REQUEST FOR PROPOSALS

Professional Services to the City of Stoughton Parks and Recreation Department

For

Kettle Park West Outlot 1 Park Master Plan

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Section 1 – General Information

1.1 Purpose

Park Master Plan and Cost Estimate

The City of Stoughton Parks and Recreation (SPR) Department is soliciting proposals from qualified consultants to provide Landscape Architectural services for the following:

<u>Kettle Park West Outlot 1 Master Plan</u>

This work will provide planning services under the direction of SPR staff to evaluate potential uses and programming of the park to develop a master plan that is responsive to the site, environmentally sensitive, and sustainable. The plan will include written and graphic analysis, and recommendations.

It is the intent of the SPR Department to review and assess the RFP responses to determine if the responding firms can meet the needs of the City of Stoughton.

1.2 General Submission Information

The SPR Department intends to award a single contract for this project. The proposal should address the Consultant's capabilities for performing all aspects of the project development process while presenting specific project information and substantiating the Consultant's methodologies and approach for completing the work requested. Please submit one proposal for both projects with separated costs for Part One and Part Two. The official title for this project is: Kettle Park West Outlot 1 Park Master Plan.

1.3 Site Visits & Pre-Submittal Meeting

Consultants are able to visit the site during regular park hours, 7:00 AM to 10:00 PM, to view the site, take pictures, etc. SPR will not be allowing pre-submittal meetings, but consultants can contact Dan Glynn, Director of Parks & Recreation, with any questions. .

1.4 Preparation Costs

Proposers shall be solely responsible for proposal preparation costs, including but not limited to the cost of preparing the proposal. By submitting a proposal each Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

Section 2 – Scope of Work

Outlot 1 at Kettle Park West will be a new park located on the western edge of the City of Stoughton. Outlot 1 is a 10.3-acre neighborhood park located north of WI-138 and west of US-51. The site is fronted on the eastern boundary by Oak Opening Drive. The northern boundary of the park is fronted by single family homes and Jackson St. The western and southern boundaries of the park are undeveloped and offers an opportunity for the park to grow as land to the west is developed. Cyclists and pedestrians are able to access the park utilizing 10 foot wide sidewalks on Jackson Street and Oak Opening Road.

Nearby City of Stoughton parks and trails include the Virgin Lake Trail, 51 West Outlot 6, 51 West Outlot 3, Virgin Lake Park, and Heggestad Park. The Virgin Lake Trail is an off-road trail that goes from Jackson Street through the 51 West Development. It connects Virgin Lake Park, Heggestad Park, and 51 West Outlot 6. North of Outlot 1 is 51 West Outlot 3. The two park sites are connected by the Oak Opening Trail network.

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Natural features of the property include a wooded area in the southern third of the park along Oak Opening Road. Much of the natural slopes were untouched and there are steep slopes on the site to the south. An area in the northwestern corner of the site was graded to provide a site for park infrastructure like restrooms, playgrounds, etc.

2.1 Project Scope

Mandt Park Master Plan

Work as directed by City staff in the planning process to prepare a Master Plan for Outlot 1 (see Exhibit A for property map). The planning services to be provided may include, but not necessarily be limited to the following:

A. Review and analyze the existing files and base plan information, including all easements, rights-of-way, in-holdings, title review, active use agreements, EIS review, flood plain information, on-structural soils, archeological or endangered resources, an inventory of site opportunities and constraints, and physical, regulatory, and historical limitations that impact development and use of the park.
B. Site visit and kick-off meeting with City staff
C. Utilize studies and reports including current needs assessments, the SPR Comprehensive Outdoor Recreation Plan, National Recreation and Parks Association (NRPA) guidelines, etc. in the analysis process and recommendations.
D. Work with City staff to conduct focus group meetings with stakeholders and user groups to identify opportunities and constraints for park development and programming. Stakeholder and user groups include:
    a. Kettle Park Senior Living Residents
    b. Forward Development Group
    c. Biking Enthusiasts (Stoughton Residents and/or Capital Off-Road Pathfinders Volunteers)
    d. Parks & Recreation Committee
E. Participate and present information and exhibits as directed by SPR staff in public meetings, review, and planning sessions as required. Prepare meeting minutes, tabulate inputs and in review meeting results with staff.
F. Develop initial park concept and conduct review meeting with city staff and stakeholders
G. Work with City staff to conduct a public open house.
H. Make recommendations for implementation of master plan.
I. Provide a realistic estimate of probable costs.
J. Prepare a final draft plan to present to staff, Parks and Recreation Committee, and City Council. Revise as necessary.
K. Present finished plan to staff, public, and elected officials for adoption.
L. Meet with City staff as necessary.

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Section 3 – Anticipated Process

3.1 Examination of Proposals

Proposers should carefully examine the entire RFP, and addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

3.2 Proposal Acceptance Period

Award of this proposal is anticipated to be announced within forty-five (45) calendar days after the submission date, although all proposals must be irrevocable for ninety (90) days following the submission date.

3.3 Confidentiality

The content of all proposals and scoring sheets will be kept confidential along with the successful proposer until after the award of the contract, at which time the information will become public information.

3.4 Proposal Format

Proposals are to be prepared in such a way as to provide straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be placed on:

- Conformance to the RFP instructions
- Responsiveness to the RFP requirements
- Overall completeness and clarity of content

3.5 Signature Requirements

All proposals must be signed. An officer or other agent of a corporate vendor, if authorized to sign contracts on its behalf; a member of a partnership; the owner of a privately owned vendor; or other agent if properly authorized by a Power of Attorney or equivalent document may sign a proposal. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

3.6 Proposal Submission

Three (3) copies of the proposal must be received by the City of Stoughton Parks and Recreation Department prior to 2:00 PM on Thursday, March 7, 2019. All copies of the proposals must be sealed cover and plainly marked with the project name. Proposals shall be delivered or mailed to:

City of Stoughton

Parks and Recreation Department

Attention: Dan Glynn, Parks & Recreation Director

207 S. Forrest Street

Stoughton, WI 53589

3.7 Questions

Questions regarding the proposal shall be submitted to:

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Dan Glynn, Parks & Recreation Director

Stoughton Parks & Recreation Department

207 S. Forrest Street

Stoughton, WI 53589

Phone; (608) 873-6746

Fax: (608) 873-5519

dglynn@ci.stoughton.wi.us

3.8 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the SPR Department.

3.9 Disposition of Proposals

All materials submitted in response to this RFP become the property of the City of Stoughton. One copy shall be retained for the official files of the Parks and Recreation Department and will become public record after award of the contract.

3.10 Modification/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The respondent may thereafter submit a new or modified proposal prior to the final submission date. Modifications offered in any other manner, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the City after the date of receipt and following oral presentations.

3.11 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issues at a pre-proposal conference or otherwise. Written addenda will be issues when the City deems changes, clarifications, or amendments to proposal documents necessary.

3.12 Late Submissions

Proposals not received prior to the date and time specified will not be considered and will be returned unopened after recommendation of award.

3.13 Rejection of Proposals

The City of Stoughton reserves the right to reject any or all proposals, to waive irregularities and to accept that proposal which the city determines, in its sole discretion, is in the best interest of the City.

Section 4 – Proposal and Submission Requirements

To achieve a uniform review process and obtain the maximum degree of comparability, the proposals shall be organized in the manner specified below. Core content of the proposals shall not exceed five (5) pages in length (items A, B, C, and D in section 4.1 item 5 below). Supporting attachments (see section

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4.1 item 6, below) to the proposal shall not exceed eight (8) total pages. Information in excess of those allowed will not be evaluated/scored. One page shall be interpreted as one side of single-spaced, typed, 8 ½ inch by 11-inch sheet of paper with 1-inch margins. The typeface shall be of 12 font or greater.

4.1 Proposal Narrative

All proposal information shall be presented in a single bound volume that has been checked sufficiently to ensure completeness and accuracy of detail. Proposals that do not comply with the instructions in this RFP will not be accepted. It is mandatory that the proposal contains the following five (5) items and that it be presented in the following order:

1. Cover
2. Title Page (1 page)
3. Letter of Transmittal (1 page)
4. Table of Contents (1 page)
5. Core Content (6 pages maximum)
    a. Recent Parks and Recreation Master Planning Experience
    b. Consultant Project Approach
    c. Key Project Personnel
    d. Past Project Performance
    e. Cost Proposals
    f. Staff Availability and Capability to Meet Deadlines
6. Supporting Attachments (if necessary 8 pages maximum)

Items 5 and 6 should be separated with either color-coded or tab-type dividers so the information may be quickly located.

A. Title Page (1 Page)

Show the RFP title being proposed on, the name of your firm, address, telephone number(s), name of contact person, and date.

B. Letter of Transmittal (1 Page)
    a. Identify the RFP project for which the proposal has been prepared.
    b. Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.
    c. Provide the name(s) of the person(s) authorized to make representations for your firm, their titles, address, and telephone numbers.
    d. A corporate officer or other individual who has the authority to bind the firm must sign the letter. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

C. Table of Contents (1 Page)

D. Details of Core Content (6 Pages Maximum)
    a. <u>Recent Parks and Recreation Master Planning Experience</u>
    Include as a part of your proposal a brief statement concerning the recent relevant experience of the persons from your firm and each sub-consultant who will be actively engaged in the proposed effort. *Do not include firm experience unless individuals who will work on this project participated in that experience.*

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b. Consultant Work Approach

The proposal must include a brief description of the proposer's overall approach to master planning and any unique capabilities the firm can bring to the project.

Also include information addressing how the proposer plans to provide project management, quality assurance, contract deliverables, budget and cost control, schedule control, and intern/external coordination for this project.

c. Key Project Personnel

It is recommended personnel have a thorough knowledge and understanding of parks and recreation operations and facilities to provide perspective related to master planning analysis and recommendations.

Specific background information on key individuals who will be assigned to the project must be included. The background information on these individuals should emphasize their work experience relative to project requirements, current projects, and availability. The proposed key personnel must be the personnel assigned to the project.

It is intended that personnel assigned will carry this project to conclusion. If for unforeseen reasons key personnel can no longer contribute to the discipline specialties for which the key personnel have been selected, the consultant may petition the project manager in writing within thirty (30) days of any changed of personnel that are included in this statement and the addition to the consultant's staff of personnel who may contribute to the discipline specialties for which the key personnel has been selected.

The City reserves the right to approve all personnel changes. The City also reserves the right to cancel any task request in effect should it determine that the proposed personnel is not available or assigned to the task order.

d. Past Project Performance

Information is to be provided on the firm's performance on past projects (include City projects if applicable), in regards to the project management items identified.

Provide the names, addresses, current telephone numbers, and a brief project description of three past or current clients who are able to comment on aspects of your work relevant to this proposal.

e. Cost Proposals

Please provide a cost proposal for Kettle Park West Outlot 1 Master Plan. Cost proposals should be detailed and reflective to what is outlined in the scope of work.

f. Staff Availability and Capability to Meet Deadlines

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Provide projected workload and timeline for staff to complete the project by May 31, 2019.

E. Supporting Attachments (8 Pages Maximum)

Attach only information pertinent to the project being proposed on and that will provide reviewers clear and concise insights into your firm's capabilities.

Section 5 – Evaluation Criteria and Selection Process

A committee of individuals representing the City of Stoughton will evaluate the proposals.

The City of Stoughton reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews. The City reserves the right to request additional questions to be answered during the interviews, to determine which proposers will be interview, the format and content of the interviews, and to establish the maximum number of people who attend the interview from a proposer. The consultant's project manager identified in the proposal will be required to attend a requested interview. By submitting a proposal, it is understood that the proposers may not change (add or delete) personnel for interviews from those listed in the proposals without written consent from the City.

Section 6 – Contract Negotiation Process

The City may invite such one or more proposers to enter into Contract negotiations with the City. The City reserves the right to terminate negotiations with any proposer. The City reserves the right to reject any and all proposals submitted.

The successful firm shall meet with the City of Stoughton minimum commercial general liability insurance requirements of $1 million per claim and occurrence, shall provide a certificate of insurance demonstrating that the required policy of insurance is in effect, and shall provide an endorsement to the policy stating that the City of Stoughton is named as an additional insured party under the policy.

