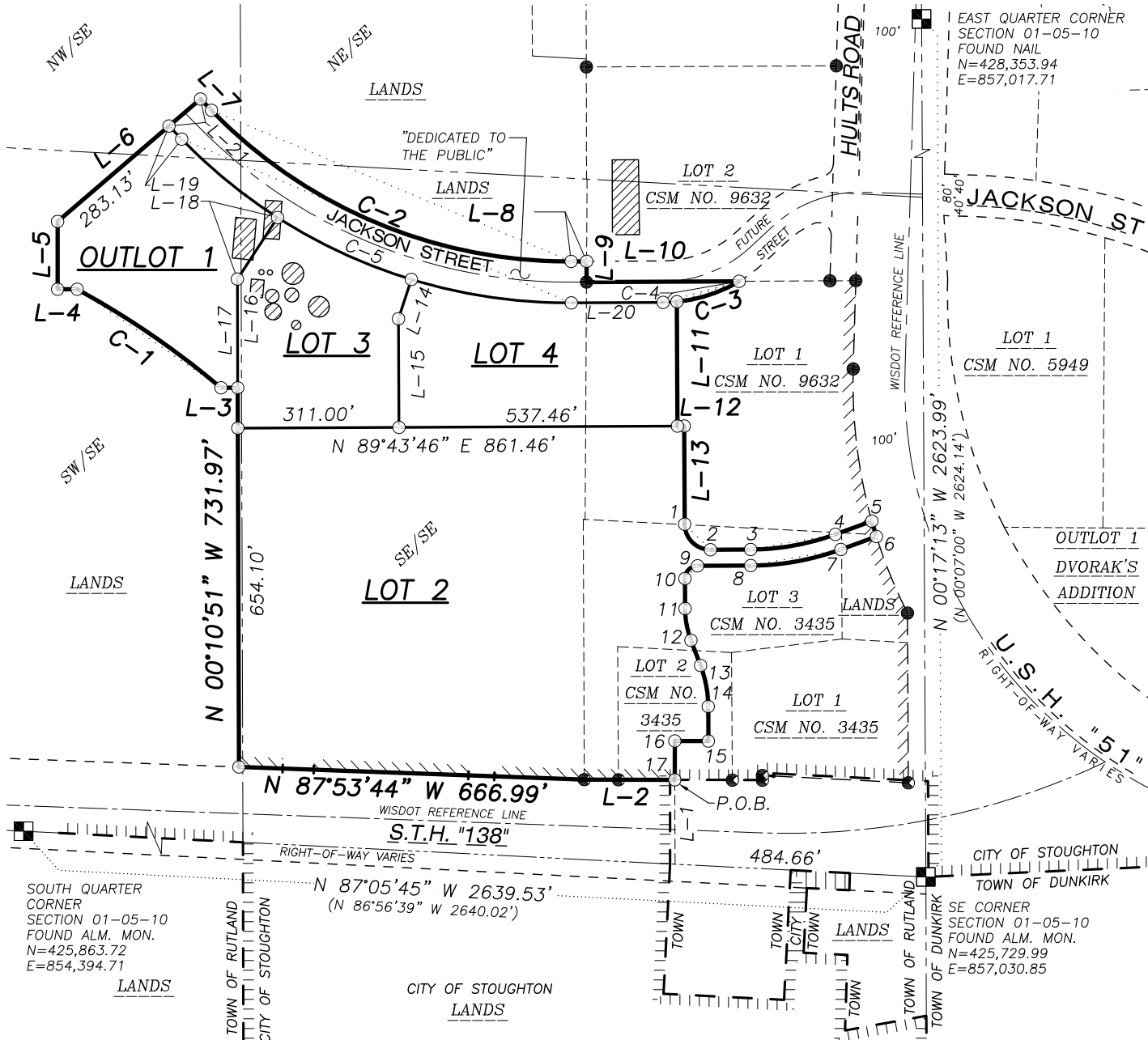


PRELIMINARY

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

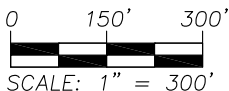


LEGEND

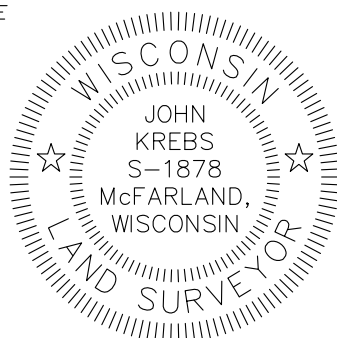
- GOVERNMENT CORNER
- 3/4" REBAR SET(1.5 lb/ft)
- ALUMINUM CAP FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CORPORATE BOUNDARY LINE
- BUILDING
- NO ACCESS

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



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: 1 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. PAGE

DOC. NO.

C.S.M. NO.

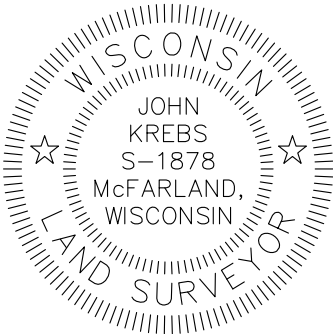
PRELIMINARY  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 00°13'27" W	162.99'	L-11	S 00°16'13" E	240.08'	15-16	N 89°53'46" W	64.78'
L-2	N 89°53'46" W	174.62'	L-12	N 89°43'46" E	13.00'	16-17	S 00°06'14" W	75.00'
L-3	N 90°00'00" W	32.23'	L-13	S 00°16'13" E	189.50'	L-14	S 18°07'13" W	79.88'
L-4	N 90°00'00" W	37.73'	2-3	N 89°43'46" E	77.61'	L-15	S 00°16'11" E	209.66'
L-5	N 00°00'00" E	130.76'	4-5	N 69°59'50" E	74.91'	L-16	N 00°10'51" W	287.75'
L-6	N 49°24'07" E	363.28'	6-7	S 69°59'50" W	73.03'	L-17	S 00°10'51" E	209.87'
L-7	S 44°06'47" E	30.27'	8-9	S 89°43'46" W	102.61'	L-18	S 33°08'42" W	141.83'
L-8	N 89°42'22" E	29.92'	10-11	S 00°16'13" E	57.88'	L-19	S 44°06'47" E	35.19'
L-9	S 00°19'58" W	40.00'	12-13	S 20°51'12" E	52.01'	L-20	S 89°42'22" W	177.11'
L-10	N 89°42'22" E	294.59'	14-15	S 00°16'10" E	66.62'	L-21	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	596,424	13.692
3	108,163	2.483
4	133,323	3.061
OL-1	118,286	2.715
ROAD	79,348	1.822
TOTAL	1,035,545	23.773



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: 2 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

