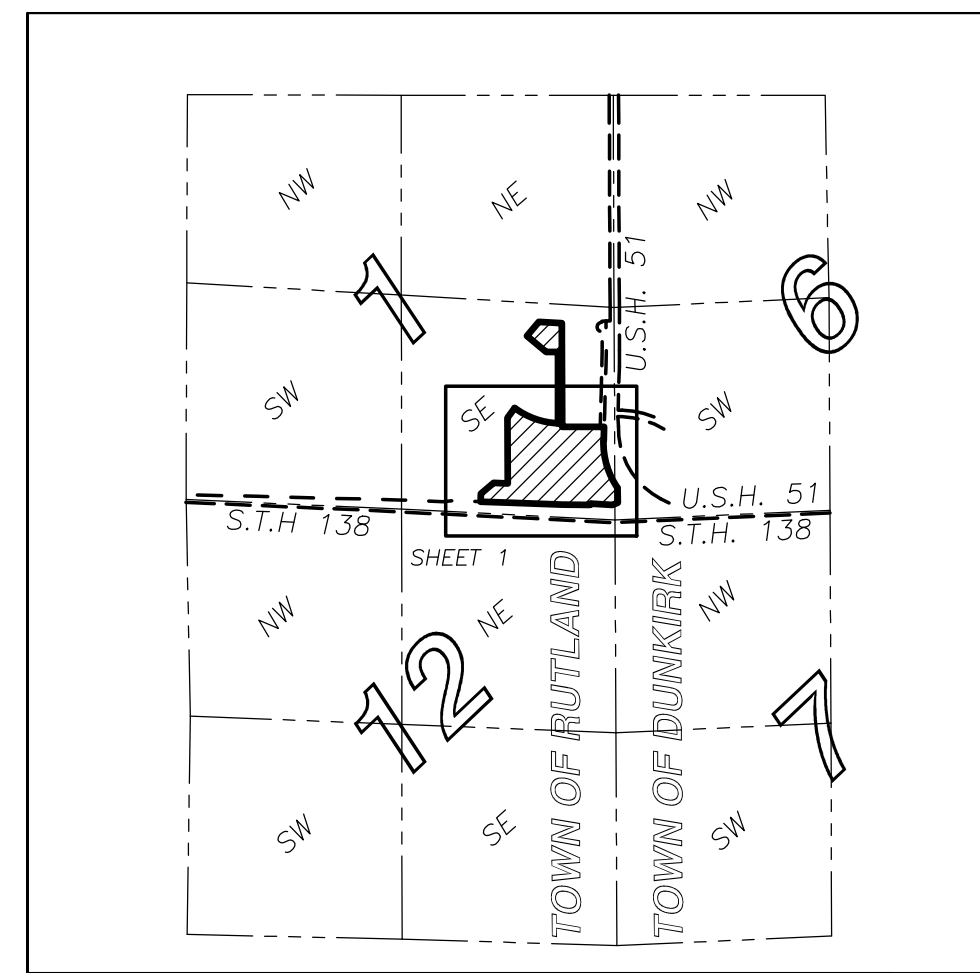
