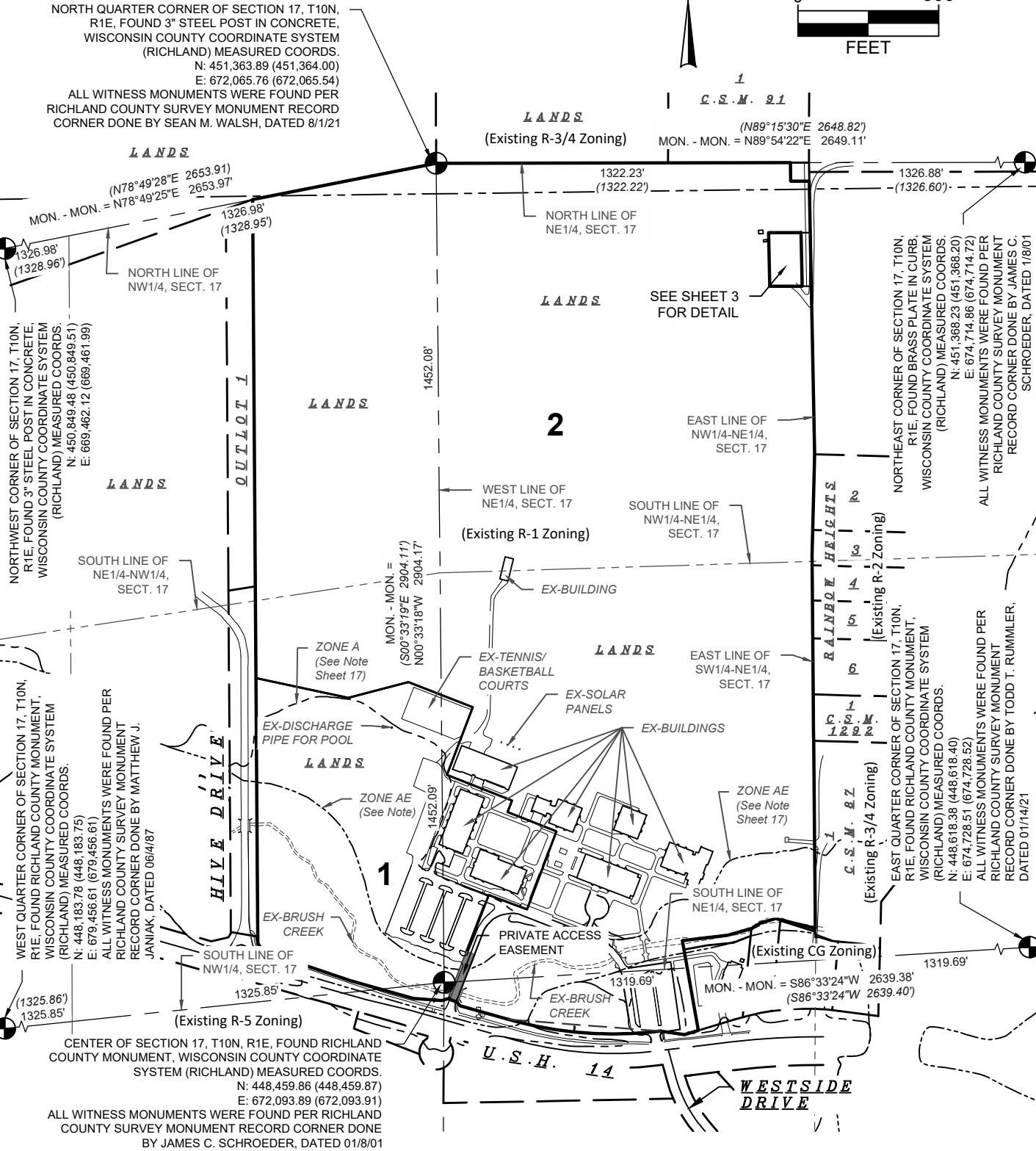


CERTIFIED SURVEY MAP No. _____

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SURVEYED BY:
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5010 Voges Road
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(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

