Document # 6093079

MARCHSTONE

UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

N

W E

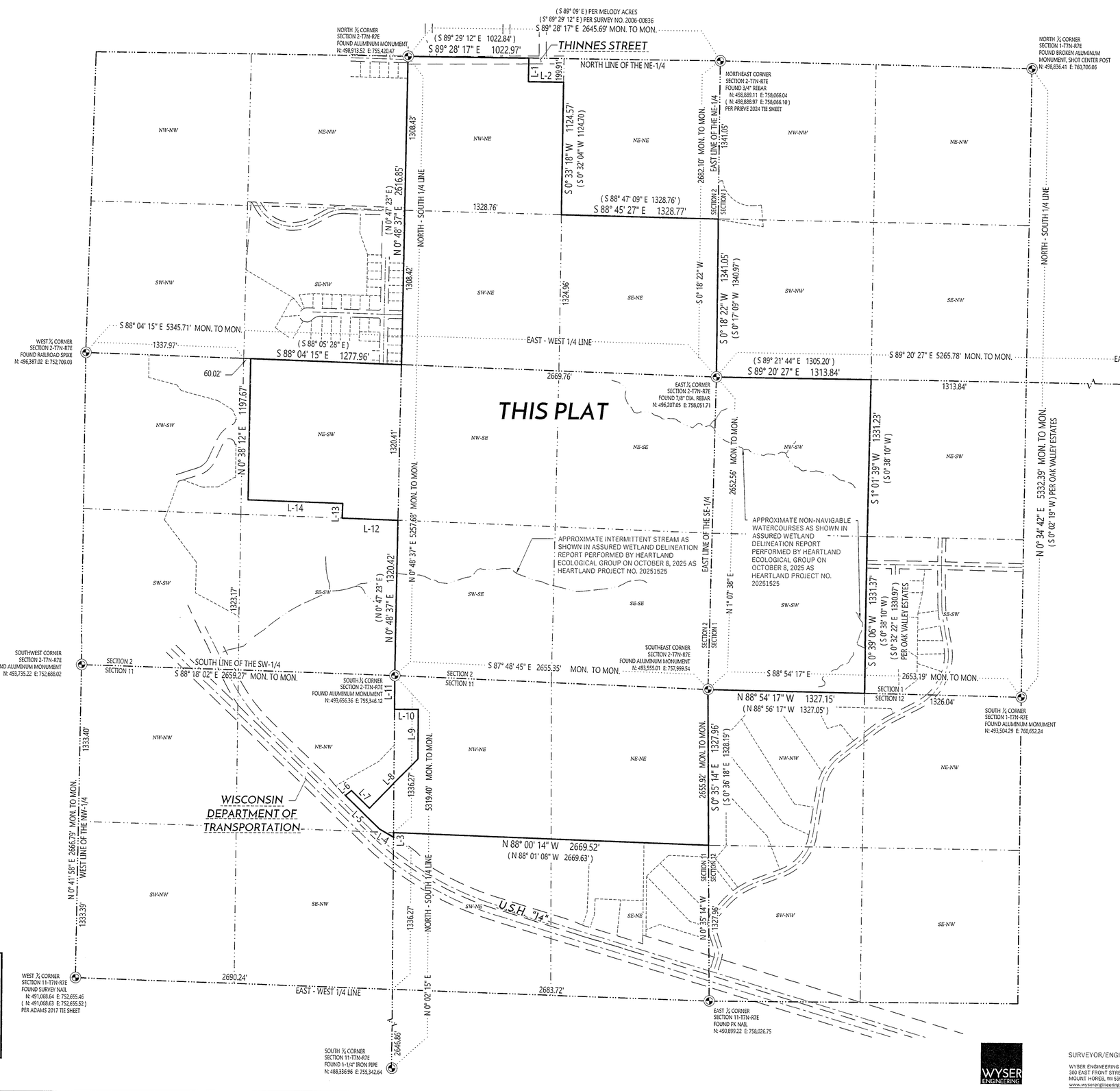
S

GRID NORTH

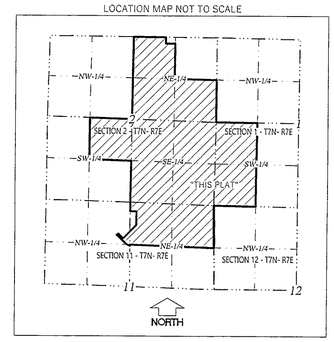
0' 250' 500' 750'

SCALE: 1 INCH = 500 FEET





LOCATION MAP NOT TO SCALE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 0° 38' 03" W	199.91'
( )	S 0° 32' 04" W	200.00'
(*)	SOUTH	200.00'
L-2	S 89° 28' 17" E	300.15'
( )	S 89° 29' 12" E	300.00'
(*)	EAST	300.00'
L-3	S 0° 02' 15" W	39.68'
( )	S 0° 05' 06" W	39.74'
L-4	N 59° 46' 46" W	139.21'
( )	N 59° 49' 06" W	138.54
(**)	N 60° 55' W	
L-5	N 46° 00' 36" W	406.29'
( )	N 46° 01' 50" W	406.89'
(**)	N 46° 23' 11" W	
L-6	N 50° 39' 09" E	66.45'
( )	N 50° 37' 27" E	
(***)	N 50° 29' E	66.44'
L-7	S 46° 00' 36" E	214.84'
( )	S 46° 01' 50" E	214.88'
(***)	S 46° 05' 26" E	215.00'
L-8	N 43° 59' 26" E	585.99'
( )	N 43° 58' 34" E	586.01'
(***)	N 43° 54' 34" E	586.00'
L-9	N 0° 04' 04" E	422.92'
( )	N 0° 01' 31" E	422.97'
(***)	N 0° 02' 37" W	423.07'
L-10	S 89° 46' 10" W	200.14'
( )	S 89° 45' 58" W	200.08'
(***)	S 89° 57' 23" W	200.00'
L-11	N 0° 02' 15" E	287.07'
( )	N 0° 02' 50" E	287.08'
L-12	N 88° 10' 10" W	476.55'
( )	N 88° 12' 26" W	
L-13	N 1° 50' 42" E	125.00'
L-14	N 88° 10' 10" W	800.00'

( ) PER SURVEY 2006-00823
(*) PER DOC. NO. 2626837
(**) PER R/W PROJ. 5310 - 00 - 21
(***) PER CSM 6723

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

Don Stine

Department of Administration

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026

WYSER ENGINEERING

SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
HAEN REAL ESTATE
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

OWNER:
MARCHSTONE LLC
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

OWNER:
MARCHSTONE GOLF LAND LLC
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