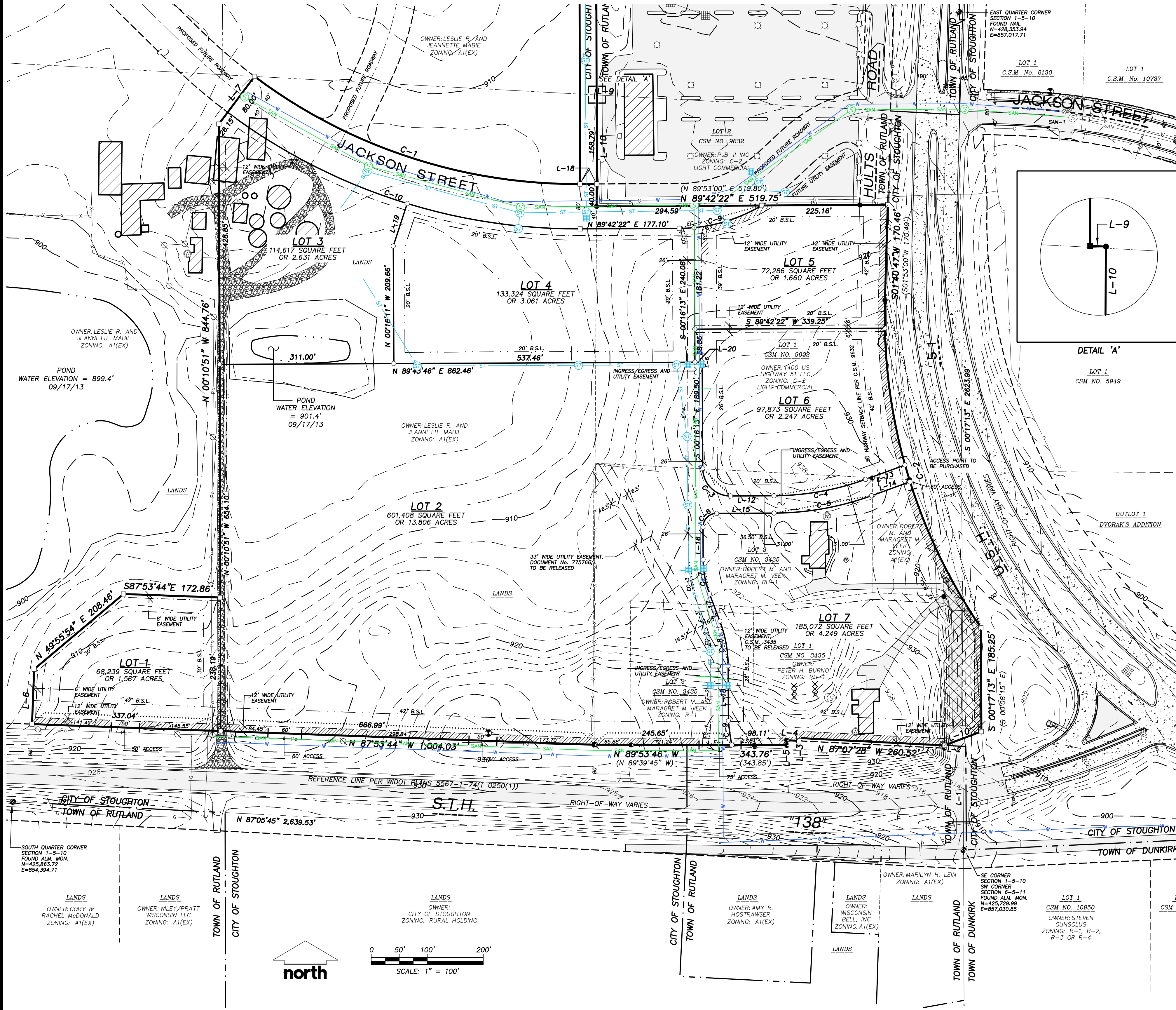