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

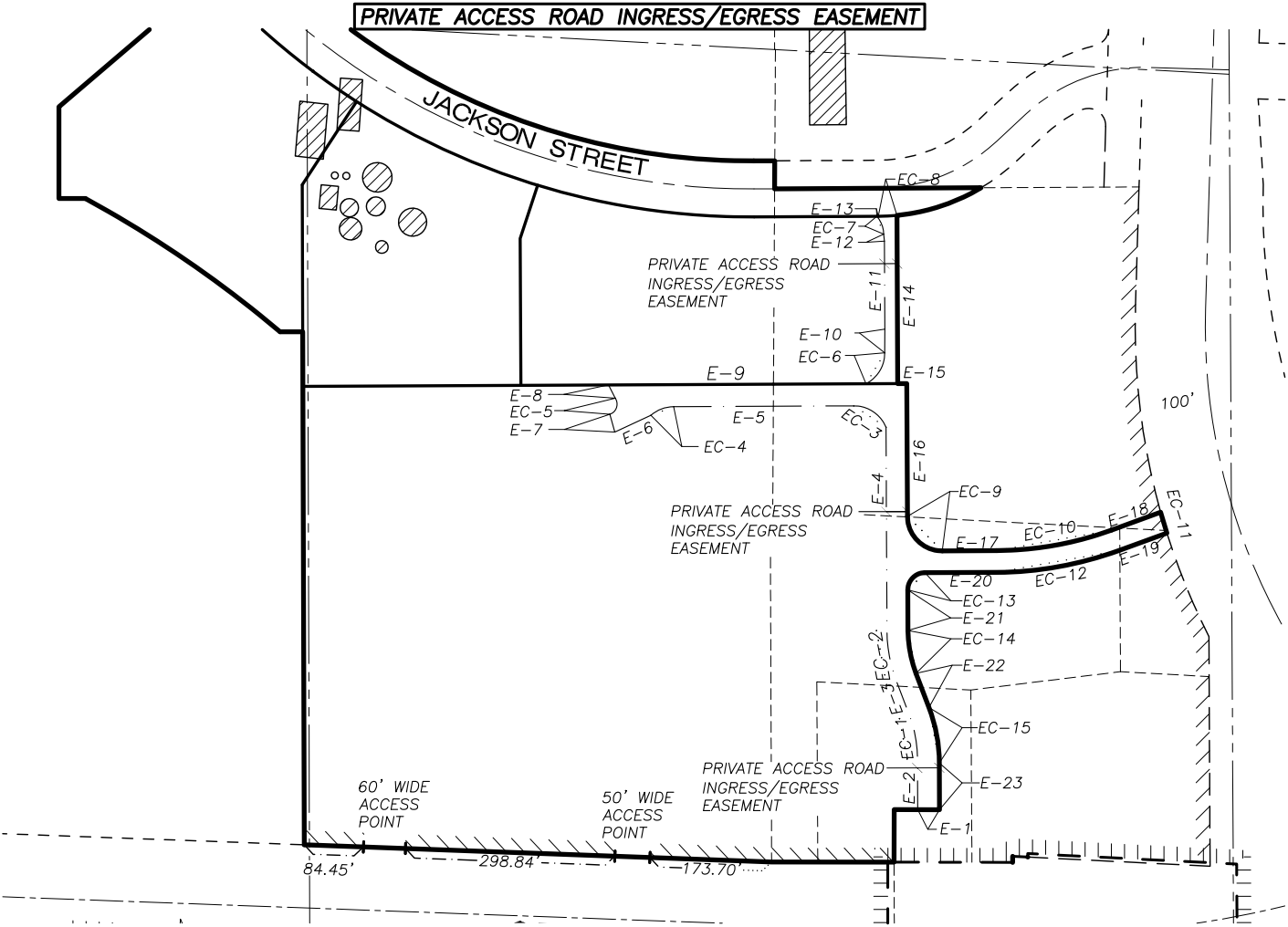
DOC. NO. \_\_\_\_\_

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



EASEMENT LINE TABLE

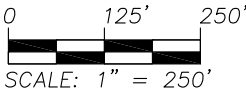
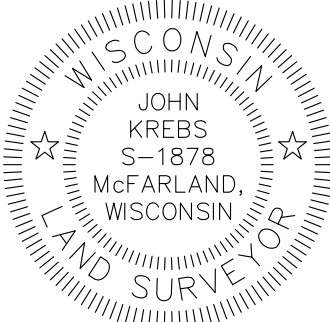
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	31.10'	E-9	N 89°43'46" E	367.46'	E-17	N 89°43'46" E	77.61'
E-2	N 00°16'12" W	72.43'	E-10	N 00°12'58" E	33.88'	E-18	N 69°59'50" E	74.91'
E-3	N 20°51'12" W	51.96'	E-11	N 00°16'13" W	125.45'	E-19	S 69°59'50" W	73.03'
E-4	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.



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: 3 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

VOL. PAGE

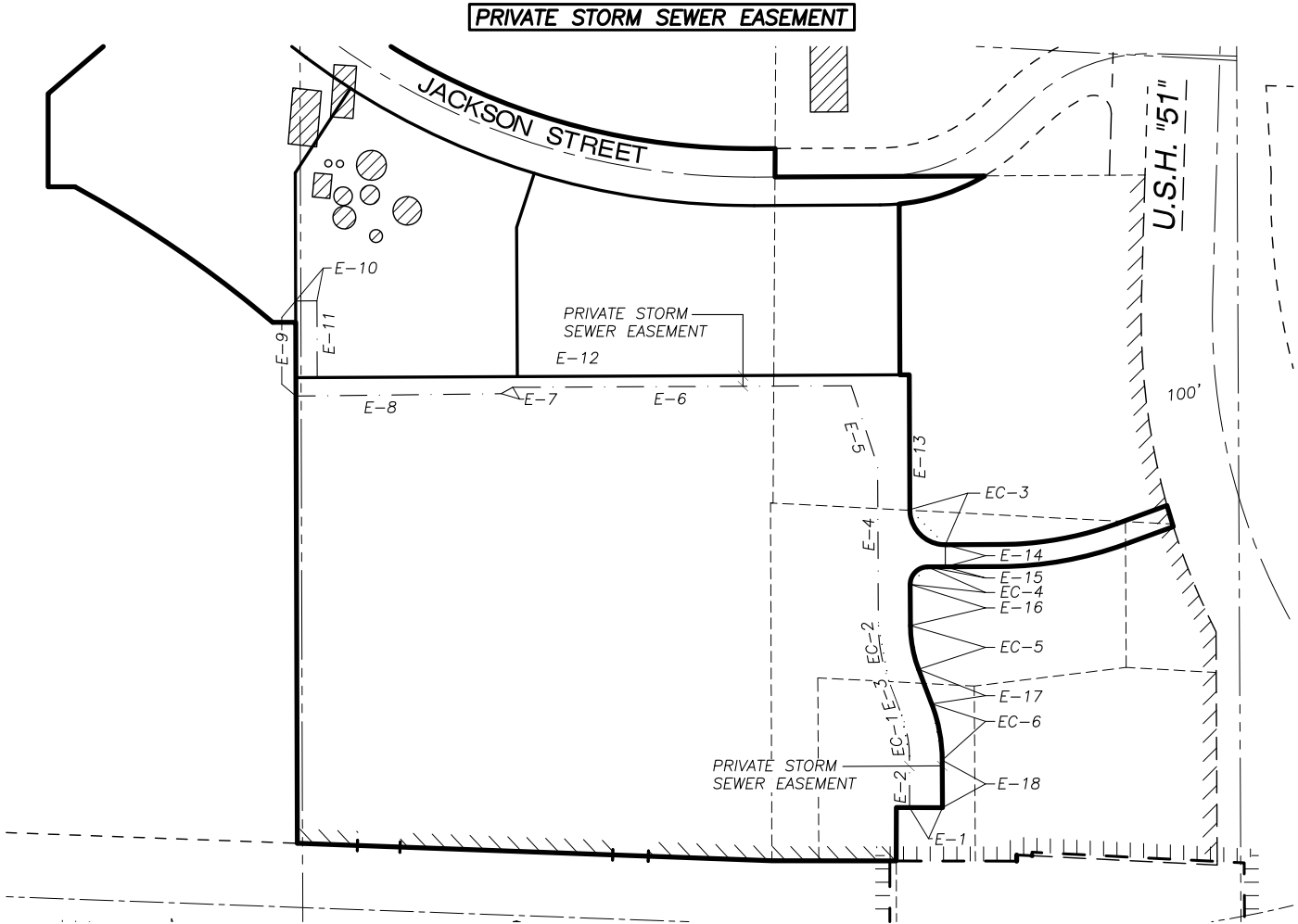
DOC. NO.