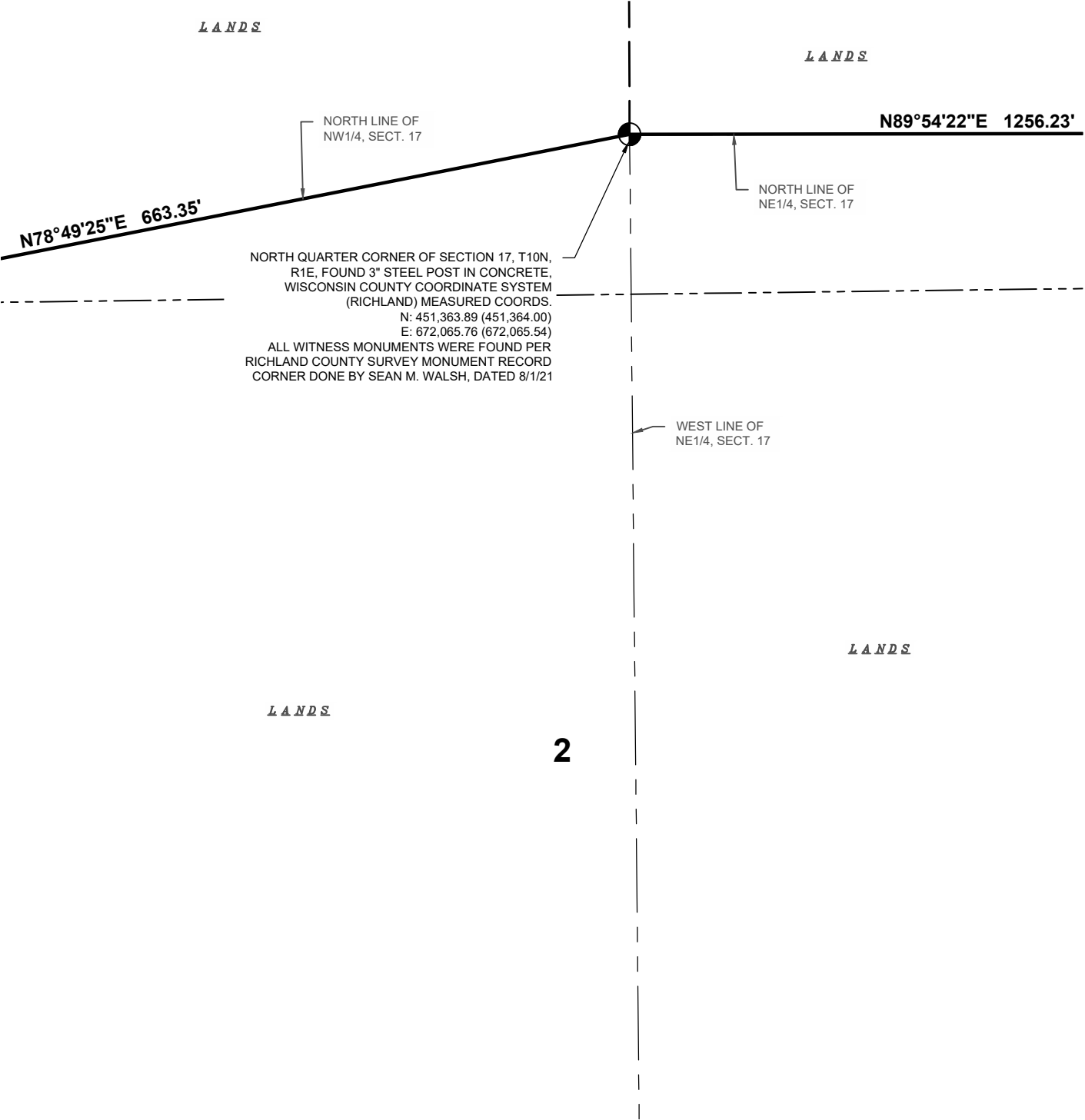
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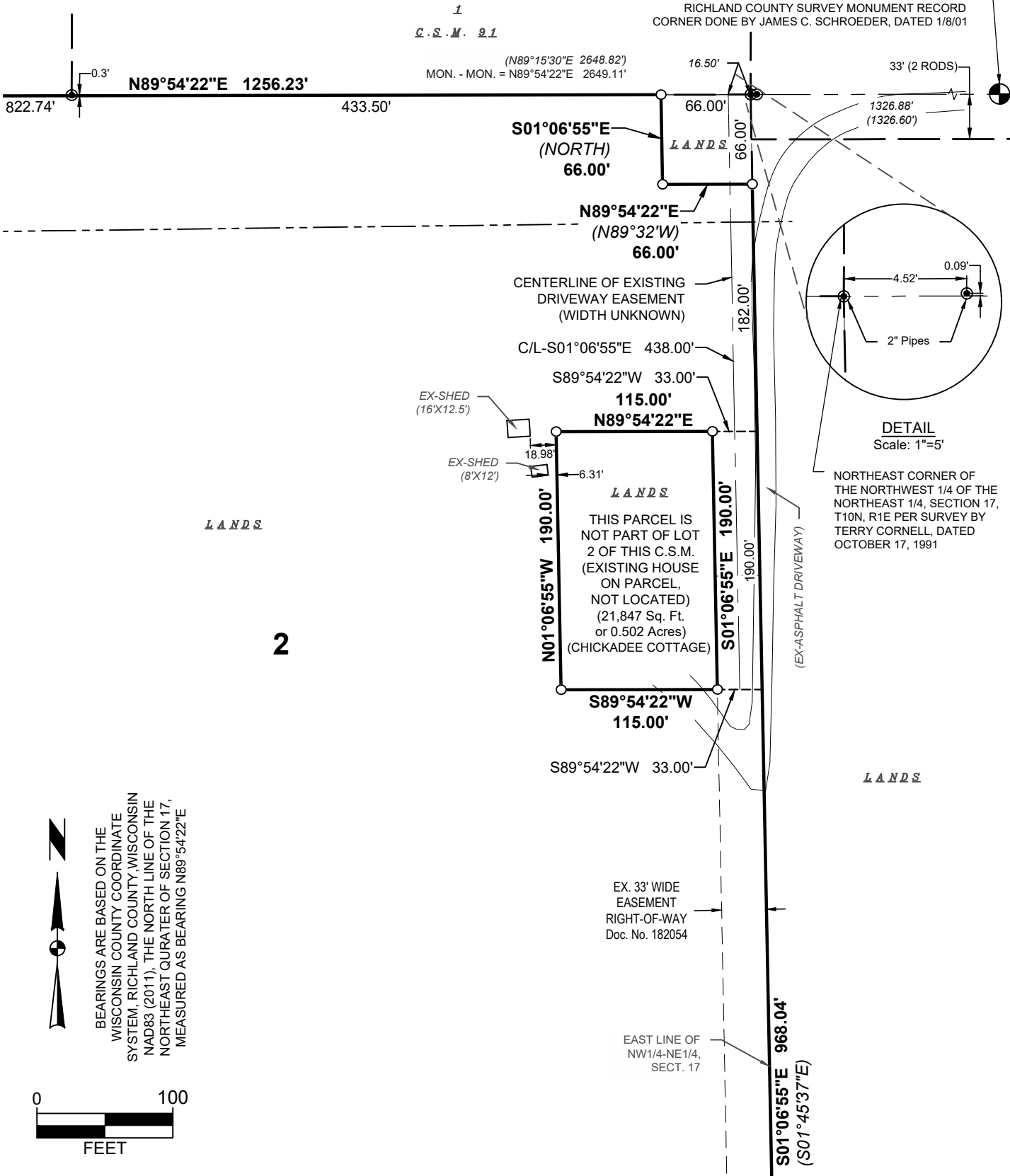
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NORTHEAST CORNER OF SECTION 17, T10N, R1E, FOUND BRASS PLATE IN CURB, WISCONSIN COUNTY COORDINATE SYSTEM (RICHLAND) MEASURED COORDS.
N: 451,368.23 (451,368.20)
E: 674,714.86 (674,714.72)
ALL WITNESS MONUMENTS WERE FOUND PER RICHLAND COUNTY SURVEY MONUMENT RECORD CORNER DONE BY JAMES C. SCHROEDER, DATED 1/8/01



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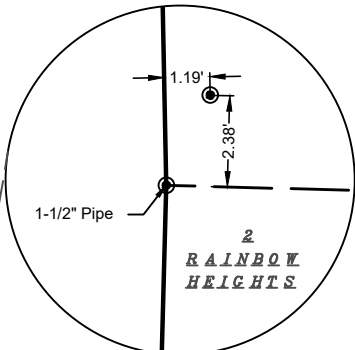
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LANDS



DETAIL
Scale: 1"=5'

EAST LINE OF
NW1/4-NE1/4,
SECT. 17

EX. 33' WIDE
EASEMENT
RIGHT-OF-WAY
Doc. No. 182054

2

(N00°48'07"E 357.17')
S01°26'26"W 357.49'
268.10'
(268.29')

2
RAINBOW
HEIGHTS

89.39'
(88.88')

3
RAINBOW

22.29'
36.15'
(36.14')

PIPE IS 0.46' WEST OF PROPERTY LINE

EAST LINE OF
SW1/4-NE1/4,
SECT. 17

124.76'
(125.07')