MARCHSTONE

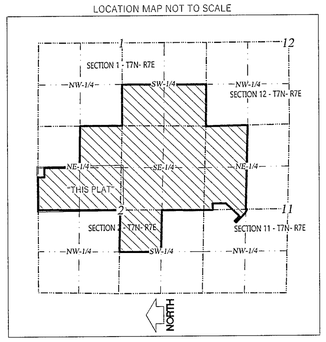
UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

GRID NORTH

0' 50' 100' 150'

SCALE: 1 INCH = 100 FEET

LOCATION MAP NOT TO SCALE



BENCHMARK TABLE (ALL BENCHMARKS REFERENCED TO NAVD88 DATUM)		
BM LABEL	ELEVATION	DESCRIPTION
BM - 1	941.18'	BURY BOLT OF HYDRANT AT NE INTERSECTION OF ACKER ST AND THINNES ST
BM - 2	942.25'	BURY BOLT OF HYDRANT AT NW INTERSECTION OF MARVIN CT AND THINNES ST
BM - 3	935.64'	BURY BOLT OF HYDRANT APPROXIMATELY 150' EAST OF BOLLENBECK ST AND THINNES ST INTERSECTION
BM - 4	924.64'	BURY BOLT OF HYDRANT APPROXIMATELY 180' WEST OF BOLLENBECK ST AND THINNES ST INTERSECTION

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/2" REBAR, UNLESS SIZE NOTED
- FOUND 1-1/2" IRON PIPE, UNLESS SIZE NOTED
- SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
- VERTICAL BENCHMARK
- (XXX) RECORDED AS
- PLAT BOUNDRY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- SIXTEENTH LINE
- NEW EASEMENT

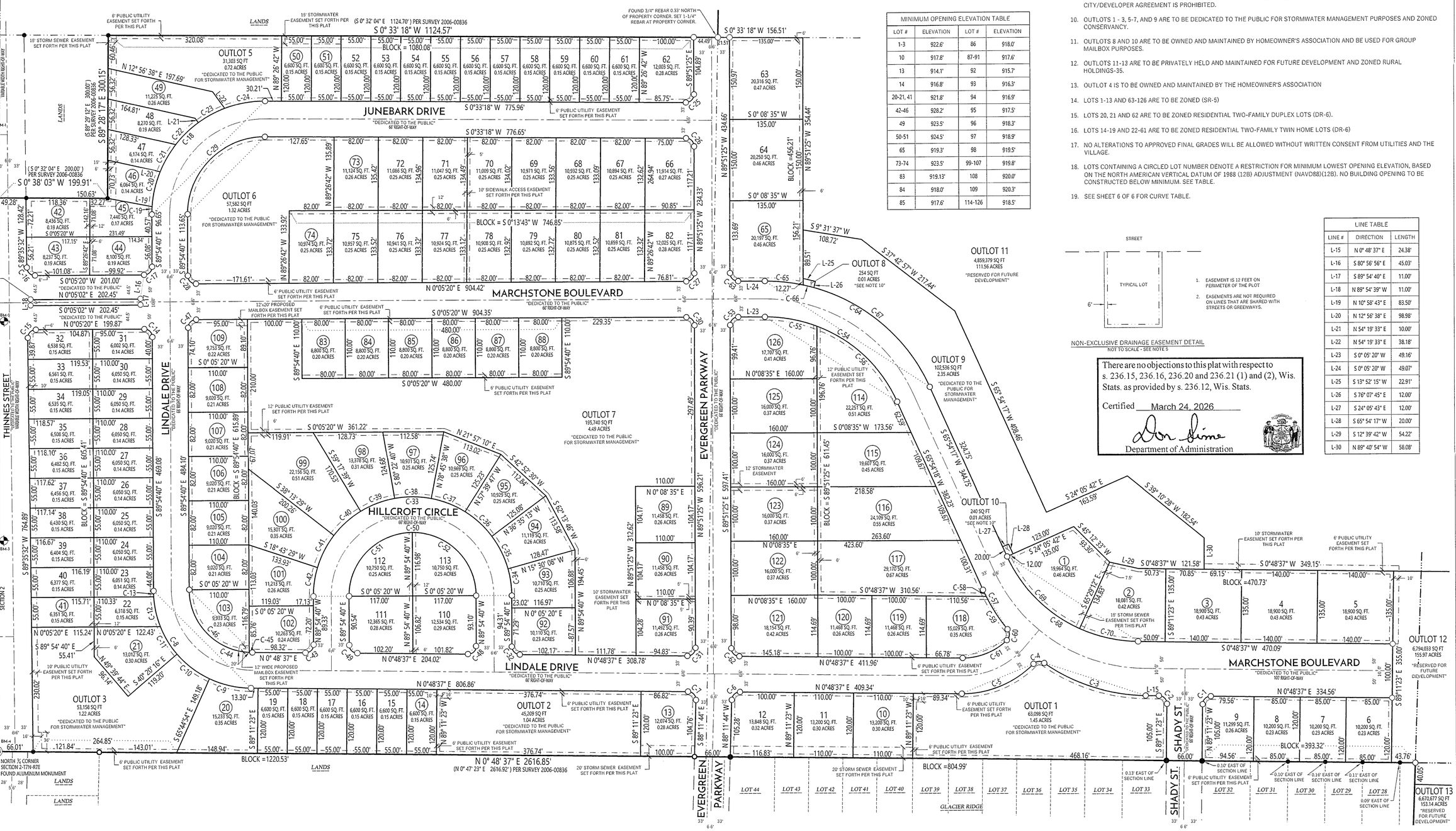
WISCONSIN 2/24/26 ZACHARY M. REYNOLDS S-3223 MOUNT HOREB WI LAND SURVEYOR

NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF NOVEMBER 11TH & 18TH, 2024, AND DAY OF APRIL 21ST AND MAY 8TH, 2025.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 07 NORTH, RANGE 07 EAST, BEARS S 89° 28' 17" E.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012b ADJUSTMENT (NAVD88)(12b)
6. ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.55 LBS./LIN. FT.
7. ALL OF THE SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE BELOW THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0376H DATED JUNE 16, 2016, & MAP NO. 55025C0357H DATED JUNE 16, 2016.
8. ALL STREET RIGHTS-OF-WAY SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
9. THE SALE OR TRANSFER OF ALL PLATTED LOTS NOT WITHIN THE PHASE COVERED BY THE FINAL PLAT AND ASSOCIATED CITY/DEVELOPER AGREEMENT IS PROHIBITED.
10. OUTLOTS 1 - 3, 5-7, AND 9 ARE TO BE DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES AND ZONED CONSERVANCY.
11. OUTLOTS 8 AND 10 ARE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION AND BE USED FOR GROUP MAILBOX PURPOSES.
12. OUTLOTS 11-13 ARE TO BE PRIVATELY HELD AND MAINTAINED FOR FUTURE DEVELOPMENT AND ZONED RURAL HOLDINGS-35.
13. OUTLOT 4 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
14. LOTS 1-13 AND 63-126 ARE TO BE ZONED (SR-5)
15. LOTS 20, 21 AND 62 ARE TO BE ZONED RESIDENTIAL TWO-FAMILY DUPLEX LOTS (DR-6).
16. LOTS 14-19 AND 22-61 ARE TO BE ZONED RESIDENTIAL TWO-FAMILY TWIN HOME LOTS (DR-6)
17. NO ALTERATIONS TO APPROVED FINAL GRADES WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM UTILITIES AND THE VILLAGE.
18. LOTS CONTAINING A CIRCLED LOT NUMBER DENOTE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12B) ADJUSTMENT (NAVD88)(12B). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM. SEE TABLE.
19. SEE SHEET 6 OF 6 FOR CURVE TABLE.

MINIMUM OPENING ELEVATION TABLE			
LOT #	ELEVATION	LOT #	ELEVATION
1-3	922.6'	86	918.0'
10	917.8'	87-91	917.6'
13	914.1'	92	915.7'
14	916.8'	93	916.3'
20-21, 41	921.8'	94	916.9'
42-46	928.2'	95	917.5'
49	923.5'	96	918.3'
50-51	924.5'	97	918.9'
65	919.3'	98	919.5'
73-74	923.5'	99-107	919.8'
83	919.13'	108	920.0'
84	918.0'	109	920.3'
85	917.6'	114-126	918.5'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-15	N 0° 48' 37" E	24.38'
L-16	S 80° 56' 56" E	45.03'
L-17	S 89° 54' 40" E	11.00'
L-18	N 89° 54' 39" W	11.00'
L-19	N 10° 58' 43" E	83.50'
L-20	N 12° 56' 38" E	98.98'
L-21	N 54° 19' 33" E	10.00'
L-22	N 54° 19' 33" E	38.18'
L-23	S 0° 05' 20" W	49.16'
L-24	S 0° 05' 20" W	49.07'
L-25	S 13° 52' 15" W	22.91'
L-26	S 76° 07' 45" E	12.00'
L-27	S 24° 05' 43" E	12.00'
L-28	S 65° 54' 17" W	20.00'
L-29	S 12° 39' 42" W	54.22'
L-30	N 89° 40' 54" W	58.08'



1. EASEMENT IS 12 FEET ON PERIMETER OF THE PLOT
2. EASEMENTS ARE NOT REQUIRED ON LINES THAT ARE SHARED WITH STREETS OR GREENWAYS.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
"NOT TO SCALE - SEE NOTE 5

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

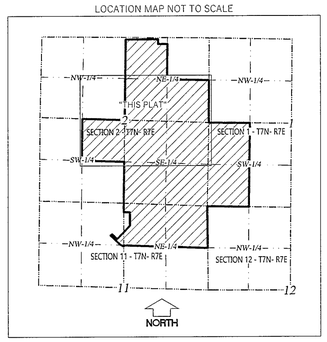
Department of Administration

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026

MARCHSTONE

UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

LOCATION MAP NOT TO SCALE



LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- SET 1-1/4" REBAR
- PLAT BOUNDRY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- SIXTEENTH LINE

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WI

N
W E
S
GRID NORTH
0' 75' 150' 225'
SCALE: 1 INCH = 150 FEET

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

Department of Administration

EVERGREEN PARKWAY
"DEDICATED TO THE PUBLIC"

LINDALE DRIVE
"DEDICATED TO THE PUBLIC"

MARCHSTONE BOULEVARD
"DEDICATED TO THE PUBLIC"

SHADY ST.
"DEDICATED TO THE PUBLIC"

GLACIER RIDGE

LOT 12 — 13,848 SQ. FT. — 0.32 ACRES
LOT 11 — 13,200 SQ. FT. — 0.30 ACRES
LOT 10 — 13,200 SQ. FT. — 0.30 ACRES
LOT 9 — 11,299 SQ. FT. — 0.26 ACRES
LOT 8 — 10,200 SQ. FT. — 0.23 ACRES
LOT 7 — 10,200 SQ. FT. — 0.23 ACRES
LOT 6 — 10,200 SQ. FT. — 0.23 ACRES
LOT 5 — 18,900 SQ. FT. — 0.43 ACRES
LOT 4 — 18,900 SQ. FT. — 0.43 ACRES
LOT 3 — 18,900 SQ. FT. — 0.43 ACRES
LOT 2 — 18,887 SQ. FT. — 0.42 ACRES
LOT 1 — 19,964 SQ. FT. — 0.46 ACRES
LOT 118 — 15,029 SQ. FT. — 0.35 ACRES
LOT 119 — 11,468 SQ. FT. — 0.26 ACRES
LOT 120 — 11,468 SQ. FT. — 0.26 ACRES
LOT 121 — 18,154 SQ. FT. — 0.42 ACRES
LOT 122 — 16,000 SQ. FT. — 0.37 ACRES
LOT 123 — 16,000 SQ. FT. — 0.37 ACRES
LOT 124 — 16,000 SQ. FT. — 0.37 ACRES
LOT 125 — 16,000 SQ. FT. — 0.37 ACRES
LOT 126 — 17,707 SQ. FT. — 0.41 ACRES
LOT 117 — 29,170 SQ. FT. — 0.67 ACRES
LOT 116 — 24,109 SQ. FT. — 0.55 ACRES
LOT 115 — 19,607 SQ. FT. — 0.45 ACRES
LOT 114 — 22,251 SQ. FT. — 0.51 ACRES
LOT 65 — 20,197 SQ. FT. — 0.46 ACRES
LOT 64 — 20,250 SQ. FT. — 0.46 ACRES
LOT 63 — 20,316 SQ. FT. — 0.47 ACRES

OUTLOT 1 — 63,098 SQ FT — 1.45 ACRES
OUTLOT 9 — 102,536 SQ FT — 2.35 ACRES
OUTLOT 11 — 4,859,379 SQ FT — 111.56 ACRES — "RESERVED FOR FUTURE DEVELOPMENT"
OUTLOT 13 — 6,670,677 SQ FT — 153.14 ACRES — "RESERVED FOR FUTURE DEVELOPMENT"
OUTLOT 12 — 6,794,033 SQ FT — 155.97 ACRES — "RESERVED FOR FUTURE DEVELOPMENT"