# PRELIMINARY PLAT OF KETTLE PARK WEST - COMMERCIAL CENTER

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, VOLUME 13, PAGE 268-270, AS DOCUMENT No. 1658279, AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, VOLUME 13, PAGE 279-281, AS DOCUMENT No. 1658680, LOT 1, CERTIFIED SURVEY MAP No. 9632, VOLUME 55, PAGE 194-197, AS DOCUMENT No. 3199102, AND EXCESS DEPARTMENT OF TRANSPORTATION LANDS, KNOWN AS VECK ROAD, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



**LEGEND**

■	GOVERNMENT CORNER	---	SECTION LINE
●	1" IRON PIPE FOUND	---	SETBACK LINE
●	3/4" REBAR FOUND	---	EASEMENT LINE
○	REBAR FOUND (SIZE NOTED)	---	CONCRETE CURB & GUTTER
○	1-1/4"x30" REBAR SET (4.3 LBS/LF)	---	SANITARY SEWER
○	3/4" x 24" REBAR SET (1.50 LBS/LF)	---	WATER LINE
○	SIGN	---	NATURAL GAS
○	SANITARY MANHOLE	---	OVERHEAD ELECTRIC
○	HYDRANT	---	BUILDING
○	WATER OR GAS VALVE	---	INDEX CONTOUR
○	WELL	---	INTERMEDIATE CONTOUR
○	SQUARE CASTED INLET	---	EDGE OF WATER
○	CURB INLET	---	DELINEATED WETLANDS
○	POWER POLE W/GUY	---	CORPORATE BOUNDARY
○	LIGHT POLE	---	BITUMINOUS PAVEMENT
○	PLAT BOUNDARY	---	CONCRETE PAVEMENT
○	LOT LINES	---	GRAVEL OR ROCK
○	RIGHT-OF-WAY LINE	---	RIGHT-OF-WAY TO BE PURCHASED
○	CENTERLINE	---	RECORDED INFORMATION
○	PLATTED LOT LINE	---	B.S.L. BUILDING SETBACK LINE

**LEGEND**

---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER MAIN

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 18, 21, 22 AND 25, NOVEMBER 1 AND 11, DECEMBER 6, 2010 AND SEPTEMBER 16 AND 17, 2013.
  - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER, BEARS N 87°05'45" W.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP OF A FIRE HYDRANT AT THE NORTHEAST CORNER OF U.S. HIGHWAY 51 AND JACKSON STREET, ELEVATION = 912.92'
  - CONTOUR INTERVAL IS TWO FOOT.
  - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.s. 20104215673, 20104215732, 20104215733, 20104215737, 20104215739, 20104215741, 20104215745, 20104215749, 20104215752 AND 20104215756.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  - THERE ARE 9 COMMERCIAL LOTS WITH A TOTAL AREA OF 1,489,036 SQUARE FEET OR 34.184 ACRES.

