

# CERTIFIED SURVEY MAP NO.

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

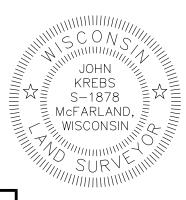
CURVE TABLE						
CURVE	LENGTH	LENGTH RADIUS DELTA CHORD CHORD BEARING				
C1	32.91'	460.00'	4°05'59"	32.91'	N01°57'29"E	
C2	239.60' 1040.00' 13°12'01" 239.07' S50°42'47"E					

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S87°05'45"E	197.48'			
L2	N02°54'15"E	114.44			
L3	N00°05'30"W	489.94			
L4	N89°54'30"E	80.00'			
L5	N00°05'30"W	384.53			
L6	S85°59'31"E	138.16			
L7	S78°52'27"E	223.49			
L8	N11°07'33"E	121.02'			
L9	N53°15'23"E	537.89			
L10	S44°06'47"E	151.70'			
L11	S33°08'42"W	141.83'			
L12	S00°10'51"E	678.64			
L13	N87°53'44"W	156.18			
L14	S49°55'54"W	297.24			
L15	S02°12'57"W	63.44			
L16	N87°53'44"W	297.35			
L17	S84°50'13"W	118.65			
L18	N87°53'45"W	305.35'			
L19	S74°08'45"W	70.02'			
L20	S09°48'08"W	214.90'			

	LINE TABLE				
LINE	BEARING	DISTANCE			
L21	S05°45'51"W	152.47'			
L22	S22°27'06"E	101.09			
L23	S45°16'12"E	74.91			
L24	N76°36'27"E	59.33'			
L25	S68°57'28"E	80.56			
L26	S05°35'07"E	96.76			
L27	S76°16'45"E	41.90'			
L28	S00°13′19"W	129.47			
L29	N11°07'33"E	203.79			

## <u>NOTES</u>

- 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 S 87°05'45"
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 3 AND 10, 2.
- 2014.
  SEE SHEET 2 FOR LINE AND CURVE TABLES AND SHEET 3 FOR EASEMENTS.
  S.T.H. '138' REFERENCE LINE FROM WISDOT PLANS
- 5567-1-74 (T 0250(1)).



PREPARED	BY:
ISD Pro	iessional Services, Inc.
· Engineers	Surveyors • Planners

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

PREPARED FOR: FORWARD DEVELOPMENT FORWARD DEVELOPME GROUP 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593

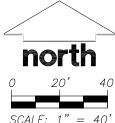
PROJECT NO: 15-7018 FILE NO: B-298 FIELDBOOK/PG: \_-SHFFT NO: 2 OF 7

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

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EASEMENT CURVE TABLE					
CURVE	CURVE LENGTH RADIUS DELTA CHORD CHORD BEARING				
EC1	47.32'	55.00'	49°17'39"	45.87	S24°44'20"E
EC2	200.53	60.00'	191°29'34"	119.40'	S46°21'38"W



			I		S
EAS	SEMENT LINE	TABLE			
LINE	BEARING	DISTANCE			
E1	N89°54'30"E	67.41			
E2	N00°05'30"W	123.95'		`. <b>\</b>	
 		LANDS_			<u>OT 1</u>
-	LOT 1 NO. 7803		E1	 TEMPORARY CUL—DE—SAC EASEMENT TO BENEFIT TH PUBLIC: WHICH IS INTEND TO BE RELEASED WHEN STREET EXTENSION IS CONSTRUCTED TO THE SOUTH	E
			OUTLOT 2		

## **LEGEND**

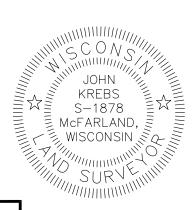
- GOVERNMENT CORNER
- CHISELED 'X' FOUND  $\bowtie$ 3/4" REBAR FOUND
- CHISELED 'X' SET (3)
- 3/4" x 24" REBAR
  - SET (1.50 LBS/LF)
  - PARCEL BOUNDARY
- — RIGHT-OF-WAY LINE
- CENTERLINE · · · · · CHORD LINE
- PLATTED LOT LINE
  - — SECTION LINE

- EASEMENT LINE

- DENOTES RECORD DATA
  - DEPICTING THE SAME LINE
    ON THE GROUND AS
    RETRACED BY THIS SURVEY

## **NOTES**

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  BASED ON THE WISCONSIN COUNTY
  COORDINATE SYSTEM, (WCCS), DANE COUNTY,
  THE SOUTH LINE OF THE SOUTHEAST
  QUARTER OF SECTION 01-05-10, BEARS
  S 87:05:45" E.
- S 87'05'45" E.
  FIELD WORK PERFORMED BY JSD
  PROFESSIONAL SERVICES, INC. THE WEEK OF
  NOVEMBER 3 AND 10, 2014.
  SEE SHEET 2 FOR LINE AND CURVE TABLES
  AND SHEET 3 FOR EASEMENTS.
  S.T.H. '138' REFERENCE LINE FROM WISDOT
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- .3