OL 8
OL 10
L-27

N 0° 48' 37" E 2616.85'
(N 0° 47' 23" E 2616.92') PER SURVEY 2006-00836
N 89°51'25" W 354.44'
S 0° 33' 18" W 156.51'
108.72'
S 9° 31' 37" W
S 37° 42' 57" W 217.44'
S 65° 54' 17" W 408.46'
S 24° 05' 43" E 152.59'
S 39° 10' 28" W 182.54'
S 0°48'37" W 349.15'

(S 88° 47' 09" E 1328.76') PER SURVEY 2006-00836
S 88° 45' 27" E 1328.77'
NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

LOT 1 CSM NO. 1343

LANDS

EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER

EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
S 0° 18' 22" W 1341.05'
(S 0° 17' 09" W 1340.97') PER SURVEY 2006-00836

0.18' WEST AND 0.18' NORTH OF SIXTEENTH CORNER

GLACIER RIDGE
OUTLOT 2

(S 88° 05' 28" E 1338.01') PER SURVEY 2006-00836
S 88° 04' 15" E 1277.96'
1237.91'
LOT 27
OUTLOT 3
60.02'
40.05'
43.75'
S 89°11'23" E 355.00'

NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

SECTION 2
SECTION 1

EAST 1/4 CORNER
SECTION 2-7TN-R7E
FOUND 7/8" DIA. REBAR
N: 496,207.05 E: 758,051.71

LOT 1 CSM NO. 1092

WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
N 0° 38' 12" E 1197.67'

EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
N 1° 39' 20" E 703.10'

N 88°36'21" W
174.86'

S 0° 37' 52" W 866.12'

N 89°46'20" W 381.06'

S 59° 54' 34" E 300.35'

N 12° 00' 34" E 572.04'

S 77° 59' 26" E 410.59'

EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER

N 8° 35' 10" E 364.53'

104.94'
S 89° 46' 08" E

S 0° 13' 52" W
142.30'

N 0° 13' 52" E
127.71'

S 89° 27' 17" W 338.53'

N 89° 46' 08" W 1511.90'

EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

N 1° 39' 42" E 365.40'

S 89° 32' 55" W 510.73'

N 74° 50' 21" W
106.36'

N 59° 54' 34" W 325.37'

S 74° 43' 19" W
112.75'

N 22° 44' 11" W
312.42'

LOT 1 CSM NO. 1690

WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

N 88° 10' 10" W 800.00'

LANDS

125.00'
N 1° 50' 42" E

SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

N 88° 10' 10" W 476.55'
(N 88° 12' 26" W) PER SURVEY 2006-00836

LANDS

NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026

MARCHSTONE

UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- SET 1-1/4" REBAR
- PLAT BOUNDRY LINE
- PLATTED LINE
- SECTION/QUARTER LINE
- SIXTEENTH LINE

GRID NORTH

0' 75' 150' 225'

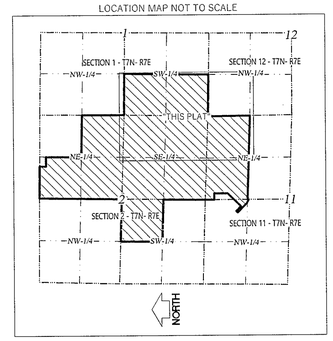
SCALE: 1 INCH = 150 FEET

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

Department of Administration

LOCATION MAP NOT TO SCALE



WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
LAND SURVEYOR

FOUND 3/4" REBAR 8.53' WEST OF SIXTEENTH CORNER. SET 1-1/4" REBAR AT PROPERTY CORNER.

LANDS

(S 0° 38' 10" W) PER SURVEY 2006-00836
S 1° 01' 39" W 1331.23'

EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

LOT 12 | BURR OAK TRAIL (33' 616' 33') | LOT 13 | OAK VALLEY ESTATES: LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18

FOUND 1-1/4" 0.12" SOUTH AND 0.12' EAST OF R/W CORNER.

0.20' EAST OF SECTION LINE.

0.12' EAST OF SECTION LINE.

0.17' EAST OF SECTION LINE.

PER OAK VALLEY ESTATES
(S 0° 32' 22" W 1330.97')
(S 0° 38' 10" W) PER SURVEY 2006-00836
S 0° 39' 06" W 1331.37'

EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

0.41' EAST OF SECTION LINE.

LANDS

(S 89° 21' 44" E 1305.20') PER SURVEY 2006-00836
S 89° 20' 27" E 1313.84'

NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER

NORTH LINE OF THE SOUHWEST QUARTER OF THE SOUTHWEST QUARTER

OUTLOTS 1 OAK VALLEY ESTATES

SOUTH LINE OF THE SOUHWEST QUARTER OF THE SOUTHWEST QUARTER

N 88° 54' 17" W 1327.15'
(N 88° 56' 17" W 1327.05') PER SURVEY 2006-00836

SECTION 1 / SECTION 12

660.00'

633.24'

S 0° 25' 54" W 402.90'

S 89° 27' 17" W 47.09'

N 1° 12' 29" E 107.26'

S 50° 28' 09" W 349.84'

S 88° 47' 31" E 460.43'

S 0° 46' 36" W 303.02'

OUTLOT 12
6,794,033 SQ FT
155.97 ACRES
"RESERVED FOR FUTURE DEVELOPMENT"

EAST ¼ CORNER
SECTION 2-T7N-R7E
FOUND 7/8" DIA. REBAR
N: 496,207.05 E: 758,051.71

EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

SECTION 1 / SECTION 2

SOUTHEAST CORNER
SECTION 2-T7N-R7E
FOUND ALUMINUM MONUMENT
N: 493,555.01 E: 757,999.54

SECTION 12 / SECTION 11

OUTLOT 1 OAK VALLEY ESTATES

(S 0° 36' 18" E 1328.19') PER SURVEY 2006-00836
S 0° 35' 14" E 1327.96'

EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

OUTLOT 11
4,859,379 SQ FT
111.56 ACRES
"RESERVED FOR FUTURE DEVELOPMENT"

NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

N 89° 46' 08" W 1511.90'

127.71'
S 0° 13' 52" W

S 89° 27' 17" W 338.53'

N 0° 13' 52" E 142.30'

104.94'
N 89° 46' 08" W

N 8° 35' 10" E 364.53'

N 77° 59' 26" W 410.59'

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

N 57° 05' 36" W 690.92'

N 43° 43' 58" E 655.52'

N 46° 16' 04" W 815.45'

SECTION 2 / SECTION 11

NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

N 89° 03' 42" W 257.91'

