

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 EAST,  
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN

**SURVEYOR:**  
JASON L. CANCE, RLS S-2688  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(715) 720-6308  
JCANCE@SEHINC.COM

**SURVEY FOR:**  
MASTERMOLD  
o/c STEVE MURPHY  
141 ENSCH STREET,  
MAUSTON, WI. 53948

LOT 1 AND PART OF  
VACATED FAIRWAY ST.  
FIRST ADDITION TO  
WEST INDUSTRIAL PARK

**LEGEND**

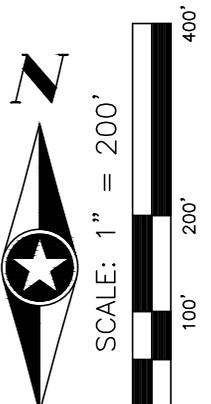
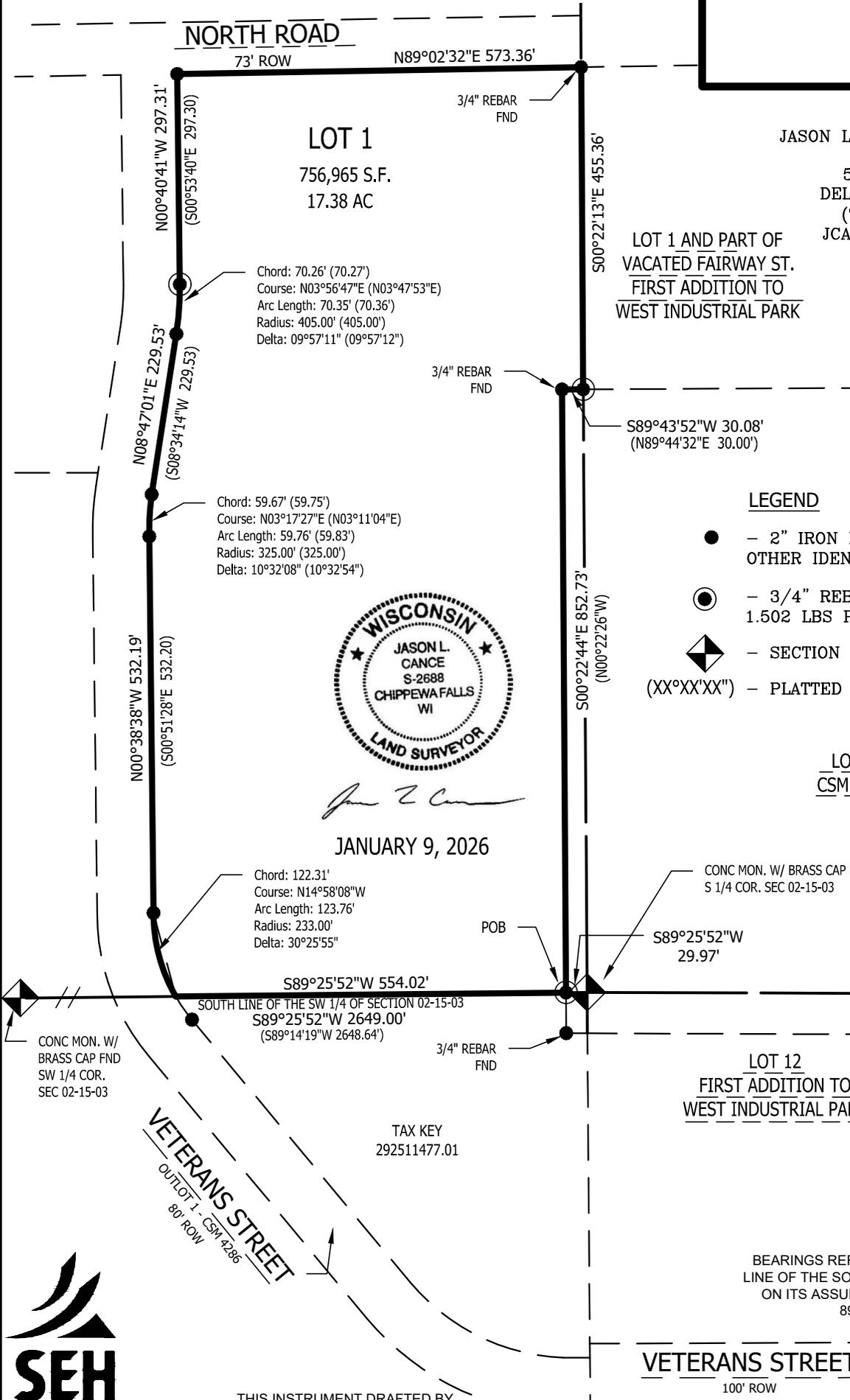
- - 2" IRON PIPE FOUND (UNLESS OTHER IDENTIFIED)
- ⊙ - 3/4" REBAR SET (18" LONG 1.502 LBS PER FOOT)
- ◀▶ - SECTION CORNER MONUMENT
- (XX°XX'XX") - PLATTED OR RECORDED AS



