

KETTLE PARK WEST - COMMERCIAL CENTER

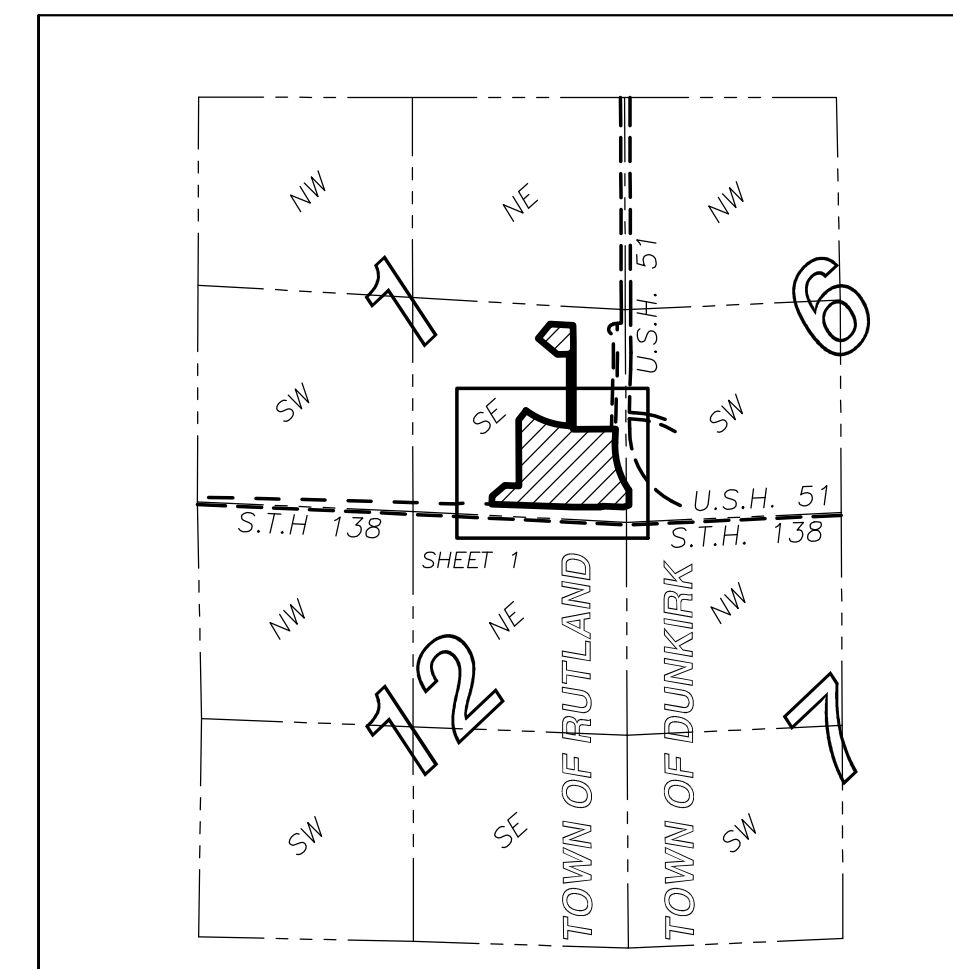
PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, VOLUME 13, PAGE 268-270, AS DOCUMENT No. 1658279, AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP No. 3435, VOLUME 13, PAGE 279-281, AS DOCUMENT No. 1658680, LOT 1, CERTIFIED SURVEY MAP No. 9632, VOLUME 55, PAGE 194-197, AS DOCUMENT No. 3199102, AND EXCESS DEPARTMENT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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