N 0° 56' 18" E 454.51'

N 32° 28' 03" E 481.03'

N 27° 27' 50" W 226.70'

565.62'

OUTLOT 1 OAK VALLEY ESTATES

LOT 3 CSM NO. 1628

OUTLOT 13
6,670,677 SQ FT
153.14 ACRES
"RESERVED FOR FUTURE DEVELOPMENT"

2103.90'

SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

N 88° 00' 14" W 2669.52'
(N 88° 01' 08" W 2669.65') PER SURVEY 2006-00836

LANDS

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026

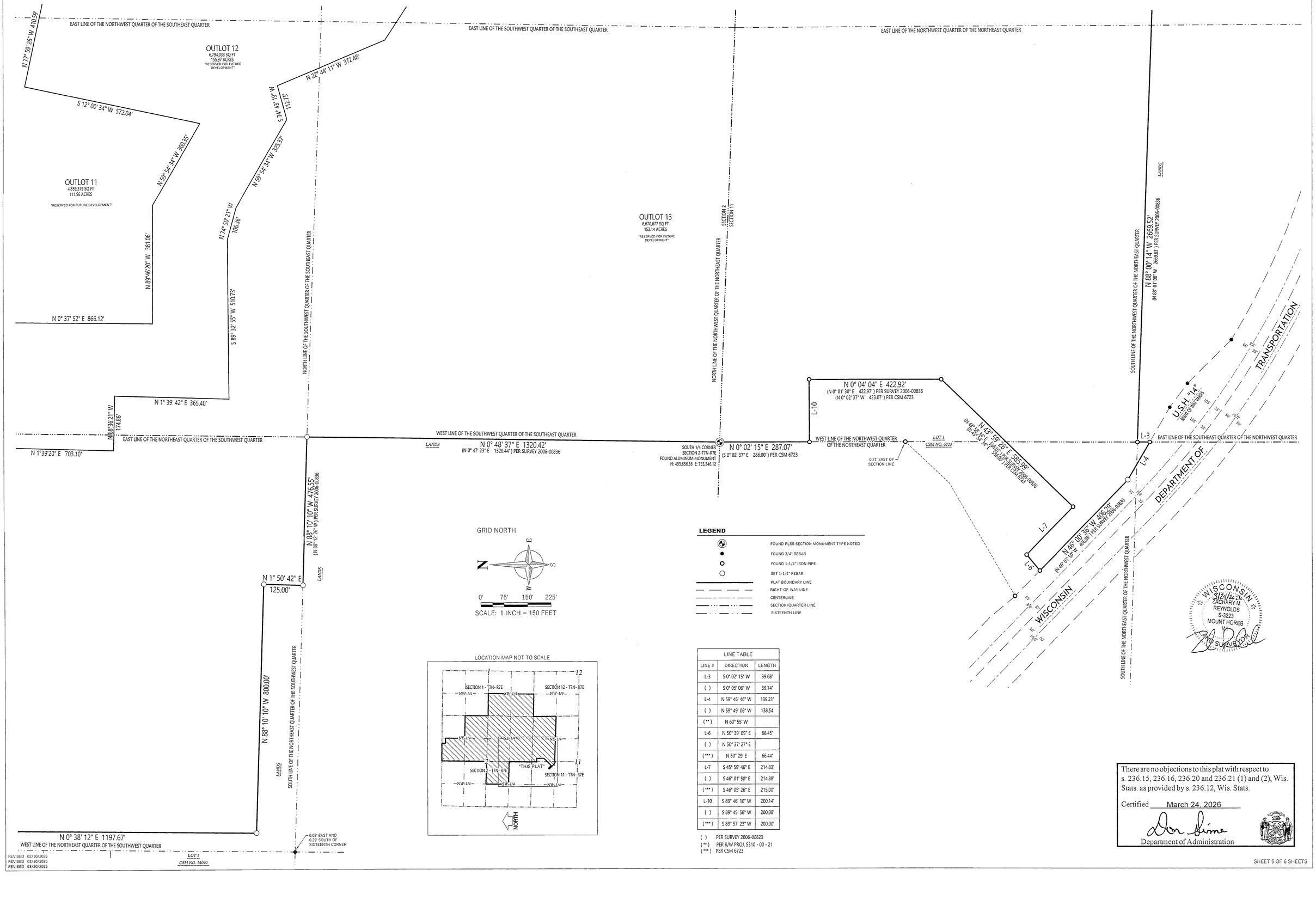
EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER

EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER

MARCHSTONE

UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-3	S 0° 02' 15" W	39.68'
( )	S 0° 05' 06" W	39.74'
L-4	N 59° 46' 46" W	139.21'
( )	N 59° 49' 06" W	138.54
(**)	N 60° 55' W	
L-6	N 50° 38' 09" E	66.45'
( )	N 50° 37' 27" E	
(***)	N 50° 29' E	66.44'
L-7	S 45° 59' 46" E	214.83'
( )	S 46° 01' 50" E	214.88'
(***)	S 46° 05' 26" E	215.00'
L-10	S 89° 46' 10" W	200.14'
( )	S 89° 45' 58" W	200.08'
(***)	S 89° 57' 23" W	200.00'

