

**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Approving Certified Survey Maps (CSM's) for Kettle Park West Commercial Center (KPWCC) at the corner of State Highway 138 and US Highway 51, Stoughton, Wisconsin.

Committee Action: Planning Commission recommends Council approval – with the Mayor voting.

Fiscal Impact: None

**File Number:** R- 124 -2014

**Date Introduced:** November 11, 2014

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

**WHEREAS**, on October 7, 2014, the Department of Planning & Development received an application letter, fee and three certified survey maps (the "Certified Survey Maps") from Kettle Park West, LLC and Forward Development Group, relating to the proposed Kettle Park West Commercial at the corner of State Highway 138 and US Highway 51, Stoughton, Wisconsin; and

**WHEREAS**, a site assessment checklist has been delivered to the City and has been reviewed the Planning Commission; and

**WHEREAS**, an environmental assessment has not been finalized for the lands to be dedicated such assessment shall be completed by the developer and provided to the City indicating that the dedicated lands present no environmental hazard, prior to the signing of the Certified Survey Maps by the City; and

**WHEREAS**, the City has entered into an Agreement to Undertake Development (and as may be amended) for the lands contained in these three certified survey maps,

**WHEREAS**, the Developer has submitted plans under Ord. 66-303 (1), (2) and (3) to be reviewed by staff and engineering consultant; and

**WHEREAS**, on October 27, 2014 and November 3, 2014 the City of Stoughton Planning Commission reviewed the proposed Certified Survey Maps; and

**WHEREAS**, the Planning Commission and Common Council have determined that, subject to certain conditions being satisfied, the proposed Certified Survey Maps meet the requirements of the City's land division regulations, and will not create undesirable impacts on nearby properties, the environment, or the community as a whole.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Stoughton Common Council that the Certified Survey Maps are hereby approved, subject to satisfaction of the conditions set forth below. If the Certified Survey Map is signed by the City prior to satisfaction of the following conditions, it shall be held in escrow by an appropriate third party, such as a title company or other closing agent, pursuant to an escrow agreement that allows the Certified Survey Maps to be released and recorded upon satisfaction of the following conditions. The conditions are as follows:

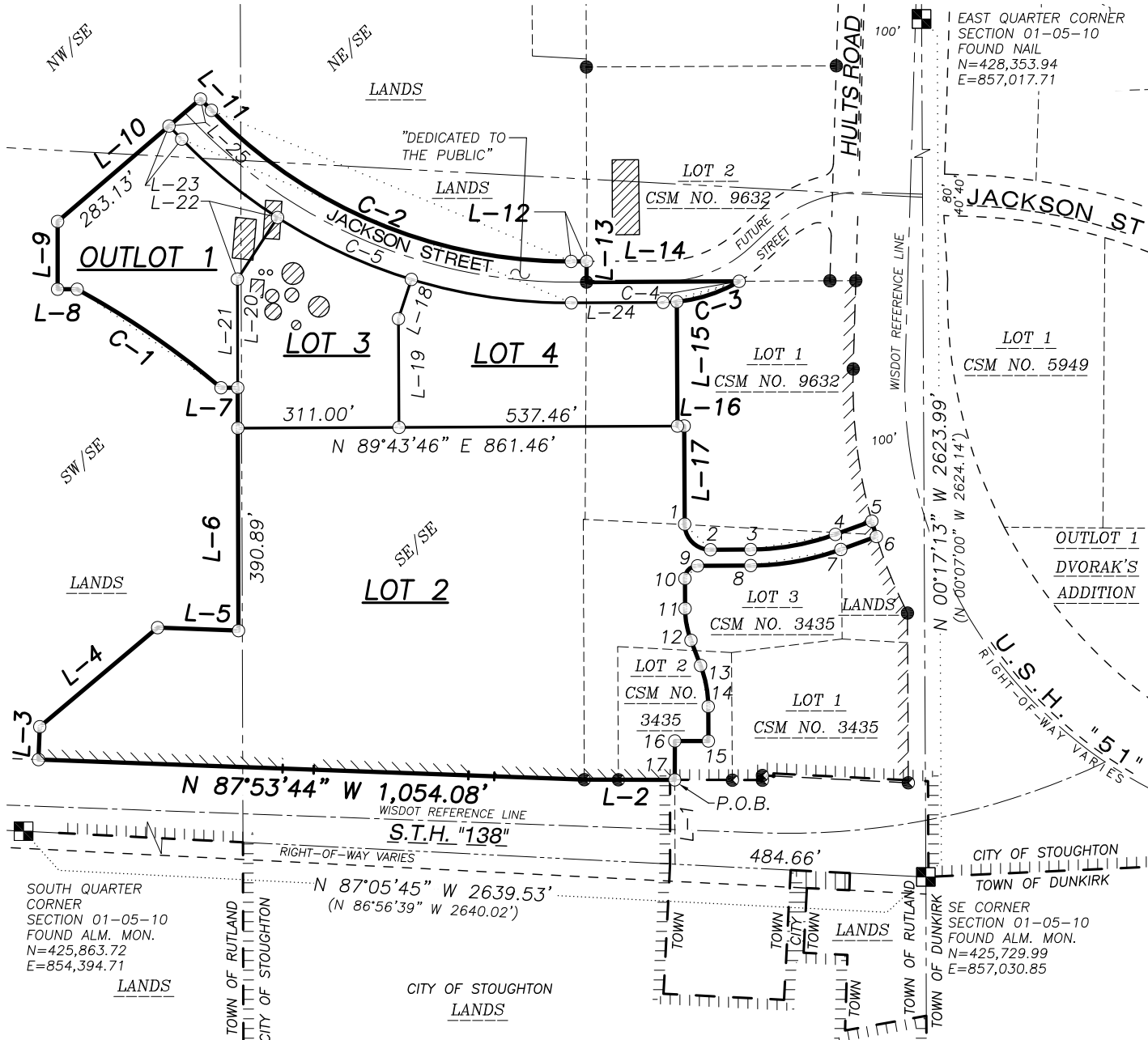
1. The Director of Planning and Development must determine that the City has received environmental assessment documentation demonstrating no environmental hazards on the lands to be dedicated to the City.
2. Construction plan documents submitted under Ord. 66-303 (1), (2) and (3) must be reviewed and found to be consistent with City Standards by the Director of Planning & Development and Utilities Director. Any additional easements or modifications to existing easements deemed necessary by the Director of Planning & Development or Utilities Director shall be made to the Certified Survey Maps.
3. Kettle Park West, LLC, must acquire fee simple title to the property within the boundaries of the Certified Survey Maps.
4. A Tax Increment District must be fully and finally approved by the City, the Joint Review Board and the Wisconsin Department of Revenue pursuant to Wis. Stat. § 66.1105. The Tax Increment District must include the property within the Certified Survey Maps within its boundaries. The project plan for the District must include, as eligible project costs, the Off-Site Public Improvements, the Stormwater Management Improvements, and payment of the Municipal Revenue Obligation as provided for by the Agreement to Undertake Development between the City and Kettle Park West, LLC, as such agreement may be amended by the parties (the Development Agreement").
5. Kettle Park West, LLC must deliver to the City all letters of credit required by the Development Agreement, in form and substance deemed acceptable to the City Attorney.
6. The Director of Planning and Development must determine that the existing access rights to U.S. Highway 51 and State Highway 138 have been acquired to the extent needed to construct the Off-Site Public Improvements.
7. Kettle Park West, LLC must receive all approvals and permits needed from the Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, and any and all other governmental entities needed to construct the Public Improvements ("Public Improvements" being defined by the Development Agreement).
8. Kettle Park West, LLC must deliver documentation to the City demonstrating that Lot 2 of the CSM has been purchased by a general merchandise retailer that is ranked by the National Retail Federation to be among the top 25 retailers in the United States based on gross sales revenue.
9. Kettle Park West, LLC must deliver documentation to the City demonstrating that three lots in the Certified Survey Maps (in addition to Lot 2) have been purchased by commercial enterprises.
10. Developer and all others having an interest in the Property must execute and deliver to the City for recording with the Dane County Register of Deeds, a Tax Agreement in the form attached to the Development Agreement.



PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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

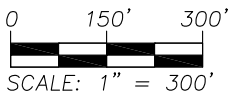


LEGEND

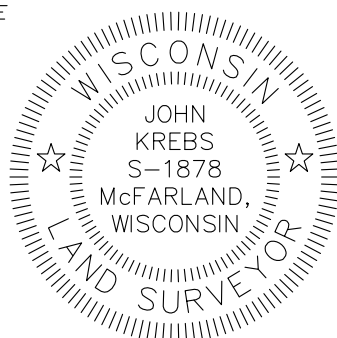
- GOVERNMENT CORNER
- 3/4" REBAR SET(1.5 lb/ft)
- ALUMINUM CAP FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CORPORATE BOUNDARY LINE
- BUILDING
- NO ACCESS

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 14, 2012.
- SEE SHEET 2 FOR LINE AND CURVE TABLES.
- SEE SHEETS 3, 4, 5 AND 6 FOR EASEMENT'S.
- ALL EXISTING BUILDINGS IN THE CSM WILL BE REMOVED.
- S.T.H. '138' REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T 0250(1)).
- U.S.H. '51' REFERENCE LINE FROM WISDOT PLANS 13-051-035-99C.
- THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE CITY CLERK FOR THE CITY OF STOUGHTON.



north



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PROJECT NO: 09-3951

FILE NO: B-253

FIELDBOOK/PG: -

SHEET NO: 1 of 9

SURVEYED BY: JK

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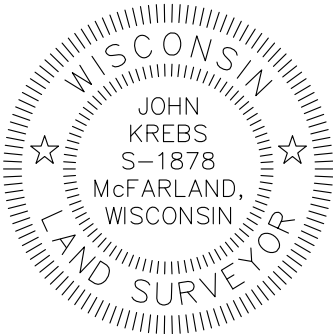
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LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 00°13'27" W	162.99'	L-12	N 89°42'22" E	29.92'	12-13	S 20°51'12" E	52.01'
L-2	N 89°53'46" W	174.62'	L-13	S 00°19'58" W	40.00'	14-15	S 00°16'10" E	66.62'
L-3	N 02°12'57" E	63.44'	L-14	N 89°42'22" E	294.59'	15-16	N 89°53'46" W	64.78'
L-4	N 49°55'54" E	297.24'	L-15	S 00°16'13" E	240.08'	16-17	S 00°06'14" W	75.00'
L-5	S 87°53'44" E	156.18'	L-16	N 89°43'46" E	13.00'	L-18	S 18°07'13" W	79.88'
L-6	N 00°10'51" W	468.76'	L-17	S 00°16'13" E	189.50'	L-19	S 00°16'11" E	209.66'
L-7	N 90°00'00" W	32.23'	2-3	N 89°43'46" E	77.61'	L-20	N 00°10'51" W	287.75'
L-8	N 90°00'00" W	37.73'	4-5	N 69°59'50" E	74.91'	L-21	S 00°10'51" E	209.87'
L-9	N 00°00'00" E	130.76'	6-7	S 69°59'50" W	73.03'	L-22	S 33°08'42" W	141.83'
L-10	N 49°24'07" E	363.28'	8-9	S 89°43'46" W	102.61'	L-23	S 44°06'47" E	35.19'
L-11	S 44°06'47" E	30.27'	10-11	S 00°16'13" E	57.88'	L-24	S 89°42'22" W	177.11'
						L-25	N 49°24'07" E	80.15'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	337.17'	1669.65'	11°34'14"	336.60'	N 55°34'42" W	N 49°47'35" W	N 61°21'49" W
C-2	773.77'	960.00'	46°10'51"	752.99'	S 67°12'12" E	S 44°06'47" E	N 89°42'22" E
C-3	127.49'	290.00'	25°11'16"	126.46'	S 71°50'59" W	S 59°15'21" W	S 84°26'37" W
1-2	77.75'	49.50'	90°00'01"	70.00'	S 45°16'14" E	S 00°16'13" E	N 89°43'46" E
3-4	166.86'	484.50'	19°43'56"	166.04'	N 79°51'48" E	N 89°43'46" E	N 69°59'50" E
5-6	31.06'	981.47'	01°48'47"	31.06'	S 16°32'19" E	S 15°37'56" E	S 17°26'43" E
7-8	177.54'	515.50'	19°43'56"	176.66'	S 79°51'48" W	S 69°59'50" W	S 89°43'46" W
9-10	38.48'	24.50'	90°00'00"	34.65'	S 44°43'46" W	S 89°43'46" W	S 00°16'13" E
11-12	62.69'	174.50'	20°34'58"	62.35'	S 10°33'43" E	S 00°16'13" E	S 20°51'12" E
13-14	81.01'	225.50'	20°34'58"	80.57'	S 10°33'43" E	S 20°51'12" E	S 00°16'10" E
C-4	154.12'	290.00'	30°26'56"	152.31'	S 74°28'49" W	N 89°42'22" E	N 59°15'21" E
LOT 4	26.64'	290.00'	05°15'45"	26.63'	N 87°04'29" E	N 89°42'22" E	N 84°26'37" E
C-5	838.25'	1040.00'	46°10'51"	815.74'	N 67°12'12" W	S 44°06'47" E	N 89°42'22" E
LOT 3	285.40'	1040.00'	15°43'24"	284.50'	S 65°10'30" E	S 57°18'48" E	S 73°02'11" E
LOT 4	313.24'	1040.00'	17°15'26"	312.06'	S 81°39'55" E	S 73°02'11" E	N 89°42'22" E
OL 1	239.60'	1040.00'	13°12'01"	239.07'	S 50°42'47" E	S 44°06'47" E	S 57°18'48" E