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



EASEMENT LINE TABLE

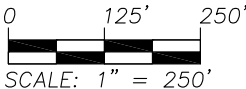
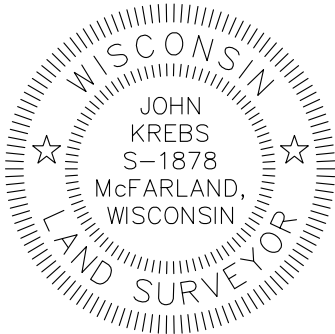
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	46.10'	E-10	N 89°49'09" E	30.00'
E-2	N 00°16'12" W	72.33'	E-11	S 00°10'51" E	107.83'
E-3	N 20°51'12" W	51.96'	E-12	N 89°43'46" E	831.46'
E-4	N 00°16'13" W	224.37'	E-13	S 00°16'13" E	189.50'
E-5	N 18°10'13" W	118.76'	E-14	S 00°16'14" E	31.00'
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

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.



SCALE: 1" = 250'

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: 4 of 9

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

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

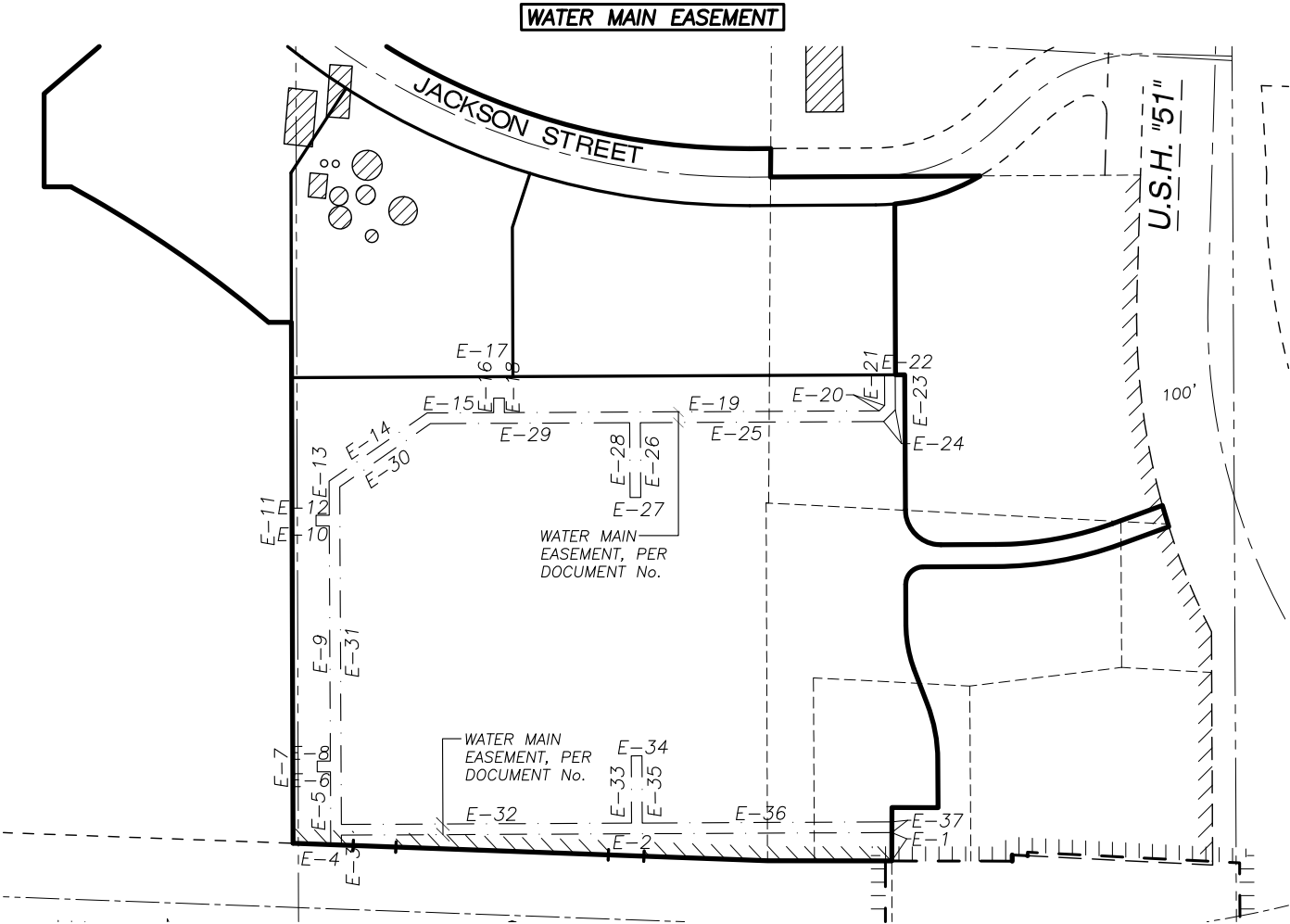
DOC. NO. \_\_\_\_\_

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

PRELIMINARY

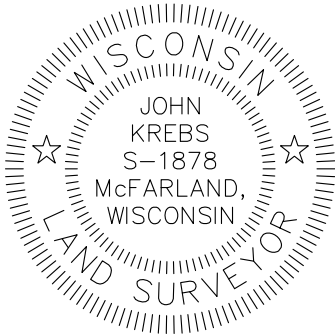
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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