( ) PER SURVEY 2006-00823
(**) PER R/W PROJ. 5310 - 00 - 21
(***) PER CSM 6723

WISCONSIN
3/24/26
ZACHARY M.
REYNOLDS
S-3223
MOUNT HORES
SURVEYOR

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

Department of Administration

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026

MARCHSTONE

UNPLATTED LANDS, BEING A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	23.56'	15.00'	90° 00' 00"	N 44° 11' 23" W	21.21'	N 89° 11' 23" W	N 0° 48' 37" E
C-2	23.56'	15.00'	90° 00' 00"	N 45° 48' 37" E	21.21'	N 0° 48' 37" E	S 89° 11' 23" E
C-3	199.34'	333.00'	34° 17' 55"	N 17° 57' 34" E	196.38'	N 35° 06' 32" E	N 0° 48' 37" E
C-4	21.74'	15.00'	83° 02' 25"	N 4° 00' 41" W	19.89'	N 45° 31' 53" W	N 37° 30' 32" E
C-5	147.42'	183.00'	46° 09' 16"	N 22° 16' 01" W	143.46'	N 0° 48' 37" E	N 45° 20' 39" W
C-6	23.30'	15.00'	89° 00' 21"	N 43° 41' 34" W	21.03'	N 88° 11' 44" W	N 0° 48' 37" E
C-7	23.82'	15.00'	90° 59' 39"	N 46° 18' 26" E	21.40'	N 0° 48' 37" E	S 88° 11' 44" E
C-8	282.04'	181.00'	89° 16' 43"	N 45° 26' 59" E	254.36'	N 0° 48' 37" E	S 89° 54' 40" E
C-9	78.75'	181.00'	24° 55' 47"	N 13° 16' 31" E	78.13'	N 25° 44' 24" E	N 0° 48' 37" E
C-10	75.78'	181.00'	23° 59' 15"	N 37° 44' 02" E	75.23'	N 49° 43' 39" E	N 25° 44' 24" E
C-11	60.03'	181.00'	19° 00' 10"	N 59° 13' 44" E	59.76'	N 68° 43' 49" E	N 49° 43' 39" E
C-12	56.55'	181.00'	17° 53' 58"	N 77° 40' 48" E	56.32'	N 86° 37' 47" E	N 68° 43' 49" E
C-13	10.93'	181.00'	3° 27' 34"	N 88° 21' 33" E	10.93'	S 89° 54' 40" E	N 86° 37' 47" E
C-14	23.56'	15.00'	90° 00' 00"	N 45° 05' 20" E	21.21'	N 0° 05' 20" E	S 89° 54' 40" E
C-15	23.69'	15.00'	90° 29' 48"	N 45° 09' 34" W	21.30'	S 89° 35' 32" W	N 0° 05' 20" E
C-16	23.43'	15.00'	89° 30' 12"	S 44° 50' 26" W	21.12'	S 89° 35' 32" W	S 0° 05' 20" W
C-17	23.56'	15.00'	90° 00' 00"	S 44° 54' 40" E	21.21'	S 0° 05' 20" W	S 89° 54' 40" E
C-18	328.42'	208.00'	90° 27' 58"	S 44° 40' 41" E	295.35'	S 89° 54' 40" E	S 0° 33' 18" W
C-19	14.44'	208.00'	3° 58' 38"	S 87° 55' 21" E	14.44'	S 89° 54' 40" E	S 85° 56' 01" E
C-20	66.50'	208.00'	18° 19' 03"	S 76° 46' 30" E	66.21'	S 85° 56' 01" E	S 67° 36' 59" E
C-21	57.82'	208.00'	15° 55' 42"	S 59° 39' 08" E	57.64'	S 67° 36' 59" E	S 51° 41' 17" E
C-22	58.13'	208.00'	16° 00' 49"	S 43° 40' 52" E	57.95'	S 51° 41' 17" E	S 35° 40' 27" E
C-23	55.66'	208.00'	15° 19' 56"	S 28° 00' 29" E	55.50'	S 35° 40' 27" E	S 20° 20' 30" E
C-24	75.86'	208.00'	20° 53' 48"	S 9° 53' 36" E	75.44'	S 20° 20' 30" E	S 0° 33' 18" W
C-25	23.67'	15.00'	90° 24' 43"	S 44° 39' 03" E	21.29'	S 0° 33' 18" W	S 89° 51' 25" E
C-26	23.45'	15.00'	89° 35' 17"	S 45° 20' 57" W	21.14'	N 89° 51' 25" W	S 0° 33' 18" W
C-27	23.55'	15.00'	89° 56' 45"	N 44° 53' 02" W	21.20'	N 0° 05' 20" E	N 89° 51' 25" W
C-28	23.56'	15.00'	90° 00' 00"	N 45° 05' 20" E	21.21'	S 89° 54' 40" E	N 0° 05' 20" E
C-29	224.21'	142.00'	90° 27' 58"	S 44° 40' 41" E	201.63'	S 0° 33' 18" W	S 89° 54' 40" E
C-30	23.58'	15.00'	90° 03' 15"	S 45° 06' 58" W	21.22'	N 89° 51' 25" W	S 0° 05' 20" W
C-31	23.74'	15.00'	90° 40' 02"	N 44° 31' 24" W	21.34'	N 0° 48' 37" E	N 89° 51' 25" W
C-32	23.37'	15.00'	89° 16' 43"	N 45° 26' 59" E	21.08'	S 89° 54' 40" E	N 0° 48' 37" E
C-33	574.90'	183.00'	179° 59' 46"	N 0° 05' 20" E	366.00'	N 89° 54' 33" W	S 89° 54' 47" E
C-34	49.95'	183.00'	15° 38' 16"	N 82° 16' 05" E	49.79'	N 74° 26' 58" E	S 89° 54' 47" E
C-35	67.52'	183.00'	21° 08' 20"	N 63° 52' 48" E	67.13'	N 53° 18' 38" E	N 74° 26' 58" E
C-36	67.44'	183.00'	21° 06' 59"	N 42° 45' 09" E	67.06'	N 32° 11' 40" E	N 53° 18' 38" E
C-37	67.45'	183.00'	21° 07' 07"	N 21° 38' 06" E	67.07'	N 11° 04' 32" E	N 32° 11' 40" E
C-38	67.62'	183.00'	21° 10' 11"	N 0° 29' 27" E	67.23'	N 10° 05' 39" W	N 11° 04' 32" E
C-39	67.14'	183.00'	21° 01' 17"	N 20° 36' 17" W	66.77'	N 31° 06' 56" W	N 10° 05' 39" W
C-40	66.92'	183.00'	20° 57' 10"	N 41° 35' 30" W	66.55'	N 52° 04' 05" W	N 31° 06' 56" W
C-41	66.98'	183.00'	20° 58' 17"	N 62° 33' 14" W	66.61'	N 73° 02' 22" W	N 52° 04' 05" W
C-42	53.88'	183.00'	16° 52' 11"	N 81° 28' 28" W	53.69'	N 89° 54' 33" W	N 73° 02' 22" W
C-43	23.75'	15.00'	90° 43' 17"	N 44° 33' 01" W	21.35'	N 0° 48' 37" E	N 89° 54' 40" W
C-44	182.31'	117.00'	89° 16' 43"	N 45° 26' 59" E	164.42'	N 0° 48' 37" E	S 89° 54' 40" E
C-45	5.53'	117.00'	2° 42' 31"	N 2° 09' 53" E	5.53'	N 3° 31' 08" E	N 0° 48' 37" E
C-46	176.78'	117.00'	86° 34' 12"	N 46° 48' 14" E	160.44'	S 89° 54' 40" E	N 3° 31' 08" E
C-47	23.56'	15.00'	90° 00' 00"	S 44° 54' 40" E	21.21'	S 0° 05' 20" W	S 89° 54' 40" E
C-48	23.75'	15.00'	90° 43' 17"	N 44° 33' 01" W	21.35'	N 89° 54' 40" W	N 0° 48' 37" E
C-49	23.37'	15.00'	89° 16' 18"	N 45° 26' 59" E	21.08'	N 0° 48' 49" E	S 89° 54' 52" E
C-50	367.54'	117.00'	179° 59' 06"	S 0° 05' 20" W	234.00'	S 89° 54' 13" E	N 89° 55' 07" W
C-51	183.77'	117.00'	89° 59' 33"	S 44° 54' 26" E	165.45'	S 89° 54' 13" E	S 0° 05' 20" W
C-52	183.77'	117.00'	89° 59' 33"	S 45° 05' 07" W	165.45'	S 0° 05' 20" W	N 89° 55' 07" W
C-53	23.55'	15.00'	89° 56' 45"	S 44° 53' 02" E	21.20'	S 0° 05' 20" W	S 89° 51' 25" E
C-54	306.70'	267.00'	65° 48' 57"	S 32° 59' 49" W	290.12'	S 65° 54' 18" W	S 0° 05' 20" W
C-55	98.02'	267.00'	21° 02' 04"	S 10° 36' 22" W	97.47'	S 21° 07' 24" W	S 0° 05' 20" W
C-56	208.68'	267.00'	44° 46' 54"	S 43° 30' 51" W	203.41'	S 65° 54' 18" W	S 21° 07' 24" W
C-57	86.17'	333.19'	14° 49' 03"	S 58° 29' 44" W	85.93'	S 65° 54' 15" W	S 51° 05' 12" W
C-58	13.45'	330.80'	2° 19' 45"	S 64° 47' 37" W	13.45'	S 63° 37' 44" W	S 65° 57' 29" W
C-59	72.73'	330.80'	12° 35' 47"	S 57° 19' 51" W	72.58'	S 51° 01' 58" W	S 63° 37' 44" W
C-60	22.25'	15.00'	84° 58' 55"	N 86° 25' 49" W	20.26'	N 43° 56' 22" W	S 51° 04' 43" W
C-61	90.52'	117.00'	44° 19' 43"	N 21° 46' 32" W	88.28'	N 0° 23' 19" E	N 43° 56' 23" W
C-62	23.39'	15.00'	89° 19' 58"	N 45° 28' 36" E	21.09'	S 89° 51' 25" E	N 0° 48' 37" E
C-63	23.58'	15.00'	90° 03' 15"	N 45° 06' 58" E	21.22'	N 0° 05' 20" E	S 89° 51' 25" E
C-64	382.52'	333.00'	65° 48' 57"	S 32° 59' 49" W	361.83'	S 0° 05' 20" W	S 65° 54' 18" W
C-65	71.45'	333.00'	12° 17' 39"	S 6° 14' 10" W	71.32'	S 12° 22' 59" W	S 0° 05' 20" W
C-66	20.00'	333.00'	3° 26' 30"	S 14° 06' 14" W	20.00'	S 15° 49' 29" W	S 12° 22' 59" W
C-67	291.06'	333.00'	50° 04' 49"	S 40° 51' 53" W	281.89'	S 65° 54' 18" W	S 15° 49' 29" W
C-68	303.84'	268.00'	64° 57' 30"	S 33° 17' 22" W	287.83'	S 65° 46' 06" W	S 0° 48' 37" W
C-69	192.79'	268.00'	41° 12' 58"	S 45° 09' 37" W	188.66'	S 65° 46' 06" W	S 24° 33' 08" W
C-70	111.05'	268.00'	23° 44' 31"	S 12° 40' 53" W	110.26'	S 24° 33' 08" W	S 0° 48' 37" W