4



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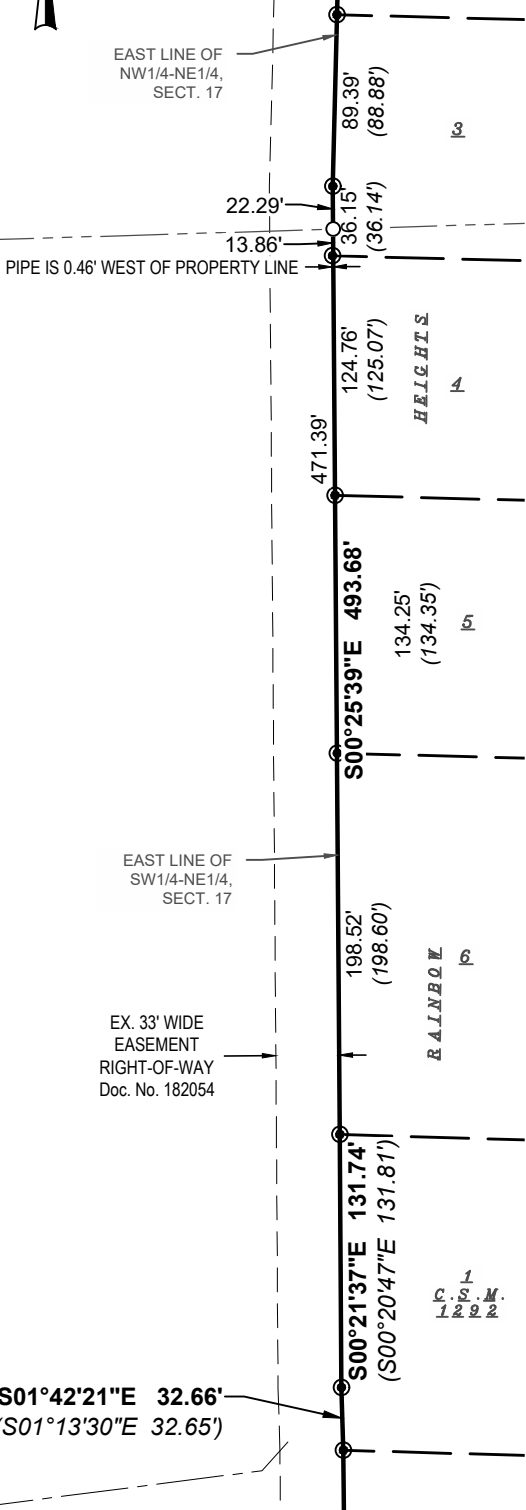
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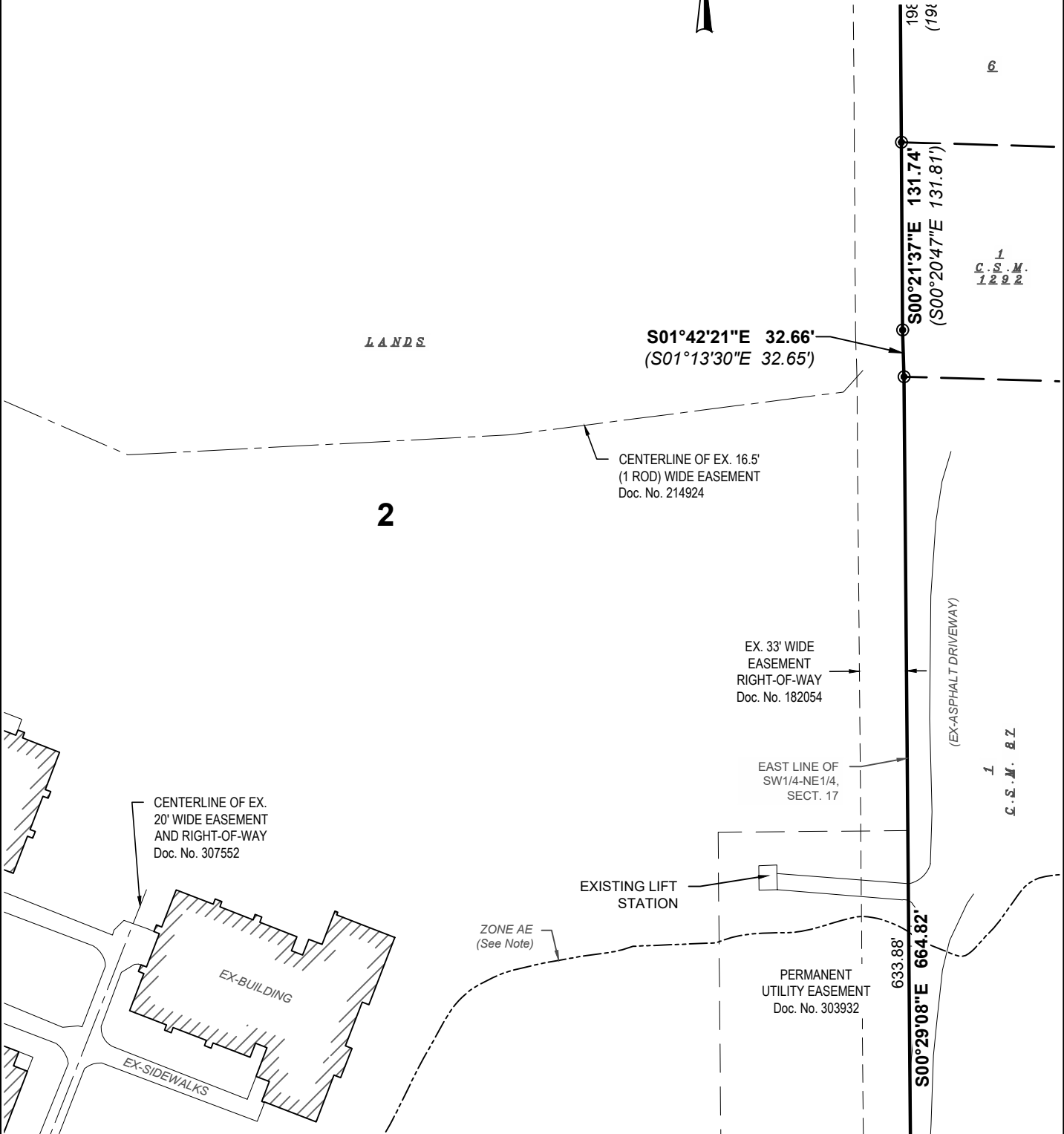


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0

100

FEET



 S SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30
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SHEET 6 OF 20			