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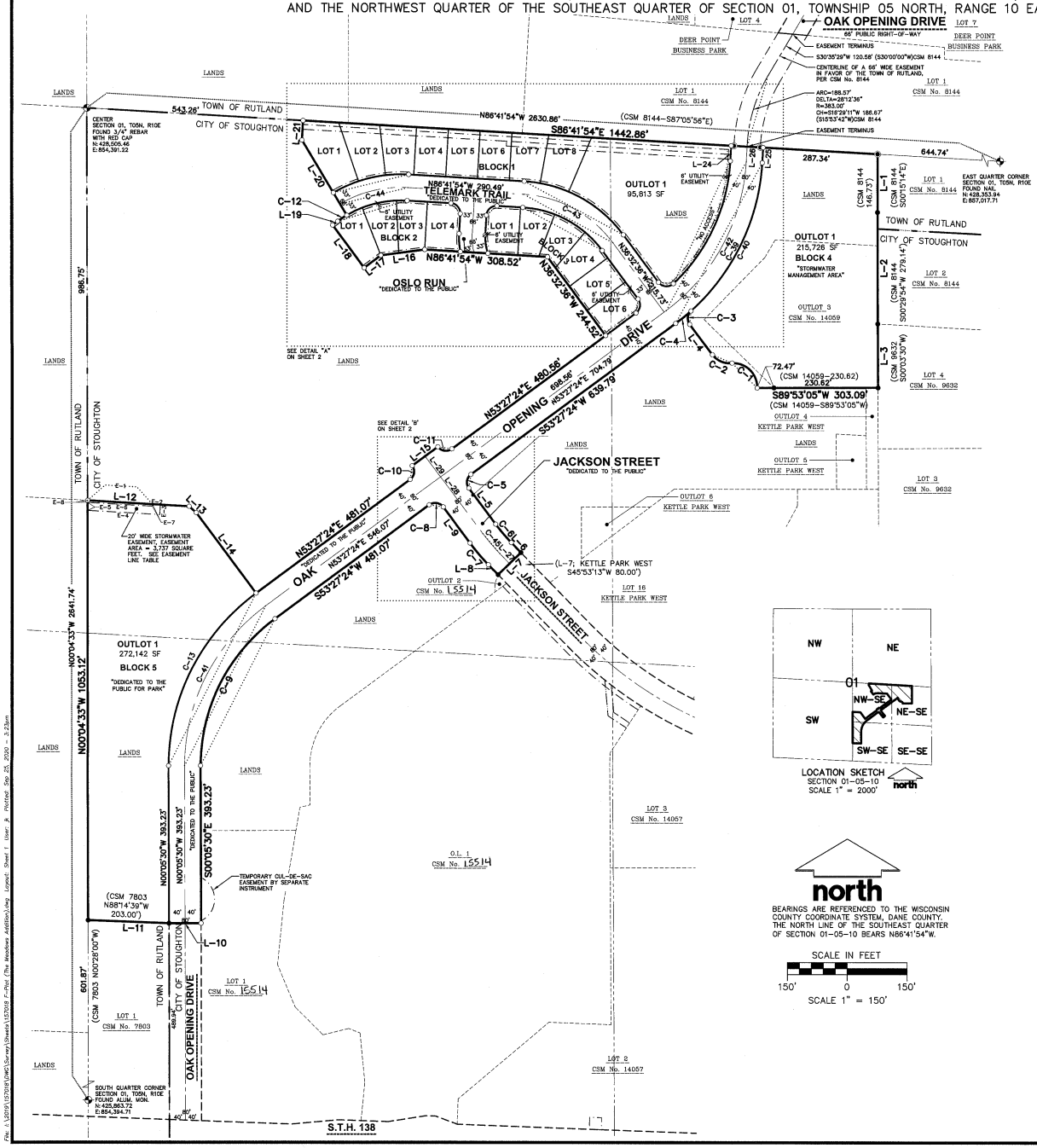
DOCUMENT No. 5646490

KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST 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



LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" x 20" REBAR SET (4.30 LBS/LF) ALL OTHER LOT CORNERS MARKED WITH A 3/4" X 18" REBAR (1.13 LBS/FT)
- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT LOT LINES
- CORPORATE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- DRAINAGE ARROW
- "NO ACCESS"
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. THIS PLAT IS BASED ON THE APPROVED PRELIMINARY PLAT OF "KETTLE PARK WEST" DATED APRIL 26, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
3. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT-OF-WAY.
4. THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
   - 4.1. "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
   - 4.2. "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 4.3. "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 4.4. NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPTING RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
   - 4.5. THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
5. THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CODOMINIUM 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.
6. SEE SHEET 2 OF 3 FOR LOT INFORMATION.
7. SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.
8. THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
9. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
10. EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
11. NO VEHICULAR ACCESS IS PERMITTED TO OUTLOT 1, BLOCK 1, OR TO LOT 6, BLOCK 3, FROM OAK OPENING DRIVE.
12. ON THE FOLLOWING LOTS, EACH LOT OWNER SHALL BE REQUIRED, AT THE TIME A BUILDING PERMIT IS ISSUED, TO DESIGNATE A REAR YARD ON THEIR LOT FOR THE PURPOSE OF ASSIGNING BUILDING SETBACKS: LOT 4, BLOCK 2; LOTS 1 AND 6, BLOCK 3.

LOCATION SKETCH
SECTION 01-05-10
SCALE 1" = 2000'

north

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10 BEARS N86°41'54"W.

SCALE IN FEET

150' 0 150'

SCALE 1" = 150'

PLAT AREA		
AREA	SQUARE FEET	ACRES
LOTS	761,022	17.471
ROADS	297,007	6.818
TOTAL	1,058,029	24.289

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S86°42'21"E	162.74'
E-2	S86°42'21"E	20.00'
E-3	S03°17'39"W	25.00'
E-4	N86°42'21"W	181.27'
E-5	N00°04'33"W	20.03'
E-6	S86°42'21"E	162.44'
E-7	N03°17'39"E	5.00'
E-8	N00°04'33"W	5.01'

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

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 September 28, 2020

Department of Administration

SURVEYED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, STE. 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

KETTLE PARK WEST - THE MEADOWS ADDITION

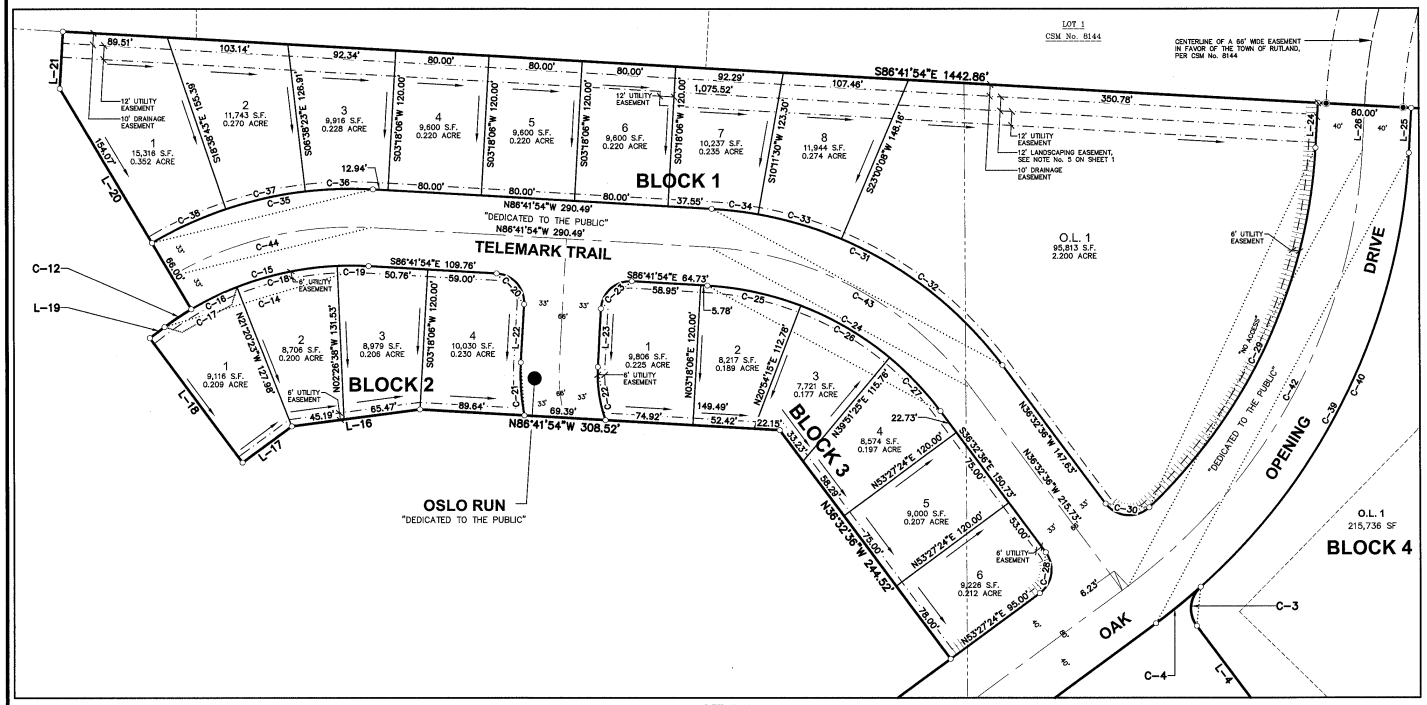
PROJECT NO: 15-70185	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	MARCH 12, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	OCTOBER 18, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 05, 2020

SHEET 1 OF 3

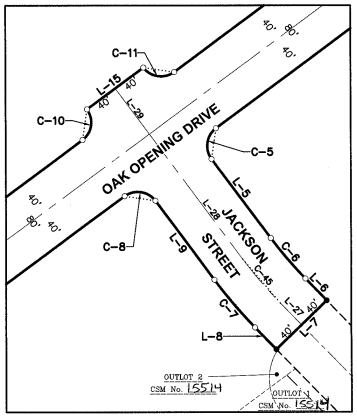
UNOFFICIAL COPY

KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST 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



DETAIL A
SCALE 1" = 60'



DETAIL B
SCALE 1" = 80'

LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" x 20" REBAR SET (4.30 LBS/LF) ALL OTHER LOT CORNERS MARKED WITH A 3/4" X 18" REBAR (1.13 LBS/FT)
- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT LOT LINES
- SECTION LINE
- RIGHT-OF-WAY LINE
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- DRAINAGE ARROW
- "NO ACCESS"
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

north

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10 BEARS N86°41'54"W.

SCALE IN FEET

60' 0 60'

SCALE 1" = 60'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	99.78'	60.00'	95°16'48"	88.67'	N45°14'45"W	S87°06'51"W	N02°23'39"E
C-2	55.92'	54.18'	59°07'56"	53.47'	N67°09'30"W	N37°35'32"W	S83°16'31"W
C-3	36.98'	25.00'	84°44'34"	33.70'	N05°49'41"E	N48°11'58"E	N36°32'36"W
C-4	49.55'	540.00'	5°15'26"	49.53'	S50°49'41"W	S48°11'58"W	S53°27'24"W
C-5	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W	S53°27'24"W	S36°32'36"E
C-6	60.77'	460.00'	7°34'11"	60.73'	S40°19'41"E	S36°32'36"E	S44°06'47"E
C-7	71.34'	540.00'	7°34'11"	71.29'	N40°19'41"W	N36°32'36"W	N44°06'47"W
C-8	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W	S53°27'24"W	N36°32'36"W
C-9	429.91'	460.00'	53°32'54"	414.44'	S26°40'57"W	S00°05'30"E	S53°27'24"W
C-10	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E	N53°27'24"E	N36°32'36"W
C-11	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E	S36°32'36"E	N53°27'24"E
C-12	27.45'	267.00'	5°53'27"	27.44'	N56°24'08"E	N53°27'24"E	N59°20'52"E
C-13	504.68'	540.00'	53°32'54"	486.51'	N26°40'57"E	N00°05'30"W	N53°27'24"E
C-14	185.68'	267.00'	39°50'41"	181.98'	S73°22'45"W	N86°41'54"W	S53°27'24"W
C-15	158.23'	267.00'	33°57'14"	155.92'	N76°19'29"E	N59°20'52"E	S86°41'54"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-16	43.40'	267.00'	9°18'45"	43.35'	S64°00'14"W	S68°39'37"W	S59°20'52"W
C-17	70.85'	267.00'	15°12'13"	70.64'	S61°03'31"W	S68°39'37"W	S53°27'24"W
C-18	88.06'	267.00'	18°53'45"	87.66'	N78°06'30"E	N68°39'37"E	N87°33'22"E
C-19	26.77'	267.00'	5°44'43"	26.76'	S89°34'16"E	N87°33'22"E	S86°41'54"E
C-20	39.27'	25.00'	90°00'00"	35.36'	S41°41'54"E	S86°41'54"E	S03°18'06"W
C-21	45.54'	183.00'	14°15'30"	45.42'	S03°49'39"E	S03°18'06"W	S10°57'24"E
C-22	46.27'	117.00'	22°39'29"	45.97'	S08°01'39"E	S03°18'06"W	S19°21'23"E
C-23	39.27'	25.00'	90°00'00"	35.36'	S48°18'06"W	N86°41'54"W	S03°18'06"W
C-24	233.72'	267.00'	50°09'19"	226.33'	N61°37'15"W	N36°32'36"W	N86°41'54"W
C-25	82.03'	267.00'	17°36'09"	81.71'	N77°53'50"W	N69°05'45"W	N86°41'54"W
C-26	88.32'	267.00'	18°57'10"	87.92'	N59°37'10"W	N50°08'35"W	N69°05'45"W
C-27	63.38'	267.00'	13°35'59"	63.23'	N43°20'35"W	N36°32'36"W	N50°08'35"W
C-28	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E	N53°27'24"E	N36°32'36"W
C-29	347.80'	460.00'	43°19'12"	339.57'	S24°57'42"W	S03°18'06"W	S46°37'18"W
C-30	42.25'	25.00'	96°50'06"	37.40'	N84°57'39"W	S46°37'18"W	N36°32'36"W

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-31	291.50'	333.00'	50°09'19"	282.28'	S61°37'15"E	S86°41'54"E	S36°32'36"E
C-32	177.00'	333.00'	30°27'16"	174.92'	S51°46'14"E	S66°59'52"E	S36°32'36"E
C-33	74.45'	333.00'	12°48'38"	74.30'	S73°24'11"E	S79°48'30"E	S66°59'52"E
C-34	40.05'	333.00'	6°53'25"	40.02'	S83°15'12"E	S86°41'54"E	S79°48'30"E
C-35	197.34'	333.00'	33°57'14"	194.46'	S76°19'29"W	N86°41'54"W	S59°20'52"W
C-36	57.78'	333.00'	9°56'28"	57.70'	S88°19'52"W	N86°41'54"W	S83°21'37"W
C-37	69.78'	333.00'	12°00'20"	69.65'	S77°21'27"W	S83°21'37"W	S71°21'17"W
C-38	69.78'	333.00'	12°00'25"	69.66'	S65°21'04"W	S71°21'17"W	S59°20'52"W
C-39	472.70'	540.00'	50°09'19"	457.75'	S28°22'45"W	S03°18'06"W	S53°27'24"W
C-40	423.15'	540.00'	44°53'52"	412.41'	S25°45'02"W	S03°18'06"W	S48°11'58"W
C-41	467.30'	500.00'	53°32'54"	450.47'	S26°40'57"W	S53°27'24"W	S00°05'30"E
C-42	437.69'	500.00'	50°09'19"	423.85'	N28°22'45"E	N53°27'24"E	N03°18'06"E
C-43	262.61'	300.00'	50°09'19"	254.31'	N61°37'15"W	N36°32'36"W	N86°41'54"W
C-44	177.78'	300.00'	33°57'14"	175.19'	S76°19'29"W	N86°41'54"W	S59°20'52"W
C-45	66.06'	500.00'	7°34'11"	66.01'	S40°19'41"E	S36°32'36"E	S44°06'47"E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S00°09'16"W	146.55'
L-2	S00°05'13"E	279.26'
L-3	S00°06'55"E	160.17'
L-4	N36°32'36"W	95.23'
L-5	S36°32'36"E	112.80'
L-6	S44°06'47"E	34.79'
L-7	S45°53'13"W	80.00'
L-8	N44°06'47"W	34.79'