OWNER'S CERTIFICATE OF DEDICATION

MARCHSTONE GOLF LAND LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
VILLAGE OF CROSS PLAINS

WITNESS THE AND SEAL OF SAID OWNERS THIS 26th DAY OF March, 2026

IN THE PRESENCE OF:

MARCHSTONE GOLF LAND LLC
BY: MANAGING MEMBER Jeffrey J. Haen

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 26th DAY OF March, 2026, THE ABOVE NAMED MANAGING MEMBER FOR MARCHSTONE GOLF LAND, LLC, Jeffrey J. Haen, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN — MY COMMISSION EXPIRES 7-30-27

JILL M SCHUMAN
Notary Public
State of Wisconsin

CONSENT OF MORTGAGEE

LAKE RIDGE BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID LAKE RIDGE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS 26th DAY OF March, 2026

BY:
BY: BENJAMIN L. SWANSON, VICE PRESIDENT - BUSINESS RELATIONSHIP MANAGER
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS 26th DAY OF March, 2026

THE ABOVE NAMED BANKING ASSOCIATION, LAKE RIDGE BANK AUTHORIZED OFFICER, BENJAMIN L. SWANSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN — MY COMMISSION EXPIRES 5/15/2028

STEPHANIE CLEARY NOTARY PUBLIC STATE OF WISCONSIN

VILLAGE BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF MARCHSTONE IN THE VILLAGE OF CROSS PLAINS, MARCHSTONE GOLF LAND LLC AND MARCHSTONE LLC, OWNERS, ARE HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE VILLAGE BOARD.

4/14/2026
DATE

VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF CROSS PLAINS.

4/14/2026
DATE

RENEE BRATTON, DEPUTY CLERK / DEPUTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION

MARCHSTONE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
VILLAGE OF CROSS PLAINS

WITNESS THE AND SEAL OF SAID OWNERS THIS 26th DAY OF March, 2026

IN THE PRESENCE OF:

MARCHSTONE LLC
BY: MANAGING MEMBER Kyle J. Haen

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 26th DAY OF March, 2026, THE ABOVE NAMED MANAGING MEMBER FOR MARCHSTONE LLC, Jeffrey J. Haen TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN — MY COMMISSION EXPIRES 7-30-27

JILL M SCHUMAN
Notary Public
State of Wisconsin

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF DANE) SS

I, BOBBI ZAUNER, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF CROSS PLAINS, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL

ASSESSMENTS AS OF 4/1/2026 (DATE) ON ANY OF THE LAND INCLUDED IN THE PLAT OF MARCHSTONE.