DECEMBER 19, 2013

**PREPARED FOR:** JSD Professional Services, Inc.  
 Engineers • Surveyors • Planners

**PREPARED BY:** JSD PROFESSIONAL SERVICES, INC.  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
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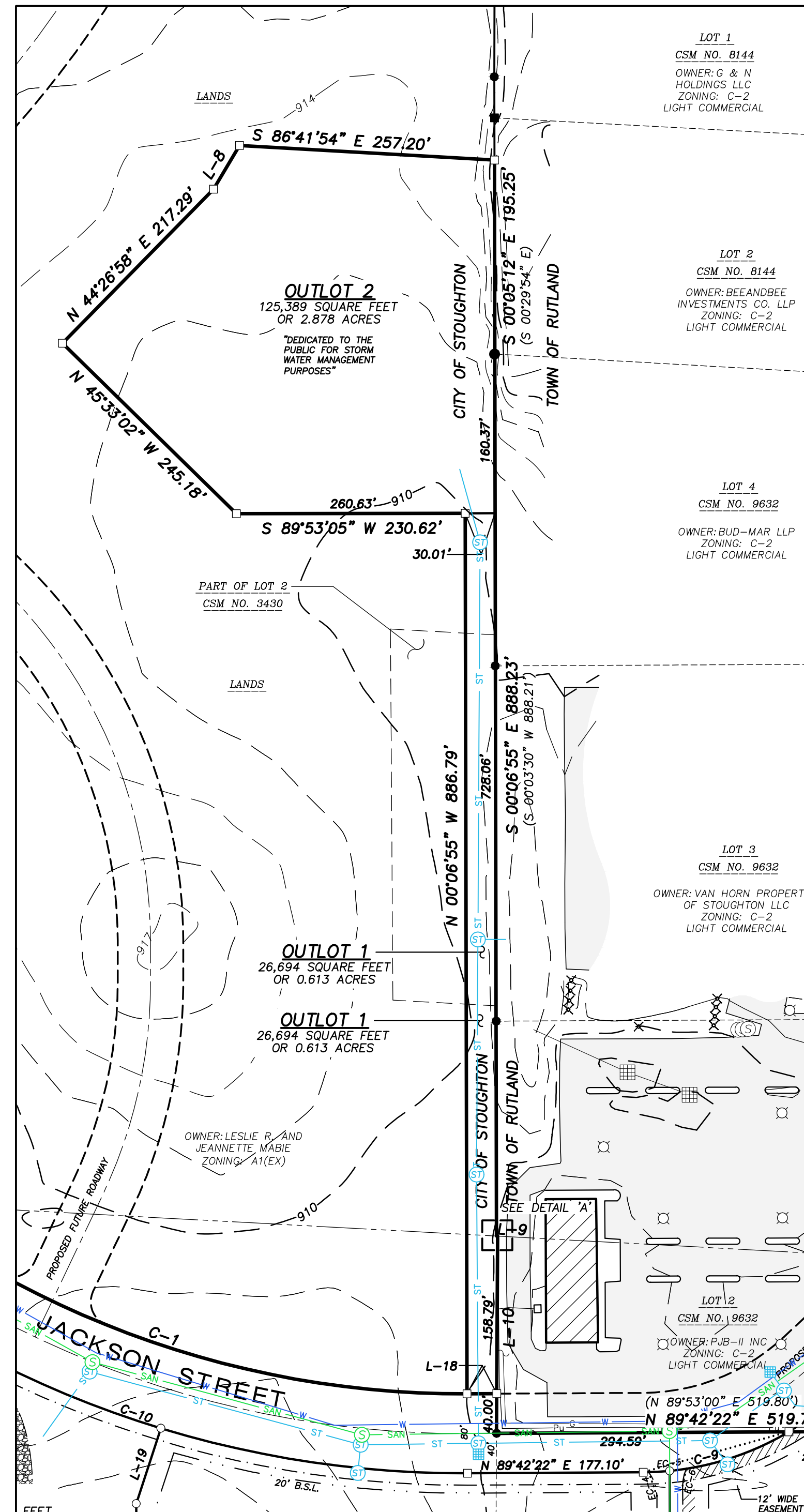
PROJECT NO: 09-3951	SURVEYED BY: JK
FILE NO: 0-66	DRAWN BY: JK
FIELDBOOK/PGS: -	CHECKED BY: JLB
	APPROVED BY: DMJ

**SHEET 1 OF 2**

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# PRELIMINARY PLAT OF KETTLE PARK WEST - COMMERCIAL CENTER

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, VOLUME 13, PAGE 268-270, AS DOCUMENT No. 1658279, AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, VOLUME 13, PAGE 279-281, AS DOCUMENT No. 1658680, LOT 1, CERTIFIED SURVEY MAP No. 9632, VOLUME 55, PAGE 194-197, AS DOCUMENT No. 3199102, AND EXCESS DEPARTMENT OF TRANSPORTATION LANDS, KNOWN AS VECK ROAD, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 05 NORTH, RANGE 10 EAST, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC	TANGENT IN	TANGENT OUT
C-1	980.00'	37°09'38"	S 71°42'49" E	611.78'	622.63'	S 53°08'00" E	N 89°42'22" E
C-2	981.47'	38°08'54"	S 16°20'56" E	608.45'	618.64'	S 01°42'31" W	S 34°24'23" E
LOT 2	981.47'	01°48'42"	S 16°32'19" E	31.06'	31.06'	S 15°37'56" E	S 17°28'43" E
LOT 5	981.47'	02°53'54"	S 01°15'34" W	49.64'	49.65'	S 01°42'31" W	S 01°11'23" E
LOT 6	981.47'	14°26'33"	S 08°24'39" E	246.74'	247.40'	S 01°11'23" E	S 15°37'56" E
LOT 7	981.47'	16°57'40"	S 25°55'33" E	289.48'	290.54'	S 17°26'43" E	S 34°24'23" E
C-3	49.50'	90°00'01"	S 45°16'14" E	70.00'	72.75'	S 00°16'13" E	N 89°43'46" E
C-4	484.50'	19°43'56"	N 79°51'48" E	166.04'	166.86'	N 89°43'46" E	N 89°59'50" E
C-5	515.50'	19°43'56"	S 79°51'48" W	176.66'	177.54'	S 89°59'50" W	S 89°43'46" W
C-6	24.50'	90°00'00"	S 44°43'46" W	34.65'	38.48'	S 89°43'46" W	S 00°16'13" W
C-7	174.50'	20°34'58"	S 10°33'43" E	62.35'	62.69'	S 00°16'13" E	S 20°51'12" E
C-8	225.50'	20°34'58"	S 10°33'43" E	80.57'	81.01'	S 20°51'12" E	S 00°16'13" E
C-9	412.08'	08°02'59"	S 07°53'31" E	43.49'	43.51'	S 04°52'02" E	S 10°53'00" E
C-10	290.00'	30°27'01"	S 74°28'51" W	152.32'	154.12'	S 59°15'21" W	S 89°42'22" W
LOT 4	290.00'	05°15'45"	N 87°04'29" E	26.63'	26.64'	N 89°42'22" E	N 84°26'37" E
LOT 5	290.00'	25°11'16"	N 71°50'59" E	126.46'	127.49'	N 84°26'37" E	N 59°15'21" E
C-11	1040.00'	39°39'06"	N 70°28'05" W	705.46'	719.74'	S 89°42'22" W	N 50°38'32" W
LOT 3	1040.00'	17°15'22"	S 81°59'55" E	312.06'	313.25'	S 73°02'11" E	N 89°42'22" E
LOT 4	1040.00'	19°54'11"	S 63°05'06" E	359.46'	361.27'	S 53°08'00" E	S 73°02'11" E
C-12	1000.00'	37°09'38"	N 71°42'49" W	637.27'	648.57'	N 50°38'32" W	N 89°42'22" E

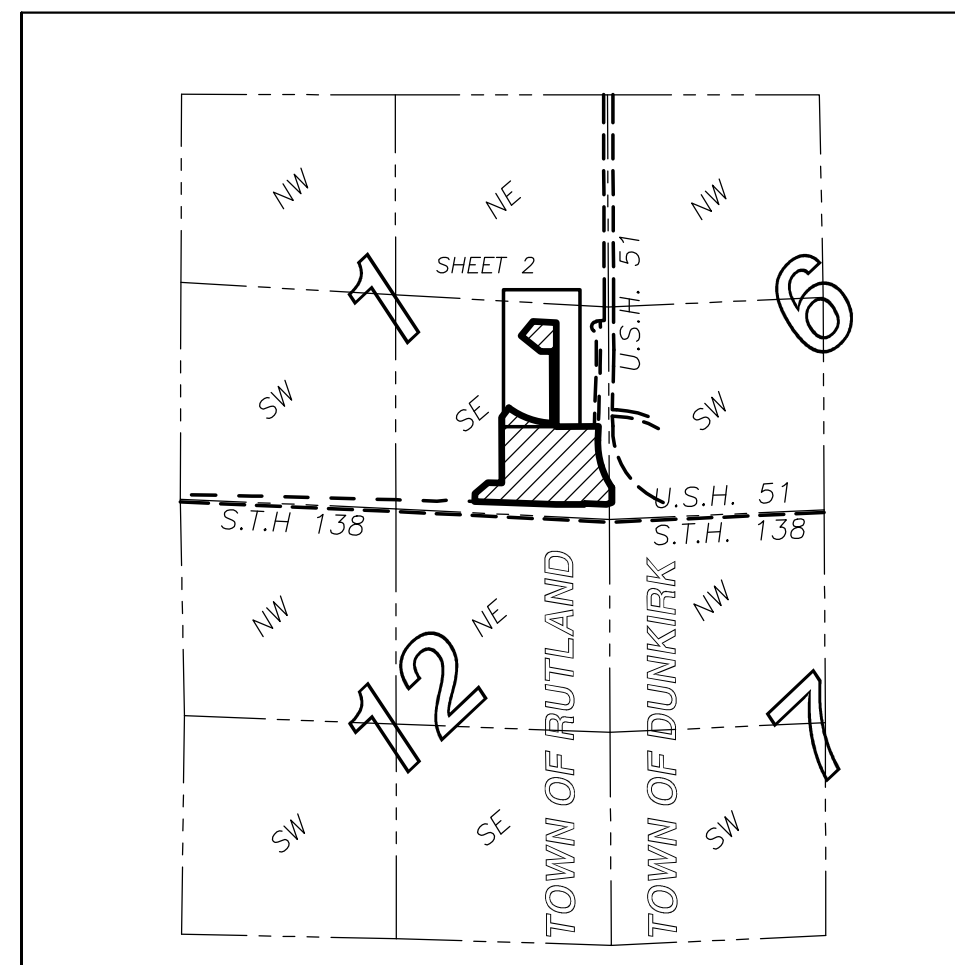
LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 00°17'13" W	185.11'
L-2	N 87°07'28" W	33.05'
L-3	S 00°16'13" E	5.01'
L-4	N 87°07'28" W	21.50'
L-5	S 00°12'45" E	8.67'
( )	S 00°08'15" E	9.18'
L-6	N 02°12'37" E	98.05'
L-7	N 36°52'00" E	106.15'
L-8	N 30°35'56" E	51.27'
L-9	S 87°57'29" E	1.15'
L-10	S 00°19'58" W	198.79'
( )	S 00°30'18" W	198.65'
L-11	S 89°04'40" W	70.40'
L-12	N 89°43'46" E	77.61'
L-13	N 89°59'50" E	74.91'
L-14	S 89°59'50" W	73.03'
L-15	S 89°43'46" W	102.61'
L-16	S 00°16'13" E	57.98'
L-17	S 20°51'12" E	52.01'
L-18	S 00°16'10" E	98.55'
L-19	S 89°42'22" W	7.79'
L-20	N 18°07'13" E	86.66'
L-21	S 89°43'46" W	13.00'
L-21	S 89°42'22" W	28.48'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	909.37	SE	894.89	12"	PVC
SAN-2	900.75	NW	890.75	12"	PVC
		N	890.90	8"	PVC
		SE	890.75	12"	PVC

SAN-2 IS 183.2 FEET SOUTHEASTERLY OF SAN-1

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	46.52'	373.51'	07°08'07"	46.49'	N 08°09'36" E
EC-2	32.51'	90.50'	20°34'58"	32.34'	N 10°33'43" W
EC-3	72.03'	200.50'	20°34'58"	71.64'	N 10°33'43" W
EC-4	25.86'	39.50'	37°30'29"	25.40'	N 19°01'28" W
EC-5	38.24'	290.00'	07°33'18"	38.21'	N 84°51'19" E
EC-6	17.72'	39.50'	25°42'08"	17.57'	S 12°34'51" W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	42.08'
E-2	N 00°16'12" W	128.56'
E-3	N 20°51'12" W	57.29'
E-4	N 00°16'13" W	567.23'
L-5	S 00°16'13" E	414.52'



VICINITY MAP  
NOT TO SCALE

DECEMBER 19, 2013

PREPARED FOR:

FDG  
161 HORIZON DRIVE  
VERONA, WI 53593

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners

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PROJECT NO: 09-3951	SURVEYED BY: JK
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<b>SHEET 2 OF 2</b>	APPROVED BY: DMJ