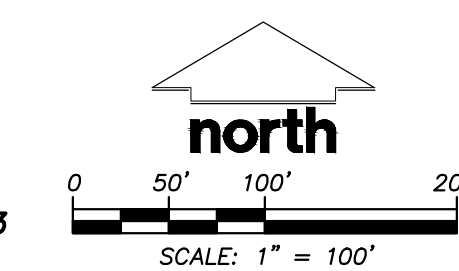
VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER MONUMENT AS NOTED
- 3/4" REBAR FOUND
- ALUMINUM CAP-3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" X 30" REBAR SET, WEIGHING 4.30 LB./LN.FT., ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB./LN. FT.
- () PREVIOUSLY RECORDED INFORMATION
- ▭ BUILDING
- ▭ PLAT BOUNDARY LINE
- ▭ LOT LINE
- ▭ RIGHT-OF-WAY LINE
- ▭ EXISTING LOT LINE
- ▭ EASEMENT LINE
- ▭ CENTERLINE
- ▭ SECTION LINE
- ▭ SETBACK LINE
- ▭ CORPORATE BOUNDARY LINE
- ▭ DELINEATED WETLANDS (BY OTHERS)
- ▭ RIGHT-OF-WAY TO BE ACQUIRED
- ▭ EDGE OF WATER
- ▭ BUILDING SETBACK LINE
- ▭ NO ACCESS
- ▭ EXISTING BUILDING TO BE REMOVED

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 1, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N 87°05'45" W.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
3. ALL DISTANCES ARE TO THE NEAREST HUNDREDTH AND ANGLES ARE TO THE NEAREST SECOND. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
4. ALL BUILDINGS TO BE REMOVED.



DECEMBER 19, 2013

PREPARED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE
VERONA, WI 53593

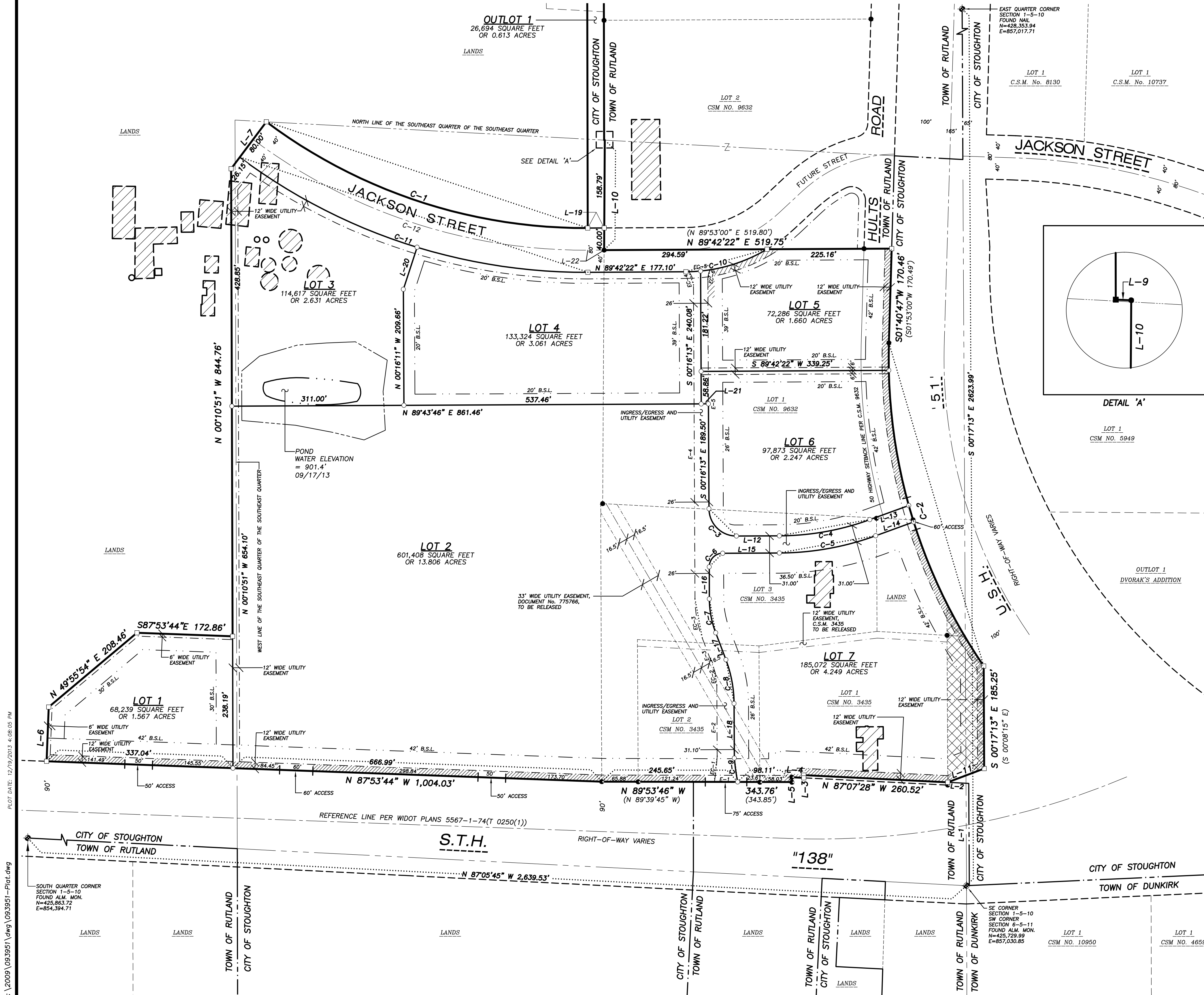
PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: 09-3951	SURVEYED BY: JK
FILE NO: 0-65	DRAWN BY: JK
FIELDBOOK/PGS: -	CHECKED BY: TJB
APPROVED BY: DMJ	