AREA TABLE		
LOT	SQUARE FEET	ACRES
2	674,840	15.492
3	108,163	2.483
4	133,323	3.061
OL-1	118,286	2.715
ROAD	79,348	1.822
TOTAL	1,113,960	25.573



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PROJECT NO: 09-3951

FILE NO: B-253

FIELDBOOK/PG: -

SHEET NO: 2 of 9

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CHECKED BY: TJB

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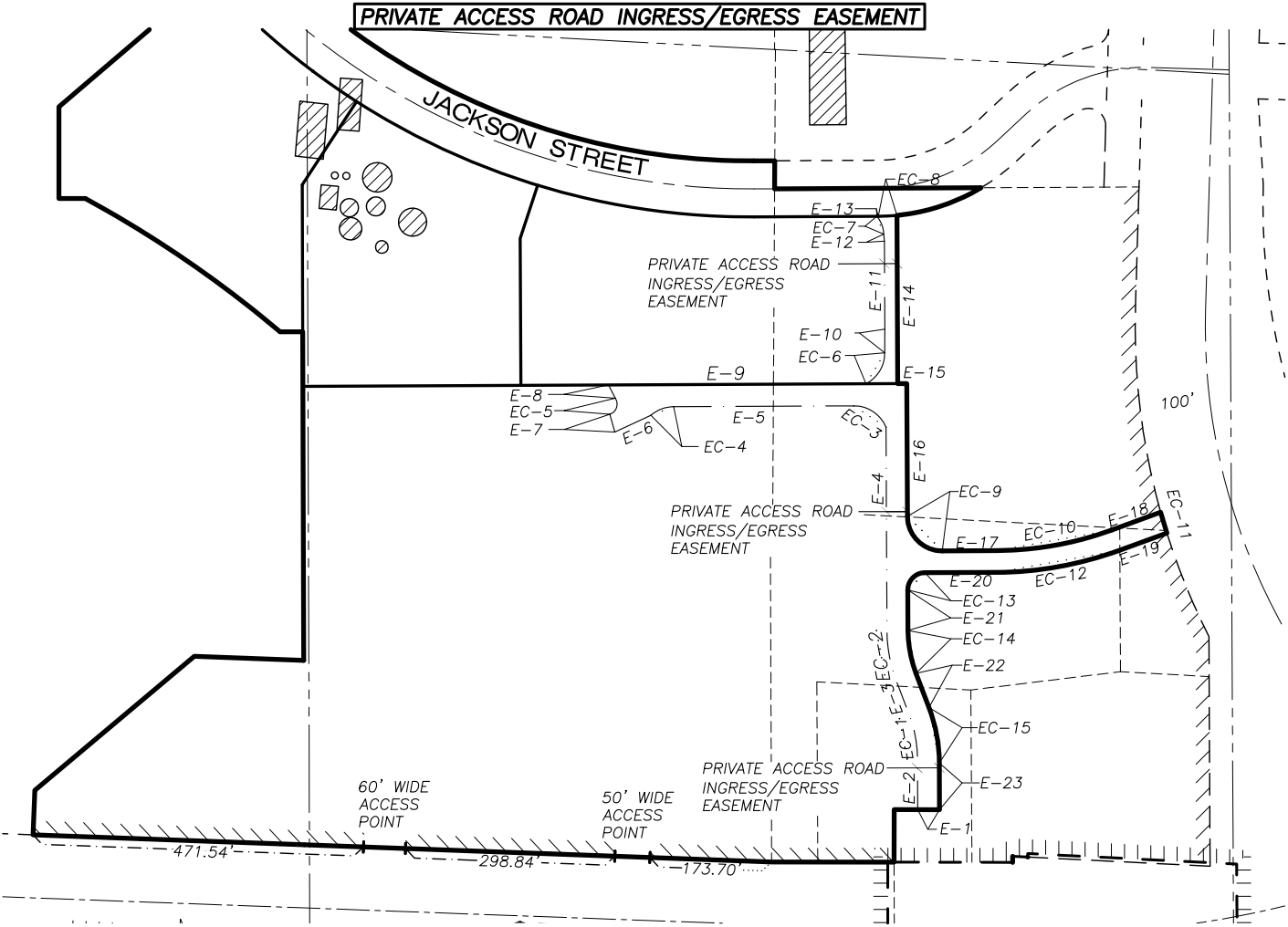
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EASEMENT LINE TABLE

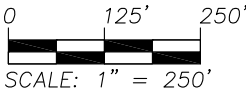
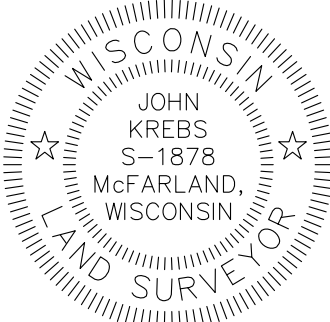
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	31.10'	E-9	N 89°43'46" E	367.46'	E-17	N 89°43'46" E	77.61'
E-2	N 00°16'12" W	72.43'	E-10	N 00°12'58" E	33.88'	E-18	N 69°59'50" E	74.91'
E-3	N 20°51'12" W	51.96'	E-11	N 00°16'13" W	125.45'	E-19	S 69°59'50" W	73.03'
E-4	N 00°16'13" W	290.19'	E-12	N 05°58'52" W	10.05'	E-20	S 89°43'46" W	102.61'
E-5	S 89°43'46" W	257.01'	E-13	N 89°42'22" E	2.08'	E-21	S 00°16'13" E	57.88'
E-6	S 65°00'22" W	56.81'	E-14	S 00°16'13" E	240.08'	E-22	S 20°51'12" E	52.01'
E-7	N 15°39'14" W	26.45'	E-15	N 89°43'46" E	13.00'	E-23	S 00°16'10" E	66.62'
E-8	N 27°06'36" W	21.25'	E-16	S 00°16'13" E	189.50'			

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	64.13'	178.50'	20°35'00"	63.78'	N 10°33'42" W	EC-9	77.75'	49.50'	90°00'01"	70.00'	S 45°16'14" E
EC-2	73.46'	204.50'	20°34'58"	73.07'	N 10°33'43" W	EC-10	166.86'	484.50'	19°43'56"	166.04'	N 79°51'48" E
EC-3	58.46'	49.50'	67°39'52"	55.12'	N 56°26'14" W	EC-11	31.06'	981.47'	01°48'47"	31.06'	S 16°32'19" E
EC-4	35.31'	49.50'	40°52'33"	34.57'	S 69°17'25" W	EC-12	177.54'	515.50'	19°43'56"	176.66'	S 79°51'48" W
EC-5	28.00'	15.15'	105°52'58"	24.18'	N 18°37'20" E	EC-13	38.48'	24.50'	90°00'00"	34.65'	S 44°43'46" W
EC-6	54.20'	49.50'	62°43'56"	51.53'	N 31°05'48" E	EC-14	62.69'	174.50'	20°34'58"	62.35'	S 10°33'43" E
EC-7	27.89'	38.46'	41°32'50"	27.28'	N 21°02'02" W	EC-15	81.01'	225.50'	20°34'58"	80.57'	S 10°33'43" E
EC-8	26.63'	290.00'	05°15'41"	26.62'	N 87°04'27" E						

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.



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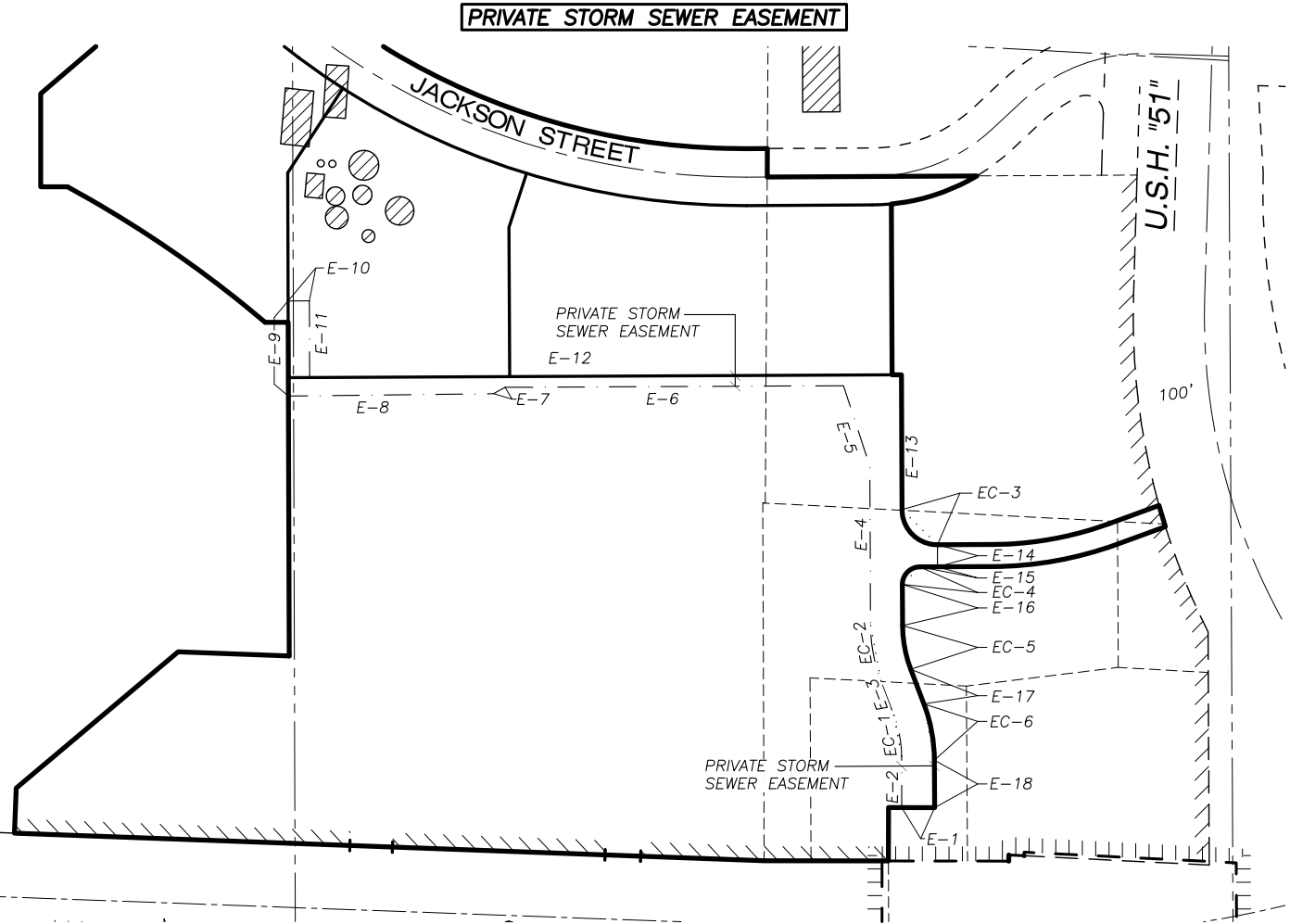
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PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER 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