PREPARED BY:



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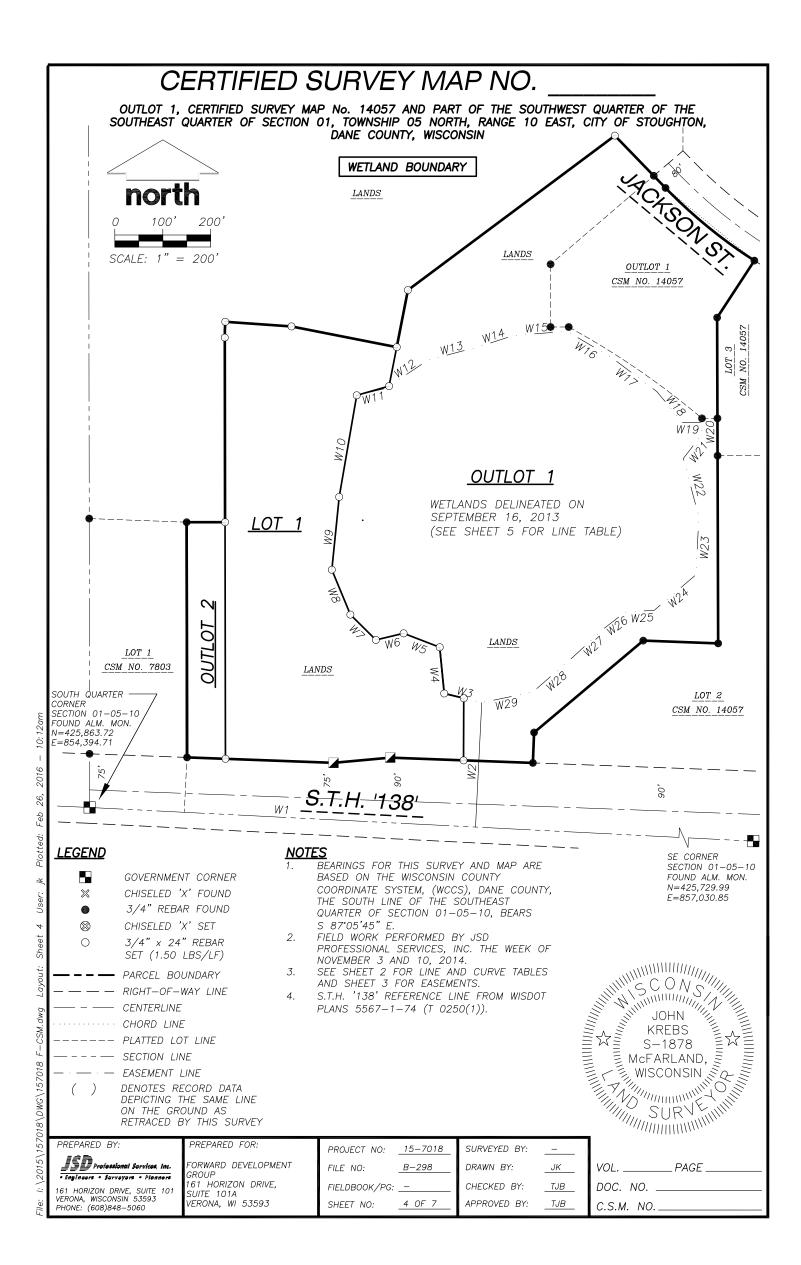
PREPARED FOR:

PROJECT NO: 15-7018 FILE NO: B-298 FIELDBOOK/PG: \_-SHFFT NO: 3 OF 7

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

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10:11am 2016 26, Feb Plotted: User: Sheet F-CSM. DWG\157018



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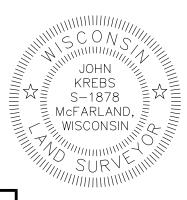
WETLAND BOUNDARY

WETLANDS LINE TABLE					
LINE	BEARING	DISTANCE			
W1	N87°05'45"W	804.92			
W2	S02°54'15"W	259.56'			
W3	N76°16'45"W	80.55			
W4	N05°35'07"W	96.76			
W5	N68°57'28"W	80.56			
W6	S76°36'27"W	59.33'			
W7	N45°16'12"W	74.91'			
W8	N22°27'06"W	101.09'			
W9	N05°45'51"E	152.47'			
W10	N09°48'08"E	214.90'			
W11	N76°31'36"E	62.11			
W12	N56°12'43"E	105.77			
W13	N75°17'53"E	111.18'			
W14	N72°00'31"E	74.53'			
W15	N85°32'19"E	111.61'			
W16	S59°36'50"E	106.86			
W17	S53°04'17"E	119.04			
W18	S39°41′13"E	83.52'			
W19	S89°26'46"E	39.83'			
W20	S01°35'03"E	24.16			

