

SURVEYED FOR:
PIZZA RANCH
Bjorn Kaashagen
Pizza Ranch
255 S. Jefferson Street
P.O. Box 282
Waterloo, WI 53594

Job #: 260119
Date: 8/4/2026
Rev.
Drafted By: jaro
Checked By: mlon

IOWA COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 536, RECORDED AS DOCUMENT NO. 211462 IN VOLUME 3, PAGE 138 OF CERTIFIED SURVEYS AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

SURVEYOR'S NOTES

1. Outlot 1 is to be dedicated to the City of Dodgeville for storm water management purposes.
2. See sheet 3 of 3 for water main easement crossing Lot 1 and the proposed road.

RIGHT-OF-WAY AREA:

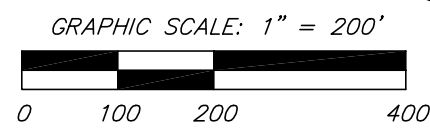
1.81 Acres
78,853 Sq. Ft.

TOTAL AREA:
6.81 Acres
296,490 Sq. Ft.

Bearings are referenced to the Wisconsin County Coordinate System, Iowa County (NAD83,2011), the west line of the Northwest Quarter of Section 26, T6N, R3E, bears: N00°21'55"W

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED, TIES VERIFIED
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- INDICATES RECORD MEASUREMENT
- () DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



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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 City of Dodgeville, and under the direction of Bjorn Kaashagen, Dodgeville Pizza Ranch, I have surveyed, divided, mapped and dedicated this Certified Survey map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 26, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, containing 6.81 acres of land and described as follows:

All of Outlot 1 of Iowa County Certified Survey Map No. 536, recorded as Document No. 211462 in Volume 3, Page 138 of Certified Surveys and lands in part of the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 26, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

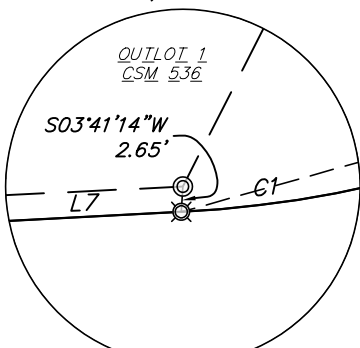
Commencing at a found Slimline Harrison Monument at the West One-Quarter Corner of Section 26, T6N, R3E; Thence, N00°21'55"E, along the west line of the Northwest Quarter of said Section 26, T6N, R3E, 185.00 feet; Thence, S89°38'05"E, 61.79 feet to a found 3/4" diameter iron rod at the east right-of-way line of Bennett Road and the Point of Beginning, (P.O.B.), of this legal description.

Thence, N00°26'14"W, along the east right-of-way line of Bennett Road and the west line of Outlot 1 of Iowa County Certified Survey Map No. 536, 162.71 feet (L1) to a set 3/4" diameter iron rod at the northwest corner thereof; Thence, N87°06'01"E, along the north line of said Outlot 1, 222.39 feet (L2), to a found 1" diameter iron pipe; Thence, N27°38'59"E, along the northwest line of said Outlot 1, 131.04 feet (L3) to a set 3/4" diameter iron rod at the northerly corner thereof and the southwest right-of-way line of U.S.H. "18"; Thence, S54°41'54"E, along the said southwest right-of-way line of U.S.H. "18", 641.30 feet to a found 1" diameter iron pipe; Thence, S25°57'43"W, 376.57 feet to a set 3/4" diameter iron pipe; Thence, S47°31'35"W, 45.05 feet (L5) to a found 3/4" diameter iron rod at the easterly corner of Lot 1 of Iowa County Certified Survey Map No. 574; Thence, N46°11'06"W, along the northeast line of said Lot 1, 422.58 feet, to a set 3/4" diameter iron rod; Thence, N61°33'00"W, continuing along the northeast line of said Lot 1, 389.11 feet, returning to the Point of Beginning;

Certified Survey Map contain 6.81 Acres, 296,490 Sq. Ft., (4.99 Ac., 217,637 excluding the dedicated right-of-way of and are subject to all other easements and rights-of-way of record.

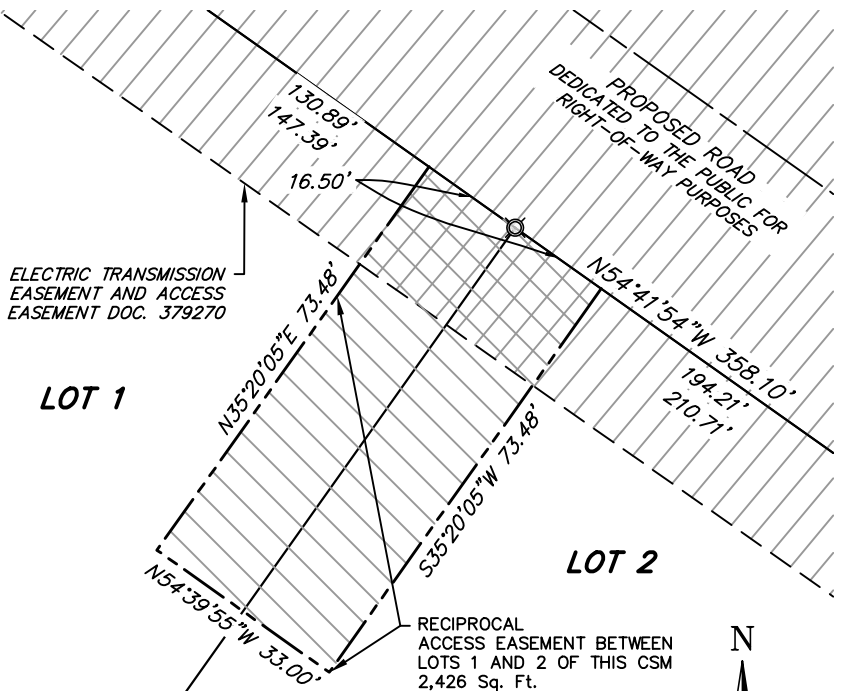
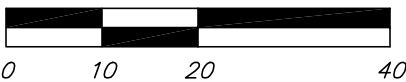
Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