EASEMENT LINE TABLE

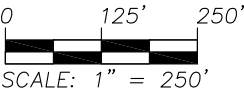
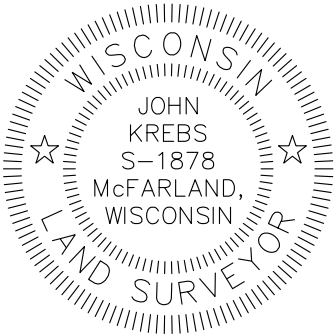
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	46.10'	E-10	N 89°49'09" E	30.00'
E-2	N 00°16'12" W	72.33'	E-11	S 00°10'51" E	107.83'
E-3	N 20°51'12" W	51.96'	E-12	N 89°43'46" E	831.46'
E-4	N 00°16'13" W	224.37'	E-13	S 00°16'13" E	189.50'
E-5	N 18°10'13" W	118.76'	E-14	S 00°16'14" E	31.00'
E-6	S 89°43'46" W	475.37'	E-15	S 89°43'46" W	25.00'
E-7	S 61°18'21" W	18.61'	E-16	S 00°16'13" E	57.88'
E-8	S 89°20'10" W	288.27'	E-17	S 20°51'12" E	52.01'
E-9	N 00°10'51" W	133.71'	E-18	S 00°16'10" E	66.62'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	58.74'	163.50'	20°35'00"	58.42'	N 10°33'42" W
EC-2	78.85'	219.50'	20°34'58"	78.43'	N 10°33'43" W
EC-3	77.75'	49.50'	90°00'01"	70.00'	S 45°16'14" E
EC-4	38.48'	24.50'	90°00'00"	34.65'	S 44°43'46" W
EC-5	62.69'	174.50'	20°34'58"	62.35'	S 10°33'43" E
EC-6	81.01'	225.50'	20°34'58"	80.57'	S 10°33'43" E

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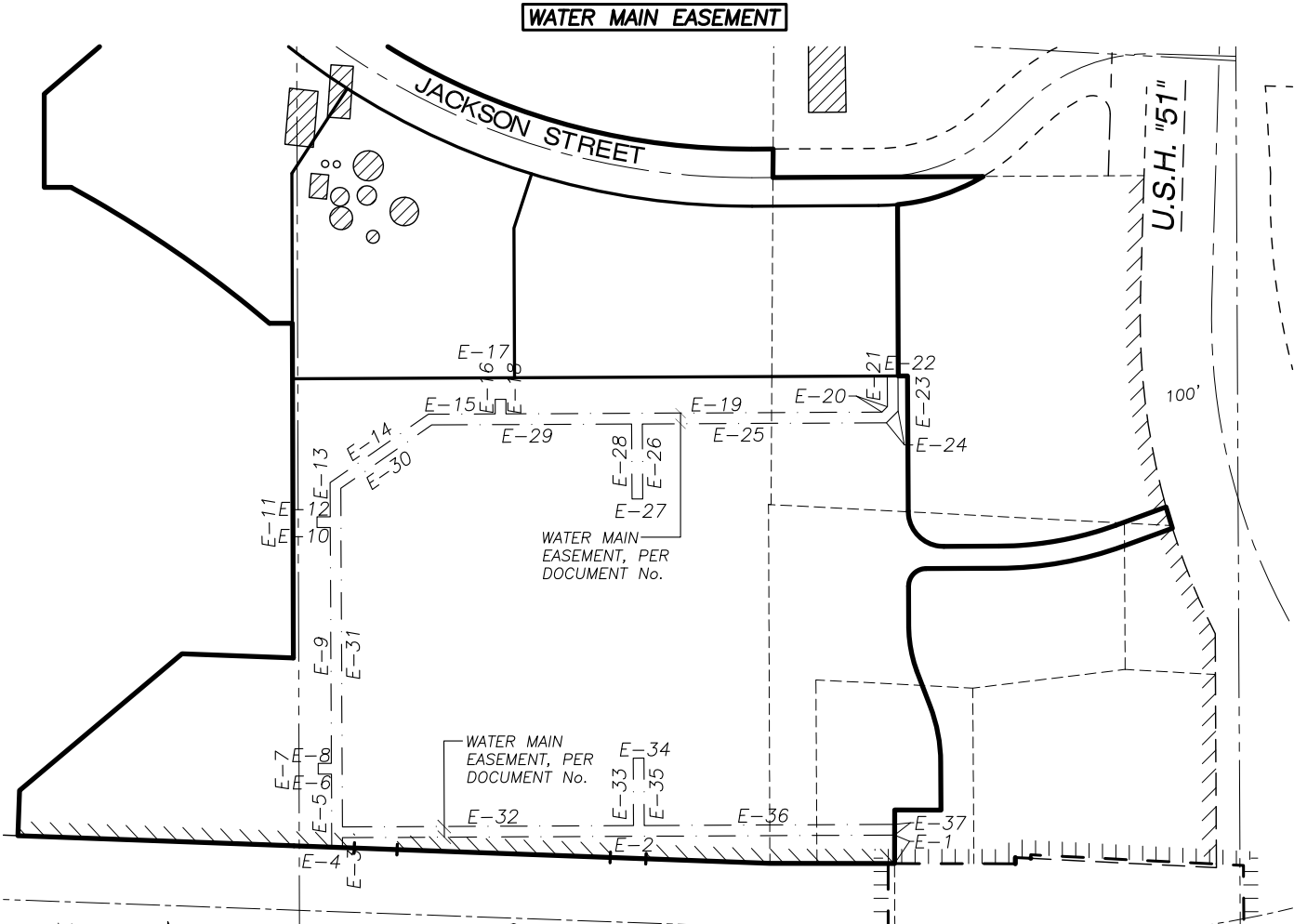
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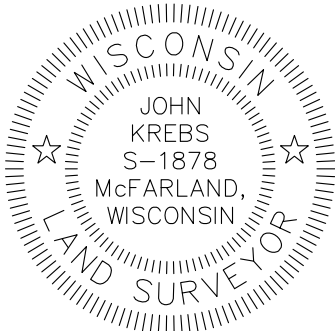
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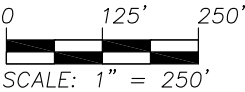


EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N00°06'14"E	39.88'	E-19	N89°43'47"E	526.68'
E-2	S89°43'46"W	773.43'	E-20	N44°43'17"E	10.75'
E-3	N00°16'14"W	13.91'	E-21	N00°16'14"W	42.90'
E-4	N87°53'44"W	15.01'	E-22	N89°43'46"E	15.00'
E-5	N00°16'14"W	102.46'	E-23	S00°16'14"E	49.11'
E-6	S89°43'46"W	18.50'	E-24	S44°43'17"W	23.18'
E-7	N00°16'14"W	15.00'	E-25	S89°43'47"W	341.90'
E-8	N89°43'46"E	18.50'	E-26	S00°16'13"E	105.00'
E-9	N00°16'14"W	330.33'	E-27	S89°43'47"W	15.00'
E-10	S89°43'46"W	18.50'	E-28	N00°16'13"W	105.00'
E-11	N00°16'14"W	15.00'	E-29	S89°43'47"W	280.00'
E-12	N89°43'46"E	18.50'	E-30	S55°10'00"W	155.23'
E-13	N00°16'14"W	47.82'	E-31	S00°16'14"E	474.44'
E-14	N55°10'00"E	167.78'	E-32	N89°43'46"E	407.83'
E-15	N89°43'47"E	93.67'	E-33	N00°16'14"W	94.50'
E-16	N00°16'13"W	20.50'	E-34	N89°43'46"E	15.00'
E-17	N89°43'47"E	15.00'	E-35	S00°16'14"E	94.50'
E-18	S00°16'13"E	20.50'	E-36	N89°43'46"E	350.70'
			E-37	S00°06'14"W	15.00'



NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.



PREPARED BY:

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

FDG  
161 HORIZON DRIVE,  
SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-253

FIELDBOOK/PG: -

SHEET NO: 5 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

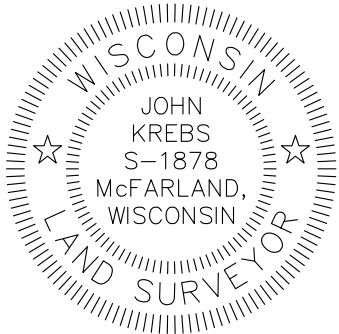
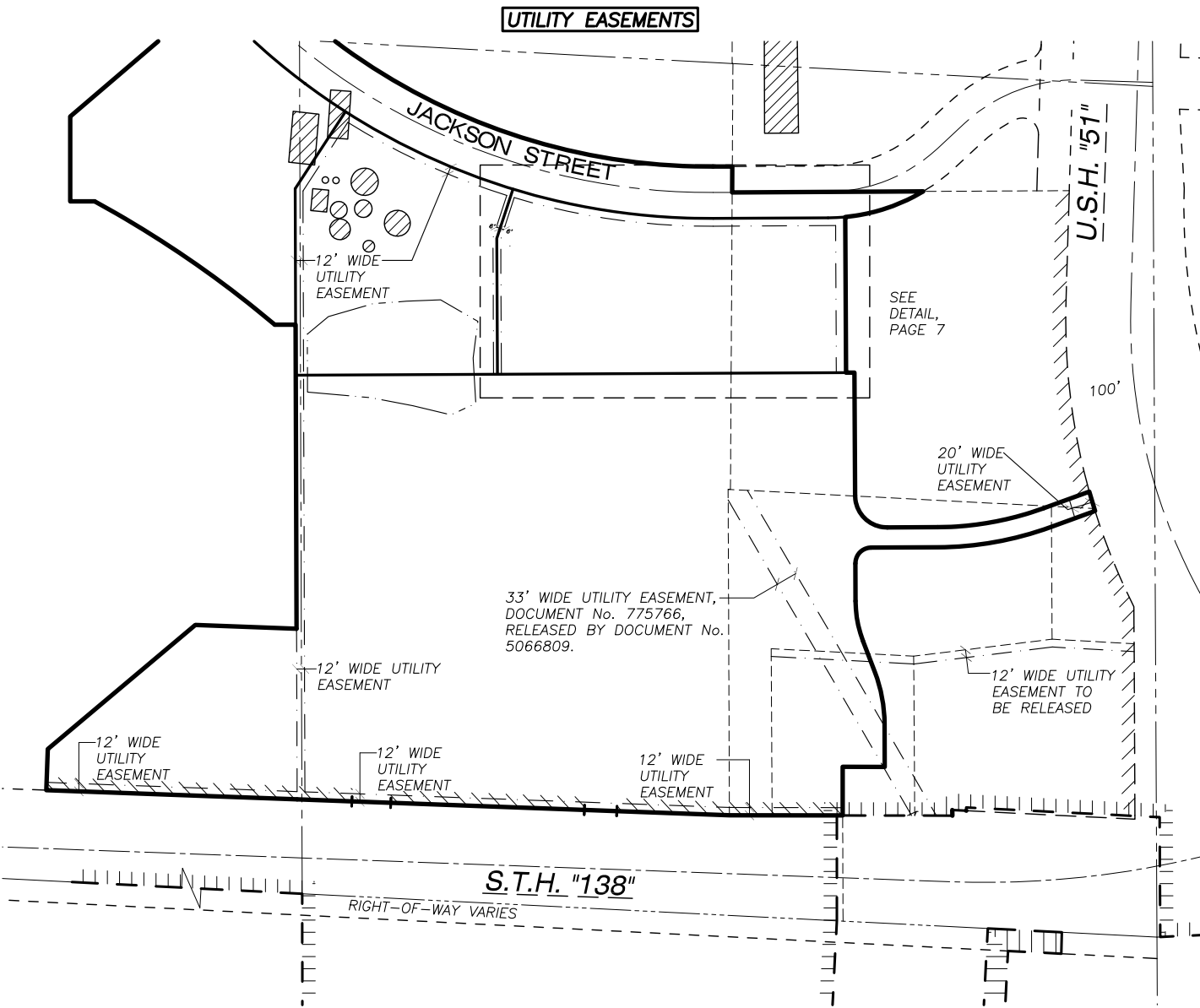
DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_



PRELIMINARY  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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



**NOTES**

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.