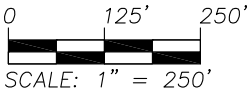
EASEMENT LINE TABLE

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

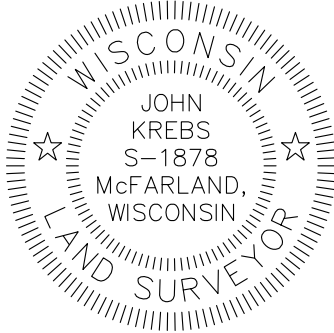
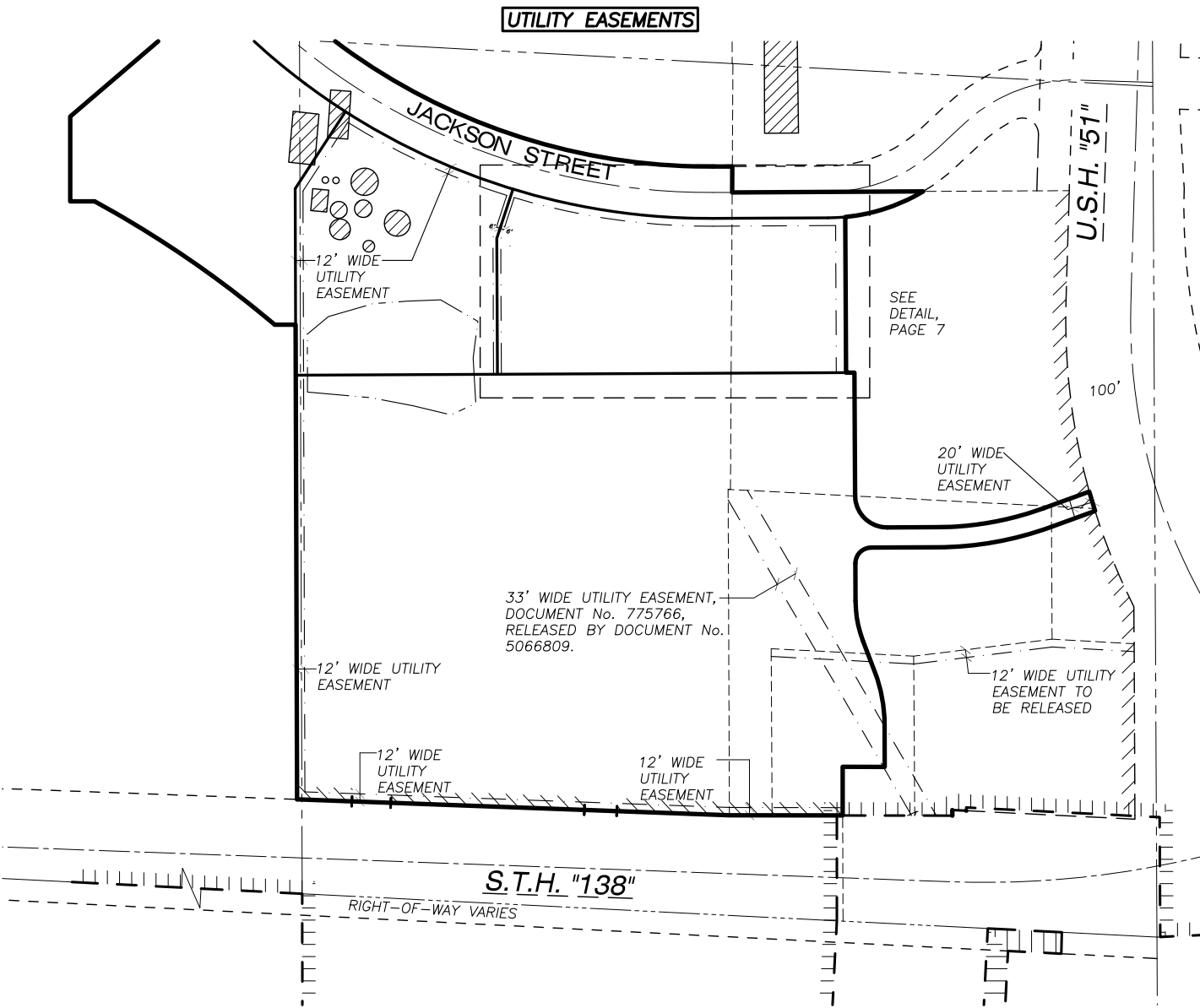
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

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

- 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'

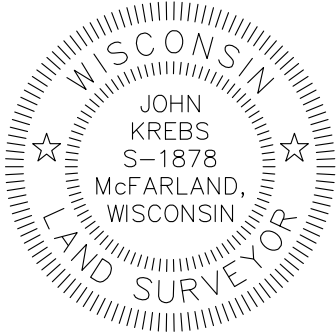
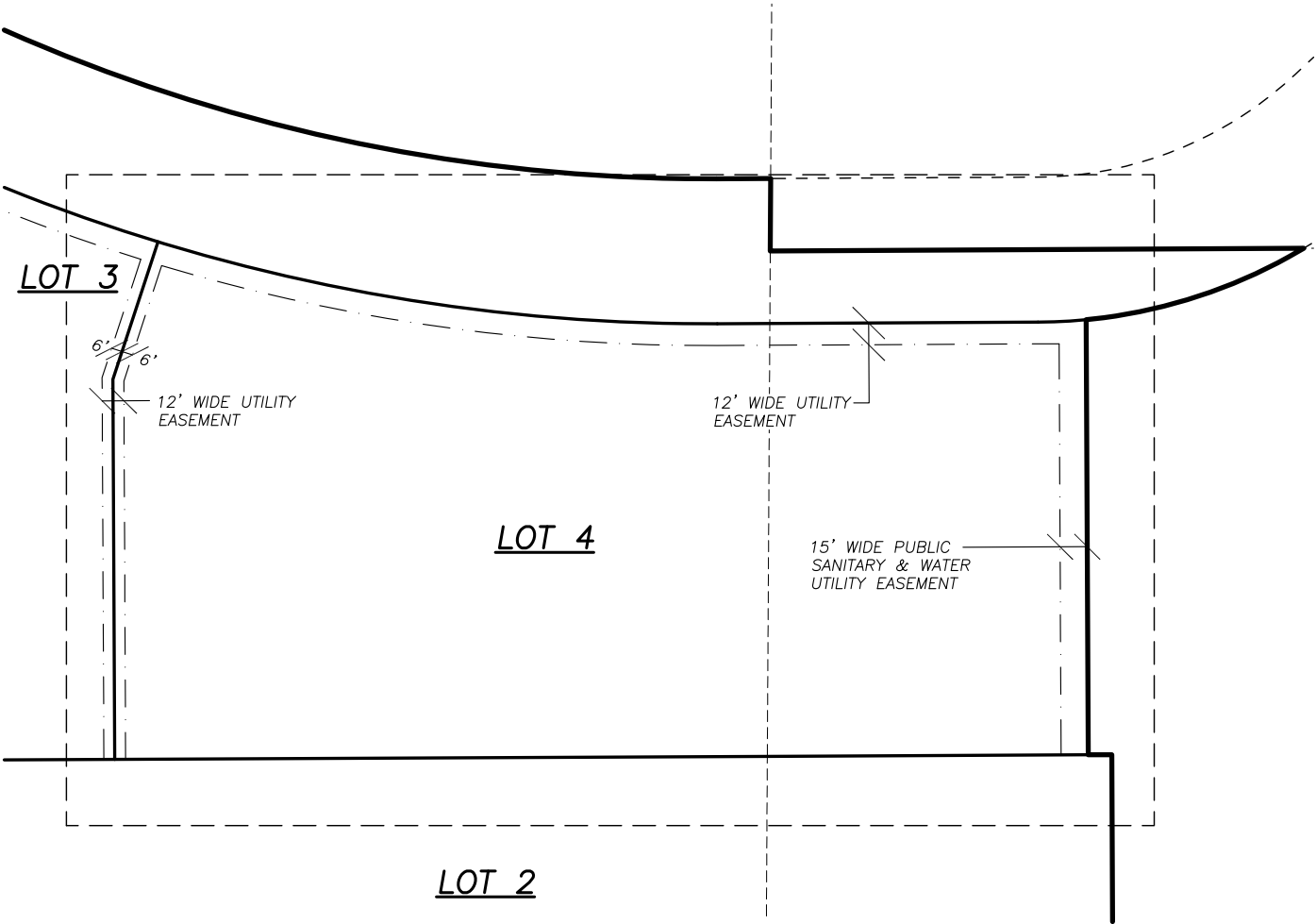
PREPARED BY: <b>JSD</b> Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-253 FIELDBOOK/PG: — SHEET NO: 6 of 9	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
---	---	--	--	---

J:\2009\093951.dwg 10/23/2014 11:21:08 AM PLOT DATE: 10/23/2014 11:21:08 AM

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

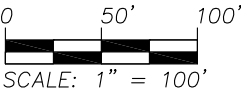
PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER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

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.



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: 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

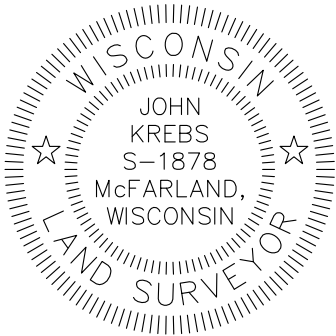
PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER 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, 666.99 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, 731.97 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 1,035,545 SQUARE FEET OR 23.773 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. _____
--	---	--	--	---



J:\2009\093951.dwg 10/23/2014 11:22:07 AM PLOT DATE: 10/23/2014 11:22:07 AM J:\2009\093951.dwg F-CSM(30).dwg

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.