4/14/2026
DATE

BOBBI ZAUNER, TREASURER, VILLAGE OF CROSS PLAINS

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS 16th DAY OF APRIL, 2026, AFFECTING THE LANDS INCLUDED IN THE PLAT OF MARCHSTONE

4.16.26
DATE

ADAM GALLAGHER, COUNTY TREASURER

LEGAL DESCRIPTION

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 19: LAND DIVISION AND SUBDIVISION REGULATIONS - VILLAGE OF CROSS PLAINS CODE OF ORDINANCES AND UNDER THE DIRECTION OF JEKY, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED MARCHSTONE; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THESE UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND ALL QUARTERS OF THE SE1/4 OF SECTION 2, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 1, THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11, ALL IN TOWNSHIP 7 NORTH, RANGE 7 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 2; THENCE, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 89 DEGREES 28 MINUTES 17 SECONDS EAST, 1022.97 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2826837; THENCE, ALONG THE WEST LINE OF SAID LANDS, SOUTH 00 DEGREES 38 MINUTES 03 SECONDS WEST, 199.91 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE, ALONG THE SOUTH LINE OF SAID LANDS, SOUTH 89 DEGREES 28 MINUTES 17 SECONDS EAST, 300.15 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 33 MINUTES 18 SECONDS WEST, 1124.57 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 88 DEGREES 45 MINUTES 23 SECONDS EAST, 1328.77 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 00 DEGREES 18 MINUTES 22 SECONDS WEST, 1341.05 FEET TO THE EAST QUARTER CORNER OF AFORESAID SECTION 2; THENCE, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 1, SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST, 1313.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 01 DEGREE 01 MINUTE 39 SECONDS WEST, 1331.23 FEET TO THE NORTHWEST CORNER OF LOT 1, OAK VALLEY ESTATES, RECORDED IN VOLUME 53 OF PLATS ON PAGES 1-4 AS DOCUMENT NO. 1684297, ALSO BEING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AS FOUND MONUMENTED AND ACCEPTED; THENCE, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, ALSO BEING A WEST LINE OF OAK VALLEY ESTATES, SOUTH 00 DEGREES 39 MINUTES 06 SECONDS WEST, 1331.37 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING A NORTH LINE OF SAID OAK VALLEY ESTATES, NORTH 88 DEGREES 54 MINUTES 17 SECONDS WEST, 1327.15 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 2; THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 11, ALSO BEING A WEST LINE OF SAID OAK VALLEY ESTATES, SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, 1327.96 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, NORTH 88 DEGREES 00 MINUTES 14 SECONDS WEST, 2669.52 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, 39.68 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY "14"; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 59 DEGREES 46 MINUTES 46 SECONDS WEST, 139.21 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 46 DEGREES 00 MINUTES 36 SECONDS WEST, 406.29 FEET TO A SOUTH CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6723, RECORDED IN VOLUME 33 OF DANE COUNTY CERTIFIED SURVEYS ON PAGES 156-157 AS DOCUMENT NO. 2351977(CSM 6723); THENCE, ALONG A SOUTHEASTERLY LINE OF SAID CSM 6723, NORTH 50 DEGREES 39 MINUTES 09 SECONDS EAST, 66.45 FEET TO A CORNER OF SAID CSM 6723; THENCE, ALONG A SOUTHWESTERLY LINE OF SAID CSM 6723, SOUTH 46 DEGREES 00 MINUTES 36 SECONDS EAST, 214.84 FEET TO THE SOUTHERNMOST CORNER OF CSM 6723; THENCE, ALONG A SOUTHEASTERLY LINE OF SAID CSM 6723, NORTH 43 DEGREES 59 MINUTES 26 SECONDS EAST, 585.99 FEET TO A CORNER OF SAID CSM 6723; THENCE, ALONG THE EAST LINE OF SAID CSM 6723, NORTH 00 DEGREES 04 MINUTES 04 SECONDS EAST, 422.92 FEET TO THE NORTHEAST CORNER OF SAID CSM 6723; THENCE, ALONG THE NORTH LINE OF SAID CSM 6723, SOUTH 89 DEGREES 46 MINUTES 10 SECONDS WEST, 200.14 FEET THE NORTHWEST CORNER OF SAID CSM 6723, ALSO BEING A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 11; THENCE, ALONG SAID WEST LINE, NORTH 00 DEGREES 02 MINUTES 15 SECONDS EAST, 287.07 FEET TO THE SOUTH QUARTER CORNER OF AFORESAID SECTION 2; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 00 DEGREES 48 MINUTES 37 SECONDS EAST, 1320.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 88 DEGREES 10 MINUTES 10 SECONDS WEST, 476.55 FEET; THENCE, NORTH 01 DEGREE 50 MINUTES 42 SECONDS EAST, 125.00 FEET; THENCE, NORTH 88 DEGREES 10 MINUTES 10 SECONDS WEST, 800.00 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 12 SECONDS EAST, 1197.67 FEET TO A POINT ON THE SOUTH LINE OF GLACIER RIDGE, RECORDED IN VOLUME 60-061A OF PLATS ON PAGES 324-326 AS DOCUMENT NO. 5256248, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE, ALONG SAID SOUTH LINE OF GLACIER RIDGE AND SAID NORTH LINE OF THE SOUTHWEST QUARTER, SOUTH 88 DEGREES 04 MINUTES 15 SECONDS EAST, 1277.96 FEET TO THE SOUTHEAST CORNER OF SAID GLACIER RIDGE, ALSO BEING THE CENTER OF AFORESAID SECTION 2; THENCE, ALONG THE EAST LINE OF SAID GLACIER RIDGE, AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES 48 MINUTES 37 SECONDS EAST, 2616.85 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 20,862,650 SQUARE FEET OR 478.94 ACRES INCLUDING THE THINNES STREET RIGHT-OF-WAY, AND 20,803,675 SQUARE FEET OR 477.59 ACRES EXCLUDING THE THINNES STREET RIGHT-OF-WAY.

DATED THIS 9TH DAY OF OCTOBER, 2025
REVISED THIS 10TH DAY OF FEBRUARY, 2026
REVISED THIS 10TH DAY OF MARCH, 2026
REVISED THIS 20TH DAY OF MARCH, 2026

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

WISCONSIN 3/24/2026 ZACHARY M. REYNOLDS S-3223 MOUNT HOREB WI LAND SURVEYOR

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 24, 2026

Department of Administration

OFFICE OF THE REGISTER OF DEEDS

Dane COUNTY, WISCONSIN
RECEIVED FOR RECORD 16th APRIL,
2026 AT 12:25 O'CLOCK P M AS
DOCUMENT # 6093079
IN VOL. 62-0458 OF PLATS,
ON PAGE(S) 254-259.
Kristi Chlebowski by: Lisa Stuffed. Sdy | Deputy.
REGISTER OF DEEDS

WYSER ENGINEERING

SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
HAEN REAL ESTATE
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

OWNER:
MARCHSTONE LLC
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

OWNER:
MARCHSTONE GOLF LAND LLC
88 HAWKS LANDING CIRCLE
VERONA, WI 53593

REVISED 02/10/2026
REVISED 03/10/2026
REVISED 03/20/2026