0 125' 250'  
SCALE: 1" = 250'

PREPARED BY:

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

161 HORIZON DRIVE, SUITE 101  
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PHONE: (608)848-5060

PREPARED FOR:

FDG  
161 HORIZON DRIVE,  
SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-253

FIELDBOOK/PG: -

SHEET NO: 6 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

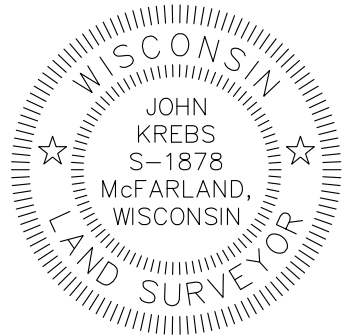
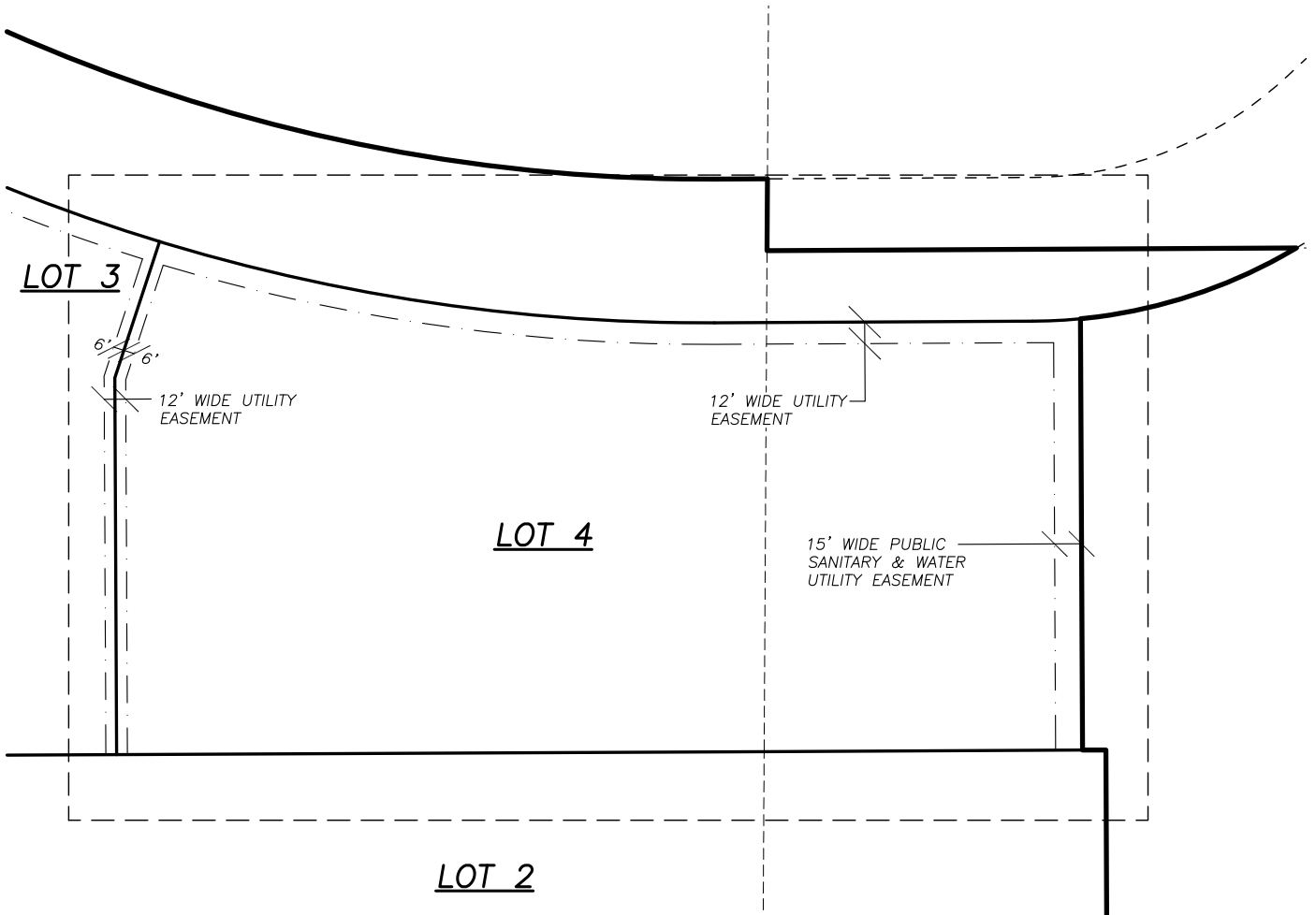
DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.**

PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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

**PUBLIC SANITARY & WATER UTILITY EASEMENT**



## NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W,



0 50' 100'

SCALE: 1" = 100'

PREPARED BY:



161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

FDG  
161 HORIZON DRIVE,  
SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-253

FIELDBOOK/PG:     

SHEET NO: 7 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

PRELIMINARY  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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

LEGAL DESCRIPTION

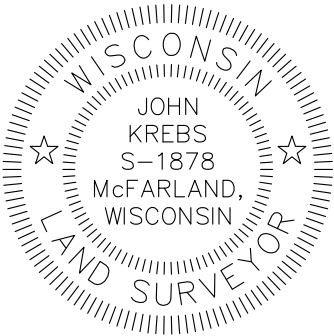
PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 01, AFORESAID; THENCE NORTH 87 DEGREES 05 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, 484.66 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, 162.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.T.H. '138' AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 174.62 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1,054.08 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 57 SECONDS EAST, 63.44 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 54 SECONDS EAST, 297.24 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 44 SECONDS EAST, 156.18 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, 468.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 32.23 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 337.17 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1669.65 FEET, THE CHORD BEARING NORTH 55 DEGREES 34 MINUTES 42 SECONDS WEST, 336.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 37.73 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 130.76 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 07 SECONDS EAST, 363.28 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST, 30.27 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 773.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, THE CHORD BEARING SOUTH 67 DEGREES 12 MINUTES 12 SECONDS EAST, 752.99 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 29.92 FEET TO THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP No. 9632; THENCE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 9632; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, AFORESAID, 294.59 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 127.49 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARING SOUTH 71 DEGREES 50 MINUTES 59 SECONDS WEST, 126.46 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 240.08 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST, 13.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 189.50 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 77.75 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, THE CHORD BEARING SOUTH 45 DEGREES 16 MINUTES 14 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST, 77.61 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 166.86 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 484.50 FEET, THE CHORD BEARING NORTH 79 DEGREES 51 MINUTES 48 SECONDS EAST, 166.04 FEET; THENCE NORTH 69 DEGREES 59 MINUTES 50 SECONDS EAST, 74.91 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 31.06 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 981.47 FEET, THE CHORD BEARING SOUTH 16 DEGREES 32 MINUTES 19 SECONDS EAST, 31.06 FEET; THENCE SOUTH 69 DEGREES 59 MINUTES 50 SECONDS WEST, 73.03 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 177.54 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 515.50 FEET, THE CHORD BEARING SOUTH 79 DEGREES 51 MINUTES 48 SECONDS WEST, 176.66 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, 102.61 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 38.48 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 24.50 FEET, THE CHORD BEARING SOUTH 44 DEGREES 43 MINUTES 46 SECONDS WEST, 34.65 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 57.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 62.69 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 174.50 FEET, THE CHORD BEARING SOUTH 10 DEGREES 33 MINUTES 43 SECONDS EAST, 62.35 FEET; THENCE SOUTH 20 DEGREES 51 MINUTES 12 SECONDS EAST, 52.01 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.01 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.50 FEET, THE CHORD BEARING SOUTH 10 DEGREES 33 MINUTES 43 SECONDS EAST, 80.57 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS EAST, 66.62 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, 64.78 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, 75.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,113,961 SQUARE FEET OR 25.573 ACRES.


SURVEYOR’S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST COMMERCIAL CENTER, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR:  FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-253 FIELDBOOK/PG: - SHEET NO: 8 of 9	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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J:\2009\093951\dwg\093951-F-CSM(3a-2).dwg PLOT DATE: 11/4/2014 10:50:49 AM

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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

CORPORATE OWNER’S CERTIFICATE

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

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST COMMERCIAL CENTER, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

KETTLE PARK WEST COMMERCIAL CENTER, LLC

BY: \_\_\_\_\_  
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST COMMERCIAL CENTER, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

McFARLAND STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF McFARLAND STATE BANK, OWNER.

WITNESS THE HAND AND SEAL OF MCFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
\*\*\*\*\*, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

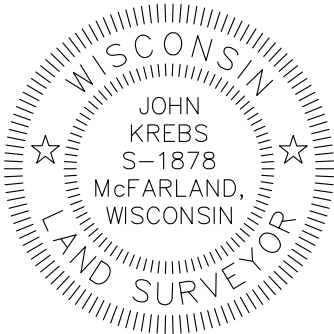
CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

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

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
LANA KROPF, CLERK  
CITY OF STOUGHTON

PREPARED BY: <b>JSD</b> Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-253 FB/PG: - SHEET NO: 9 of 9	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ
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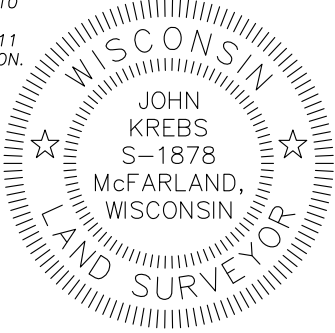
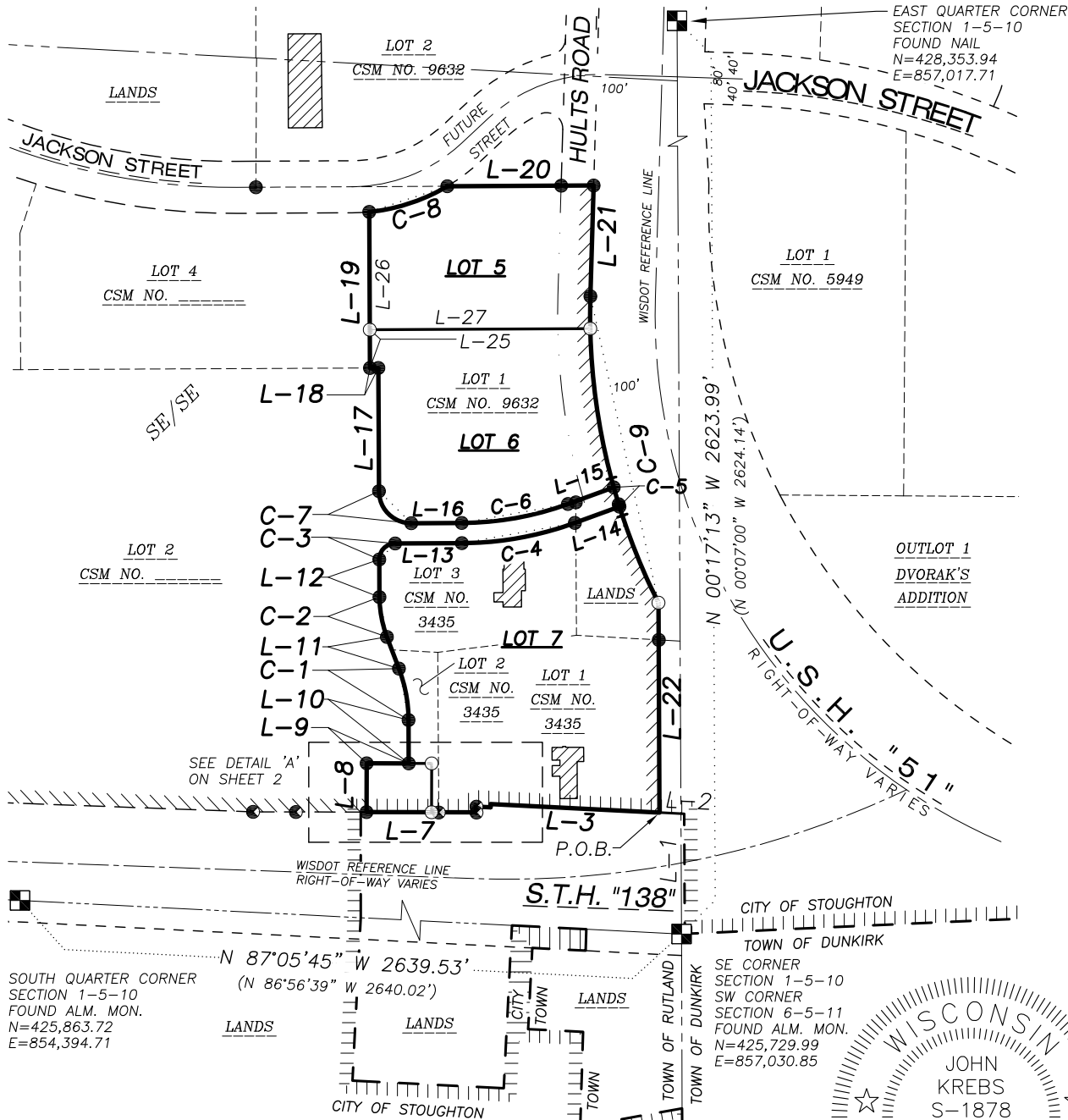