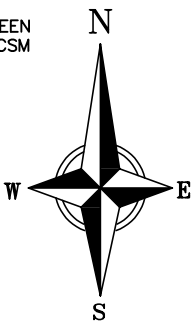
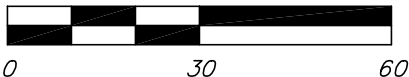
MONUMENT DETAIL
1" = 20'

GRAPHIC SCALE: 1" = 20'



ACCESS EASEMENT DETAIL

GRAPHIC SCALE: 1" = 30'



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SHEET
2 OF 3

SURVEYED FOR:
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Bjorn Kaashagen
Pizza Ranch
255 S. Jefferson Street
P.O. Box 282
Watertown, WI 53594

Job #: 260119
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vierbicher
advisors / engineers / surveyors

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OWNER'S CERTIFICATE

The City of Dodgeville, as owner, 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 S236.10 or S236.12 to be submitted to the City of Dodgeville for approval.

Witness the hand and seal of said owner this _____ day
of _____, 2026.

Barry Hottmann, Mayor
The City of Dodgeville, Owner

State of Wisconsin)
)ss.
County of (COUNTY))

Personally came before me this

_____ day of _____, 2026, the above named Barry Hottmann, Mayor of
the City of Dodgeville, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF DODGEVILLE COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Dodgeville, The City of Dodgeville, owner, is hereby
approved by the City of Dodgeville Common Council.

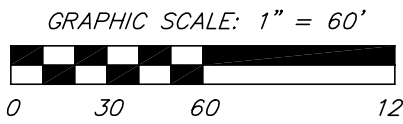
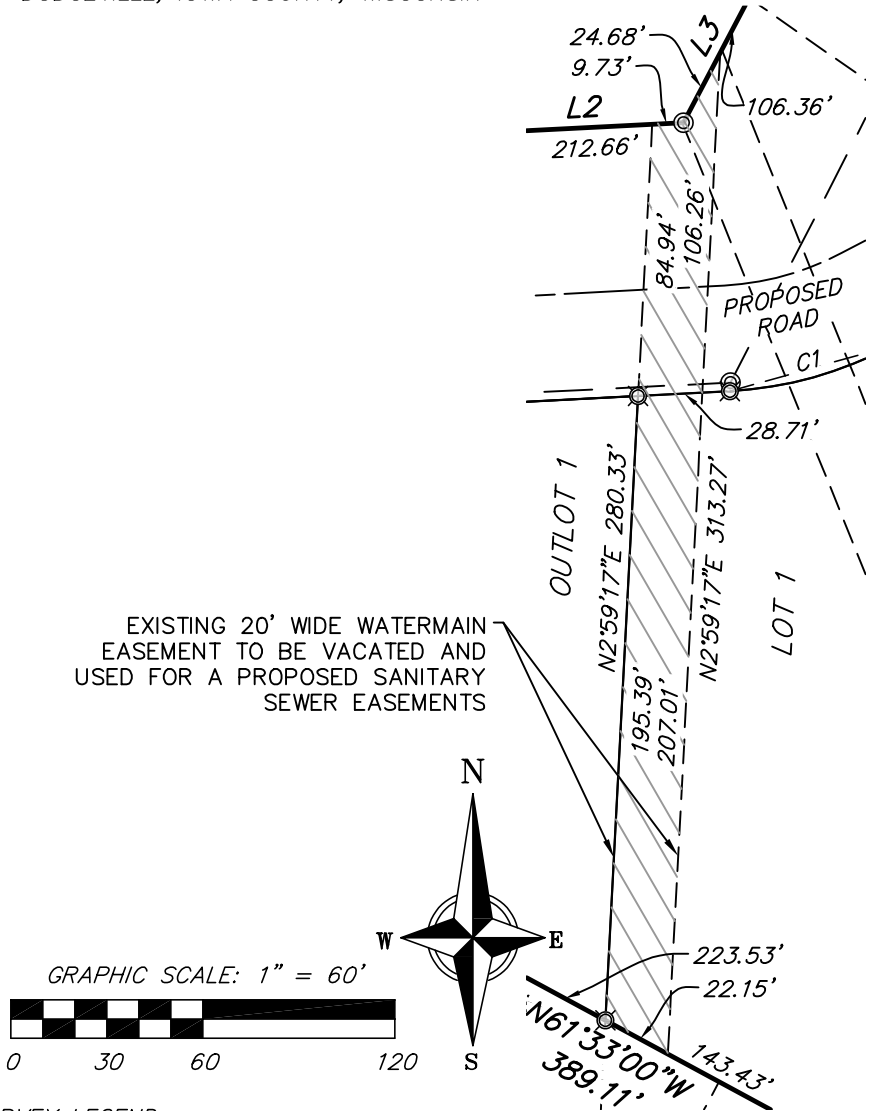
Barry N. Hottmann, Mayor
City of Dodgeville

Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at
_____ o'clock _____ m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____

Taylor Campbell
Iowa County Register of Deeds



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WATERMAIN EASEMENT DETAIL
1" = 60'

SHEET
3 OF 3

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