LINE TABLE

LINE	BEARING	DISTANCE
L-9	N36°32'36"W	112.80'
L-10	S89°54'30"W	80.00'
L-11	N87°50'42"W	203.18'
L-12	S86°42'21"E	255.00'
L-13	S48°15'13"E	23.73'
L-14	S36°32'36"E	251.90'
L-15	N53°27'24"E	80.00'
L-16	S82°33'08"W	110.67'

LINE TABLE

LINE	BEARING	DISTANCE
L-17	S53°27'24"W	52.29'
L-18	N36°32'36"W	132.85'
L-19	N53°27'24"E	15.83'
L-20	N30°39'08"W	220.07'
L-21	N03°18'06"E	48.98'
L-22	S03°18'06"W	49.93'
L-23	S03°18'06"W	49.93'
L-24	S03°18'06"W	38.53'

LINE TABLE

LINE	BEARING	DISTANCE
L-25	S03°18'06"W	38.53'
L-26	N03°17'38"E	38.85'
L-27	S44°06'47"E	34.79'
L-28	S36°32'36"E	177.80'
L-29	N36°32'36"W	65.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S86°42'21"E	162.74'
E-2	S86°42'21"E	20.00'
E-3	S03°17'39"W	25.00'
E-4	N86°42'21"W	181.27'
E-5	N00°04'33"W	20.03'
E-6	S86°42'21"E	162.44'
E-7	N03°17'39"E	5.00'
E-8	N00°04'33"W	5.01'

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 September 28, 2020

Department of Administration

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

SURVEYED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, STE. 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

KETTLE PARK WEST - THE MEADOWS ADDITION

PROJECT NO: 15-70185	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	MARCH 12, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	OCTOBER 18, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 06, 2020

SHEET 2 OF 3

File: J:\2015\15701\DWG\Survey\Sheets\15701S_F-Plat (The Meadows Addition).dwg Layout: Sheet 2 User: JB Plotted: Sep 25, 2020 - 3:27pm

UNOFFICIAL COPY

KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST 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

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF KETTLE PARK WEST, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION" IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, RECORDED IN VOLUME 94 OF CERTIFIED SURVEY MAPS, PAGES 166-169, AS DOCUMENT No. 5179692, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 01, AFORESAID; THENCE NORTH 86 DEGREES 41 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 644.74 THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, 146.55 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, 279.26 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, 160.17 FEET TO THE SOUTHEAST CORNER OF OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT 3, AFORESAID, 303.09 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 99.78 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 45 DEGREES 14 MINUTES 45 SECONDS WEST, 88.67 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 55.92 FEET ALONG A ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.18 FEET, THE CHORD BEARS NORTH 67 DEGREES 09 MINUTES 30 SECONDS WEST, 53.47 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 95.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 36.98 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 05 DEGREES 49 MINUTES 41 SECONDS EAST, 33.70 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 49.55 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 49 MINUTES 41 SECONDS WEST, 49.53 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 639.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 27 MINUTES 24 SECONDS WEST, 35.36 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 112.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 60.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 19 MINUTES 41 SECONDS EAST, 60.73 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST, 34.79 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 34.79 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 71.34 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 40 DEGREES 19 MINUTES 41 SECONDS WEST, 71.29 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 429.91 FEET ALONG A ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARING SOUTH 26 DEGREES 40 MINUTES 57 SECONDS WEST, 414.44 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, 393.23 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 7803; THENCE NORTH 87 DEGREES 50 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF LOT 1, AFORESAID, 203.18 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE, 1,053.12 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 21 SECONDS EAST, 255.00 FEET; THENCE SOUTH 48 DEGREES 15 MINUTES 13 SECONDS EAST, 23.73 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 251.90 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 481.07 FEE TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 08 DEGREES 27 MINUTES 24 SECONDS EAST, 35.36 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS EAST, 35.36 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 480.56 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 244.52 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 54 SECONDS WEST, 308.52 FEET; THENCE SOUTH 82 DEGREES 33 MINUTES 08 SECONDS WEST, 110.67 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 52.29 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 132.85 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 15.83 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 27.45 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS NORTH 56 DEGREES 24 MINUTES 08 SECONDS EAST, 27.44 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 08 SECONDS WEST, 220.07 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 06 SECONDS EAST, 48.98 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG SAID LINE, 1,442.86 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,058,029 SQUARE FEET OR 24.289 ACRES.

9-29-2020

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

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 THE PLAT OF "KETTLE PARK WEST-NORTH ADDITION" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON
DEPARTMENT OF TRANSPORTATION
DANE COUNTY ZONING & LAND REGULATION COMMITTEE
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 29 DAY OF SEPTEMBER, 2020.

KETTLE PARK WEST, LLC

BY: _____
DAVE M. JENKINS, MANAGING MEMBER

TARA M. MILLER NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS 29th DAY OF September, 2020, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ 05/06/2024
NOTARY PUBLIC, DANE COUNTY, WISCONSIN — MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS 29th DAY OF September, 2020.

IN THE PRESENCE OF:

_____ Scott A. Hoerth SVP
(SIGN NAME HERE) — (PRINT NAME AND TITLE HERE)

SAM S. BRUMMOND NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS 29th DAY OF September, 2020, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ 11-16-2020
NOTARY PUBLIC, STATE OF WISCONSIN — MY COMMISSION EXPIRES

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION", 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 25 DAY OF June, 2020.

_____
HOLLY LICHT, CLERK
CITY OF STOUGHTON

CITY OF STOUGHTON TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS 30 DAY OF September, 2020 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION"

_____ 9-30-2020
LISA AIDE, TREASURER, CITY OF STOUGHTON — DATE

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 1st DAY OF October, 2020, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION".

_____ 10-1-2020
ADAM GALLAGHER, TREASURER, DANE COUNTY — DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS 8TH DAY OF OCTOBER, 2020, AT 11:44 O'CLOCK A.M. AND RECORDED IN VOLUME 61-0358 OF PLATS ON PAGES 192 THROUGH 194 AS DOCUMENT NUMBER 5641649 0.

Kristi Chlebowski BY Dawn Mccarthy, DEPUTY

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

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 September 28, 2020

_____
Department of Administration

SURVEYED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, STE. 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

KETTLE PARK WEST - THE MEADOWS ADDITION

PROJECT NO: 15-70185	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	MARCH 12, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	OCTOBER 18, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 06, 2020

SHEET 3 OF 3

File: J:\2015\15701\Dwg\Survey\Sheets\15701B F-Plat (The Meadows Addition).dwg Layout: Sheet 3 User: jb Plotted: Sep 25, 2020 - 7:56am

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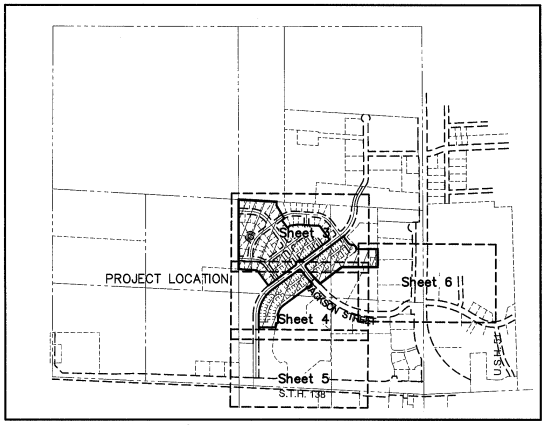
DOCUMENT No. 5646491

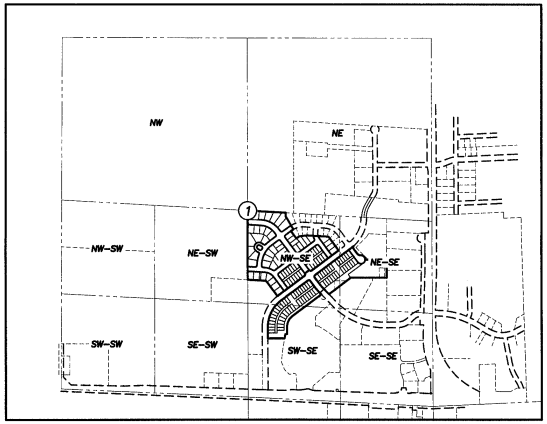
THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST 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



SHEET INDEX

NOT TO SCALE



LOCATION SKETCH

SECTION 01, T05N, R10E, DANE COUNTY

north

LEGEND

- GOVERNMENT CORNER
- 1¼" REBAR FOUND
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" x 20" REBAR SET (4.30 LBS/LF) ALL OTHER LOT CORNERS ARE MARKED WITH A 3/4" x 18" REBAR
- PLAT BOUNDARY
- PARCEL BOUNDARY
- PROPERTY LINE
- CORPORATE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- DRAINAGE ARROW
- "NO ACCESS"
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY, EXCEPTING THOSE MARKED "PRIVATE DRIVE", ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT-OF-WAY.
3. THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
   - 3.1. "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
   - 3.2. "WATER MAIN EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY.
   - 3.3. "PUBLIC EASEMENT FOR WATER, SANITARY AND STORM SEWER" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY, SANITARY SEWER SERVICE AND STORM SEWER SERVICE.
   - 3.4. "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 3.5. "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 3.6. NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPTING RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
   - 3.7. THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
4. SEE SHEET 3 THRU 6 FOR LOT INFORMATION.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.
6. THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
7. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
8. EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
9. ON THE FOLLOWING LOTS, EACH LOT OWNER SHALL BE REQUIRED, AT THE TIME A BUILDING PERMIT IS ISSUED, TO DESIGNATE A REAR YARD ON THEIR LOT FOR THE PURPOSE OF ASSIGNING BUILDING SETBACKS: LOT 1, BLOCK 3; LOTS 1 AND 7, BLOCK 4; LOTS 1, 4 AND 9, BLOCK 5; LOT 1, BLOCK 8; LOTS 1, 5 AND 9, BLOCK 9; LOT 1, BLOCK 10.
10. ON THE FOLLOWING LOTS, THE ALLEY SETBACKS ARE 25 FEET FROM THE BACK OF CURB: LOTS 1-26, BLOCK 1; LOTS 1-38, BLOCK 2; LOTS 1-14, BLOCK 6 AND LOTS 1-14, BLOCK 7. ALL GARAGES ARE TO BE 25 FEET FROM THE BACK OF CURB OF THE ALLEY.

UNDERLYING LAND USE SUMMARY TABLE

BLOCK : LOT #	PROPOSED ZONING	USE	ACRES
B1: L1-26, B2, B7, B8	PD	PLANNED DEVELOPMENT	9.549
B3-4, B6, B9-11	SR-5	SINGLE-FAMILY RESIDENTIAL	11.715
B1: L27	MR-10	MULTI-FAMILY RESIDENTIAL	2.531

HOMEOWNERS ASSOCIATION OUTLOT SUMMARY TABLE

BLOCK : OUTLOT #	USE	ACRES
B1: OL1	PRIVATE DRIVE	0.754
B1: OL2	PRIVATE OPEN SPACE / UTILITIES	1.195
B2: OL1	PRIVATE DRIVE	0.955
B2: OL2	PRIVATE OPEN SPACE / UTILITIES	1.324
B5: OL1	PRIVATE OPEN SPACE	0.096
B7: OL1	PRIVATE DRIVE	0.220
B8: OL1	PRIVATE DRIVE	0.220

* OUTLOTS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION

OUTLOT DEDICATION SUMMARY TABLE

BLOCK : OUTLOT #	USE	ACRES
B3: OL1	TO PUBLIC FOR SIDEWALK AND STORMWATER MANAGEMENT PURPOSES	0.055

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 September 29, 2020

Department of Administration

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

north

BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10 BEARS N86°41'54"W.