<b>OFFICE OF THE REGISTER OF DEEDS</b>	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
_____ REGISTER OF DEEDS	

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



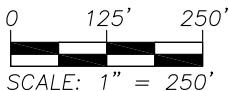
LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR SET(1.5 lb/ft)
- ALUMINUM CAP FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CORPORATE BOUNDARY LINE
- BUILDING
- NO ACCESS

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 14, 2012.
- SEE SHEET 2 FOR LINE AND CURVE TABLES AND DETAIL 'A' AND SHEET'S 3, 4 AND 5 FOR EASEMENTS.
- ALL EXISTING BUILDINGS IN THE CSM WILL BE REMOVED.
- S.T.H. '138' REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T 0250(1)).
- U.S.H. '51' REFERENCE LINE FROM WISDOT PLANS 13-051-035-99C.
- CONTINUED ON SHEET 2.

LOT AREAS		
LOT	SQUARE FEET	ACRES
5	72,286	1.660
6	97,873	2.247
7	165,983	3.810
ROAD	7,500	0.172
TOTAL	343,642	7.889



PREPARED BY: <b>JSD Professional Services, Inc.</b> Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-254 FIELDBOOK/PG: - SHEET NO: 1 of 7	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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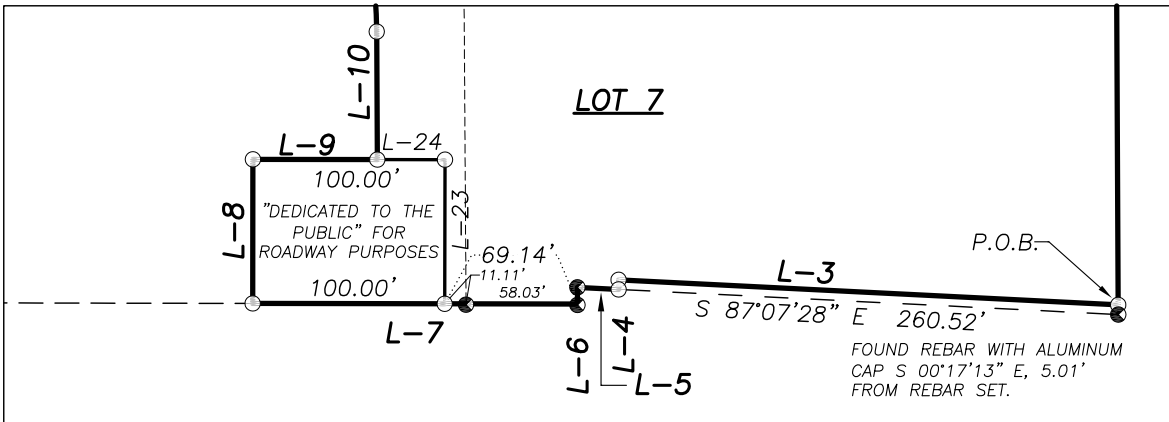
PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 00°17'13" W	185.11'	L-9	S 89°53'46" E	64.78'	L-20	N 89°42'22" E	225.16'
L-2	N 87°07'28" W	33.05'	L-10	N 00°16'10" W	66.62'	( )	N 89°53'00" E	
L-3	N 87°07'28" W	260.52'	L-11	N 20°51'12" W	52.01'	L-21	S 01°40'47" W	170.46'
L-4	S 00°16'13" E	5.01'	L-12	N 00°16'13" W	57.88'	( )	S 01°53'00" W	170.49'
L-5	N 87°07'28" W	21.50'	L-13	N 89°43'46" E	102.61'	L-22	S 00°17'13" E	322.71'
( )	N 86°56'39" W		L-14	N 69°59'50" E	73.03'	( )	S 00°08'15" E	
L-6	S 00°12'45" E	8.67'	L-15	S 69°59'50" W	74.91'	L-23	N 00°06'14" E	75.00'
( )	S 00°08'15" E	9.18'	L-16	S 89°43'46" W	77.61'	L-24	N 89°53'46" W	35.22'
L-7	N 89°53'46" W	169.14'	L-17	N 00°16'13" W	189.50'	L-25	N 00°16'13" W	58.86'
( )	N 89°39'45" W		L-18	S 89°43'46" W	13.00'	L-26	N 00°16'13" W	181.22'
L-8	N 00°06'14" E	75.00'	L-19	N 00°16'13" W	240.08'	L-27	S 89°42'22" W	339.25'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	81.01'	225.50'	20°34'58"	80.57'	N 10°33'43" W	N 00°16'13" W	N 20°51'12" W
C-2	62.69'	174.50'	20°34'58"	62.35'	N 10°33'43" W	N 20°51'12" W	N 00°16'13" W
C-3	38.48'	24.50'	90°00'00"	34.65'	N 44°43'46" E	N 00°16'13" W	N 89°43'46" E
C-4	177.54'	515.50'	19°43'56"	176.66'	N 79°51'48" E	N 89°43'46" E	N 69°51'50" E
C-5	31.06'	981.47'	01°48'47"	31.06'	N 16°32'19" W	N 17°26'43" W	N 15°37'56" W
C-6	166.86'	484.50'	19°43'56"	166.04'	S 79°51'48" W	S 69°59'50" W	S 89°43'46" W
C-7	77.75'	49.50'	90°00'01"	70.00'	N 45°16'14" W	S 89°43'46" W	N 00°16'13" W
C-8	127.49'	290.00'	25°11'16"	126.46'	N 71°50'59" E	N 84°26'37" E	N 59°15'21" E
C-9	487.72'	981.47'	28°28'20"	482.72'	S 12°31'39" E	S 69°59'50" W	S 89°43'46" W
LOT 5	49.65'	981.47'	02°53'54"	49.64'	S 00°15'34" W	S 01°42'31" W	S 01°11'23" E
LOT 6	247.40'	981.47'	14°26'33"	246.74'	S 08°24'39" E	S 01°11'23" E	S 15°37'56" E
LOT 7	159.62'	981.47'	09°19'05"	159.44'	S 22°06'16" E	S 17°26'43" E	S 26°45'48" E

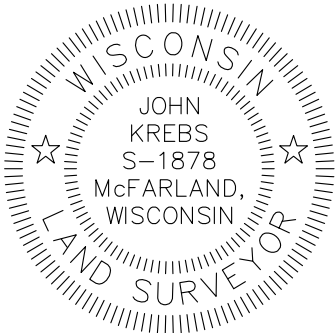


DETAIL A

SCALE 1" = 100'

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 14, 2012.
- SEE SHEET 2 FOR LINE AND CURVE TABLES AND DETAIL 'A' AND SHEET'S 3, 4 AND 5 FOR EASEMENTS.
- ALL EXISTING BUILDINGS IN THE CSM WILL BE REMOVED.
- S.T.H. '138' REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T 0250(1)).
- U.S.H. '51' REFERENCE LINE FROM WISDOT PLANS 13-051-035-99C.
- THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE CITY CLERK FOR THE CITY OF STOUGHTON.



PREPARED BY:

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

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PROJECT NO: 09-3951

FILE NO: B-254

FIELDBOOK/PG: -

SHEET NO: 2 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

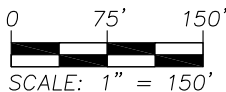
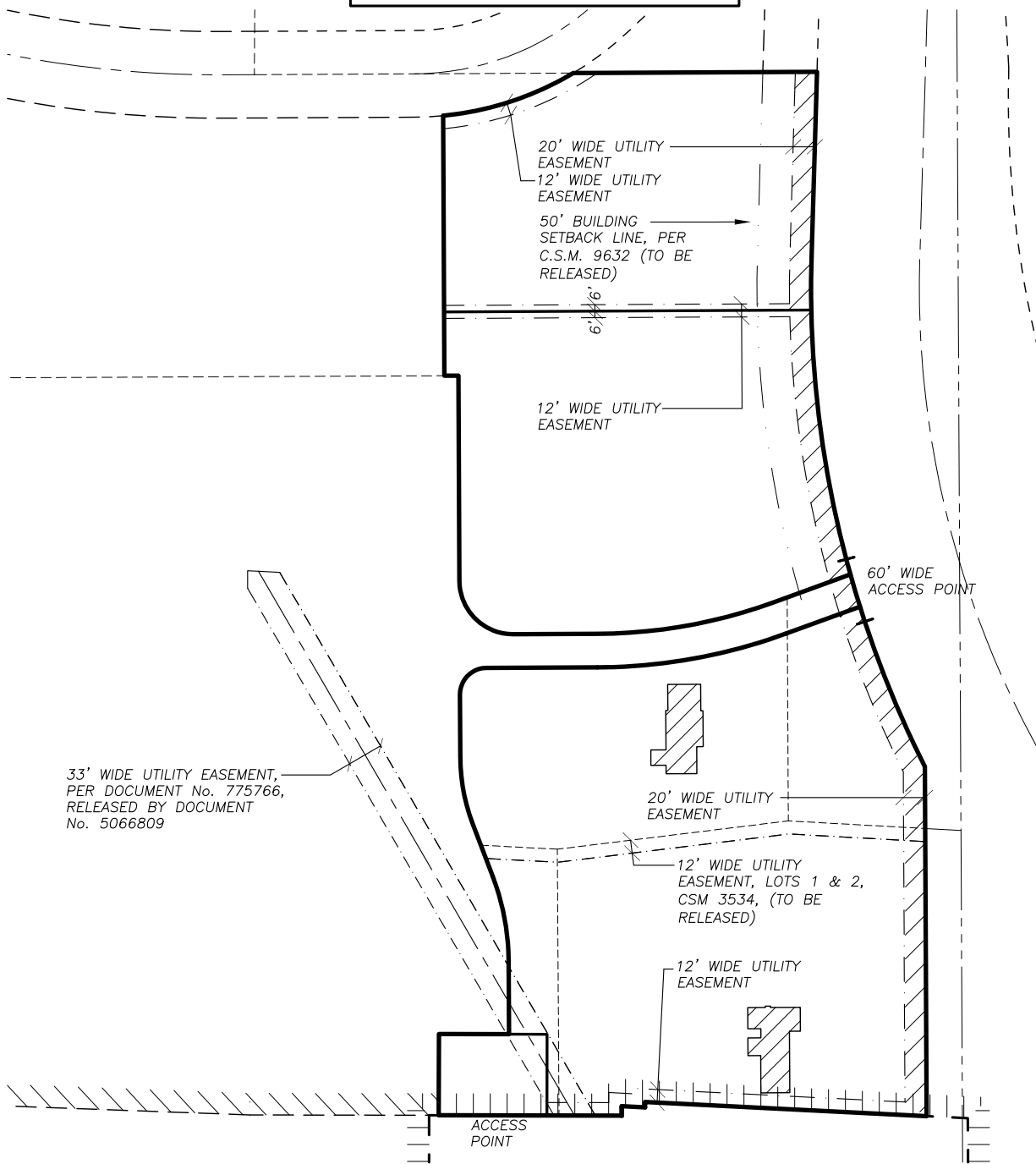
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

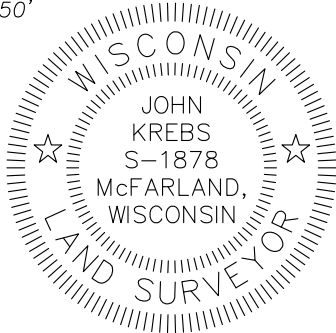
PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

EASEMENTS AND ACCESS POINTS



NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.