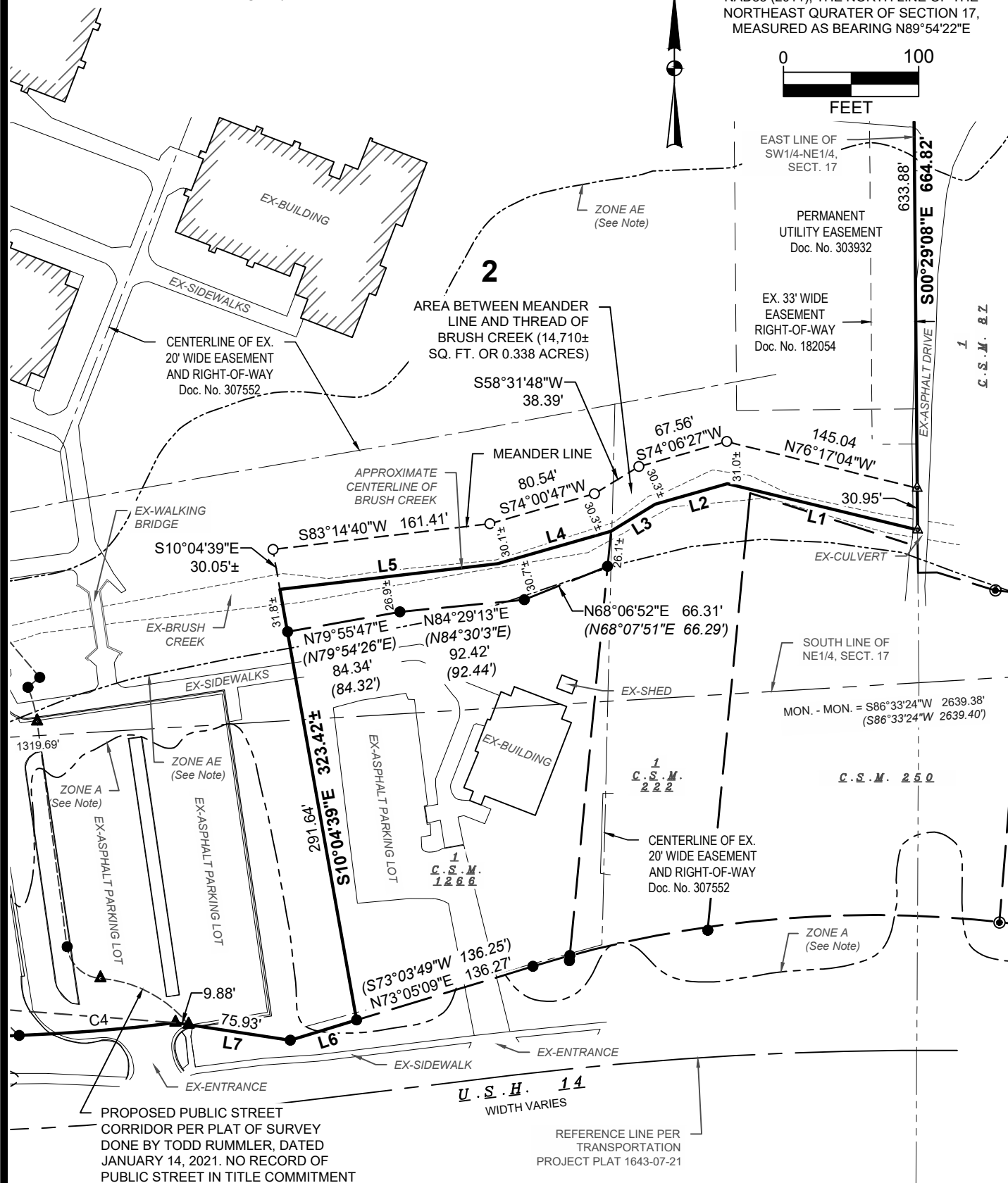
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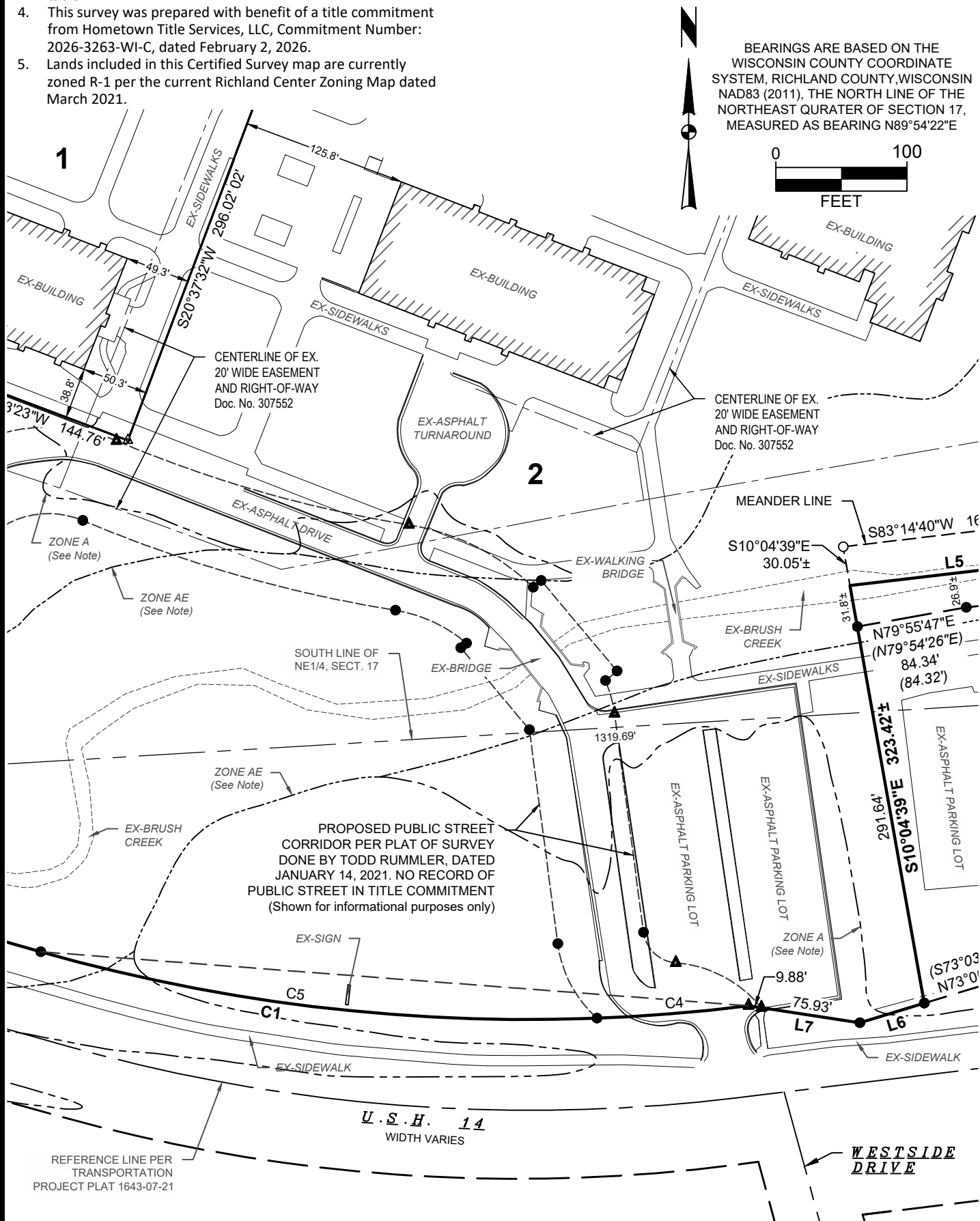
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SHEET 9 OF 20

