

SURVEY

PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

No.

MAP

<u>SUR VE YOR'S CERTIFICA TE</u>

CERTIFIED

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 City of Dodgeville, and under the direction of Brian Fritz, owner of JNB Dodgeville Family, LP, I have surveyed, divided, mapped and dedicated this 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 City of Dodgeville, lowa County, Wisconsin, containing 0.41 acres of land and described as follows:

Lands described in CSM #872 and CSM #2091, located in part of the East Half of the Northwest Quarter of Section 27, T6N, R3E, City of Dodgeville, lowa County Wisconsin

Commencing at a found Harrison Monument at the North Quarter Corner of Section 27, T6N, R3E; Thence, $S00^{\circ}14'08''W$, along the East line of the Northwest Quarter of said Section 27, 1294.63 feet, to a found $^{3}\!4''$ diameter iron rod at the Point of Beginning (P.O.B.) of this description;

Thence, S00°14'08"E, 60.00 feet to a found $^3\!\!\!/_4$ " diameter iron rod at the northeast corner of Lot 2 CSM #872; Thence, N89°40'22"W, 9.33 feet, to a set 34" diameter iron rod and the beginning of a non tangent curve concave to the north; Thence, 102.32 feet along said non tangent curve concave to the north, having a radius of 52.50 feet and an included angle of 111°39'56",(a chord of $8 ilde{6}.88$ feet which bears N89°40'22"W)(C1), to a set $^3\!\!4$ " diameter iron rod at the end of said curve; Thence, N89°40'22"W, 156.53 feet to a found $^3\!\!4$ " diameter iron rod and the northwest corner of Lot 1 CSM #872 and the east right of way of Madison Street:

Thence, N00'18'59"W, 60.00 feet along the east right of way line of Madison Street, 60.00 feet, to a found \(^3\)/4" diameter iron rod at the southeast corner of the right of way of Gorgen Street and the southwest corner of Lot 2 CSM #2091; Thence, N89'40'22"E, along the south line of Lot 2 CSM #2091, 157.92 feet to a set \(^3\)/4" diameter iron rod and the beginning of

a non tangent curve concave to the south; Thence, 99.91 feet along said non tangent curve concave to the south; Thence, 99.91 feet along said non tangent curve concave to the south, having a radius of 52.50 feet and an included angle of 108'55'24",(a chord of 85.44 feet which bears \$89'40'22"E)(C2), to a set \(^3\fmathred{4}\)" diameter iron rod at the end of said curve; Thence, N89°40"22"E, 9.50 feet to the Point of Beginning.

Certified Survey Map contains 0.41 Ac., 17.899 Sa. Ft. and is subject to all other easements and rights-of-way of record.

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

Date





OVierbicher Associates, Inc.

DER TIFIED SUR VE PART OF LOT 2 CSM #872 AND HE NORTHWEST QUARTER OF SE	PART OF LOT 2 CSM	1 #2091, LOCATED IN	PART OF THE EAST HALF OF , IOWA COUNTY, WISCONSIN
CHAD KANNENBERG OWN	'ER'S CERTIFICATE		
Map to be surveyed, divided, mo this Certified Survey Map is requ	apped and dedicated as uired by S236.10 or S2.	represented on the ma _l 36.12 to be submitted to	described on this Certified Survey p hereon. We further certify that o the City of Dodgeville for , 20_
Chad A. Kannenberg	Date		
State of Wisconsin))ss. County of lowa)			
Personally came before me this and acknowledged the same.	day of _ , to me known to b	, 20 e the persons who exec	O, the above named suted the foregoing instrument
Notary Public, State of Wiscon		ly Commission expires:	
<u>VALLEY HOMES OF SPRING G</u>	REEN'S CERTIFICATE	OF DEDICATION	
As owner, I hereby certify that divided, mapped and dedicated be submitted to the following	as represented on th	e map. I also certify	
Chad A. Kannenberg, Owner, Vo	alley Homes of Spring	Green Dat	e e
State of Wisconsin) Iowa County)			
Personally came before me thi known to be the person who e acknowledged that they execut	executed the foregoing	instrument, and to m	Chad A. Kannenberg, to me e known to be such owner, and as the deed, by its authority.
Notary Public,	, Wisc	consin	
My commission expires			
COMMON COUNCIL APPROVAL	. APPROVAL CERTIFIC	<u>CATE</u>	
Resolved that this Certified Ma by the Common Council of the		eville, Chad A. Kannenb	perg, owner is hereby approved
			We CON STA
Barry Hottmann, Mayor	Date		MARC A.
Lauree Aulik, Clerk	Date		LONDO LIC. #2696-008 BARABOO, WI





Job #.: 230363 Date: 02/10/25

Rev:
Drafted By: iali

SURVEYED FOR: Brian Fritz JNB Dodgeville Family LF 1621 Progressive Parkway Platteville, WI 53818 SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524–6468

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