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PROJECT NO: 09-3951

FILE NO: B-254

FIELDBOOK/PG: -

SHEET NO: 3 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

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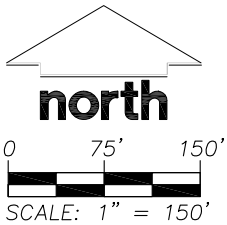
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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

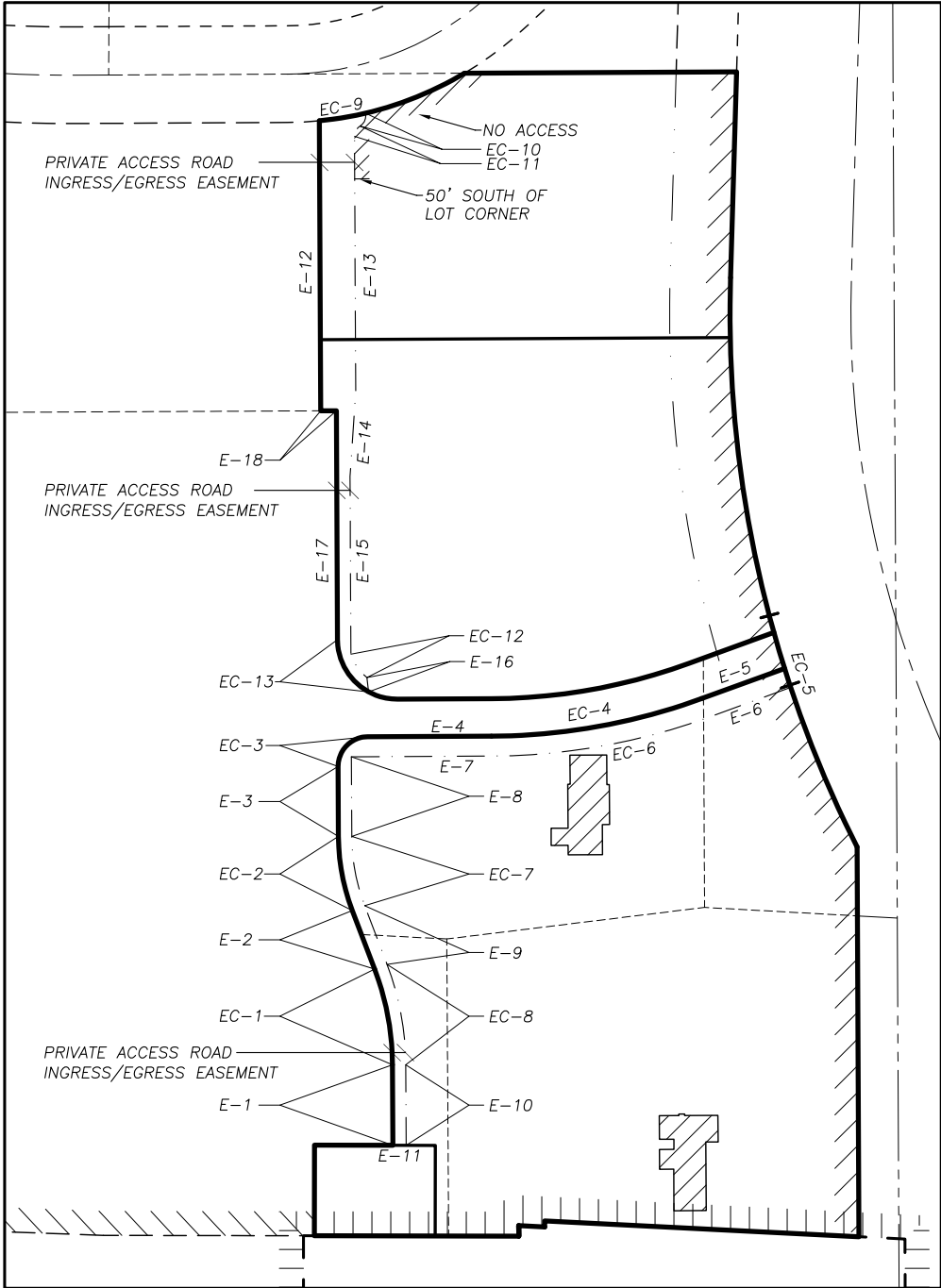
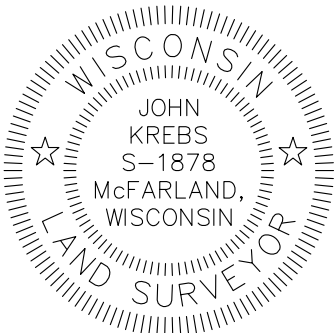
PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

PRIVATE ACCESS ROAD INGRESS/EGRESS EASEMENT



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	N 00°16'10" W	66.62'
E-2	N 20°51'12" W	52.01'
E-3	N 00°16'13" W	57.88'
E-4	N 89°43'46" E	102.61'
E-5	N 69°59'50" E	73.03'
E-6	S 69°59'50" W	72.43'
E-7	S 89°43'46" W	116.09'
E-8	S 00°16'13" E	65.87'
E-9	S 20°51'12" E	52.01'
E-10	S 00°16'10" E	66.69'
E-11	N 89°53'46" W	11.00'
E-12	N 00°16'13" W	240.08'
E-13	S 00°16'13" E	211.42'
E-14	S 03°48'23" W	70.33'
E-15	S 00°16'13" E	147.03'
E-16	S 06°38'32" E	11.95'
E-17	N 00°16'13" W	189.50'
E-18	S 89°43'46" W	13.00'



EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	81.01'	225.50'	20°34'58"	80.57'	N 10°33'43" W	EC-8	84.96'	236.50'	20°34'58"	84.50'	S 10°33'42" E
EC-2	62.69'	174.50'	20°34'58"	62.35'	N 10°33'43" W	EC-9	38.76'	290.00'	07°39'28"	38.73'	N 80°36'53" E
EC-3	38.48'	24.50'	90°00'00"	34.65'	N 44°43'46" E	EC-10	12.27'	10.30'	68°15'03"	11.56'	S 22°37'19" W
EC-4	177.54'	515.50'	19°43'56"	176.66'	N 79°51'48" E	EC-11	10.17'	10.00'	58°17'14"	9.74'	S 28°51'40" W
EC-5	16.51'	981.47'	00°57'50"	16.51'	S 17°55'38" E	EC-12	23.82'	40.33'	33°50'51"	23.48'	S 34°32'28" E
EC-6	183.22'	532.00'	19°43'56"	182.31'	S 79°51'48" W	EC-13	52.76'	49.50'	61°04'00"	50.30'	N 30°48'13" W
EC-7	58.74'	163.50'	20°34'58"	58.42'	S 10°33'43" E						

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 87°05'45" W.

PREPARED BY:

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PROJECT NO: 09-3951

FILE NO: B-254

FIELDBOOK/PG: -

SHEET NO: 4 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

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C.S.M. NO. \_\_\_\_\_

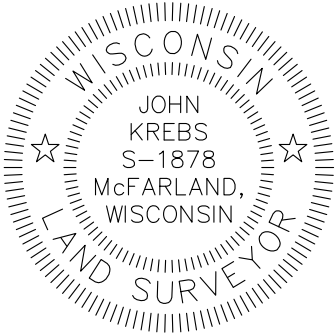
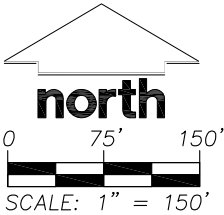
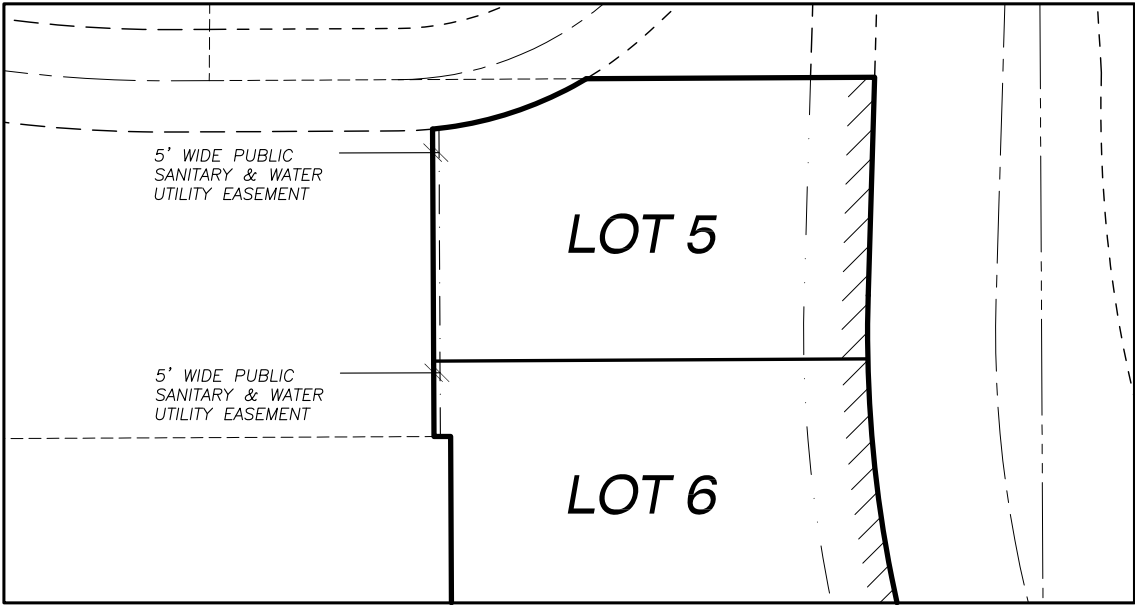


PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

PUBLIC SANITARY & WATER UTILITY EASEMENT



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PROJECT NO: 09-3951

FILE NO: B-254

FIELDBOOK/PG: -

SHEET NO: 5 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, VOLUME 13, PAGE 279–281, AS DOCUMENT No. 1658680, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, VOLUME 55, PAGES 194–197, AS DOCUMENT No. 3199102, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, 185.11 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS WEST, 33.05 FEET TO THE EASTERLY LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3435 AND THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS WEST, 260.52 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 5.01 FEET TO THE SOUTHERLY LINE OF LOT 1, CERTIFIED SURVEY MAP No. 3435; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138' A DISTANCE OF 21.50 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 8.67 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, 169.14 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, 75.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, 64.78 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 10 SECONDS WEST, 66.62 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 81.01 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.50 FEET, THE CHORD BEARING NORTH 10 DEGREES 33 MINUTES 43 SECONDS WEST, 80.57 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 12 SECONDS WEST, 52.01 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 62.69 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.50 FEET, THE CHORD BEARING NORTH 10 DEGREES 33 MINUTES 43 SECONDS WEST, 62.35 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 57.88 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 38.48 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, THE CHORD BEARING NORTH 44 DEGREES 43 MINUTES 46 SECONDS EAST, 34.65 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST, 102.61 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 177.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 515.50 FEET, THE CHORD BEARING NORTH 79 DEGREES 51 MINUTES 48 SECONDS EAST, 176.66 FEET; THENCE NORTH 69 DEGREES 59 MINUTES 50 SECONDS EAST, 73.03 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 31.06 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 981.47 FEET, THE CHORD BEARING NORTH 16 DEGREES 32 MINUTES 19 SECONDS WEST, 31.06 FEET; THENCE SOUTH 69 DEGREES 59 MINUTES 50 SECONDS WEST, 74.91 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 166.86 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 484.50 FEET, THE CHORD BEARING SOUTH 79 DEGREES 51 MINUTES 48 SECONDS WEST, 166.04 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, 77.61 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 77.75 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.50 FEET, THE CHORD BEARING NORTH 45 DEGREES 16 MINUTES 14 SECONDS WEST, 70.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 189.50 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, 13.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 240.08 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 127.49 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARING NORTH 71 DEGREES 50 MINUTES 59 SECONDS EAST, 126.46 FEET TO THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9632; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 225.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY '51'; THENCE SOUTH 01 DEGREES 40 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 170.46 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 487.72 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 981.47 FEET, THE CHORD BEARING SOUTH 12 DEGREES 31 MINUTES 39 SECONDS EAST, 482.72 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, 322.71 FEET TOT HE POINT OF BEGINNING.

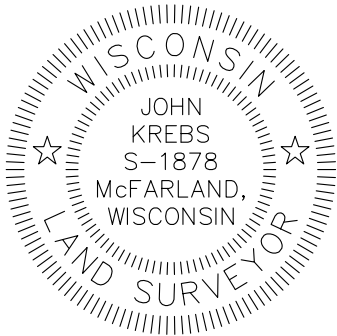
SAID PARCEL CONTAINS 343,642 SQUARE FEET OR 7.889 ACRES.

SURVEYOR’S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST – COMMERCIAL CENTER, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



PREPARED BY:



161 HORIZON DRIVE, SUITE 101  
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PHONE: (608)848-5060

PREPARED FOR:

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SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-254

FIELDBOOK/PG: -

SHEET NO: 6 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CORPORATE OWNER’S CERTIFICATE

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

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST COMMERCIAL CENTER, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

KETTLE PARK WEST COMMERCIAL CENTER, LLC

BY: \_\_\_\_\_  
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST COMMERCIAL CENTER, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

McFARLAND STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF McFARLAND STATE BANK, OWNER.

WITNESS THE HAND AND SEAL OF MCFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
\*\*\*\*\*, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

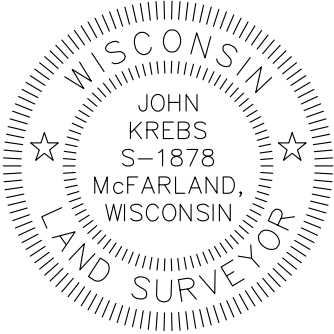
\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

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

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
LANA KROPF, CLERK  
CITY OF STOUGHTON



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_

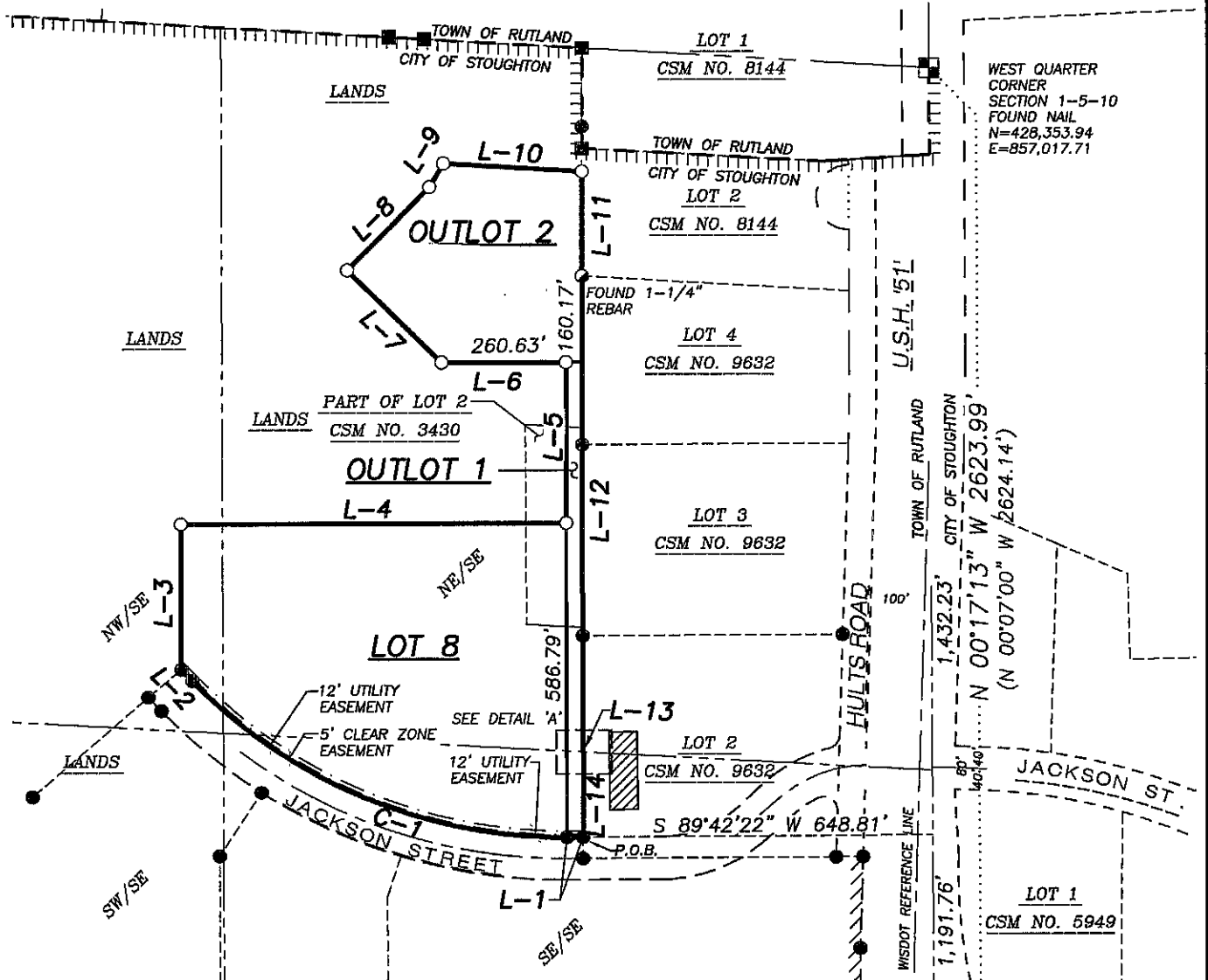
REGISTER OF DEEDS

PREPARED BY: <b>JSD Professional Services, Inc.</b> • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-254 FB/PG: - SHEET NO: 7 of 7	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ
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# PRELIMINARY

## CERTIFIED SURVEY MAP NO.

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

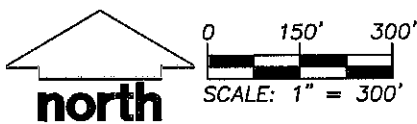
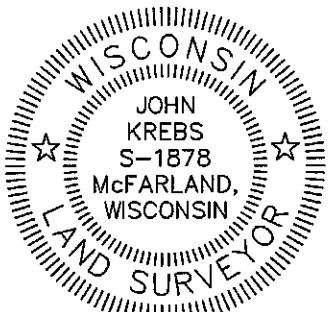


### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR SET(1.5 lb/ft)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- ||||| CORPORATE BOUNDARY LINE
- /// BUILDING

### NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 00°17'13" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 14, 2012.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES AND DETAIL 'A'.
4. U.S.H. '51' REFERENCE LINE FROM WISDOT PLANS 13-051-035-99C.
5. B.S.L. = BUILDING SETBACK LINE.
6. 5' WIDE PATH CLEAR ZONE EASEMENT:
  - 6.1. THE RIGHT FOR THE CITY TO ERECT SIGNS FOR THE TRAIL AND OTHER WORK REQUIRED TO MAINTAIN THE PATH AND ITS CLEAR ZONES.
  - 6.2. A PROHIBITION AGAINST PLANTING TREES, SHRUBS OR INSTALLING ANY OTHER IMPROVEMENTS IN THE EASEMENT TO MAINTAIN THE REQUIRED CLEAR ZONE FOR OBSTRUCTIONS.
  - 6.3. A PROHIBITION AGAINST GRADING OR REGRADING WITHIN THE EASEMENT THAT WOULD NOT MEET THE DESIGN SAFETY REQUIREMENTS FOR THE PATH.



PREPARED BY:

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

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VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-257

FIELDBOOK/Pg: -

SHEET NO: 1 OF 4

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

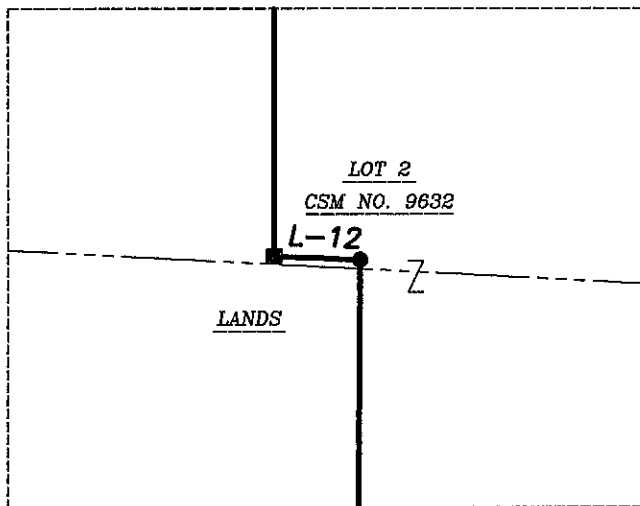
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

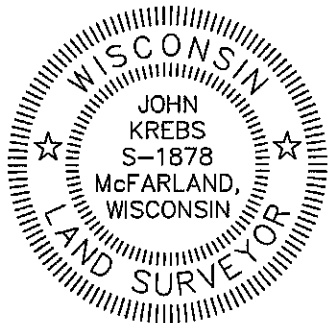
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SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05  
NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE  
COUNTY, WISCONSIN

AREA TABLE		
LOT	SQUARE FEET	ACRES
8	350,198	8.040
O.L.-1	26,694	0.613
O.L.-2	125,389	2.878
TOTAL	502,281	11.531

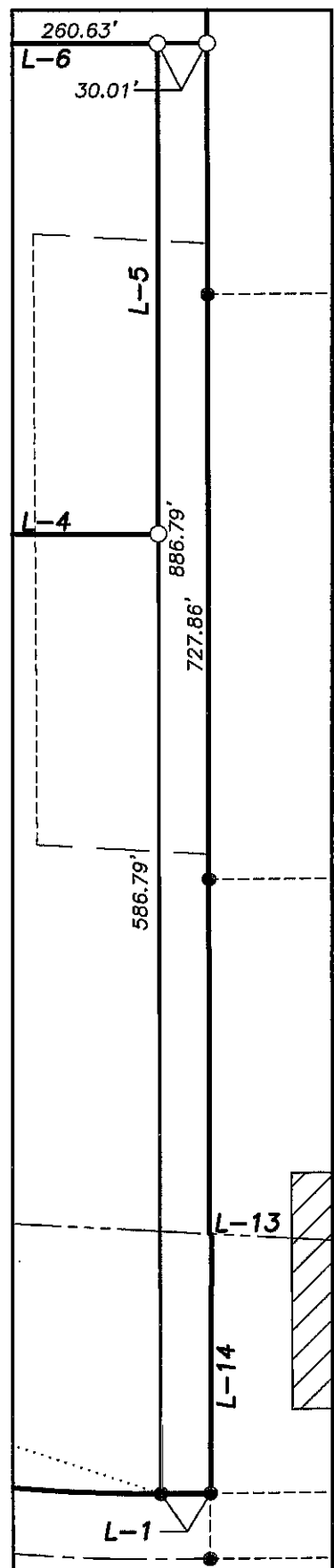


DETAIL 'A'  
SCALE 1" = 30'



LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 89°42'22" W	29.92'	L-10	S 86°41'54" E	257.20'
L-2	N 44°25'32" W	30.27'	L-11	S 00°05'13" E	195.44'
L-3	N 00°06'55" W	393.66'	( )	S 00°29'54" E	
L-4	N 89°53'05" E	580.49'	L-12	S 00°06'55" E	888.03'
L-5	N 00°06'55" W	300.00'	( )	S 00°03'30" W	888.21'
L-6	S 89°53'05" W	230.62'	L-13	S 87°57'29" E	1.15'
L-7	N 45°33'02" W	245.18'	( )	S 86°43'16" E	1.17'
L-8	N 44°26'58" E	217.29'	L-14	S 00°19'58" W	158.79'
L-9	N 30°35'56" E	51.27'	( )	S 00°30'18" W	

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	622.63'	960.00'	37°09'38"	611.78'	N 71°42'49" W	S 53°08'00" E	N 89°42'22" E



OUTLOT 1  
SCALE 1" = 100'

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PROJECT NO: 09-3951

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FIELDBOOK/PG: -

SHEET NO: 2 OF 4

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LEGAL DESCRIPTION

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, VOLUME 13, PAGE 268-270, AS DOCUMENT No. 1658279, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, 1,191.76 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS WEST, 648.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JACKSON STREET, 29.92 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 773.77 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, THE CHORD BEARING NORTH 67 DEGREES 12 MINUTES 12 SECONDS WEST, 752.99 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 30.27 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, 271.86 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST, 714.61 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, 300.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST, 230.62 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 02 SECONDS WEST, 245.18 FEET; THENCE NORTH 44 DEGREES 26 MINUTES 58 SECONDS EAST, 217.29 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 56 SECONDS EAST, 51.27 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST, 257.20 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP No. 8144; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 195.44 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP No. 8144 AND THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP No. 9632; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF CERTIFIED SURVEY MAP No. 9632 A DISTANCE OF 888.03 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 29 SECONDS EAST, 1.15 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST, 158.79 FEET TO THE POINT OF BEGINNING.