WETLANDS LINE TABLE					
LINE	BEARING	DISTANCE			
W21	S37°33'25"W	63.47'			
W22	S14°49'58"E	126.21			
W23	S03°04'02"W	120.84			
W24	S49°36'28"W	113.67'			
W25	S86°17'13"W	60.61			
W26	S52°25'56"W	52.83'			
W27	S47°32'41"W	92.88'			
W28	S48°54'31"W	108.97			
W29	S78°20'19"W	108.49			

## **NOTES**

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- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 3 AND 10, 2.
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• Engineers • Surveyors • Planners

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PREPARED FOR:

PROJECT NO: 15-7018 FILE NO: B-298 FIELDBOOK/PG: \_-SHFFT NO: 5 OF 7

SURVEYED BY: DRAWN BY: JK TJB\_ CHECKED BY: APPROVED BY: TJB

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# 10: 2016 26, Feb Plotted: User: 9 Sheet Layout: дмд. F-CSM. 157018 \DMG\ 157018

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#### LEGAL DESCRIPTION

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057 AS RECORDED IN VOLUME 94, ON PAGES 150-158, AS DOCUMENT No. 5179690 AND PART OF THE SOUTHWEST 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:

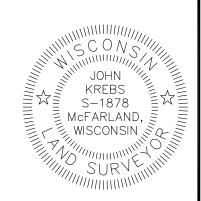
RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, 197.48 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS EAST, 114.44 FEET TO THE NORTH RIGHT—OF—WAY LINE OF STATE TRUNK HIGHWAY '138' AND THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 7803 ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 489.94 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP, THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 80.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 384.53 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 32.91 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 01 DEGREES 57 MINUTES 29 SECONDS EAST, 32.91 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 31 SECONDS EAST, 138.16 FEET; THENCE SOUTH 78 DEGREES 52 MINUTES 27 SECONDS EAST, 223.49 FEET; THENCE NORTH 11 DEGREES 07 MINUTES 33 SECONDS EAST, 121.02 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 23 SECONDS EAST, 537.89 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST, 151.70 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 42 MINUTES 47 SECONDS EAST, 239.07 FEET TO THE NORTHEASTERLY CORNER OF OUTLOT 1, CERTIFIED SURVEY MAO NO. 14057; THENCE SOUTH 33 DEGREES 08 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT, 141.83 FEET; THENCE SOUTH 33 DEGREES 08 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 14057, 678.64 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, 156.18 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 54 SECONDS WEST, 297.24 FEET; THENCE SOUTH 02 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID RIGHT—OF—WAY LINE, 297.35 FEET; THENCE NORT BEGINNING.

SAID PARCEL CONTAINS 1,060,487 SQUARE FEET OR 24.345 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST, 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

DATE

PROFESSIONAL LAND SURVEYOR

## 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 KETTLE PARK WEST, LLC, OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_DAY OF\_

STATE OF WISCONSIN) SS DANE COUNTY

PERSONALLY CAME BEFORE ME THIS\_\_\_\_DAY OF\_\_\_\_\_\_, 2016, 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

FILLIANED DI.
JSD Professional Services, Inc.
· Engineers · Surveyors · Planners

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

PREPARED FOR: FORWARD DEVELOPMENT GROUP 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593

PROJECT NO: 15-7018 FILE NO: B-298 FIELDBOOK/PG: \_-SHFFT NO: 6 OF 7

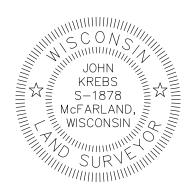
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CORPORATE OWNER'S CERTIFICATE
KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.
IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THISDAY OF, 2016.
KETTLE PARK WEST, LLC
BY:
STATE OF WISCONSIN) SS DANE COUNTY ) SS
PERSONALLY CAME BEFORE ME THISDAY OF, 2016, 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.
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, 2016.
LANA KROPF, CLERK CITY OF STOUGHTON



OFFICE OF THE R	EGISTER OF DEEDS
	COUNTY, WISCONSIN
RECEIVED FOR RECORD	)
20 AT	O'CLOCKM A
DOCUMENT#	
IN VOL.	OF CERTIFIED SURVEY
MAPS ON PAGE(S)	
REGISTER OF DEEDS	



FORWARD DEVELOPMENT GROUP 161 HORIZON DRIVE, SUITE 101A, VERONA, WI 53593

PREPARED FOR:

PROJECT NO: 15-7018 FILE NO: B-298

SURVEYED BY: \_\_ DRAWN BY: \_\_JK\_\_ CHECKED BY: TJB APPROVED BY: TJB

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FB/PG: 7 OF 7 SHFFT NO: