALSKY AND SAM SKALSKY
5113C CURRY COURT
FITCHBURG, WI53711

SURVEYED BY: NOAH E. ANLIKER, P.L.S., S-3265
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588

LEGEND	
	SECTION CORNER MONUMENT FOUND AS NOTED
	SET ¾"Ø X 24" LONG IRON REBAR WEIGHING 1.502 LB./FT.
	FOUND 5/8" ROD W/ CAP
	FOUND 1" IRON PIPE
H	HOUSE
G	GARAGE
S	SHED
	VENT SEPTIC PIPES
()	RECORDED AS



C1 CURVE DATA	
MEASURED	RECORDED
L=96.94	-
R=1172.50'	R=(1172.50')
DELTA=04°44'13"	DELTA=(04°44'03")
CH=96.91'	CH=(96.85')
CHB=N52°31'24"W	CHB=(S51°55'17"E)

C2 CURVE DATA	
MEASURED	RECORDED
L=549.62'	-
R=1137.50'	R=(1137.50')
DELTA=27°41'03"	DELTA=(27°40'43")
CH=544.29'	CH=(544.18')
CHB=N35°19'23"W	CHB=(S35°42'54"E)

LOT 1 BOUNDARY LINE COURSE TABLE				
LINE NUMBER	MEASURED BEARING	MEASURED DISTANCE	RECORDED BEARING	RECORDED DISTANCE
L1	S74°03'41"W	170.61'	(N73°41'25"E)	(170.62')
L2	N40°49'58"E	35.00'	(S40°26'44"W)	(35.00')
L3	N21°31'58"W	36.78'	(S21°53'23"E)	(36.90')
L4	S88°39'49"E	101.89'	(N89°02'37"W)	(101.88')
L5	S28°27'28"E	241.86'	(N28°52'W)	(241.83')
L6	S88°40'27"E	328.06'	(N89°00'24"W)	(327.81')
L7	S00°01'47"E	295.63'	(N00°27'17"W)	(295.38')
L8	S00°01'47"E	185.62'	(N00°27'17"W)	(185.38')
L9	S00°01'47"E	110.01'	(N00°27'17"W)	(110.00')

BUILDING FOOTPRINT AREAS
SHED = 239 SQ.FT.
GARAGE = 662 SQ.FT.
HOUSE = 1189 SQ.FT.

JEWELL
associates engineers, inc.
Engineers - Architects - Surveyors

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ALL OF LOTS 1 AND LOT 2 OF CSM 7393, LOCATED IN THE SE¼ OF SECTION 22, TOWN 6 NORTH, RANGE 8EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, NOAH E. ANLIKER, PROFESSIONAL WISCONSIN LAND SURVEYOR S-3265, HEREBY CERTIFY:

THAT I MADE THIS SURVEY, DIVISION, AND MAP OF THE LAND HEREIN DESCRIBED BY THE DIRECTION OF ELIJAH SKALSKY AND SAM SKALSKY OWNERS, WESTERN LANDSCAPE, LLC;

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND;

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING THE LAND DESCRIBED HEREIN;

THAT THIS SURVEY COMPLIES WITH THE PROVISIONS OF CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

THAT I HAVE FULLY COMPLIED WITH THE TOWN OF VERONA LAND DIVISION AND SUBDIVISION ORDINANCE;

THAT THIS LAND IS ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7393 (CSM 7393) RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT 2583819 IN VOLUME 38 PAGES 63 AND 64, BEING A PART OF THE SE¼ OF THE SE¼ OF SECTION 22, T6N, RANGE 8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SE) CORNER OF SAID SECTION 22;

THENCE N00°01'47"W, 364.95 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE¼) TO THE POINT OF BEGINNING;

THENCE S74°03'41"W, 170.61 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF CTH M;

THENCE 96.94 FEET ON SAID EASTERLY EXISTING RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 1172.50 FEET, A DELTA ANGLE OF 04°44'13", AND WHOSE CHORD BEARS N52°31'24"W A DISTANCE OF 96.91 FEET;

THENCE N40°49'58"E, 35.00 FEET;

THENCE 549.62 FEET ALONG SAID EASTERLY EXISTING RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1137.50 FEET, A DELTA ANGLE OF 27°41'03", A CHORD BEARING N35°19'23"W, AND A CHORD LENGTH OF 544.29 FEET;

THENCE N21°31'58"W, 36.78 FEET ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE ;

THENCE S88°39'49"E, 101.89 FEET;

THENCE S28°27'28"E, 241.86 FEET;

THENCE S88°40'27"E 328.06 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22;

THENCE S00°01'47"E, 295.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.91 ACRES (126,688 SQUARE FEET) MORE OR LESS.

NOAH E. ANLIKER
PROFESSIONAL LAND SURVEYOR, S-3265

TOWN OF VERONA APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY IS APPROVED FOR RECORDING BY:

TERESA WITHEE
TOWN CLERK/ TREASURER

DATE