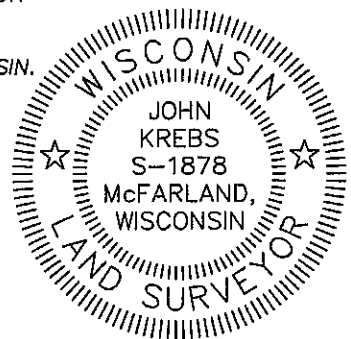
SAID PARCEL CONTAINS 502,281 SQUARE FEET OR 11.531 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST COMMERCIAL CENTER, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

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

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

LANA KROPF, CLERK  
CITY OF STOUGHTON

PREPARED BY:  
**JSD** Professional Services, Inc.  
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PREPARED FOR:  
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SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951  
FILE NO: B-257  
FIELDBOOK/PG: -  
SHEET NO: 3 OF 4

SURVEYED BY: JK  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: DMJ

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
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PRELIMINARY

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TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

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

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST COMMERCIAL CENTER, LLC HAS CAUSED THESE PRESENTS TO  
BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

KETTLE PARK WEST COMMERCIAL CENTER, LLC

BY: \_\_\_\_\_  
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014,  
THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST  
COMMERCIAL CENTER, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE  
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

McFARLAND STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS  
OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE  
SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS,  
WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF  
McFARLAND STATE BANK, OWNER.

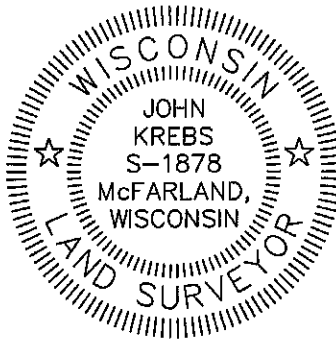
WITNESS THE HAND AND SEAL OF MCFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\*\*\*\*\*  
\_\_\_\_\_, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED McFARLAND STATE  
BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_, COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

PREPARED BY:

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• Engineers • Surveyors • Planners

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VERONA, WI 53593

PROJECT NO: 09-3951

FILE NO: B-257

FB/PG: -

SHEET NO: 4 OF 4

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

**Site Assessment Checklist - Status**  
**Kettle Park West Commercial Center**

**10/23/2014**

	Submitted as Part of:	Latest Submittal Date
I. Land Resources		
	Preliminary Plat, Private Construction Plans	PP - 12/20-13; Construction Plans - 10/01/14
	Private and Public Construction Plans, SWMP, WDNR Wetland Permit	Construction Plans - 10/01/14; SWMP - 10/01/14; WDNR Permit Received 05/19/14
	NA	
	SWMP, USA Extension	SWMP - 10/01/14; City Letter to CARPC - 4/7/2011
	NA	
	SWMP(Geotech Report)	SWMP - 10/01/14;
	Private and Public Construction Plans	Construction Plans - 10/01/14
	NA	
	Private and Public Construction Plans	Construction Plans - 10/01/14
	SWMP	SWMP - 10/01/14;
	Individual SIP's	Lot 2 - 8/15/14; Lot 4 & 6 - 07/11/14
	USA Extension	City Letter to CARPC - 4/7/2011
	WDNR General Permit Application; Private and Public Construction Plans	WDNR Application - 04/01/14; Plans 10/01/14
	Received from CARPC	CARPC Approval of USA - 5/12/2011
II. Water Resources		
	NA	
	SWMP - Kettle	SWMP - 10/01/14;
	NA	
	NA	
	NA	
	NA	
	Private Construction Plans - 3 systems to be removed	Plans - 10/01/14
	Private Construction Plans - 3 wells to be closed	Plans - 10/01/14
III. Biological Resources		
	WDNR General Permit Application; WDNR Permit	WDNR Application - 04/01/14; Permit - 04/11/14
	WDNR General Permit Application; WDNR Permit	WDNR Application - 04/01/14; Permit - 04/11/15



**Site Assessment Checklist - Status**  
**Kettle Park West Commercial Center**

**10/23/2014**

		Only Fenceline Trees - Private	
	C	Construction Plans	Plans - 10/01/14
	D	NA	
IV. Human and Scientific			
	A	NA	
	B	NA	
V. Energy, Transportation, Communication and Community			
	A	TIA Submitted to WisDOT	TIA - 10/06/14
	B	GDP Amendment	GDP - 10/15/14
	C	GDP Amendment	GDP - 10/15/14
	D	GDP Amendment	GDP - 10/15/14
		Private and Public Construction	
	E	Plans	Construction Plans - 10/01/14
VI. Population			
	A	NA	
VII. Appendices and Supporting Information			

**APPENDIX 1. - SITE ASSESSMENT CHECKLIST**

SITE ASSESSMENT CHECKLIST		
ITEM OF INFORMATION	YES	NO
<b>I. Land Resources. Does the project site involve:</b>		
A. Changes in relief and drainage patterns (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		
B. A landform or topographical feature including perennial streams		
C. A floodplain (If "yes," attach 2 copies of the 100-year floodplain limits.)		
D. An area of soil instability-greater than 18 % slope and/or hydric or alluvial soils, as depicted in the applicable "County Soils Survey"		
E. An area of bedrock within 6 ft. of the soil surface as depicted in the "County Soils Survey" or a more detailed source		
F. An area with groundwater table within 5 feet of the soil surface as described in the "County Soils Survey" or a more detailed source		
G. Areas of existing fill or grading		
H. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "County Soils Survey"		
I. Prevention of future gravel extraction		
J. A drainage-way with a tributary area of 5 or more acres		
K. Lot coverage of more than 50 percent impermeable surfaces		
L. Prime agricultural land as depicted in the applicable "County Soils Survey" or adopted farm land preservation plans		
M. Wetlands as depicted on DNR wetland inventory maps or more detailed sources		
N. Environmental corridors, as mapped by the City or county		
<b>II. Water Resources. Does the project involve:</b>		
A. Location in an area traversed by a navigable stream, intermittent stream, or dry run		
B. Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile		
C. Existing drainage tile		
D. Lowering of water table by pumping or drainage		
E. Raising of water table by altered drainage		
F. Frontage on a lake, river, or other navigable waterway		
G. The use of septic systems for on-site waste disposal		
H. Existence or use of private wells		
<b>III. Biological Resources. Does the project involve:</b>		
A. Critical habitat for plants and animals of community interest per DNR inventory		

B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory		
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance (If yes, all trees of such size must be mapped.)		
D. Removal of over 40% of the trees on the site within a "mature woodland" as defined in the subdivision ordinance		
<b>IV. Human and Scientific Interest per State Historical Society Inventory. Does this project site involve:</b>		
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory		
B. An area of historical interest, including historic buildings or monuments listed on the State or National Register of Historic Places		
<b>V. Energy, Transportation, Communications, and Community Facilities.</b>		
A. Would the development increase traffic flow on any arterial or collector street by more than 10 percent based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?		
B. Is the land traversed by an existing or planned transportation facility, as shown on the City's Official Map or Comprehensive Plan?		
C. Is the land identified on the City's Official Map or in the Comprehensive Plan for new or expanded community facilities?		
D. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?		
E. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		
<b>VI. Population.</b>		
A. Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E:Cap:	
	M:Cap:	
	H:Cap:	
<b>VII. Appendices and Supporting Material including</b>		

## NOTES:

1. "Yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The plan commission may waive the filing of a site assessment checklist for subdivisions of less than five acres total area.

(Ord. No. 0-7-09, 6-23-2009)

- Not enough time to review the documents.
- Agenda item should be tabled.

Mayor Olson closed the public hearing.

Hohol questioned Forward Development Group on the impact of delaying action. Dennis Steinkraus stated a one week delay would be fine.

Truehl questioned the timing of providing the documents. Scheel stated staff could use more time on the General Development Plan Amendment Ordinance, however the Specific Implementation Plan Ordinances have had more review.

Hohol discussed the moratorium in place and is in favor of tabling this item until next Monday.

Motion by **Christianson** to Table this agenda item until Monday, November 3, 2014, 2<sup>nd</sup> by **Jenson**.

It was agreed that a public comment period would be allowed at next Monday's meeting.  
Motion carried 7 – 0.

**4. Request by Forward Development Group for approval of 3 Certified Survey Maps for the Kettle Park West Development. (R-124-14)**

Dennis Steinkraus presented a series of 3 certified survey maps.

Matt Dregne arrived.

Motion by **Hohol** to Table this agenda item until Monday, November 3, 2014, 2<sup>nd</sup> by **Truehl**.

Motion carried 7 – 0.

The Commission then moved to #2 (Project Plan for TIF #7) since it was approximately 7:20 pm.

**5. Request by Forward Development Group for Specific Implementation Plan (SIP) approval – Kwik Trip. (O-28-14)**

Troy Mleziva and Justin Frame presented the specific implementation plan for Kwik Trip.

Mayor Olson opened the public hearing.

The following people spoke in opposition:

Michael Engelberger

Buzz Davis

Christa Westerberg

The following people registered opposed:

Mary Fons

City Attorney Matt Dregne explained specifics of the project plan.

Motion by Hohol to approve R-133-14 for the Boundary and Project Plan for TID #7 as presented, 2<sup>nd</sup> by Christianson. Motion carried 7 – 0.

**5. O-29-14: Request by Forward Development Group for General Development Plan (GDP) Amendment approval.**

Scheel gave an introduction of the amended and restated GDP. Jim Bricker of JSD Professional Services gave a presentation.

Dan O’Callaghan, Attorney for Forward Development Group explained their intentions for Outlot 3. Mr. O’Callaghan stated the developer would like to maintain control of Outlot 3 through the first phase of the development.

After much discussion about the ownership and maintenance of Outlot 3, the Commissioner’s all agree that Outlot 3 needs to be integrated with Lot 2. This will take care of any questions related to who will maintain and take ownership of the property in the future.

Motion by Hohol to recommend the Common Council approve O-29-14 regarding amending and restating the General Development Plan, contingent on integrating Outlot 3 with Lot 2, 2<sup>nd</sup> by Truehl.

Mayor Olson closed the meeting for a 5 minute recess to allow the applicants to discuss the motion on the floor.

Mayor Olson reopened the meeting.

Mr. O’Callaghan stated they will integrate Outlot 3 with Lot 2 if that is the desire of the Commission.

It was agreed that the landscaping plan for Outlot 3, now part of Lot 2 will be addressed as part of the Walmart SIP.

Motion carried 7 – 0.

**6. R-124-14: Request by Forward Development Group for approval of 3 Certified Survey Maps for the Kettle Park West Development.**

Dennis Steinkraus of Forward Development Group gave an overview the request for approval of 3 CSM’s.

Motion by Hohol to recommend Council approve R-124-14 regarding 3 Certified Survey Maps for the Kettle Park West Development contingent on integrating Outlot 3 with Lot 2 within the specific CSM, 2<sup>nd</sup> by Truehl. Motion carried 7 – 0.

**7. O-30-14: Request by Walmart Representatives for Specific Implementation Plan (SIP) approval – Walmart Supercenter.**