SCALE IN FEET

150' 0 150'

SCALE 1" = 150'

SURVEYED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, STE. 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

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THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-70185	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: -	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: -	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 06, 2020
		REVISION RESUBMITTAL DATE:	SEPTEMBER 02, 2020

File: I:\70185\Dwgs\Survey\Sheets\15701B F-Plat (The Meadows At KPW).dwg Layout: Sheet 1 User: JB Plotted: Sep 25, 2020 - 3:03pm

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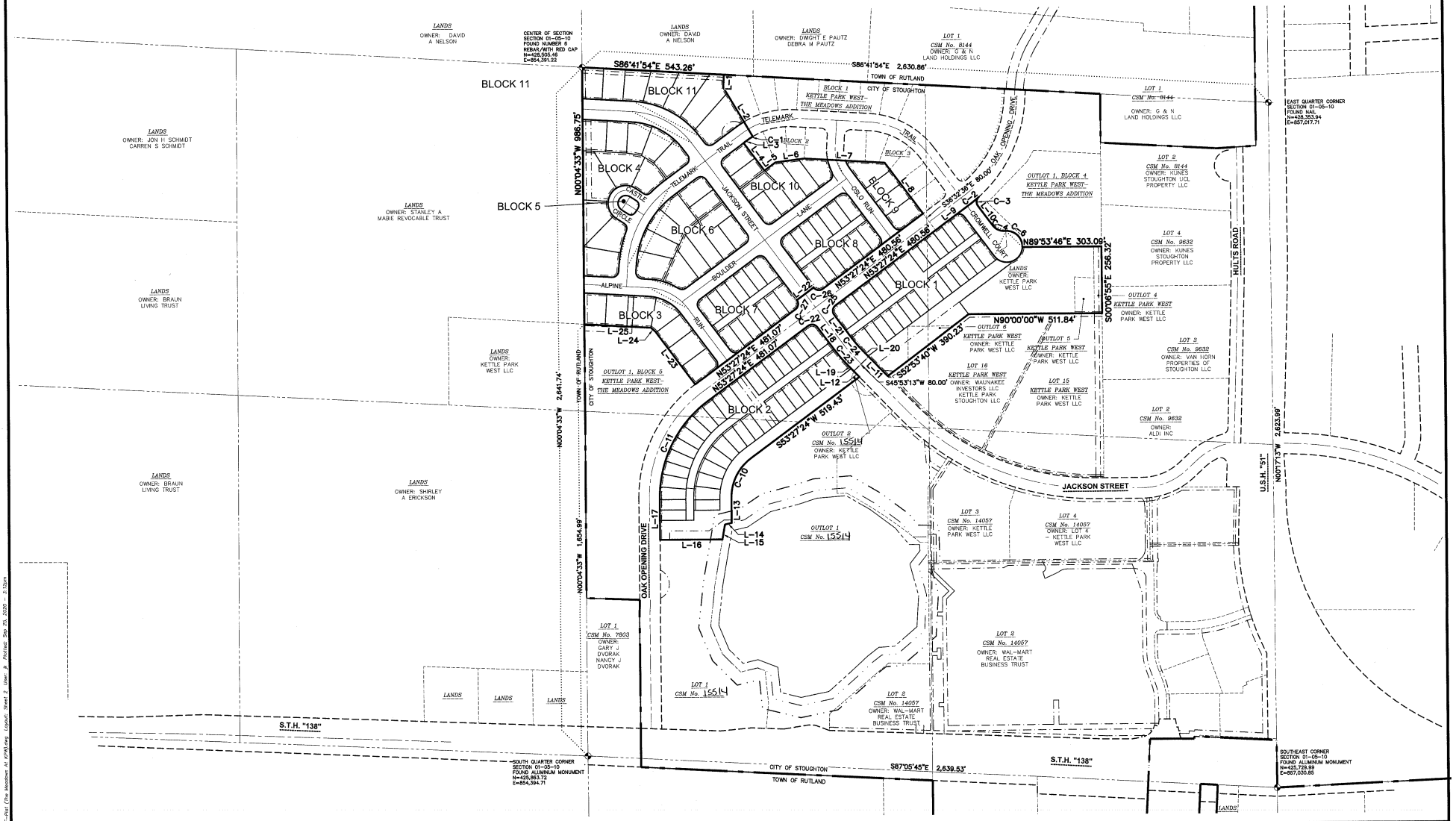
THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST 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



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Certified September 29, 2020

Rene M. Powers

Department of Administration

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

Todd J. Buhr 9-29-2020

north

0 100 200 400

SCALE: 1"=200'

LEGEND

BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-6 FOR LOT NUMBERS)

CORPORATE BOUNDARY

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
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DANE COUNTY, WISCONSIN

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THE MEADOWS AT KETTLE PARK WEST

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		REVISION RESUBMITTAL DATE:	MARCH 06, 2020
		REVISION RESUBMITTAL DATE:	SEPTEMBER 02, 2020

SHEET 2 OF 8

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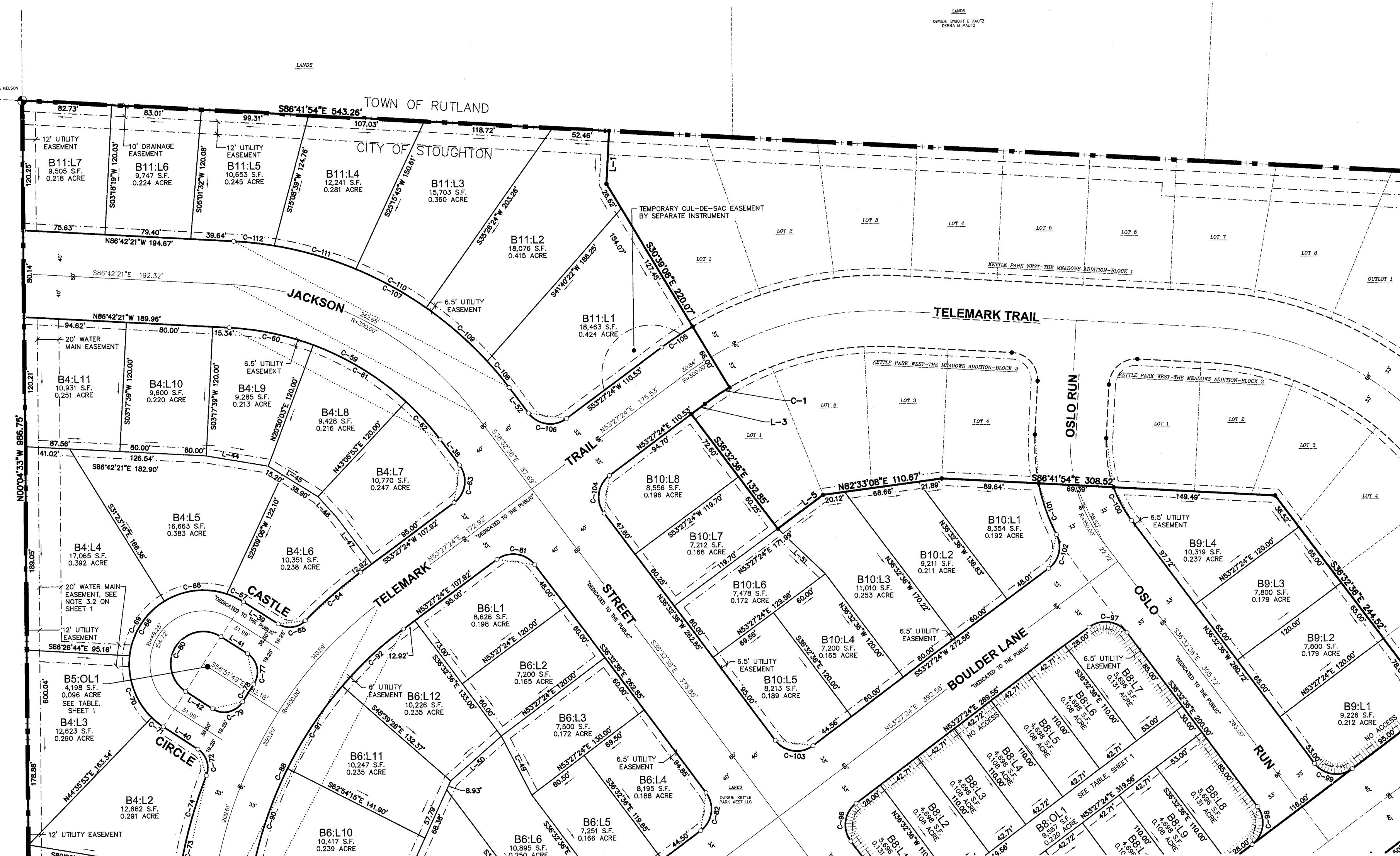
OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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Certified September 29, 2020

Department of Administration

north

0 25' 50' 100'

SCALE: 1" = 50'

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

3

4

SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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THE MEADOWS AT KETTLE PARK WEST

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SURVEYED BY: -	APPROVED BY:	REVISION RESUBMITTAL DATE: DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE: MARCH 06, 2020
		REVISION RESUBMITTAL DATE: SEPTEMBER 02, 2020

SHEET 3 OF 8

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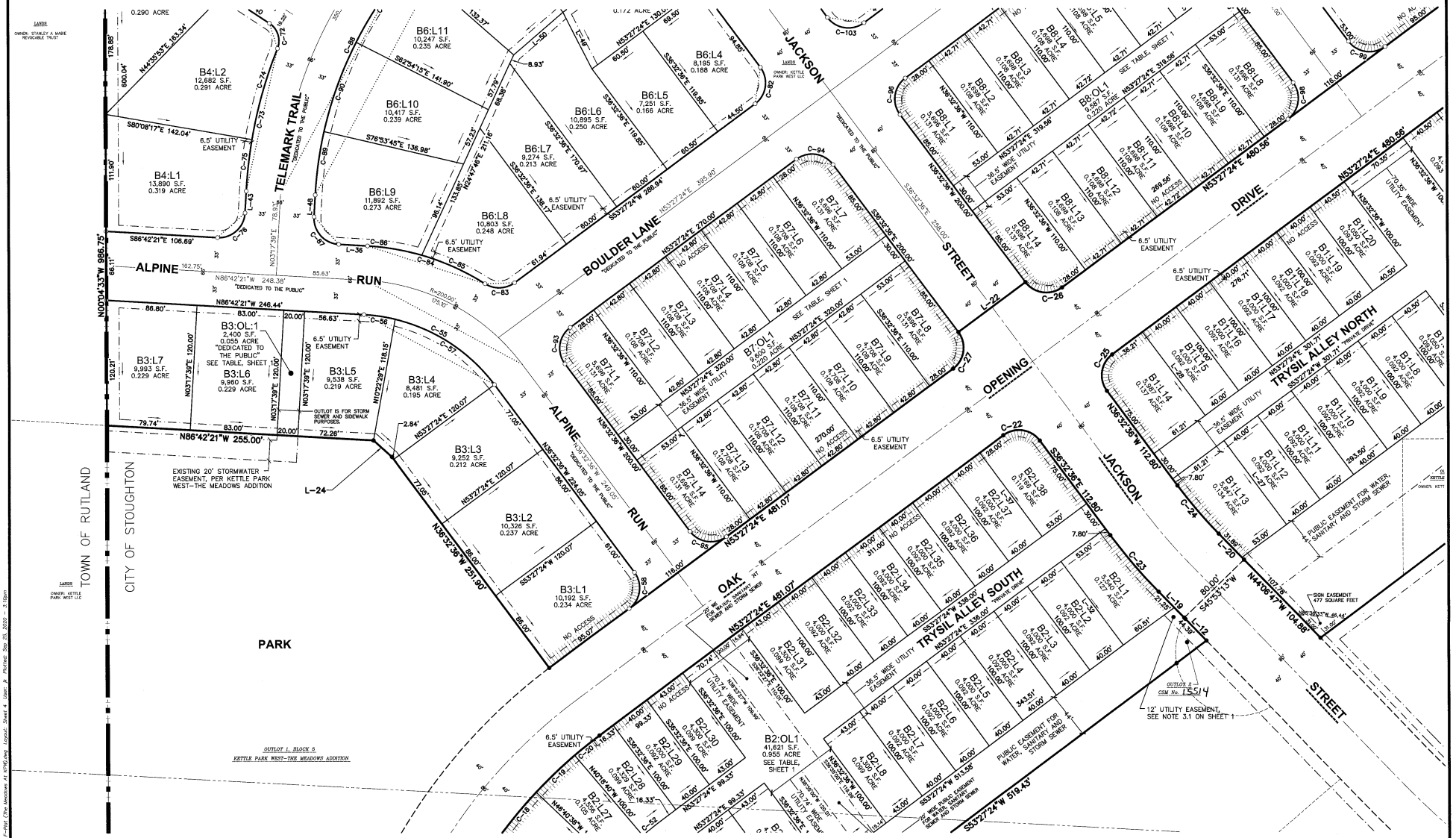
THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST 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



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Certified September 29, 2020

Department of Administration

north

0 25' 50' 100'

SCALE: 1" = 50'

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

3 4 6 5

SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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THE MEADOWS AT KETTLE PARK WEST

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		REVISION RESUBMITTAL DATE:	SEPTEMBER 02, 2020

SHEET 4 OF 8

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THE MEADOWS AT KETTLE PARK WEST

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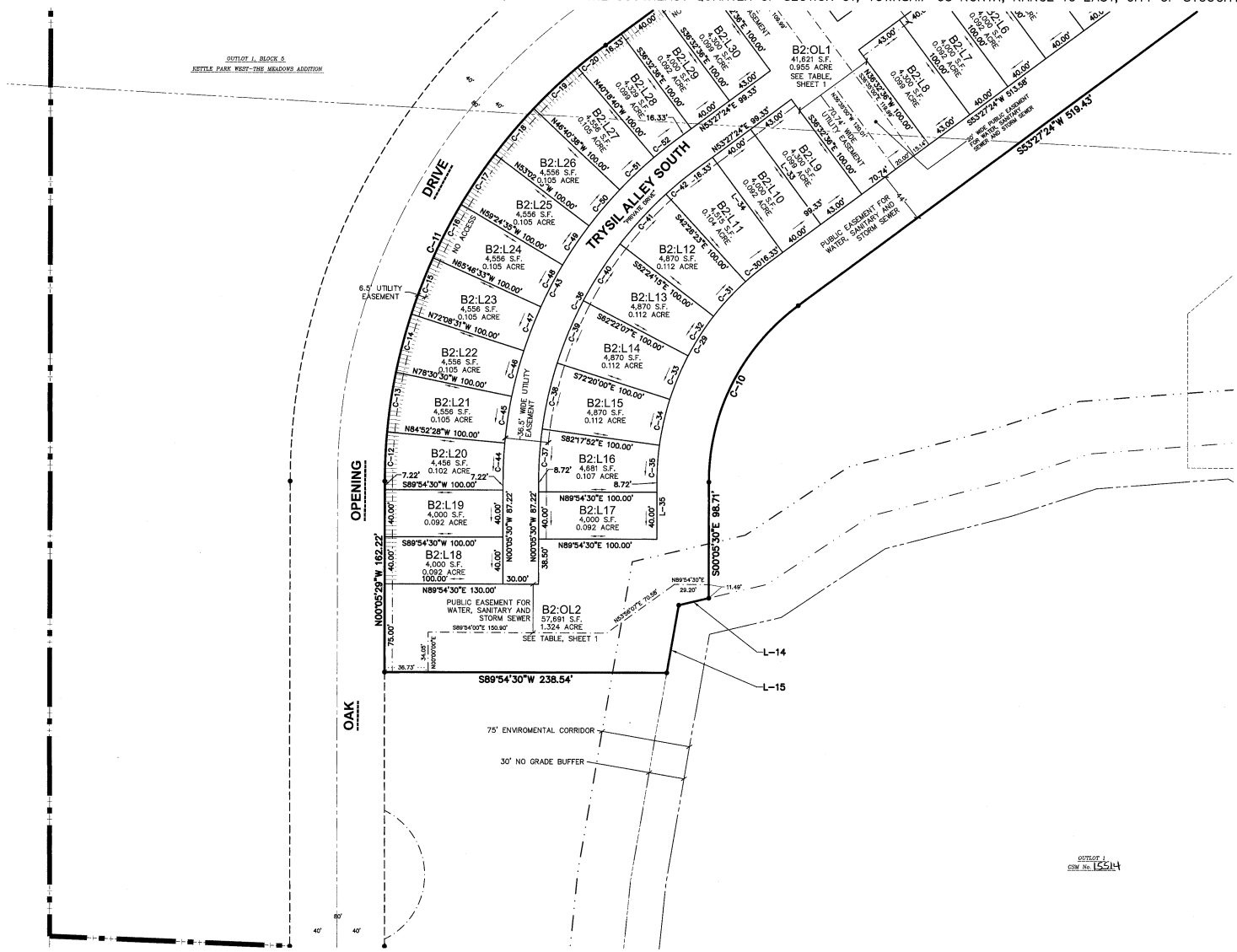