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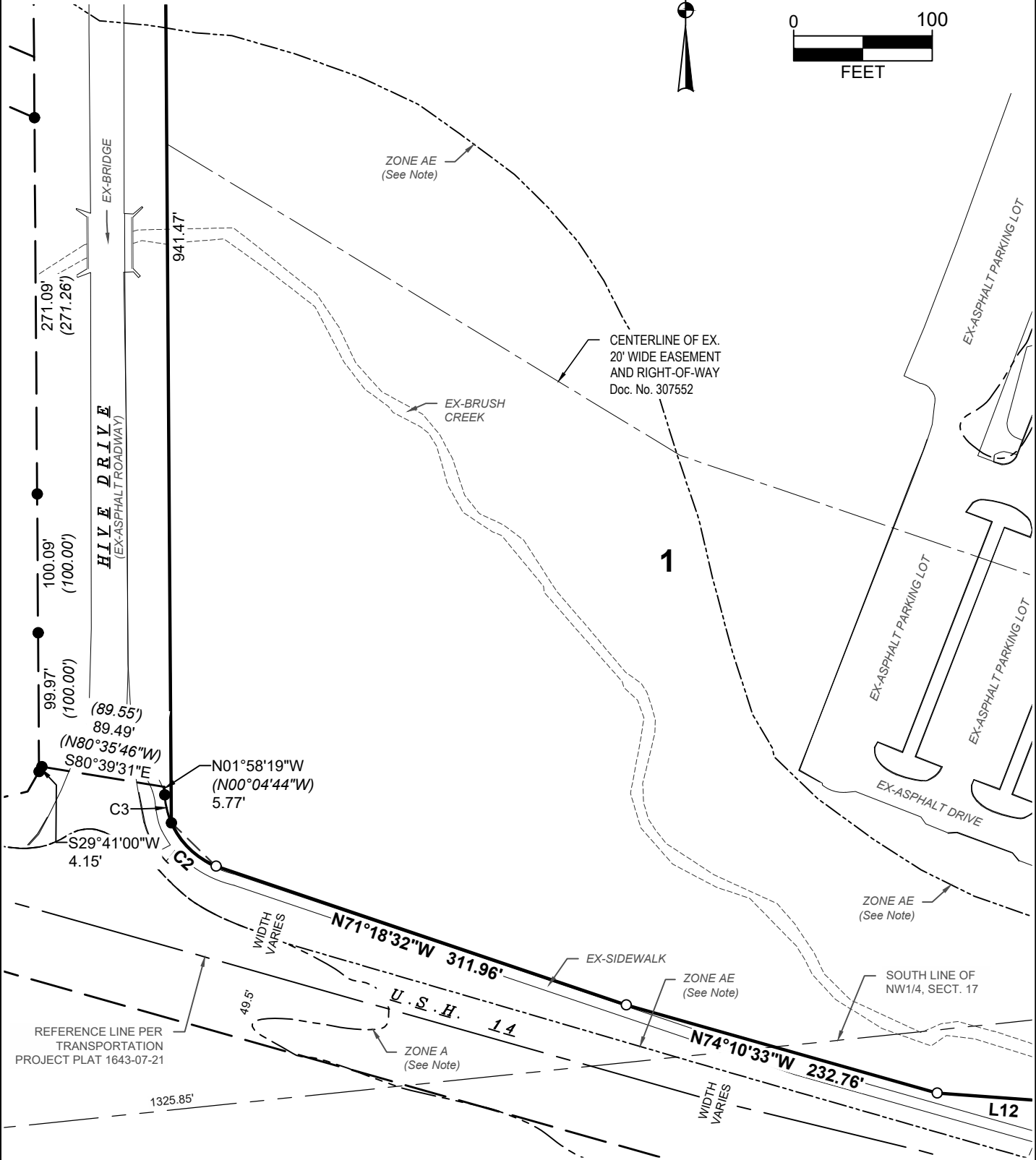
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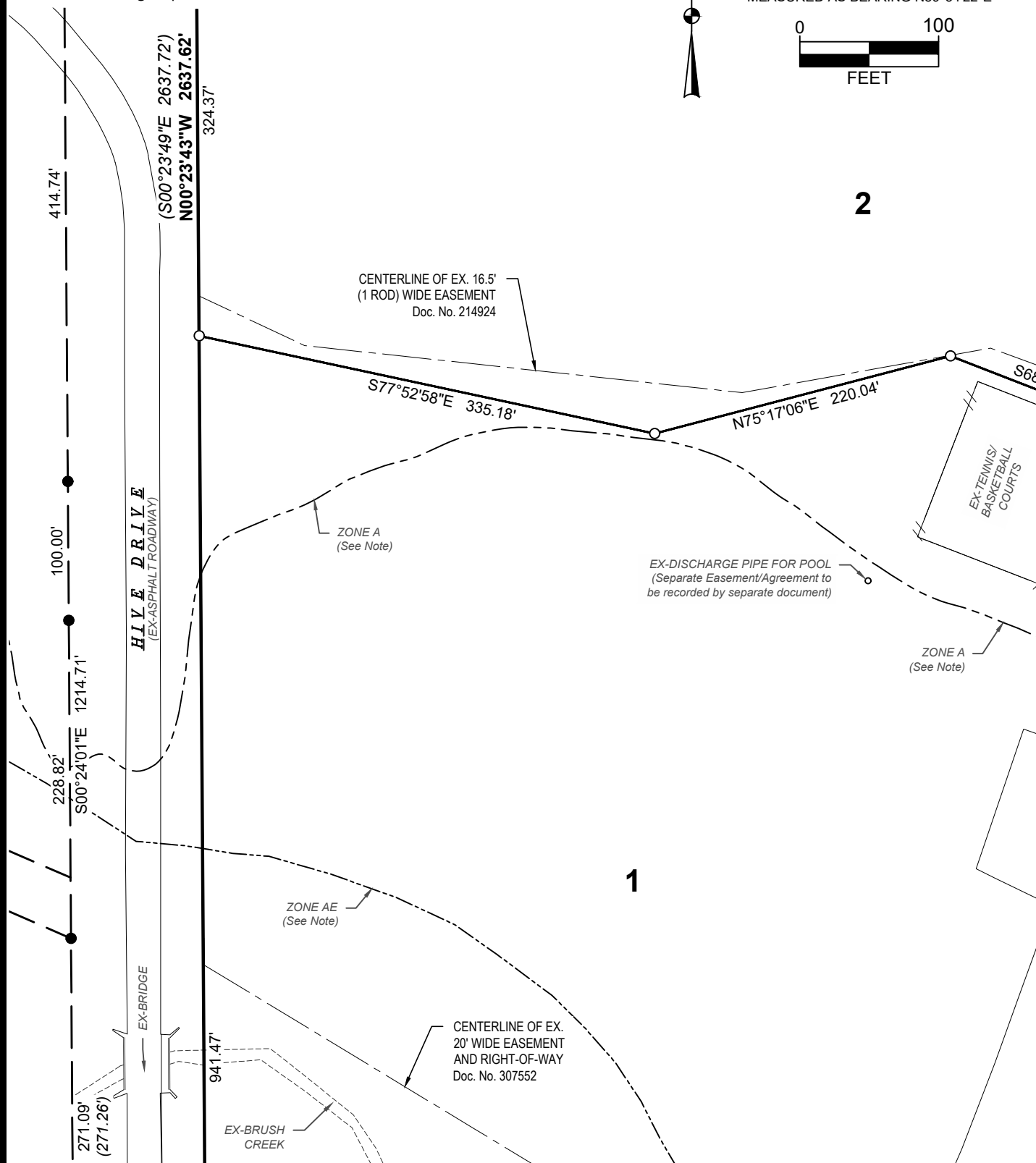
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2



