

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, PART OF OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 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°05'30"W	231.01'				
L-5	N89*54'30"E	238.54				
L-6	N09°48'08"E	58.33'				
L-7	N76°31'36"E	26.15'				
L-8	N00°05'30"W	98.71'				

LINE TABLE							
LINE	BEARING	DISTANCE					
L-9	S44°06'47"E	217.89'					
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					

LINE TABLE							
LINE	BEARING	DISTANCE					
L-17	S05°45'51"W	161.07'					
L-18	S22°27'06"E	114.69'					
L-19	S45°16'12"E	97.64'					
L-20	N76°36'27"E	66.71'					
L-21	S68*57'28"E	30.37					
L-22	S05°35'07"E	123.73'					
L-23	S05°36'42"W	96.18'					

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		

ANDSCAPE BUFFER NOTE

THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.

<u>EGEND</u>

GOVERNMENT CORNER

3/4" REBAR FOUND

PLAT BOUNDARY

····· CHORD LINE

CENTERLINE

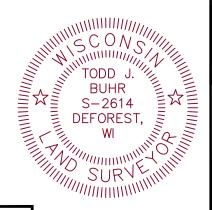
- RIGHT-OF-WAY LINE

- SECTION LINE

---- PLATTED LOT LINE

NOTES

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:

Engineers · Surveyors · Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE VERONA, WISCONSIN 535 P. 608.848.5060

PREPARED FOR: KETTLE PARK WEST LLC

161 HORIZON DR, STE 101A VERONA, WI 53593

FILE NO: FIELDBOOK /PG: -SHEET NO: _2_OF_5

15-7018

PROJECT NO:

SURVEYED BY: DRAWN BY:

JK CHECKED BY: TJB APPROVED BY:

VOL. _ ___PAGE_ DOC. NO. C.S.M. NO. _

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 OF THE SOUTHEAST 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 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:

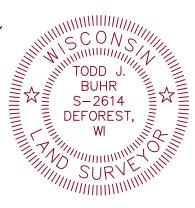
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 05 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID, 203.47 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP No. 7803, AS RECORDED IN VOLUME 41, PAGE 76, AS DOCUMENT No. 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 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, 231.01 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 238.54 FEET; THENCE NORTH 09 DEGREES 48 MINUTES 08 SECONDS EAST, 58.33 FEET; THENCE NORTH 76 DEGREES 31 MINUTES 36 SECONDS EAST, 26.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 98.71 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, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG SAID RIGHT-OF-WAY LINE, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG SAID RIGHT-OF-WAY LINE, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTH 40 DEGREES 55 MINUTES 47 SECONDS EAST, 407.00 FEET, THENCE SOUTH 49 DEGREES 55 MINUTES 47 SECONDS EAST, 678.64 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY LINE OF OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, AFORESAID; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, 63.44 FEET TO THE NORTHERY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138'; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1

SAID PARCEL CONTAINS 1,063,054 SQUARE FEET OR 24.405 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 FOR: KETTLE PARK WEST LLC

161 HORIZON DR, STE 101A VERONA, WI 53593 PROJECT NO: <u>15-7018</u>

FILE NO: <u>B-*</u>

 SURVEYED BY:

 DRAWN BY:
 JK

 CHECKED BY:
 TJB

 APPROVED BY:

VOL. _____PAGE _____ DOC. NO. _____ C.S.M. NO. ____

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Plotted:

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Sheet 4

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CERTIFIED SURVEY MAP NO.

FB/PG:

SHEET NO:

5 OF 5

161 HORIZON DR, STE 101A VERONA. WI 53593 CHECKED BY: TJB

APPROVED BY: TJB

REGISTER OF DEEDS

Engineers • Surveyers • Planners

MADISON REGIONAL OFFICE

161 HORIZON DRIVE, SUITE 101

VERONA, WISCONSIN 53593
P. 608.848.5060