*Jason L. Cance*

JANUARY 9, 2026

LOT 1  
CSM 5221



BEARINGS REFERENCED TO THE SOUTH  
LINE OF THE SOUTHWEST 1/4, SEC 02-15-03  
ON ITS ASSUMED BEARING OF SOUTH  
89°25'52" EAST,



THIS INSTRUMENT DRAFTED BY  
PETER A. TUFTEE

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BEING A PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 EAST,  
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, JASON L. CANCE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY;

THAT I HAVE SURVEYED, AND MAPPED BEING A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 EAST, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH 1/4 OF SECTION 02, TOWNSHIP 15 NORTH, RANGE 03 EAST, THENCE SOUTH 89°25'52" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 29.97 FEET TO THE POINT OF BEGINNING (POB);

THENCE CONTINUING SOUTH 89°25'52" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 554.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF "VETERANS STREET" AND OUTLOT 1 CSM 4286; FOLLOWING THE EASTERLY RIGHT-OF-WAY OF "VETERANS STREET" AND OUTLOT 1 OF CSM 4286, THENCE 123.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 233.00 FEET AND WHOSE CHORD BEARS NORTH 14°58'08" WEST, 122.31 FEET; THENCE NORTH 00°38'38" WEST, 532.19 FEET; THENCE 59.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 325.00.00 FEET AND WHOSE CHORD BEARS NORTH 03°17'27" EAST, 59.67 FEET; THENCE NORTH 08°47'01" EAST, 229.53 FEET; THENCE 70.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 405.00.00 FEET AND WHOSE CHORD BEARS NORTH 03°56'47" EAST, 70.26 FEET; THENCE NORTH 00°40'41" WEST, 297.31 FEET, TO THE SOUTH RIGHT-OF-WAY OF NORTH ROAD; THENCE NORTH 89°02'32" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF NORTH ROAD 573.36 FEET; THENCE SOUTH 00°22'13" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 02, TOWNSHIP 15 NORTH, RANGE 03 EAST, 455.36 FEET, TO A POINT ON THE NORTH LINE OF CSM 5221, THENCE SOUTH 89°43'52" WEST, ALONG THE NORTH LINE OF CSM 5221, A DISTANCE OF 30.08 FEET TO THE NORTHWEST CORNER OF SAID CSM 5221; THENCE SOUTH 00°22'44" EAST, ALONG THE WEST LINE OF SAID CSM 5221, A DISTANCE OF 852.73 FEET, TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 756,965 SQUARE FEET, 17.38 ACRES

THAT I HAVE MADE SUCH SURVEY, AND PLAT BY THE DIRECTION OF MASTERMOLD REAL ESTATE, LLC, OF SAID LANDS.

THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED THEREOF MADE.

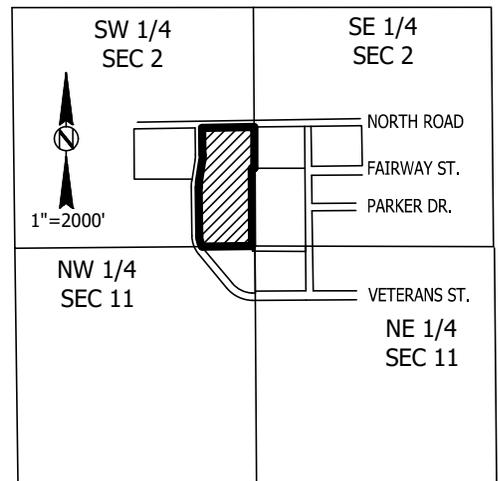
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, IN THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MAUSTON, JUNEAU COUNTY AND STATE OF WISCONSIN IN SURVEYING, AND MAPPING THE SAME.

DATED THIS 9TH DAY OF JANUARY, 2026



JASON L. CANCE, PLS 2688

## LOCATION MAP SEC. 2-T15N-R03E



## CITY OF MAUSTON COMMON COUNCIL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF MAUSTON COMMON COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
DARRYL TESKE, MAYOR