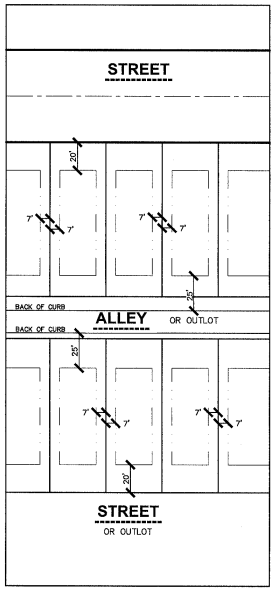

BUILDING SETBACKS (TYPICAL)
BUILDING SETBACKS FOR BLOCKS 1,2 7 AND 8

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 September 29, 2020

Department of Administration

north

0 25' 50' 100'

SCALE: 1" = 50'

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

4

5

SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-70185	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
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			SHEET 5 OF 8

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THE MEADOWS AT KETTLE PARK WEST

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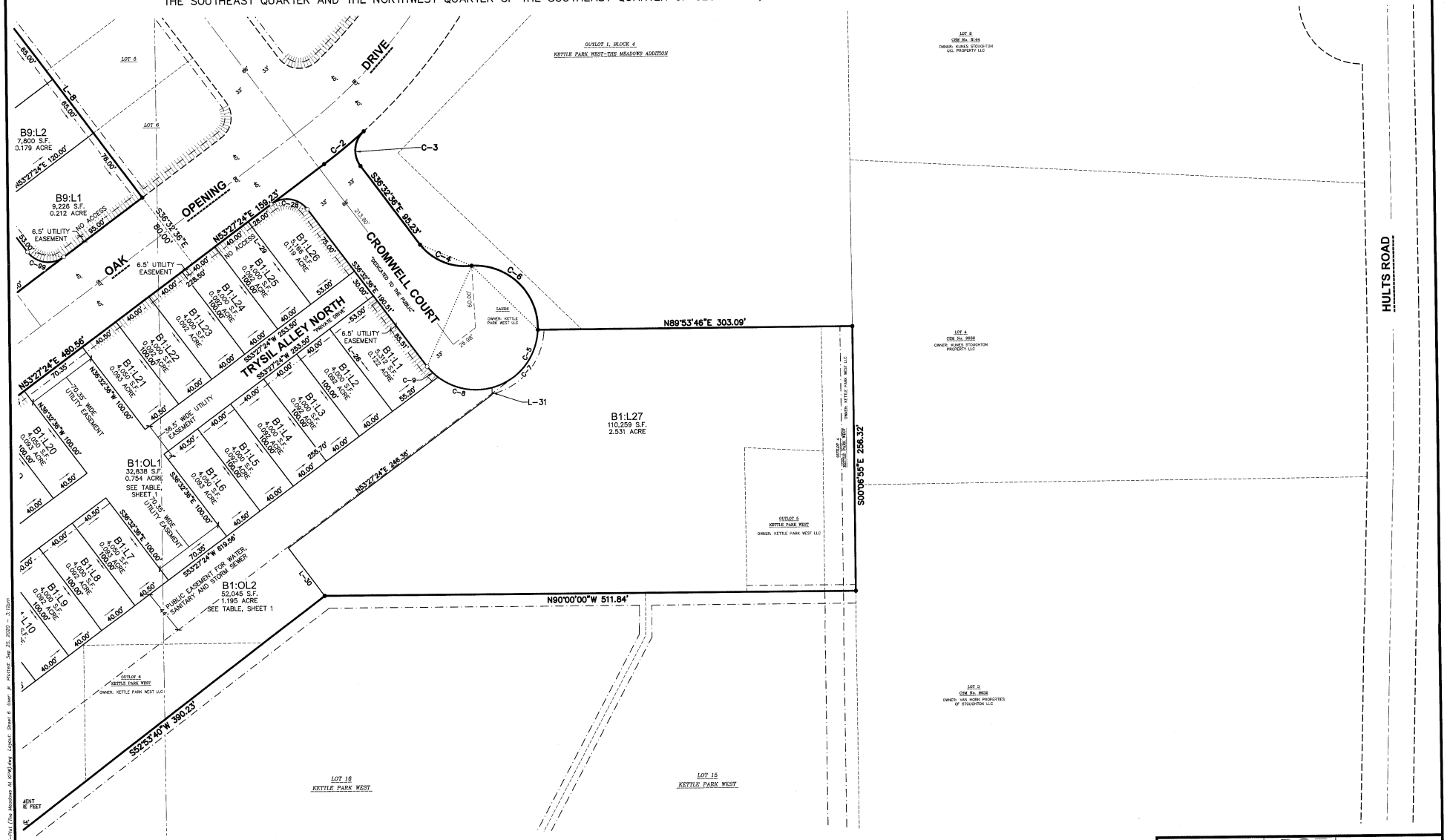

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Certified September 29, 2020

Department of Administration

WISCONSIN
TODD J. BUHR
S-2614
DEFOREST, WI
LAND SURVEYOR

9-29-2020

4 6

SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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THE MEADOWS AT KETTLE PARK WEST

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SHEET 6 OF 8

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THE MEADOWS AT KETTLE PARK WEST

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LINE TABLE

LINE	BEARING	DISTANCE
L-1	S03°18'06"W	48.98'
L-2	S30°39'08"E	220.07'
L-3	S53°27'24"W	15.83'
L-4	S36°32'36"E	132.85'
L-5	N53°27'24"E	52.29'
L-6	N82°33'08"E	110.67'
L-7	S86°41'54"E	308.52'
L-8	S36°32'36"E	244.52'
L-9	N53°27'24"E	159.23'
L-10	S36°32'36"E	95.23'
L-11	N44°06'47"W	104.88'
L-12	S44°06'47"E	30.85'
L-13	S00°05'30"E	98.71'
L-14	S76°31'36"W	26.15'
L-15	N09°48'08"E	58.33'
L-16	S89°54'30"W	238.54'
L-17	N00°05'29"W	162.22'
L-18	S36°32'36"E	112.80'
L-19	S44°06'47"E	34.79'
L-20	N44°06'47"W	34.79'
L-21	N36°32'36"W	112.80'
L-22	S53°27'24"W	80.00'
L-23	N36°32'36"W	251.90'
L-24	N48°15'13"W	23.73'
L-25	N86°42'21"W	255.00'
L-26	S36°32'36"E	100.00'

