

# PLAT OF SURVEY

Part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest, Northwest, Northeast and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin

### PARCEL 1

That part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:  
Commencing at the West 1/4 corner of said Section 19; thence S89°12'15"E (recorded as N89°44'15"E), 1303.41' to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 19 and the point of beginning; thence S89°12'15"E (recorded as N89°44'15"E) along the North line of the Southwest 1/4 of Section 19, 1216.52'; thence N39°42'51"E, 86.15' (recorded as N38°32'E, 86.00'); thence S89°10'29"E, 735.50' (recorded as N89°46'E, 735.46'); thence N81°23'10"E, 109.76' (recorded as N80°21'E, 110.00'); thence S89°10'29"E (recorded as N89°46'E), 150.00'; thence S76°11'04"E, 80.08' (recorded as S77°14'E, 80.00'); thence S89°10'29"E, 262.11' (recorded as N89°46'E, 262.16'); thence N06°18'47"E, 584.13' (recorded as N05°51'52"E, 584.77'); thence N12°53'40"E, 207.17' (recorded as N11°45'45"E, 206.02') to the Southerly right of way line of Moen Road; thence Northeasterly, 70.31' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears N63°01'00"E, 66.36'; thence Northeasterly, 22.04' along said right of way line and the arc of a curve to the left whose radius is 258.01' and whose chord bears N83°37'49"E, 22.03'; thence S12°47'18"W, 298.89' (recorded as S11°45'45"W and S12°47'26"W, 298.71'); thence S06°18'47"W, 595.09' (recorded as S06°44'58"W, 594.94' and S05°15'52"W, 594.90') to the South line of the Northeast 1/4 of Section 19; thence N89°10'29"W, 1346.81' (recorded as N88°46'W and S89°46'W, 1346.75') to the center of Section 19; thence S00°48'13"W, 1328.57' (recorded as S01°05'47"W and S00°15'21"E, 1328.53') to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 19; thence N88°45'00"W, 1319.29' (recorded as N89°46'27"W, 1319.38') to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 19; thence N00°49'58"E, 1318.11' (recorded as N00°13'26"W, 1318.05') to the point of beginning; subject to any and all easements of record.

### PARCEL 2

That part of the Southeast 1/4 of the Northwest 1/4, and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:  
Commencing at the North 1/4 corner of said Section 19; thence S00°50'13"W (recorded as S00°13'14"E), 1320.11' to the Northeast corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19 and the point of beginning; thence S00°50'13"W (recorded as S00°13'14"E) along the East line of the Northwest 1/4 of Section 19, 803.26'; thence N74°06'18"E, 1390.12' (recorded as N73°02'E, 1390.18') to the Westerly right of way line of Moen Road; thence Southeasterly, 94.27' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears S38°24'00"E, 84.87'; thence S12°53'40"W, 207.17' (recorded as S11°45'45"W, 206.02'); thence S06°18'47"W, 584.13' (recorded as S05°51'52"W, 584.77'); thence N89°10'29"W, 262.11' (recorded as S89°46'W, 262.16'); thence N76°11'04"W, 80.08' (recorded as N77°14"W, 80.00'); thence N89°10'29"W (recorded as S89°46'W), 150.00'; thence S81°23'10"W, 109.76' (recorded as S80°21'W, 110.00'); thence N89°10'29"W, 735.50' (recorded as S89°46'W, 735.46'); thence S39°42'51"W, 86.15' (recorded as S38°32'W, 86.00') to the South line of the Northwest 1/4 of Section 19; thence N89°12'15"W, 557.24' (recorded as S89°44'15"W, 557.26') to the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19; thence N00°49'55"E, 1320.33' (recorded as N00°13'32"W, 1320.21') to the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19; thence S89°11'06"E, 659.40' (recorded as N89°45'27"E, 659.41') to the point of beginning; subject to any and all easements of record.