SNYDER
& ASSOCIATES

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SHEET 11 OF 20

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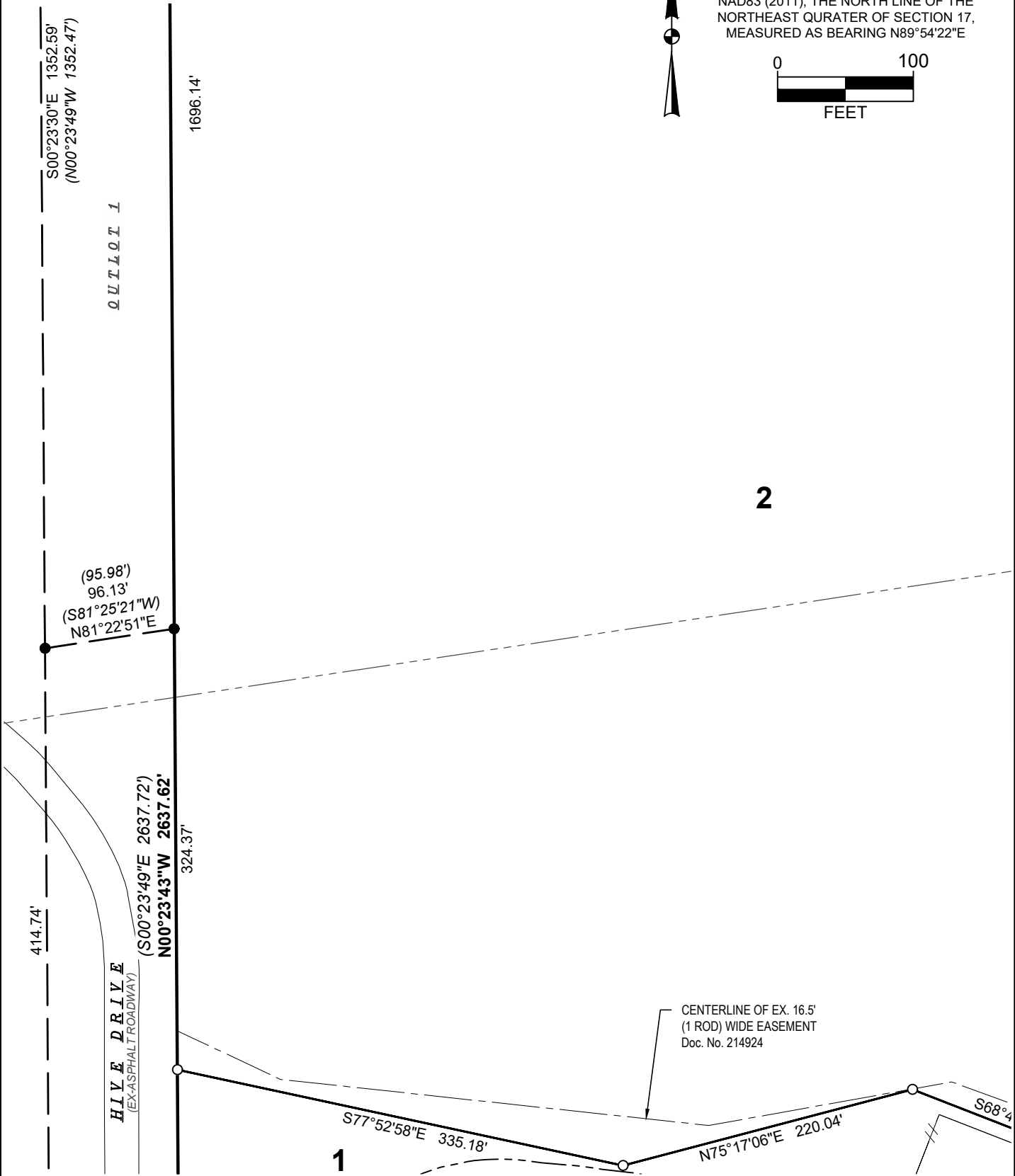
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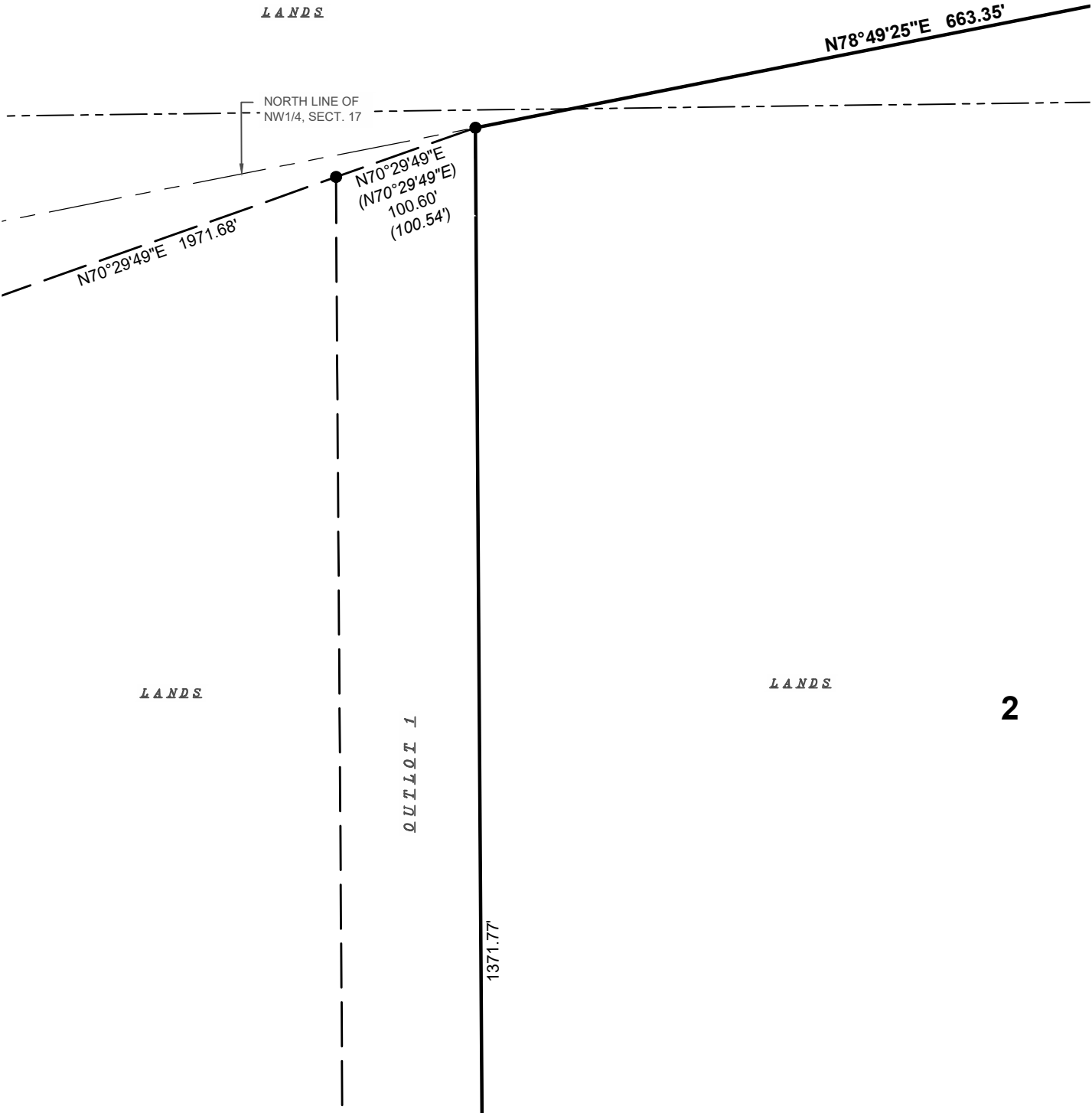
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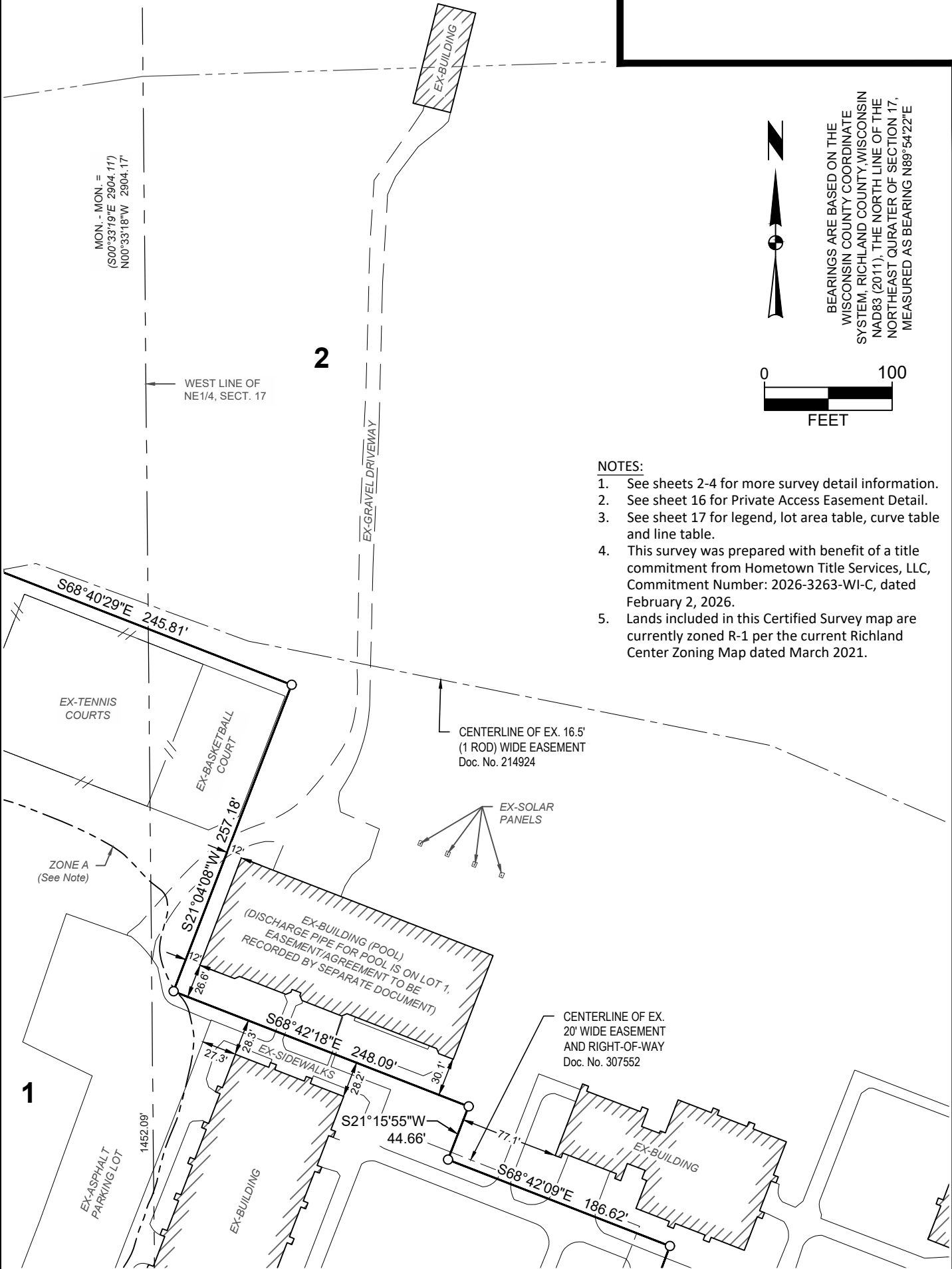
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V:\Projects\2026\126.0220.300\CADD\1260220_BNDY-CSM.dwg			SHEET 13 OF 20