LINE TABLE

LINE	BEARING	DISTANCE
L-27	S36°32'36"E	100.00'
L-28	S36°32'36"E	100.00'
L-29	N36°32'36"W	100.00'
L-30	N36°32'36"W	58.01'
L-31	N00°00'00"E	6.91'
L-32	S36°32'36"E	100.00'
L-33	S36°32'36"E	100.00'
L-34	S36°32'36"E	100.00'
L-35	N00°05'30"W	48.72'
L-36	N86°42'21"W	27.63'
L-37	S36°32'36"E	100.00'
L-38	N36°32'36"W	29.69'
L-39	S56°51'49"E	37.91'
L-40	N56°51'49"W	37.91'
L-41	N56°51'49"W	29.29'
L-42	S56°51'49"E	29.29'
L-43	N03°17'39"E	20.93'
L-44	N80°15'04"W	57.90'
L-45	N58°01'32"W	54.10'
L-46	N41°42'51"W	25.24'
L-47	N36°32'36"W	54.69'
L-48	N03°17'39"E	20.93'
L-49	S27°04'51"E	60.83'
L-50	N49°13'52"E	62.33'
L-51	N45°52'43"W	60.81'
L-52	N36°32'36"W	29.69'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	27.45'	267.00'	5°53'27"	S56°24'08"W	27.44'	S59°20'52"W	S53°27'24"W
C-2	49.55'	540.00'	5°15'26"	N50°49'41"E	49.53'	S53°27'24"W	S48°11'58"W
C-3	36.98'	25.00'	84°44'34"	S05°49'41"W	33.70'	S48°11'58"W	S36°32'36"E
C-4	55.92'	54.18'	59°07'56"	S67°09'30"E	53.47'	S37°35'32"E	N83°16'31"E
C-5	245.79'	60.00'	234°43'00"	S24°28'21"W	106.58'	N87°06'51"E	N38°10'09"W
C-6	99.77'	60.00'	95°16'49"	S45°14'45"E	88.67'	N87°06'51"E	S02°23'39"W
C-7	76.47'	60.00'	73°01'40"	S38°54'29"W	71.40'	S02°23'39"W	S75°25'19"W
C-8	54.85'	60.00'	52°22'31"	N78°23'25"W	52.96'	S75°25'19"W	N52°12'09"W
C-9	14.70'	60.00'	14°02'00"	N45°11'09"W	14.66'	N52°12'09"W	N38°10'09"W
C-10	173.83'	186.00'	53°32'53"	S26°40'58"W	167.58'	S53°27'24"W	S00°05'29"E
C-11	429.91'	460.00'	53°32'54"	N26°40'57"E	414.44'	N00°05'30"W	N53°27'24"E
C-12	41.89'	460.00'	5°13'03"	N02°31'01"E	41.87'	N00°05'30"W	N05°07'32"E
C-13	51.11'	460.00'	6°21'58"	N08°18'31"E	51.08'	N05°07'32"E	N11°29'30"E
C-14	51.11'	460.00'	6°21'58"	N14°40'30"E	51.08'	N11°29'30"E	N17°51'29"E
C-15	51.11'	460.00'	6°21'58"	N21°02'28"E	51.08'	N17°51'29"E	N24°13'27"E
C-16	51.11'	460.00'	6°21'58"	N27°24'26"E	51.08'	N24°13'27"E	N30°35'25"E
C-17	51.11'	460.00'	6°21'58"	N33°46'24"E	51.08'	N30°35'25"E	N36°57'24"E
C-18	51.11'	460.00'	6°21'58"	N40°08'23"E	51.08'	N36°57'24"E	N43°19'22"E
C-19	51.11'	460.00'	6°21'58"	N46°30'21"E	51.08'	N43°19'22"E	N49°41'20"E
C-20	30.25'	460.00'	3°46'05"	N51°34'22"E	30.24'	N49°41'20"E	N53°27'24"E
C-22	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-23	71.34'	540.00'	7°34'11"	S40°19'41"E	71.29'	S36°32'36"E	S44°06'47"E
C-24	60.77'	460.00'	7°34'11"	N40°19'41"W	60.73'	S44°06'47"E	S36°32'36"E
C-25	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	S36°32'36"E	S53°27'24"W
C-26	39.27'	25.00'	90°00'00"	N81°32'36"W	35.36'	S53°27'24"W	N36°32'36"W
C-27	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S36°32'36"E	S53°27'24"W
C-28	39.27'	25.00'	90°00'03"	N81°32'36"W	35.36'	N36°32'34"W	S53°27'23"W
C-29	214.96'	230.00'	53°32'54"	S26°40'58"W	207.22'	S53°27'24"W	S00°05'29"E
C-30	23.67'	230.00'	5°53'48"	S50°30'31"W	23.66'	S53°27'24"W	S47°33'37"W
C-31	40.00'	230.00'	9°57'52"	S42°34'41"W	39.95'	S47°33'37"W	S37°35'45"W
C-32	40.00'	230.00'	9°57'52"	S32°36'49"W	39.95'	S37°35'45"W	S27°37'53"W
C-33	40.00'	230.00'	9°57'52"	S22°38'57"W	39.95'	S27°37'53"W	S17°40'01"W
C-34	40.00'	230.00'	9°57'52"	S12°41'04"W	39.95'	S17°40'00"W	S07°42'08"W
C-35	31.29'	230.00'	7°47'38"	S03°48'19"W	31.26'	S07°42'08"W	S00°05'29"E
C-36	308.42'	330.00'	53°32'54"	N26°40'57"E	297.31'	N00°05'29"W	N53°27'24"E
C-37	44.90'	330.00'	7°47'39"	N03°48'19"E	44.85'	N00°05'29"W	N07°42'08"E
C-38	57.39'	330.00'	9°57'52"	N12°41'04"E	57.32'	N07°42'08"E	N17°40'01"E
C-39	57.39'	330.00'	9°57'52"	N22°38'57"E	57.32'	N17°40'00"E	N27°37'53"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-40	57.39'	330.00'	9°57'52"	N32°36'49"E	57.32'	N27°37'53"E	N37°35'45"E
C-41	57.39'	330.00'	9°57'52"	N42°34'41"E	57.32'	N37°35'45"E	N47°33'37"E
C-42	33.96'	330.00'	5°53'47"	N50°30'31"E	33.95'	N47°33'37"E	N53°27'24"E
C-43	336.45'	360.00'	53°32'55"	N26°40'57"E	324.34'	N00°05'30"W	N53°27'24"E
C-44	32.78'	360.00'	5°13'04"	N02°31'01"E	32.77'	N00°05'30"W	N05°07'32"E
C-45	40.00'	360.00'	6°21'58"	N08°18'31"E	39.98'	N05°07'32"E	N11°29'30"E
C-46	40.00'	360.00'	6°21'58"	N14°40'29"E	39.98'	N11°29'30"E	N17°51'29"E
C-47	40.00'	360.00'	6°21'58"	N21°02'28"E	39.98'	N17°51'29"E	N24°13'27"E
C-48	40.00'	360.00'	6°21'58"	N27°24'26"E	39.98'	N24°13'27"E	N30°35'25"E
C-49	40.00'	360.00'	6°21'58"	N33°46'25"E	39.98'	N30°35'25"E	N36°57'24"E
C-50	40.00'	360.00'	6°21'58"	N40°08'23"E	39.98'	N36°57'24"E	N43°19'22"E
C-51	40.00'	360.00'	6°21'58"	N46°30'22"E	39.98'	N43°19'23"E	N49°41'21"E
C-52	23.67'	360.00'	3°46'05"	N51°34'22"E	23.67'	N49°41'20"E	N53°27'24"E
C-55	146.21'	167.00'	50°09'45"	N61°37'28"W	141.58'	N36°32'36"W	N86°42'21"W
C-56	30.36'	167.00'	10°24'59"	N81°29'52"W	30.32'	N76°17'22"W	N86°42'21"W
C-57	115.85'	167.00'	39°44'46"	N56°24'59"W	113.54'	N36°32'36"W	N76°17'22"W
C-58	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N53°27'24"E	N36°32'36"W
C-59	227.63'	260.00'	50°09'45"	N61°37'28"W	220.43'	N36°32'36"W	N86°42'21"W
C-60	79.59'	260.00'	17°32'24"	N77°56'09"W	79.28'	N69°09'57"W	N86°42'21"W
C-61	101.11'	260.00'	22°16'49"	N58°01'32"W	100.47'	N46°53'07"W	N69°09'57"W
C-62	46.93'	260.00'	10°20'32"	N41°42'51"W	46.87'	N36°32'36"W	N46°53'07"W
C-63	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N53°27'24"E	N36°32'36"W
C-64	68.43'	433.00'	9°03'15"	N48°55'47"E	68.35'	N44°24'09"E	N53°27'24"E
C-65	27.48'	20.00'	78°44'02"	N83°46'10"E	25.37'	S56°51'49"E	N44°24'09"E
C-66	215.20'	68.50'	180°00'00"	S33°08'11"W	137.00'	N56°51'49"W	S56°51'49"E
C-67	17.14'	68.50'	14°20'18"	N64°01'57"W	17.10'	N56°51'49"W	N71°12'06"W
C-68	60.00'	68.50'	50°11'10"	S83°42'19"W	58.10'	N71°12'06"W	S58°36'44"W
C-69	62.15'	68.50'	51°59'18"	S32°37'05"W	60.04'	S58°36'44"W	S06°37'26"W
C-70	62.21'	68.50'	52°01'33"	S19°23'21"E	60.08'	S06°37'26"W	S45°24'07"E
C-71	13.70'	68.50'	11°27'41"	S51°07'58"E	13.68'	S45°24'07"E	S56°51'49"E
C-72	27.48'	20.00'	78°44'02"	N17°29'47"W	25.37'	N21°52'14"E	N56°51'49"W
C-73	140.39'	433.00'	18°34'35"	N12°34'56"E	139.77'	N03°17'39"E	N21°52'14"E
C-74	90.75'	433.00'	12°00'31"	N15°51'59"E	90.59'	N09°51'43"E	N21°52'14"E
C-75	49.64'	433.00'	6°34'04"	N06°34'41"E	49.61'	N03°17'39"E	N09°51'43"E
C-76	39.27'	25.00'	90°00'00"	N48°17'39"E	35.36'	S86°42'21"E	N03°17'39"E
C-77	31.86'	20.00'	91°15'54"	N11°13'52"W	28.59'	N34°24'05"E	N56°51'49"W
C-78	19.12'	433.00'	2°31'47"	N33°08'11"E	19.12'	N31°52'18"E	N34°24'05"E
C-79	31.86'	20.00'	91°15'54"	N77°30'15"E	28.59'	S56°51'49"E	N31°52'18"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-80	94.25'	30.00'	180°00'00"	S33°08'11"W	60.00'	N56°51'49"W	S56°51'49"E
C-81	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-82	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S36°32'36"E	S53°27'24"W
C-83	30.16'	25.00'	69°07'19"	S88°01'04"W	28.36'	S53°27'24"W	N57°25'16"W
C-84	119.09'	233.00'	29°17'05"	N72°03'49"W	117.80'	N57°25'16"W	N86°42'21"W
C-85	66.44'	233.00'	16°20'16"	N65°35'25"W	66.22'	N57°25'16"W	N73°45'34"W
C-86	52.65'	233.00'	12°56'47"	N80°13'57"W	52.54'	N73°45'34"W	N86°42'21"W
C-87	39.27'	25.00'	90°00'00"	N41°42'21"W	35.36'	N86°42'21"W	N03°17'39"E
C-88	321.31'	367.00'	50°09'45"	N28°22'32"E	311.15'	N03°17'39"E	N53°27'24"E
C-89	61.22'	367.00'	9°33'28"	N08°04'23"E	61.15'	N03°17'39"E	N12°51'07"E
C-90	91.24'	367.00'	14°14'38"	N19°58'26"E	91.00'	N12°51'07"E	N27°05'45"E
C-91	91.26'	367.00'	14°14'48"	N34°13'10"E	91.02'	N27°05'45"E	N41°20'34"E
C-92	77.59'	367.00'	12°08'51"	N47°23'59"E	77.45'	N41°20'34"E	N53°27'24"E
C-93	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N36°32'36"W	N53°27'24"E
C-94	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-95	39.27'	25.00'	90°00'00"	N81°32'36"W	35.36'	S53°27'24"W	N36°32'36"W
C-96	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N36°32'36"W	N53°27'24"E
C-97	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-98	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S36°32'36"E	S53°27'24"W
C-99	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	S36°32'36"E	N53°27'24"E
C-100	35.10'	117.00'	17°11'12"	S27°57'00"E	34.96'	S19°21'23"E	S36°32'36"E
C-101	50.53'	183.00'	15°49'19"	N18°52'04"W	50.37'	N26°46'43"W	N10°57'24"W
C-102	35.01'	25.00'	80°14'07"	N13°20'21"E	32.22'	N53°27'24"E	N26°46'43"W
C-103	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	S36°32'36"E	N53°27'24"E
C-104	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S53°27'24"W	S36°32'36"E
C-105	34.24'	333.00'	5°53'27"	S56°24'08"W	34.22'	S59°20'52"W	S53°27'24"W
C-106	39.27'	25.00'	90°00'00"	N81°32'36"W	35.36'	S53°27'24"W	N36°32'36"W
C-107	297.67'	340.00'	50°09'45"	N61°37'28"W	288.25'	N36°32'36"W	N86°42'21"W
C-108	31.93'	340.00'	5°22'53"	N39°14'02"W	31.92'	N36°32'36"W	N41°55'29"W
C-109	74.98'	340.00'	12°38'07"	N48°14'33"W	74.83'	N41°55'29"W	N54°33'36"W
C-110	74.51'	340.00'	12°33'23"	N60°50'18"W	74.36'	N54°33'36"W	N67°06'59"W
C-111	78.49'	340.00'	13°13'34"	N73°43'46"W	78.31'	N67°06'59"W	N80°20'32"W
C-112	37.76'	340.00'	6°21'48"	N83°31'27"W	37.74'	N80°20'32"W	N86°42'21"W

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 September 29, 2020

Department of Administration

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

9-29-2020

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-7016S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 06, 2020
		REVISION RESUBMITTAL DATE:	SEPTEMBER 02, 2020

SHEET 7 OF 8

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File: L:\2015\15-7016\DWG\Survey\Sheets\15-7016S 2-Plat (The Meadows At KPW).dwg Layout: Sheet 7 User: JB Plotted: Sep 25, 2020 - 1:12pm

THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST 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

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF KETTLE PARK WEST, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF STOUGHTON CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED, AND IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, ON PAGES 450-451, AS DOCUMENT No. 5369842, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, RECORDED IN VOLUME 112 OF CERTIFIED SURVEY MAPS, ON PAGES 57-59, AS DOCUMENT No. 5641243, PART OF THE NORTHEAST 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1,654.99 FEET TO THE NORTHWEST CORNER OUTLOT 1, BLOCK 5, KETTLE PARK WEST-THE MEADOWS ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, 986.75 FEET TO THE CENTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 543.28 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE SOUTH 03 DEGREES 18 MINUTES 06 SECONDS WEST, 48.98 FEET TO A BEND IN THE WESTERN LINE OF SAID LOT 1; THENCE SOUTH 30 DEGREES 39 MINUTES 08 SECONDS EAST ALONG SAID LINE, 220.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TELEMARK TRAIL AND A POINT ON A CURVE; THENCE SOUTHWESTERLY 27.45 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS SOUTH 56 DEGREES 24 MINUTES 08 SECONDS WEST, 27.44 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 15.83 FEET TO NORTHWEST CORNER OF LOT 1; BLOCK 2 OF KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF LOT 1, BLOCK 2, AFORESAID, 132.85 FEET TO SOUTHWEST CORNER OF BLOCK 2; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK, 52.29 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID BLOCK, 110.67 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF BLOCK 2 AND BLOCK 3, KETTLE PARK WEST-THE MEADOWS ADDITION, 308.52 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE, 244.52 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OAK OPENING DRIVE; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 159.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 49.55 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 50 DEGREES 49 MINUTES 41 SECONDS EAST, 49.53 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 36.98 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 05 DEGREES 49 MINUTES 41 SECONDS WEST, 33.70 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 95.23 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 55.92 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.18 FEET, THE CHORD BEARS SOUTH 67 DEGREES 09 MINUTES 30 SECONDS EAST, 53.47 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 99.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 45 DEGREES 14 MINUTES 45 SECONDS EAST, 88.67 FEET TO THE SOUTHWESTERLY CORNER OF OUTLOT 1, BLOCK 4 OF KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, 303.09 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1, ALSO BEING THE NORTHEAST CORNER OF OUTLOT 4, KETTLE PARK WEST, AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 4, AFORESAID, 256.32 FEET TO THE NORTHEAST CORNER OF LOT 15, KETTLE PARK WEST, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOTS 15 AND 16, KETTLE PARK WEST, AFORESAID, 511.84 FEET TO THE NORTHWEST CORNER OF LOT 16, KETTLE PARK WEST; THENCE SOUTH 52 DEGREES 53 MINUTES 40 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOT 16, AFORESAID, 390.23 FEET TO THE WESTERNMOST CORNER OF SAID LOT 16 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 104.88 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 30.85 FEET TO THE NORTHERNMOST CORNER OF OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, AFORESAID; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT, 519.43 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 173.83 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS SOUTH 26 DEGREES 40 MINUTES 58 SECONDS WEST, 167.58 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID LINE, 98.71 FEET; THENCE SOUTH 76 DEGREES 31 MINUTES 36 SECONDS WEST ALONG SAID LINE, 26.15 FEET; THENCE SOUTH 09 DEGREES 48 MINUTES 08 SECONDS EAST ALONG SAID LINE, 58.33 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 238.54 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP AND THE EASTERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 00 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 152.22 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 429.91 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 57 SECONDS EAST, 414.44 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS EAST, 35.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 71.34 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 19 MINUTES 41 SECONDS EAST, 71.29 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 34.79 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 13 SECONDS EAST, 80.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 34.79 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 60.77 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 40 DEGREES 19 MINUTES 41 SECONDS WEST, 60.73 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 08 DEGREES 27 MINUTES 24 SECONDS EAST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 480.56 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 480.56 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 27 MINUTES 24 SECONDS WEST, 35.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 481.07 FEET TO THE NORTHEAST CORNER OF OUTLOT 1, BLOCK 5, KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF OUTLOT 1, BLOCK 5, AFORESAID, 251.90 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 13 SECONDS WEST ALONG SAID LINE, 23.73 FEET; THENCE NORTH 86 DEGREES 42 MINUTES 21 SECONDS WEST ALONG SAID LINE, 255.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,532,327 SQUARE FEET OR 35.177 ACRES.

Todd J. Buhr — 9-29-2020
TODD J. BUHR, S-2614 — DATE
PROFESSIONAL LAND SURVEYOR

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

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 THE PLAT OF "THE MEADOWS AT KETTLE PARK WEST" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "THE MEADOWS AT KETTLE PARK WEST" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON
DEPARTMENT OF TRANSPORTATION
DANE COUNTY ZONING & LAND REGULATION COMMITTEE
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 29TH DAY OF SEPTEMBER, 2020.

KETTLE PARK WEST, LLC

BY: Dave M. Jenkins
DAVE M. JENKINS,
MANAGING MEMBER

TARA M. MILLER NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 29th DAY OF September, 2020, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Tara M. Miller — 05/04/2024
NOTARY PUBLIC, — MY COMMISSION EXPIRES
DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS 29th DAY OF September, 2020.

IN THE PRESENCE OF:

(SIGN NAME HERE) — Scott A. Hoerth, SVP (PRINT NAME AND TITLE HERE)

DAWN S. BRUMMOND NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS 29th DAY OF September, 2020, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Dawn S. Brummond — 11-16-2020
NOTARY PUBLIC, — MY COMMISSION EXPIRES
STATE OF WISCONSIN

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "THE MEADOWS AT KETTLE PARK WEST", 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 21 DAY OF April, 2020.

