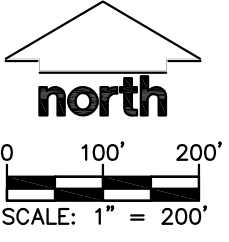


DRAFT

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LANDS
OWNER: STANLEY A MABIE REVOCABLE TRUST

LANDS

OUTLOT 1
CSM No. 14057
OWNER: KETTLE PARK WEST LLC

LOT 16
KETTLE PARK WEST
OWNER: WAUNAKEE INVESTORS LLC
KETTLE PARK TOUGHTON LLC

LOT 3
CSM No. 14057
OWNER: KETTLE PARK WEST LLC

LOT 2
CSM No. 14057

LOT 1
CSM No. 7803
OWNER: GARY J DVORAK
NANCY J DVORAK

1
195,793 S.F.
4.495 ACRE

O.L. 1
39,318 S.F.
0.903 ACRE

O.L. 2
826,188 S.F.
18.967 ACRE

OWNER: STANLEY A MABIE REVOCABLE TRUST

KETTLE WATER ELEVATION = 900.3
DECEMBER 16, 2015

LANDS

LOT 2
CSM No. 14057
OWNER: WAL-MART REAL ESTATE BUSINESS TRUST

SOUTHEAST CORNER SECTION 01-05-10 FOUND ALUMINUM MONUMENT
N=425,729.99
E=857,030.85

CITY OF STOUGHTON
TOWN OF RUTLAND

SOUTH QUARTER CORNER OF SECTION 01-05-10 FOUND ALUMINUM MONUMENT
N=425,863.72
E=854,394.71

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PLATTED LOT LINE

- NOTES**
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E.
 2. THERE IS A 30 FOOT NO GRADING ZONE FROM THE WETLAND LINE.
 3. THE 75 FOOT WETLAND BUFFER IS ALSO A NO BUILD AREA.



<p>PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p>PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593</p>	<p>PROJECT NO: 15-7018 FILE NO: FIELDBOOK/PG: - SHEET NO: 1 OF 5</p>	<p>SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB</p>	<p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p>
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DRAFT

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S87°05'45"E	203.47'
L-2	N00°05'30"W	114.60'
L-3	N89°54'30"E	80.00'
L-4	N00°05'29"W	231.01'
L-5	N89°54'30"E	268.99'
L-6	N09°48'08"E	29.17'
L-8	N00°05'30"W	133.49'
L-9	S44°06'47"E	217.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L-10	S33°08'42"W	141.83'
L-11	N87°53'44"W	156.18'
L-12	S49°55'54"W	297.24'
L-13	S02°12'57"W	63.44'
L-14	N87°53'44"W	297.35'
L-15	S84°50'13"W	118.65'
L-16	N87°53'45"W	305.35'
L-17	S09°48'08"W	177.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L-18	S05°45'51"W	161.07'
L-19	S22°27'06"E	114.69'
L-20	S45°16'12"E	97.64'
L-21	N77°44'30"E	68.71'
L-23	S05°35'07"E	153.99'
L-24	S02°06'16"W	75.09'

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	173.83'	186.00'	53°32'53"	167.58'	N26°40'58"E	N53°27'24"E	N00°05'29"W
C-2	239.60'	1040.00'	13°12'01"	239.07'	S50°42'47"E	S44°06'47"E	S57°18'48"E

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E.



PREPARED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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DRAFT

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, RECORDED IN VOLUME 94, PAGES 150-158 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5179690, PART OF OUTLOT 7, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS ON PAGES 450-451, AS DOCUMENT No. 5369642, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 05 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID, 203.47 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP No. 7803, AS RECORDED IN VOLUME 41, PAGE 76, AS DOCUMENT No. 2670794; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 114.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138', ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 489.94 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 80.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 246.01 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 240.14 FEET THENCE NORTH 09 DEGREES 48 MINUTES 08 SECONDS EAST, 43.93 FEET; THENCE NORTH 57 DEGREES 28 MINUTES 32 SECONDS EAST, 31.18 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 87.22 FEET TO A POINT OF CURVE; THENCE 173.83 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 58 SECONDS EAST, 167.58 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 519.43 FEET TO THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 42 MINUTES 47 SECONDS EAST, 239.07 FEET TO THE EASTERLY LINE OF OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, AFORESAID; THENCE SOUTH 33 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID EASTERLY LINE, 141.83 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 678.64 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, 156.18 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 54 SECONDS WEST, 297.24 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 57 SECONDS WEST, 63.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138'; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 297.35 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 13 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 118.65 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 305.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,066,859 SQUARE FEET OR 24.492 ACRES.


SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST LLC AND THE STANLEY A. MABIE REVOCABLE TRUST, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018	SURVEYED BY: -	VOL. _____ PAGE _____
		FILE NO: B-*	DRAWN BY: JK	
		FIELDBOOK/PG: -	CHECKED BY: TJB	C.S.M. NO. _____
		SHEET NO: 3 OF 5	APPROVED BY: _____	

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DRAFT

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2019.

KETTLE PARK WEST LLC

BY: _____
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED DAVE M. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CORPORATE OWNER'S CERTIFICATE

STANLEY A. MABIE REVOCABLE TRUST, A REVOCABLE TRUST DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID TRUST HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID TRUST FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID STANLEY A. MABIE REVOCABLE TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2019.

STANLEY A. MABIE REVOCABLE TRUST

BY: _____
**** * *****, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED STANLEY A. MABIE REVOCABLE TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



PREPARED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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DRAFT

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST LLC AND STANLEY A. MABIE REVOCABLE TRUST, OWNERS.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS _____ DAY OF _____, 2019.

**** * ****, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS _____ DAY OF _____, 2019.

HOLLY LICHT, CLERK
CITY OF STOUGHTON



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ___ M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____
REGISTER OF DEEDS

PREPARED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: B-* FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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