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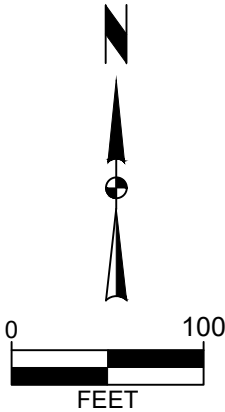
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1452.08'



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			REV7: 09-22-26
			SHEET 15 OF 20

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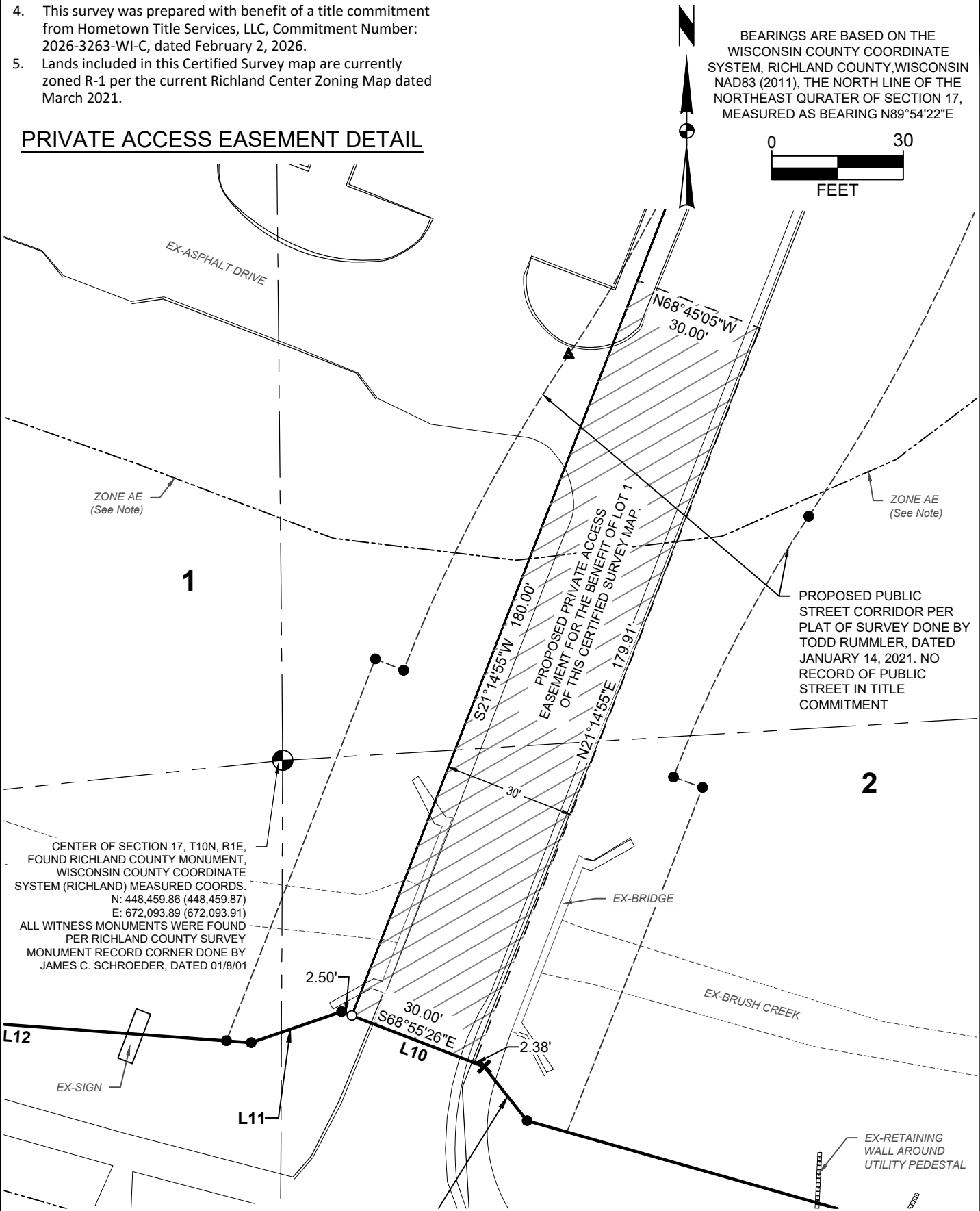
CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

PRIVATE ACCESS EASEMENT DETAIL



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

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LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	N76°17'04"W	144.71'
L2	S74°06'27"W	55.52'
L3	S58°31'48"W	38.36'
L4	S74°00'47"W	87.04'
L5	S83°14'40"W	162.09'
L6	S73°05'09"W	51.28'
L7	N81°19'22"W	85.81'
L8	N74°10'22"W	178.86'
L9	N38°27'08"W	15.78'
L10	N68°55'26"W	34.88'
L11	S71°01'51"W	21.81'
L12	N85°44'47"W	102.18'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (ACRES)
1	856,682	19.667
2	4,862,584	111.630

(Lot 2 area includes the lands between the meander line and the thread of Brush Creek)

CURVE TABLE							
CURVE #	Δ	RAD.	ARC LENGTH	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	22°55'19"	1362.39'	545.04'	541.42'	N85°38'09"W	S82°54'11"W	N74°10'29"W
C2	44°43'34"	59.00'	46.06'	44.90'	N45°45'50"W	N68°07'37"W	N23°24'03"W
C3	20°06'26"	59.00'	20.71'	20.60'	N13°20'51"W	N23°24'03"W	N03°17'38"W
C4	4°52'48"	1362.39'	116.04'	116.00'	N85°20'35"E	N87°46'59"E	N82°54'11"E
C5	18°02'31"	1362.39'	429.01'	427.24'	N83°11'45"W	S87°46'59"W	N74°10'29"W

LEGEND

- 3/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- ✕ CHISELED CROSS FOUND
- ▲ COTTON GIN SPIKE FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft
- ⌘ CHISELED CROSS SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

ZONE A NOTE:
Area without Base Flood Elevation (BFE). Areas with a 0.2% Annual Chance Flood Hazard. Information per FEMA Firm map number 55103C0307D, effective date December 08, 2016.