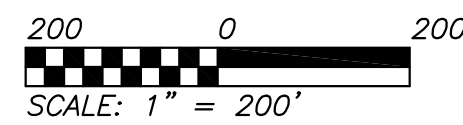
### PARCEL 3

That part of the Southwest, Northwest, Northeast and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:  
Beginning at the North 1/4 corner of said Section 19; thence S89°25'10"E along the North line of Section 19, 1999.41'; thence S16°35'42"W (recorded as S16°10'07"W), 15.11'; thence N89°19'15"E (recorded as N88°56'36"E), 367.61'; thence S41°13'52"W, 432.85' (recorded as S40°09'45"W, 432.87'); thence S22°49'22"W (recorded as S21°46'32"W), 273.15'; thence S13°54'53"E, 389.49' (recorded as S15°00'17"E, 389.75'); thence S86°46'54"W, 827.66' (recorded as S85°42'44"W, 827.83'); thence S04°12'22"W (recorded as S03°20'35"W), 129.85'; thence S36°15'08"E, 580.02' (recorded as S37°18'50"E, 580.05'); thence S63°30'59"E, 19.12' (recorded as S64°38'58"E, 19.11') to the Northerly right of way line of Moen Road; thence N61°49'15"E (recorded as N60°45'44"E) along said right of way line, 80.91'; thence S28°10'45"E (recorded as S29°14'16"E), 33.00' to the centerline of Moen Road; thence S61°49'15"W (recorded as S60°45'44"W) along said centerline, 45.69'; thence S13°49'00"E (recorded as S14°56'14"E), 34.06' to the Southerly right of way line of Moen Road; thence S61°49'15"W (recorded as S61°48'18"W and S60°45'44"W) along said right of way line, 138.40'; thence Southwesterly, 109.23' along said right of way line and the arc of a curve to the right whose radius is 258.01' and whose chord bears S73°56'57"W, 108.42'; thence N03°55'21"W (recorded as N04°58'38"W), 66.00' to the Northerly right of way line of Moen Road; thence Southwesterly, 142.52' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears S74°39'39"W, 111.30'; thence S74°06'18"W, 1390.12' (recorded as S73°02'W, 1390.18') to the West line of the Northeast 1/4 of Section 19; thence N00°50'13"E (recorded as N00°13'14"W), 2123.37' to the point of beginning; subject to a public road right of way for Moen Road and to any and all easements of record.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

January 13, 2026

*Robert A. Talarczyk*  
Robert A. Talarczyk, P.L.S.



PREPARED FOR:  
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JOB NO. 25303  
POINTS 25303  
DWG. 25303\_1  
DRAWN BY MST

PARCEL 3  
77.68 ACRES

PARCEL 2  
39.56 ACRES

PARCEL 1  
43.63 ACRES

### LEGEND:

- Railroad spike found
- 3/4" solid round iron rod found
- 1" iron pipe found
- 1-1/4" solid round iron rod found
- 1-1/4" x 30" solid round iron rod set
- 3/4" solid round iron rod found
- 1" iron pipe found
- 1-1/4" iron pipe found
- 3/4" x 24" solid round iron rod set

LINE	BEARING	DISTANCE
L1	S63°30'59"E	19.12'
	(S64°36'58"E)	(19.11')
L2	N61°49'15"E	80.91'
	(N60°45'44"E)	
L3	S28°10'45"E	33.00'
	(S29°14'16"E)	
L4	S61°49'15"W	45.69'
	(S60°45'44"W)	
L5	S13°49'00"E	34.06'
	(S14°56'14"E)	
L6	S61°49'15"W	138.40'
	(S61°48'18"W)	
	(S60°45'44"W)	
L7	N03°55'21"W	66.00'
	(N04°58'38"W)	

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING
C1	60.00'	70.31'	67°08'40"	66.36'	N63°01'00"E
C2	258.01'	22.04'	4°53'40"	22.03'	N83°37'49"E
C3	60.00'	94.27'	90°01'20"	84.87'	S38°24'00"E
C4	258.01'	109.23'	24°15'24"	108.42'	S73°56'57"W
C5	60.00'	142.52'	136°05'58"	111.30'	S74°39'39"W

### NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 19 bears S89°25'10"E.
- Recorded data, when different than measured, is shown in parenthesis.

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