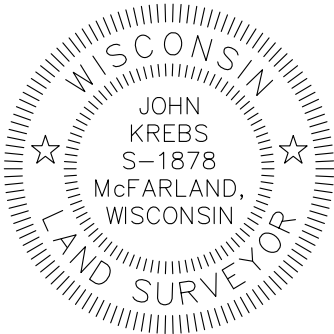
\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

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



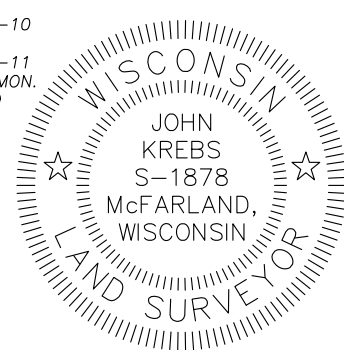
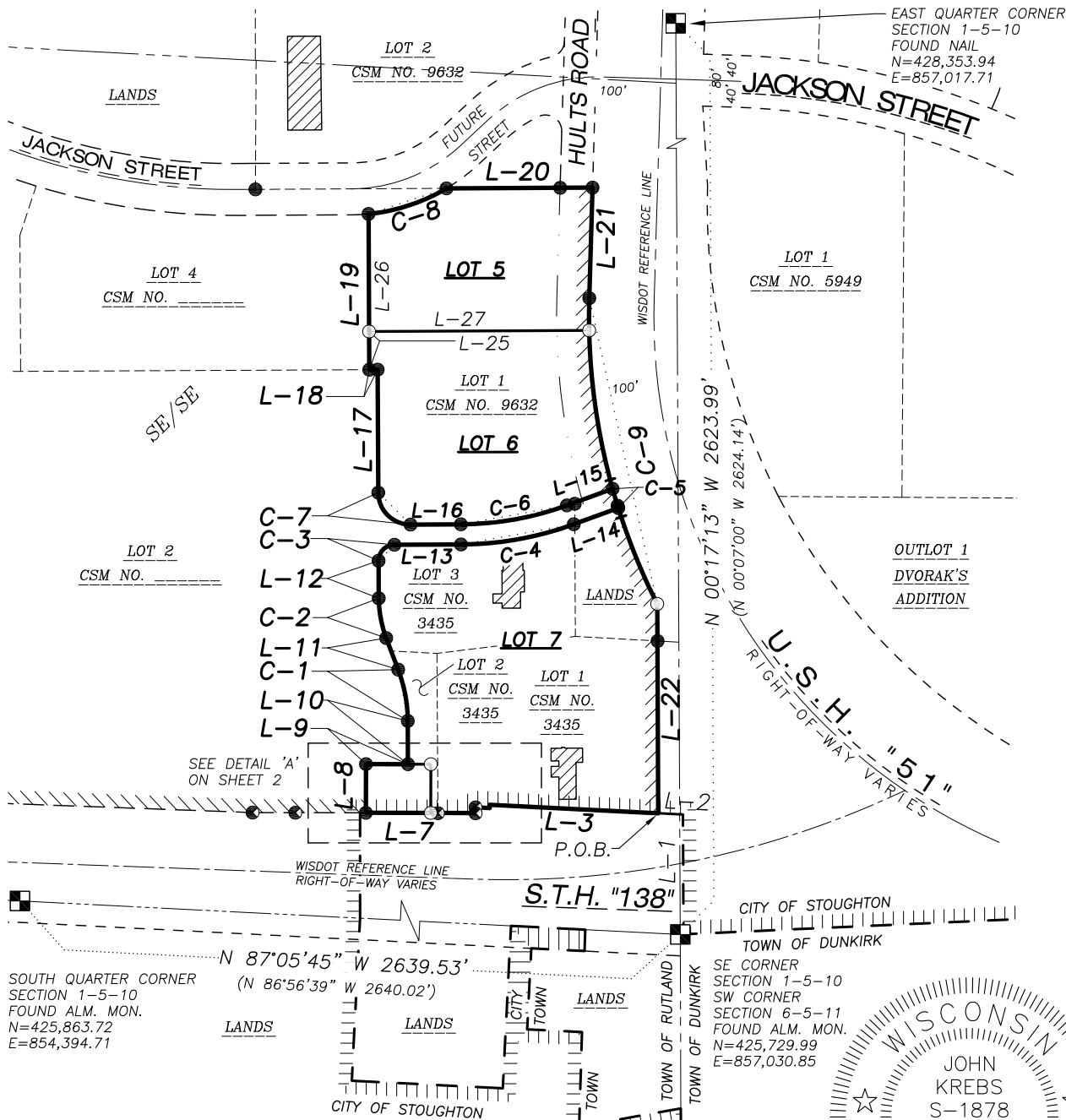
OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

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

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



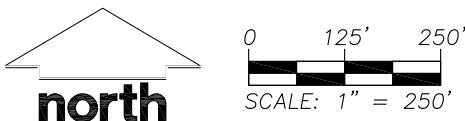
LEGEND

- 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. _____
---	---	--	--	---

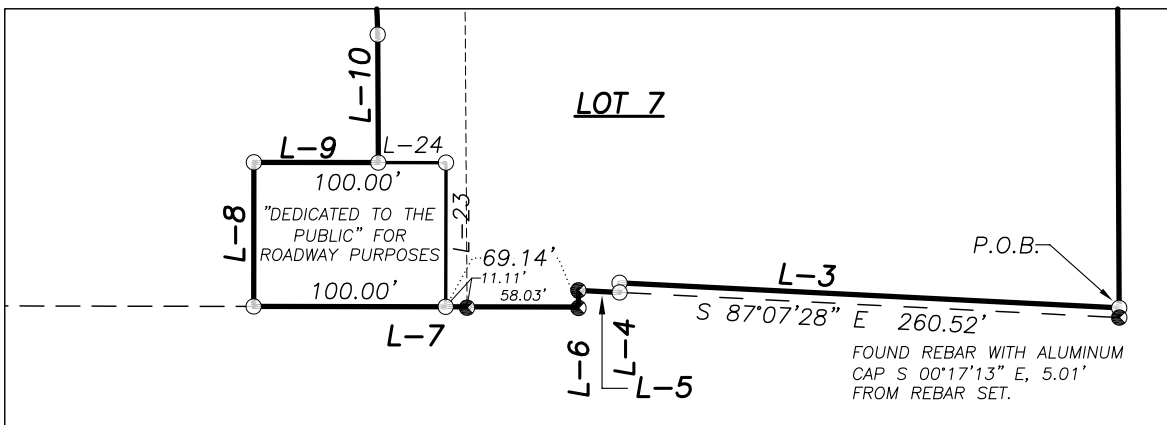
J:\2009\093951.dwg 10/23/2014 10:33:12 AM PLOT DATE: 10/23/2014 10:33:12 AM J:\2009\093951.dwg 10/23/2014 10:33:12 AM

**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'

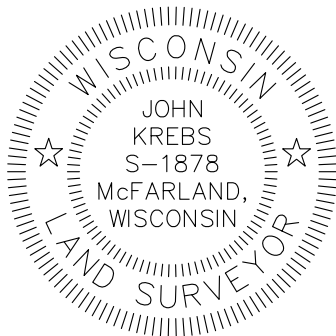
CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	81.01'	225.50'	20°34'58"	80.57'	N 10°33'43" W	N 00°16'13" W	N 20°51'12" W
C-2	62.69'	174.50'	20°34'58"	62.35'	N 10°33'43" W	N 20°51'12" W	N 00°16'13" W
C-3	38.48'	24.50'	90°00'00"	34.65'	N 44°43'46" 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



SCALE 1" = 100'

## 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.
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' AND SHEET'S 3, 4 AND 5 FOR EASEMENTS.
4. ALL EXISTING BUILDINGS IN THE CSM WILL BE REMOVED.
5. S.T.H. '138' REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T 0250(1)).
6. U.S.H. '51' REFERENCE LINE FROM WISDOT PLANS 13-051-035-99C.
7. 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 STOUTHTON.



PREPARED BY:

PREPARED FOR:

PROJECT NO: 09-3951

SURVEYED BY: JK

FILE NO: B-254

DRAWN BY: JK

FIELDBOOK/PG:     

CHECKED BY: TJB

SHEET NO: 2 of 7

APPROVED BY: DMJ

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

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

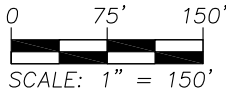
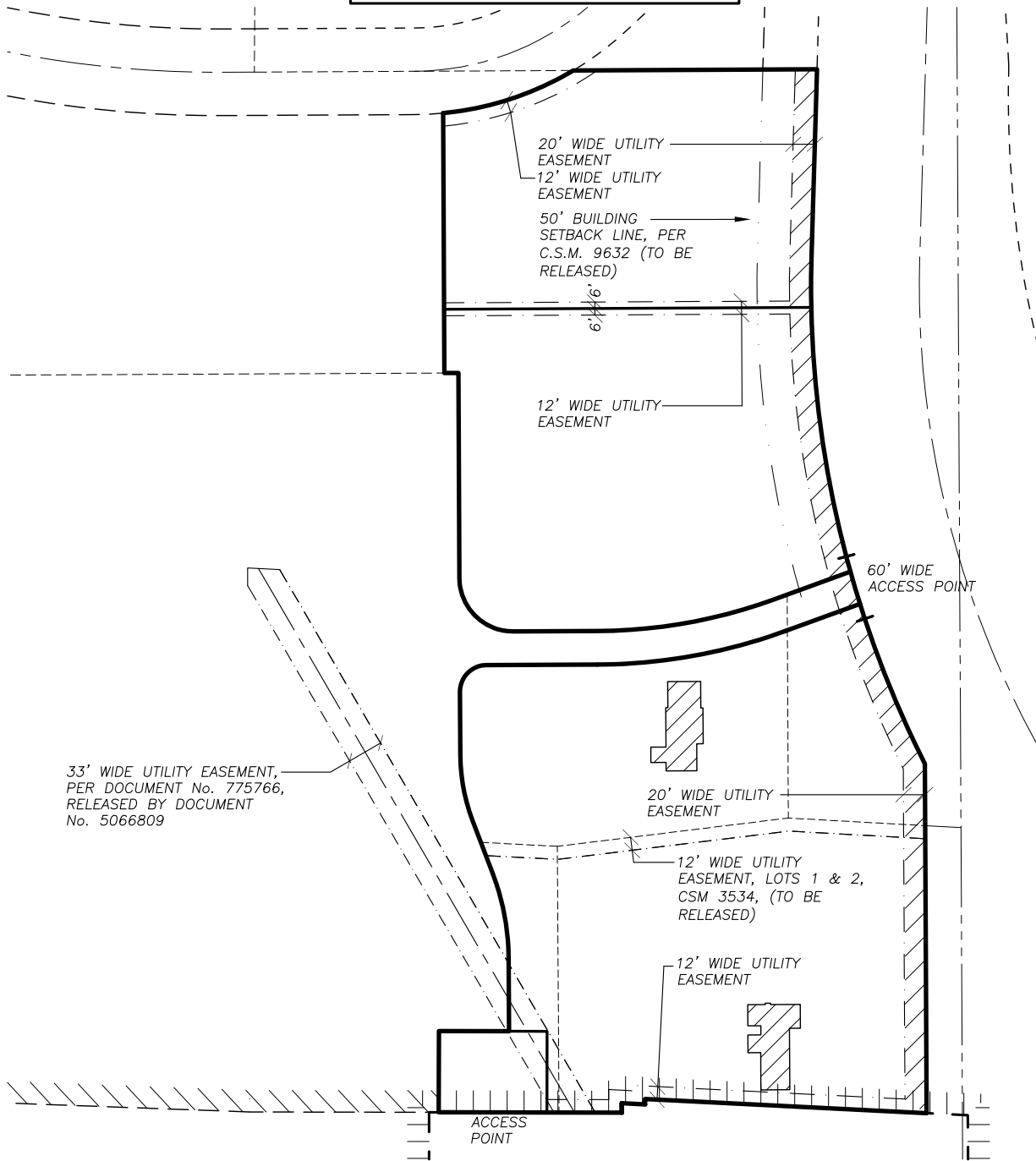
C S M NO

PRELIMINARY

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

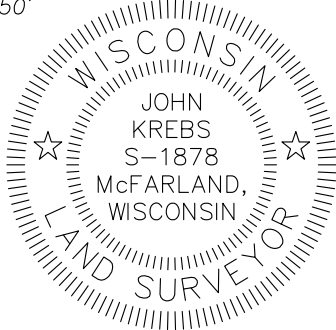
PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

EASEMENTS AND ACCESS POINTS



NOTES

- 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-254

FIELDBOOK/PG: -

SHEET NO: 3 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

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

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

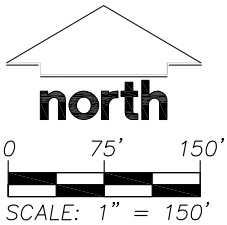
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

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

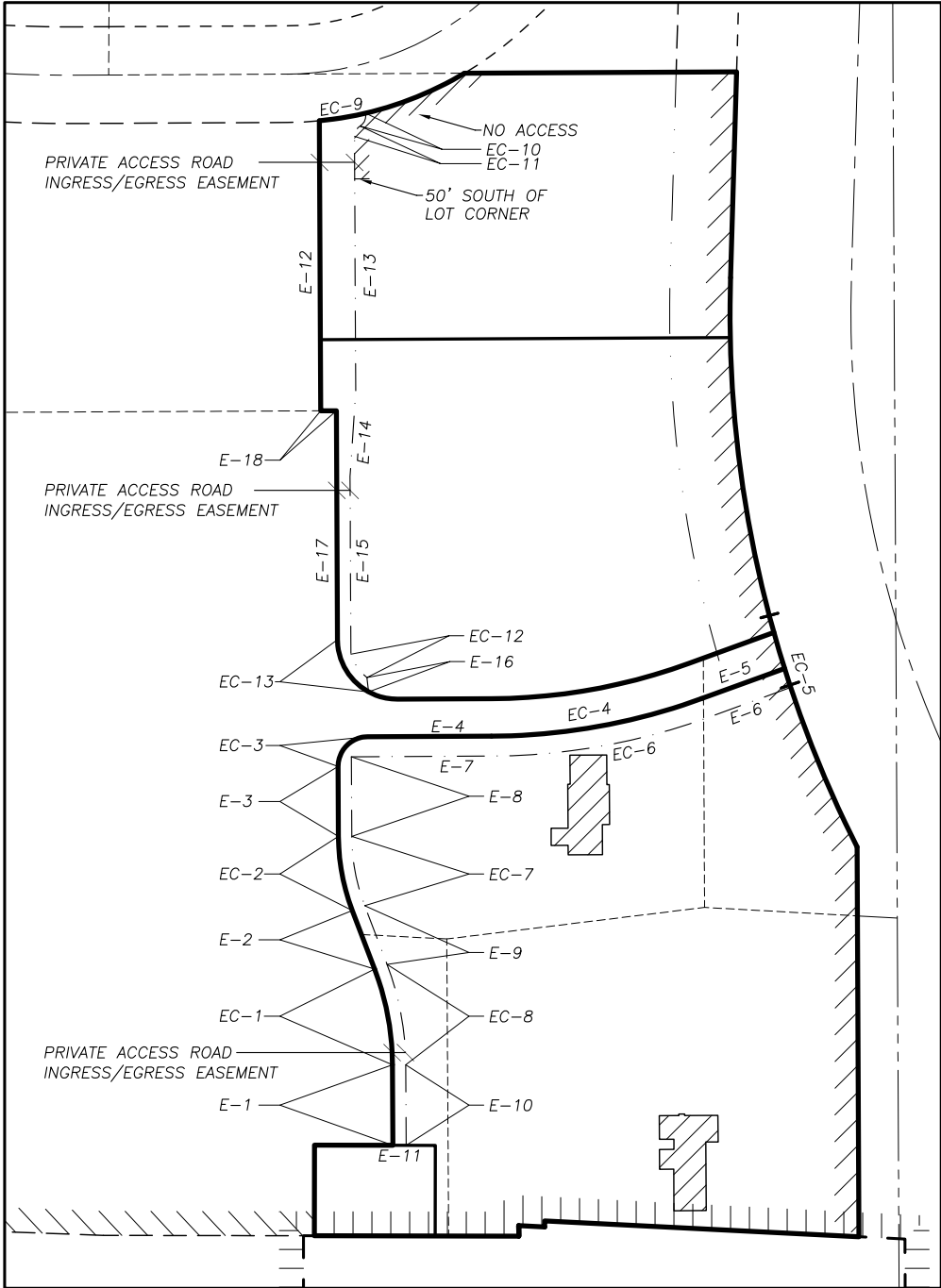
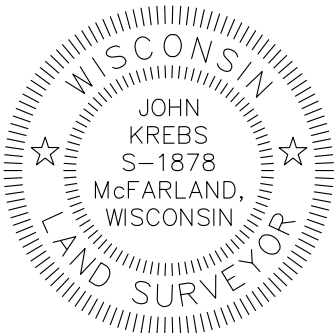
PART OF LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, AND PART OF LOT 1, CERTIFIED SURVEY MAP No. 9632, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

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:

**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-254

FIELDBOOK/PG: -

SHEET NO: 4 of 7

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

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

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

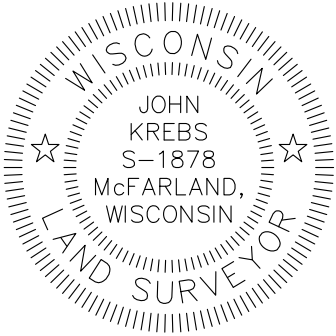
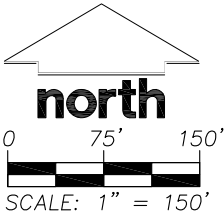
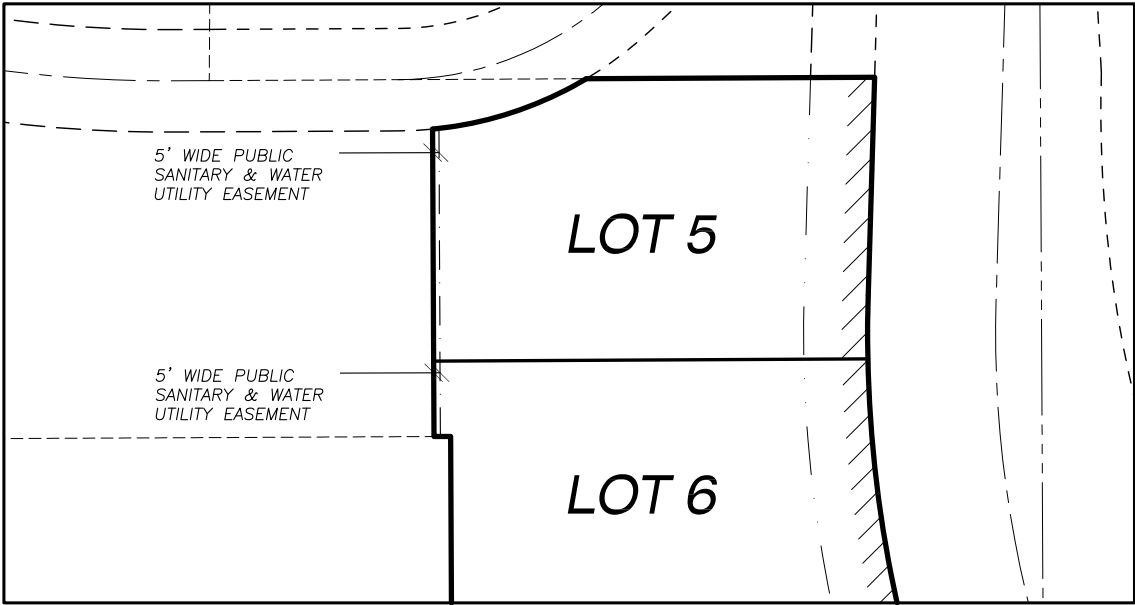
C.S.M. NO. \_\_\_\_\_

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

PUBLIC SANITARY & WATER UTILITY EASEMENT



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-254

FIELDBOOK/PG: -

SHEET NO: 5 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

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.

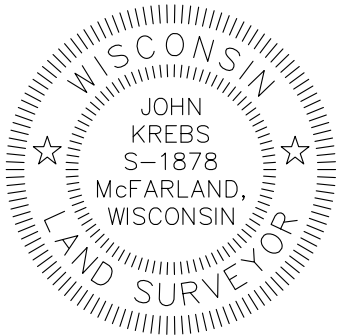
SAID PARCEL CONTAINS 343,642 SQUARE FEET OR 7.889 ACRES.

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  
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: 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.

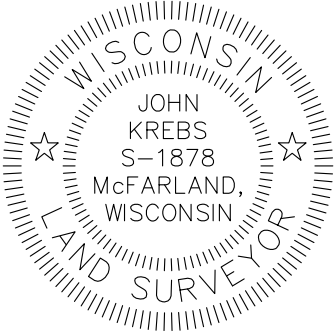
\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