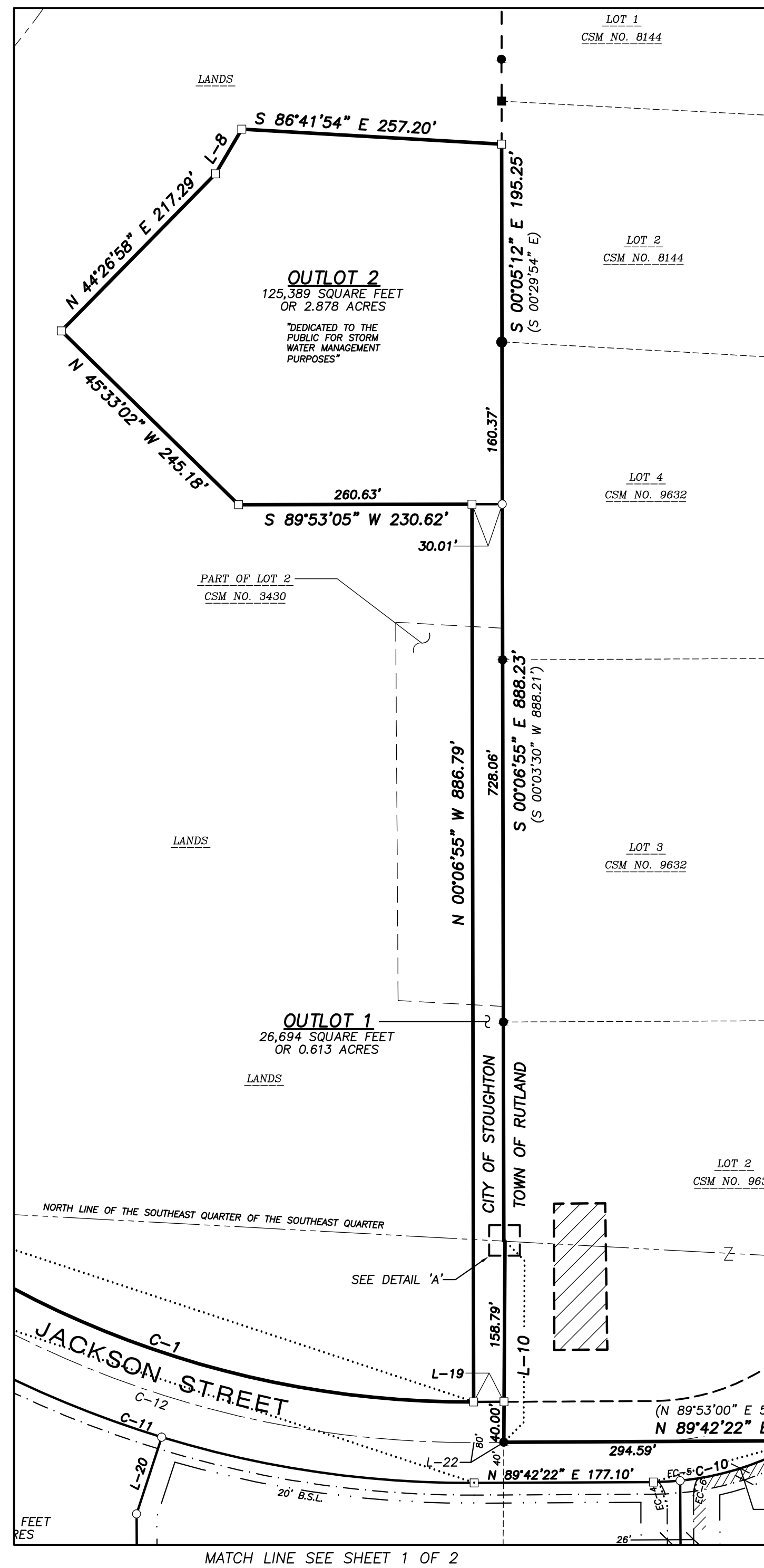
SHEET 1 OF 2



PLOT DATE: 12/19/2012 4:08:05 PM
 J:\2009\093951\dwg\093951-Plat.dwg

KETTLE PARK WEST - COMMERCIAL CENTER

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



EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	46.52'	373.51'	07°08'07"	46.49'	N 06°09'35" E
EC-2	32.51'	90.50'	20°34'58"	32.34'	N 10°33'43" W
EC-3	72.03'	200.50'	20°34'58"	71.64'	N 10°33'43" W
EC-4	25.86'	39.50'	37°30'29"	25.40'	N 19°01'28" W
EC-5	38.24'	290.00'	07°33'18"	38.21'	N 84°51'19" E
EC-6	17.72'	39.50'	25°42'08"	17.57'	S 12°34'51" W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 89°53'46" W	42.06'
E-2	N 00°16'12" W	128.56'
E-3	N 20°51'12" W	57.29'
E-4	N 00°16'13" W	567.23'
E-5	S 00°16'13" E	414.52'

CURVE TABLE									