Holly Licht
HOLLY LICHT, CLERK
CITY OF STOUGHTON

CITY OF STOUGHTON TREASURER'S CERTIFICATE

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS 30 DAY OF September, 2020 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "THE MEADOWS AT KETTLE PARK WEST"

Lisa Aide — 9-30-2020
LISA AIDE, — DATE
CITY TREASURER,
CITY OF STOUGHTON

~~EASEMENT/RESTRICTION RELEASE BY APPROVAL AUTHORITY~~

~~BY APPROVAL OF THIS PLAT, THE CITY OF STOUGHTON HEREBY RELEASES ITS RIGHTS TO THE TEMPORARY CUL-DE-SAC EASEMENT RECORDED AS DOCUMENT NUMBER _____ ON ASHEN TRAIL, THE UTILITY EASEMENT RECORDED AS DOCUMENT NUMBER _____ ALONG OSLO RUN BEING SOUTH OF OUT LOT 4 BLOCK 3 KETTLE PARK WEST – THE MEADOWS ADDITION AND PART OF A UTILITY EASEMENT RECORDED AS DOCUMENT NUMBER _____ UNDER ASPEN COURT SOUTH OF OAK OPENING DRIVE AS SHOWN ON THIS PLAT.~~

~~IN WITNESS WHEREOF, THE SAID CITY OF STOUGHTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY CITY ADMINISTRATOR _____, AND _____, ITS CITY CLERK, AT THE CITY OF STOUGHTON, WISCONSIN ON THIS _____ DAY OF _____, 2020.~~

HR
City of Stoughton

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 1st DAY OF October, 2020, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "THE MEADOWS AT KETTLE PARK WEST".

10-1-2020
ADAM GALLAGHER — DATE
TREASURER, DANE COUNTY

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS 8TH DAY OF OCTOBER, 2020, AT 11:44 O'CLOCK, AM. AND RECORDED IN VOLUME 61-036A OF PLATS ON PAGES 195 THROUGH 202 AS DOCUMENT NUMBER 5646491

Kristi Chlebowski BY Dawn McCarthy, DEPUTY

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

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 September 29, 2020

Renee M. Powers
Department of Administration

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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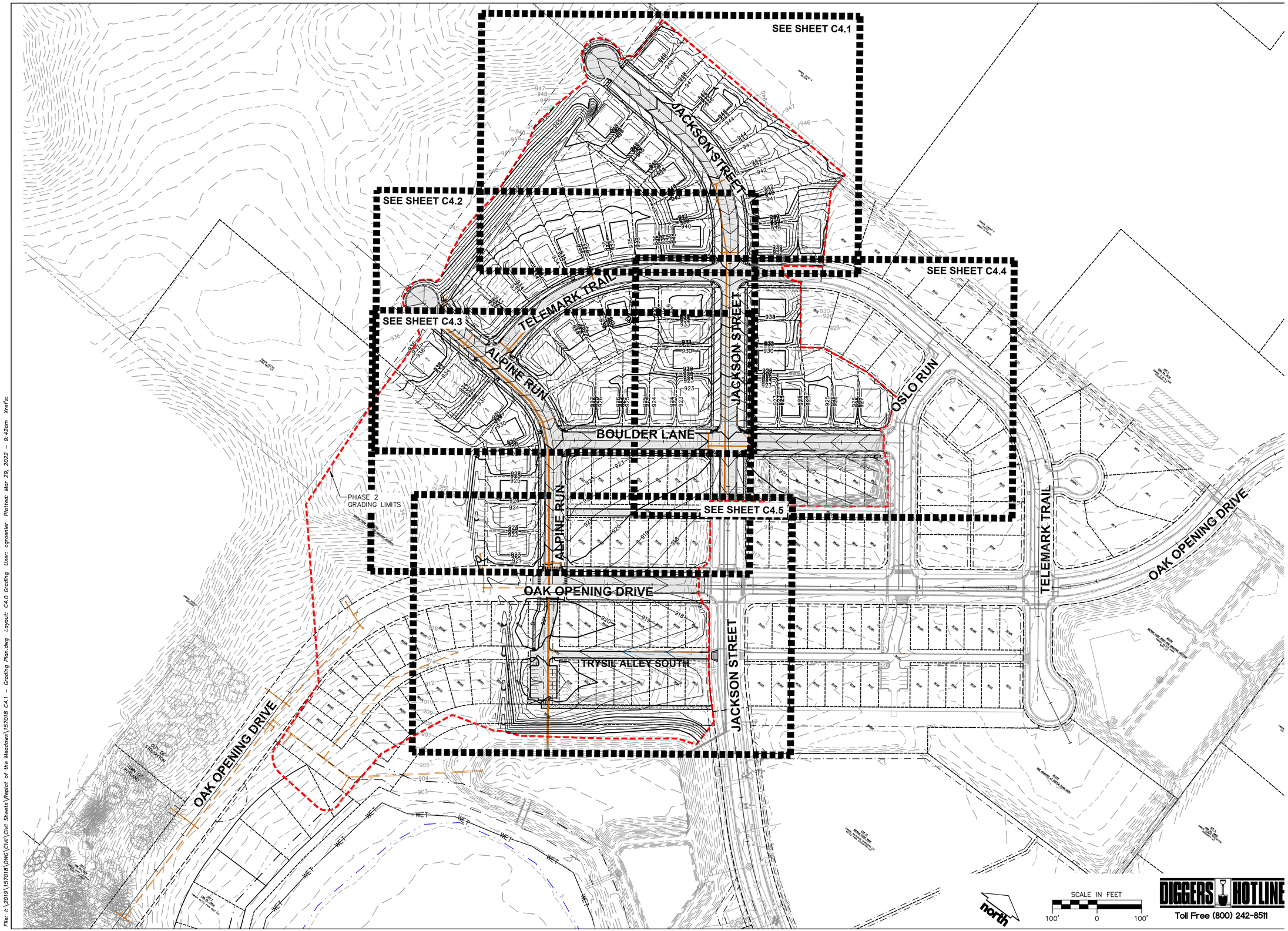
THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-70189	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	DECEMBER 04, 2019
		REVISION RESUBMITTAL DATE:	MARCH 06, 2020
		REVISION RESUBMITTAL DATE:	SEPTEMBER 02, 2020

SHEET 8 OF 8

File: I:\2015\15-70189\DWG\Survey\Sheets\157018_F-Plat (The Meadows At KPW).dwg Layout: Sheet 8 User: JK Plotted: Sep 25, 2020 - 8:44am

UNOFFICIAL COPY



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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FDG

CLIENT ADDRESS:
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
2	05.21.21	REPLAT RE-SUBMITTAL
3	08.02.21	REPLAT FINAL PLAT
4	11.08.21	REPLAT FINAL PLAT
5	02.08.22	CITY COMMENT RESPONSE
6	03.22.22	CITY COMMENT RESPONSE
7	03.29.22	CITY COMMENT RESPONSE
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Design/Drawn: **MSS**
Approved: **SJB**

SHEET TITLE:
OVERALL FINISHED LOT GRADING PLAN & SHEET MAP

SHEET NUMBER:
C4.0

JSD PROJECT NO: 15-7018

File: I:\2019\157018\DWG\Civil\Civil Sheets\Replat of the Meadows\157018 C4.1 – Grading Plan.dwg Layout: C4.0 Grading User: cgroenier Plotted: Mar 29, 2022 – 9:42am Xref's:

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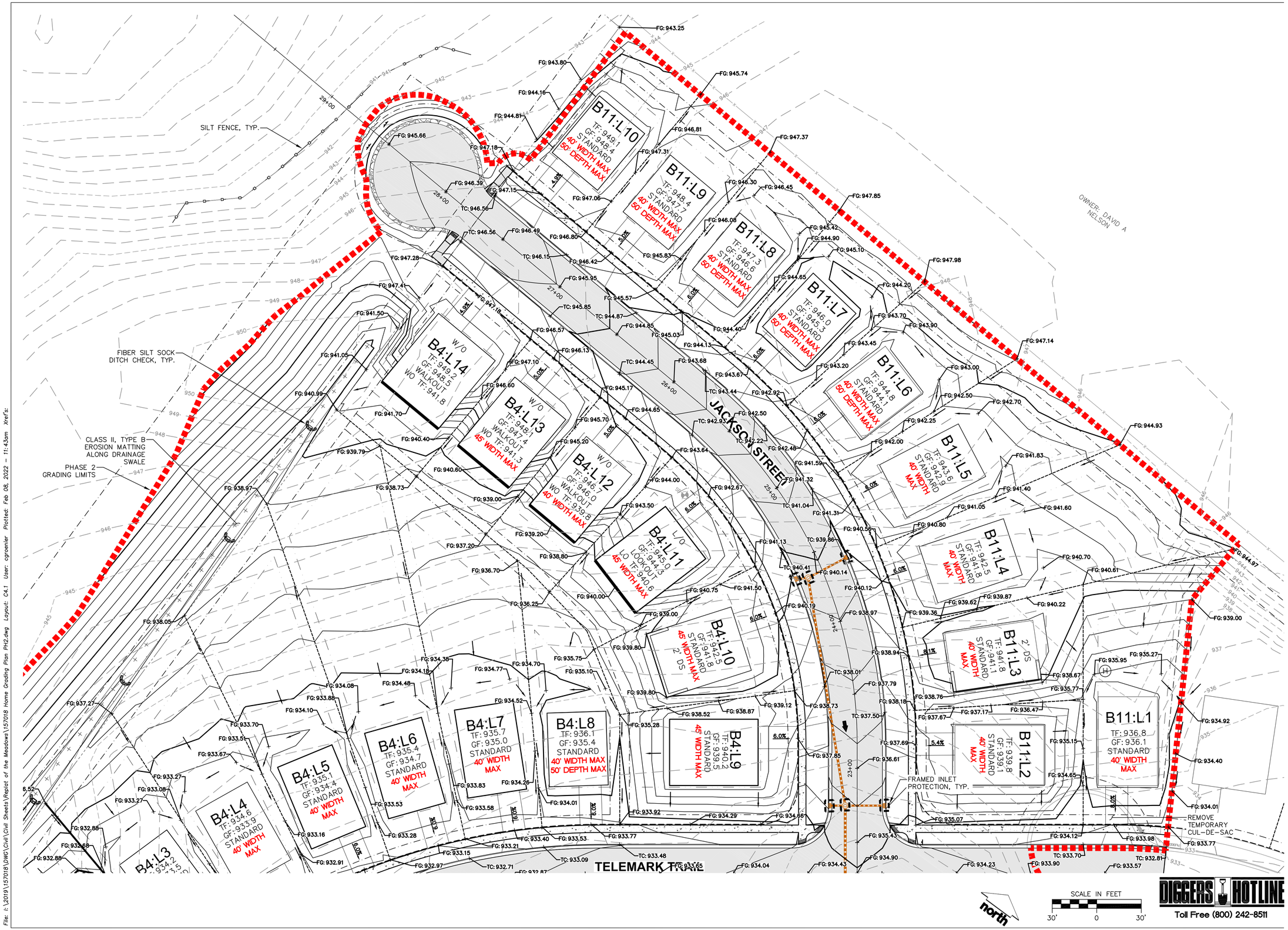

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VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
2	05.21.21	REPLAT RE-SUBMITTAL
3	08.02.21	REPLAT FINAL PLAT
4	11.08.21	REPLAT FINAL PLAT
5	02.08.22	CITY COMMENT RESPONSE
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Design/Drawn: MSS
Approved: SJB

SHEET TITLE:
DETAILED FINISHED LOT GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.1

JSD PROJECT NO: 15-7018

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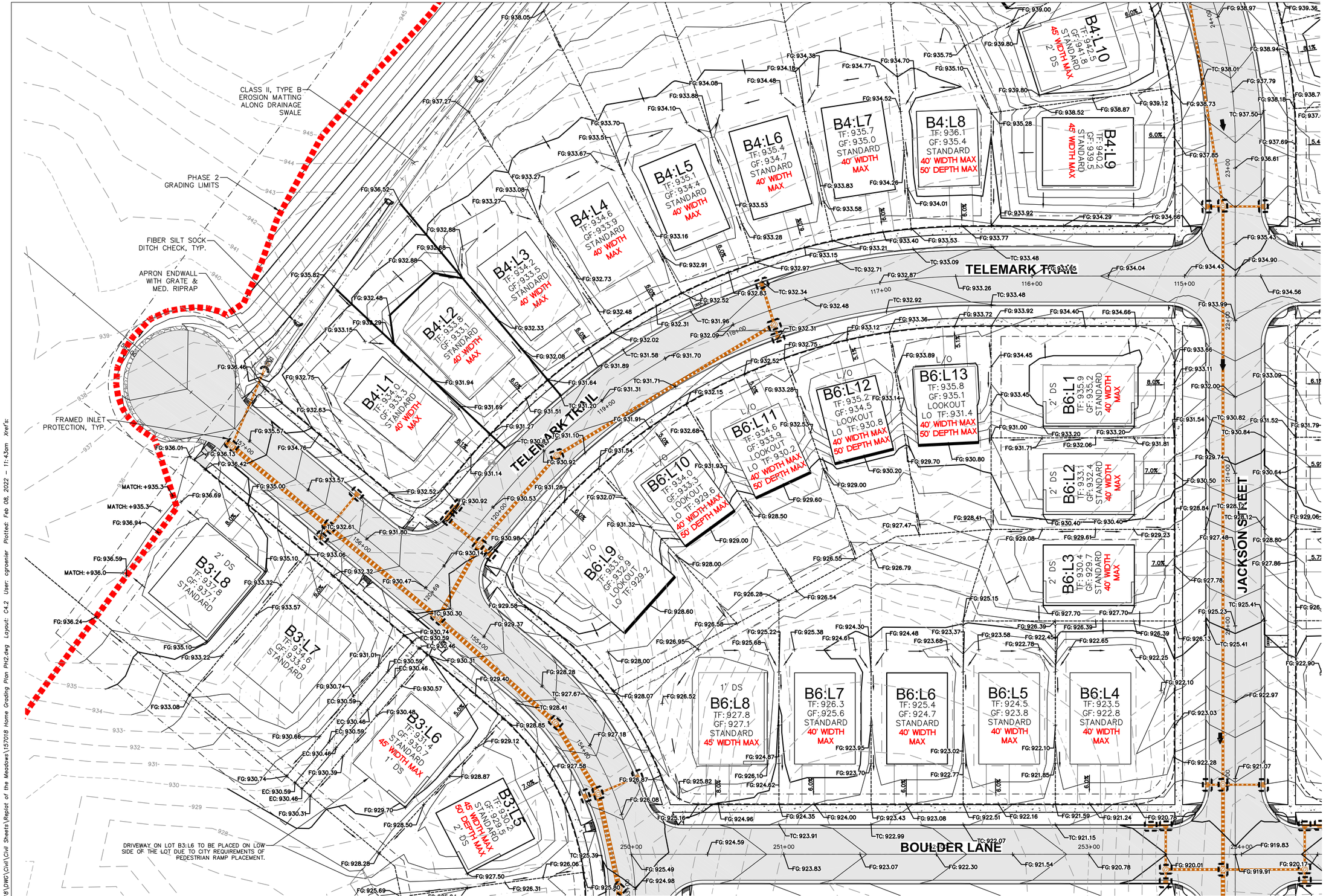

File: I:\2019\157018\DWG\Civil\Civil Sheets\Replat of the Meadows\157018 Home Grading Plan PH2.dwg Layout: C4.2 User: cgroenier Plotted: Feb 08, 2022 - 11:43am Xref's:

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P. 608.848.5060

CLIENT:
FDG

CLIENT ADDRESS:
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
2	05.21.21	REPLAT RE-SUBMITTAL
3	08.02.21	REPLAT FINAL PLAT
4	11.08.21	REPLAT FINAL PLAT
5	02.08.22	CITY COMMENT RESPONSE
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Design/Drawn: MSS
Approved: SJB

SHEET TITLE:
DETAILED FINISHED LOT GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.2

JSD PROJECT NO: 15-7018

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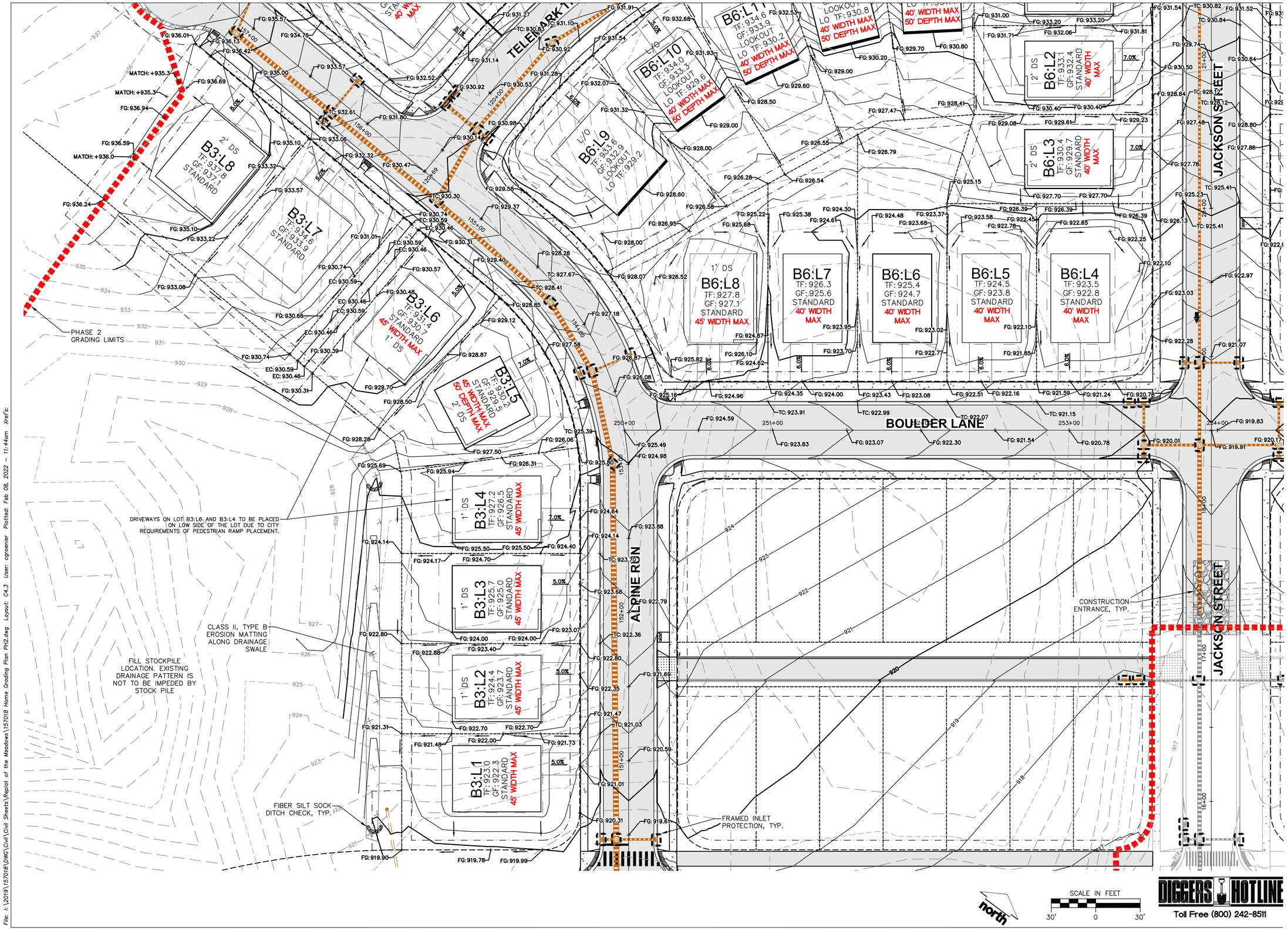

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CLIENT:

FDG

CLIENT ADDRESS:
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
2	05.21.21	REPLAT RE-SUBMITTAL
3	08.02.21	REPLAT FINAL PLAT
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5	02.08.22	CITY COMMENT RESPONSE
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Design/Drawn: MSS
Approved: SJB

SHEET TITLE:
DETAILED FINISHED LOT GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.3

JSD PROJECT NO: 15-7018

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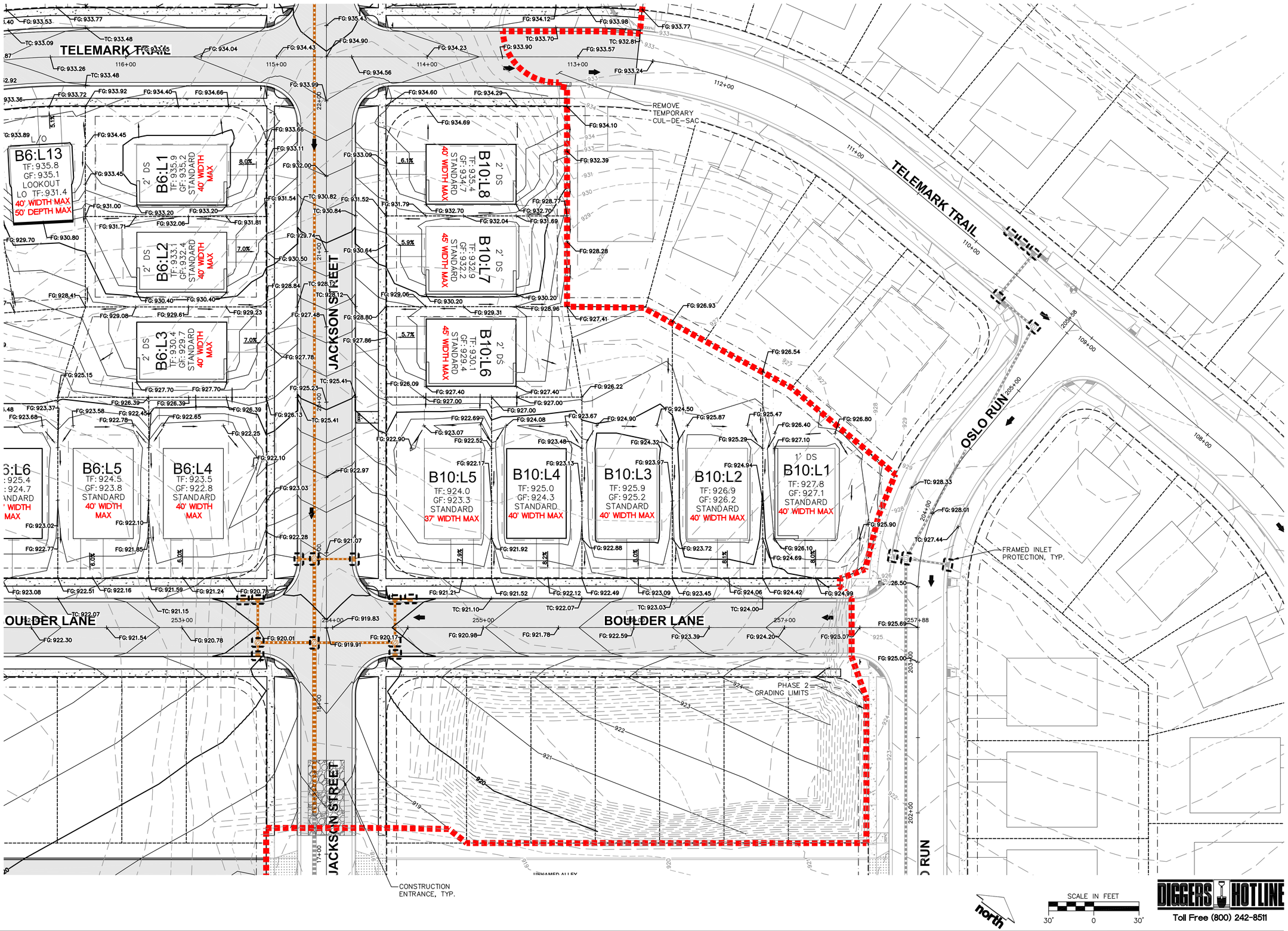

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VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
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4	11.08.21	REPLAT FINAL PLAT
5	02.08.22	CITY COMMENT RESPONSE
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Design/Drawn: MSS
Approved: SJB

SHEET TITLE:
DETAILED FINISHED LOT GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.4

JSD PROJECT NO: 15-7018

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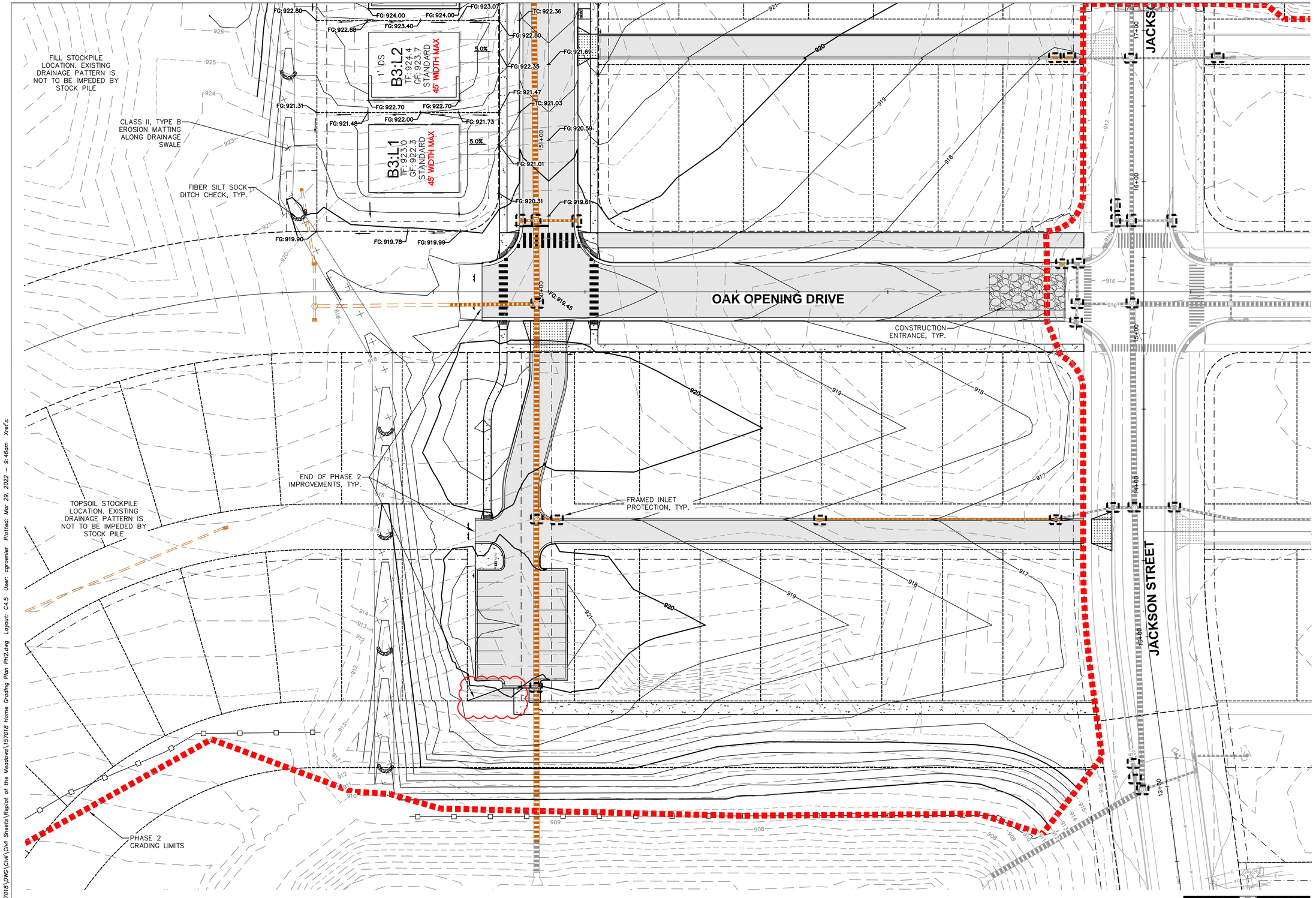

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CLIENT:
FDG

CLIENT ADDRESS:
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VERONA, WI 53508

PROJECT:
THE MEADOWS AT KETTLE PARK WEST PHASE 2

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.14.21	REPLAT SUBMITTAL
2	05.21.21	REPLAT RE-SUBMITTAL
3	08.02.21	REPLAT FINAL PLAT
4	11.08.21	REPLAT FINAL PLAT
5	02.08.22	CITY COMMENT RESPONSE
6	03.22.22	CITY COMMENT RESPONSE
7	03.29.22	CITY COMMENT RESPONSE
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MSS
Approved: SJB

SHEET TITLE:
DETAILED FINISHED LOT GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.5

JSD PROJECT NO: 15-7018

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