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

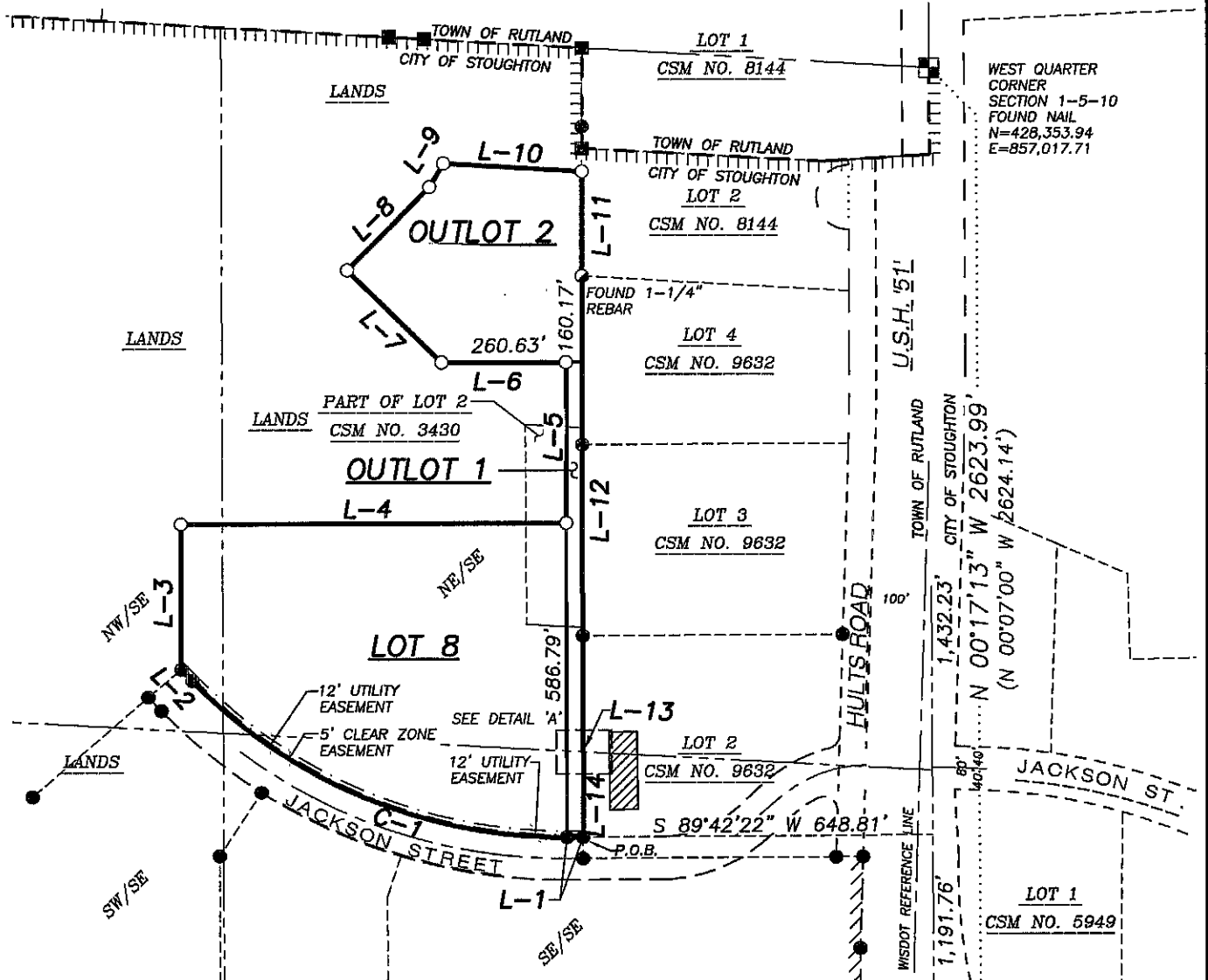
PREPARED BY: <b>JSD</b> Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: FDG 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593	PROJECT NO: 09-3951 FILE NO: B-254 FB/PG: - SHEET NO: 7 of 7	SURVEYED BY: JK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



# 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



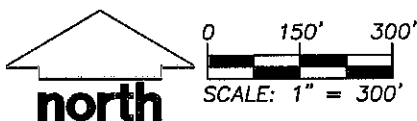
### LEGEND

- 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.

SOUTHEAST CORNER  
SECTION 1-5-10  
FOUND ALUMINUM MONUMENT  
N=425,729.99  
E=857,030.85



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-257

FIELDBOOK/Pg: -

SHEET NO: 1 OF 4

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ

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

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

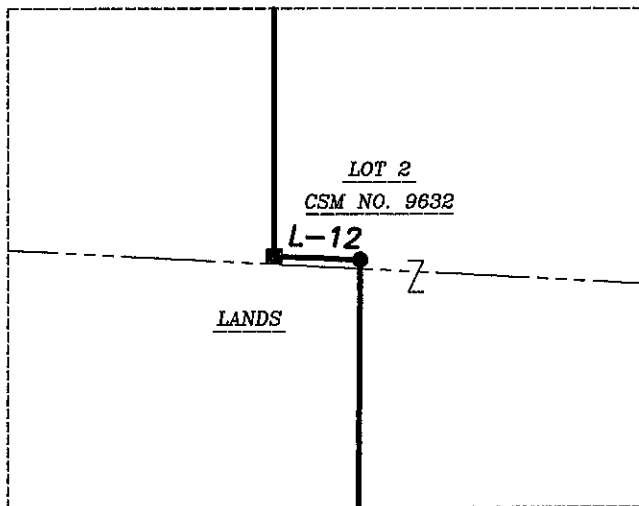
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

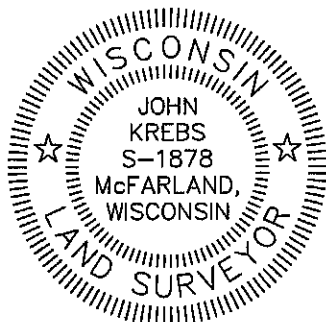
CERTIFIED SURVEY MAP NO.

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

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

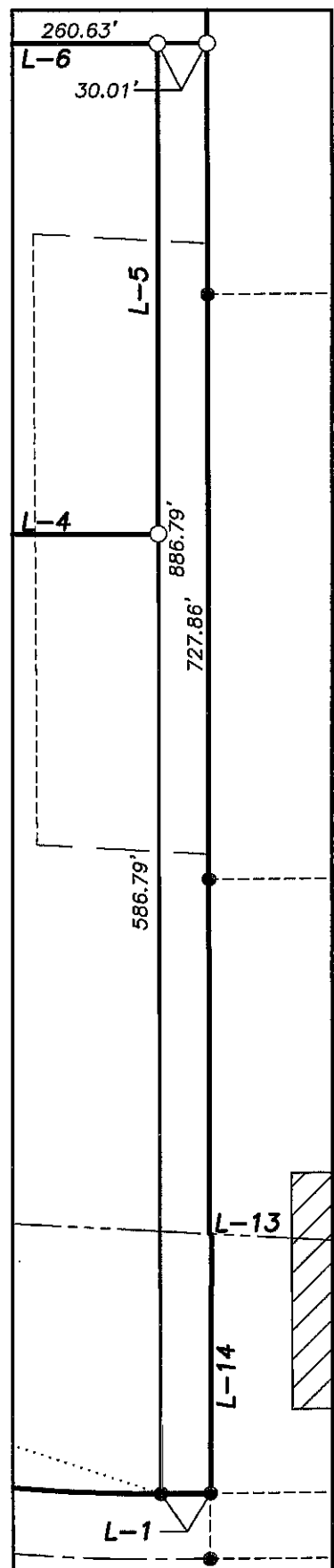


DETAIL 'A'  
SCALE 1" = 30'



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'

PREPARED BY:  
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)648-5060

PREPARED FOR:  
FDG  
161 HORIZON DRIVE,  
SUITE 101  
VERONA, WI 53593

PROJECT NO: 09-3951  
FILE NO: B-257  
FIELDBOOK/Pg: -  
SHEET NO: 2 OF 4

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

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

J:\2009\093951\dwg\093951-F-CSM(3).dwg

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

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.

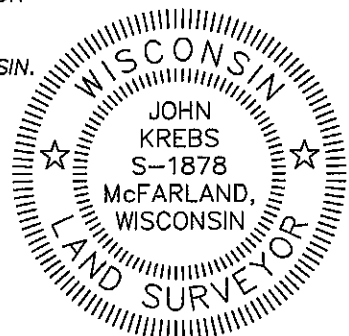
SAID PARCEL CONTAINS 502,281 SQUARE FEET OR 11.531 ACRES.

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.  
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-257

FIELDBOOK/PG: -

SHEET NO: 3 OF 4

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 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

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.

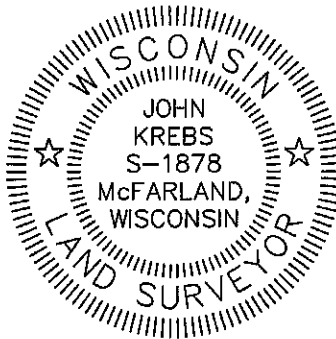
WITNESS THE HAND AND SEAL OF MCFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\*\*\*\*\*  
\_\_\_\_\_, 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:

**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-257

FB/PG: -

SHEET NO: 4 OF 4

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