ZONE AE NOTE:
Regulatory Floodway. Areas with a 1% Annual Chance Flood Hazard with average depth less than one foot or with drainage areas of less than one square mile. Information per FEMA Firm map number 55103C0307D, effective date December 08, 2016.

CERTIFIED SURVEY MAP No. _____

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NOTES:
Exceptions as described in Title Commitment File No.: 2026-3263-WI-C: dated: February 2, 2026 @ 8:00 AM, issued by Hometown Title Services, LLC:

Exceptions

- 8. Easement dated December 4, 1935 and recorded December 30, 1935 as Document No. 83469A in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 9. Right-of-Way easement for rural electric line dated October 1, 1936 and recorded April 15, 1937 as Document No. 87312 in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 10. Deed of Easement dated August 21, 1972 and recorded August 24, 1972 as Document No. 150679 between Richland County, a Wisconsin municipal corporation and the City of Richland Center, a municipal corporation. (Easement superseded by Document No. 307552, as shown on survey)
- 11. Conveyance of rights in land by public utility dated December 17, 1979 and recorded on January 3, 1980 as Document No. 171123 in the official records of Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 12. Conveyance of rights in land by public utility dated December 20, 1979 and recorded on January 17, 1980 as Document No. 171318 in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 13. Deed of Easement dated March 22, 1984 and recorded March 22, 1984 as Document No. 182054 between Richland County, a Wisconsin municipal corporation and the City of Richland Center, a municipal corporation. (As shown on survey)
- 14. Easement for Sewer as set forth in Deed of Easement dated October 23, 1996 and recorded October 23, 1996 as Document No. 222098 from Richland County, a municipal corporation of the States of Wisconsin, to the City of Richland Center, municipal coporation of the State of Wisconsin. (Easement is not on surveyed property)
- 15. Easement for Utility as set forth in Deed of Easement dated December 28, 2000 and recorded December 28, 2000 as Document No. 241924 from Richland County, a municipal corporation of the State of Wisconsin, c/o County Clerk Victor V. Vlasak, Courthouse, Richland Center to Tech Com, Inc, a Wisconsin Corporation. (As shown on survey)
- 16. Easement for Underground Utility as set forth in Grant of Underground Utility Easement dated September 18, 2008 and recorded September 18, 2008 as Document No. 284710 from Campus View Corporation, a Wisconsin corporation to the City of Richland Center. (Easement is not on surveyed property)
- 17. Transportation Project Plat dated September 30, 2001 and recorded with the Richland County Register of Deeds on November 9, 2001 as Document No. 295731.
- 18. Transportation Project Plat dated September 30, 2001 and recorded with the Richland County Register of Deeds on November 9, 2001 as Document No. 295732.
- 19. Easement for Utilities as set forth in Utility Easement Agreement dated October 31, 2013 and recorded December 9, 2013 as Document No. 303932 from Richland County, Wisconsin, a Wisconsin municipal corporation to City of Richland Center.
- 20. First amendment to grant of Easement and Right-of-Way, recorded on January 6, 2015 as Instrument #307552 in the official records of the Richland County Register of Deeds. (As shown on survey)

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OWNER'S CERTIFICATE

Richland County, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Richland Center for approval. Witness the hand and seal of said owner this _____ day of _____, 2026.

Richland County

By: _____ Title: _____

State of Wisconsin)
)ss.
County of Richland)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the land division and subdivision regulations of the City of Richland Center and under the direction of Richland County, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, and part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter, all in Section 17, Township 10 North, Range 1 East, City of Richland County, Wisconsin, more fully described as follows:

Beginning at the North Quarter corner of said Section 17, thence N89°54'22"E along the north line of the Northeast Quarter of said Section 17, 1256.23'; thence S01°06'55"E, 66.00'; thence N89°54'22"E, 66.00' to the East line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence S01°06'55"E, along said East line, 968.04' to the northwesterly corner of Lot 2, RAINBOW HEIGHTS SUBDIVISION, Richland County registry; thence continuing along said East line and the westerly line of said RAINBOW HEIGHTS SUBDIVISION, S01°26'26"W, 357.49'; thence continuing along said East line, S00°25'39"E, 493.68' to the northwesterly corner of Lot 1, Certified Survey Map (C.S.M.) 1292, Richland County registry; thence continuing along said East line and the westerly line of said Lot 1, S00°21'37"E, 131.74'; thence continuing along said East line and the westerly line of said Lot 1, S01°42'21"E, 32.66' to the northwesterly corner of Lot 1, C.S.M. 87, Richland County registry; thence continuing along said East line and the westerly line of said Lot 1, C.S.M. 87, S00°29'08"E, 633.88' to a meander line of Brush Creek; thence along the meander line of Brush Creek, N76°17'04"W, 145.04'; thence S74°06'27"W along said meander line of Brush Creek, 67.56'; thence S58°31'48"W along said meander line of Brush Creek, 38.39'; thence S74°00'47"W along said meander line of Brush Creek, 80.54'; thence S83°14'40"W along said meander line of Brush Creek, 161.41'; thence S10°04'39"E along the westerly line of C.S.M. 1266, Richland County registry, 353.48' to the northerly right-of-way line of S.T.H. 14; thence along said northerly right-of-way line, S73°05'09"W, 51.28'; thence continuing along said northerly right-of-way line, N81°19'22"W, 85.81' to a point of curvature; thence continuing along said northerly right-of-way line and the arc of a curve to the right through a central angle of 22°55'19", a radius of 1362.39', an arc distance of 545.04' and a chord bearing N85°38'09"W, 541.42'; thence continuing along said northerly right-of-way line, N74°10'22"W, 178.86'; thence continuing along said northerly right-of-way line N38°27'08"W, 15.78'; thence continuing along said northerly right-of-way line, N68°55'26"W, 34.88'; thence continuing along said northerly right-of-way line, S71°01'51"W, 21.81'; thence continuing along said northerly right-of-way line, N85°44'47"W, 102.18' to a point of curvature; thence continuing along said northerly right-of-way line and the arc of a curve to the right through a central angle of 44°43'34", a radius of 59.00', an arc length of 46.06' and a chord bearing N45°45'50"W, 44.90' to the easterly right-of-way line of Hive Drive; thence N00°23'43"W along the easterly right-of-way line of said Hive Drive, 2637.62' to the northeasterly corner of Outlot 1, C.S.M. 1190, Richland County registry; thence N78°49'25"E, 663.35' to the point of beginning. This description contains approximately 5,719,266 square feet or 131.2963 acres more or less including lands lying between the meander line and the thread of Brush Creek.

Dated this _____ day of _____, 2026.

Signed:
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF RICHLAND CENTER APPROVAL CERTIFICATE:

This certified survey map has been approved for recording in accordance with the City of Richland Centerland land division ordinance.

By: _____ Date: _____
Karin Tepley, Mayor, City of Richland Center