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC	TANGENT IN	TANGENT OUT		
C-1	960.00'	37°09'38"	S 71°42'49" E	611.78'	622.63'	S 53°08'00" E	N 89°42'22" E		
C-2	981.47'	36°08'54"	S 16°20'56" E	608.45'	618.64'	S 01°42'31" W	S 34°24'23" E		
LOT 2	981.47'	07°48'47"	S 16°32'19" E	31.06'	31.06'	S 153°27'56" E	S 172°26'43" E		
LOT 5	981.47'	02°53'54"	S 01°15'34" W	49.64'	49.65'	S 01°42'31" W	S 01°12'31" E		
LOT 6	981.47'	14°26'33"	S 08°24'39" E	246.74'	247.40'	S 01°11'23" E	S 15°37'56" E		
LOT 7	981.47'	16°57'40"	S 25°55'33" E	289.48'	290.54'	S 17°26'43" E	S 34°24'23" E		
C-3	49.50'	90°00'01"	S 45°16'14" E	70.00'	77.75'	S 00°16'13" E	N 89°43'46" E		
C-4	484.50'	19°43'56"	N 79°51'48" E	166.04'	166.86'	N 89°43'46" E	N 89°59'50" E		
C-5	515.50'	18°43'56"	S 79°51'48" W	176.66'	177.54'	S 89°59'50" W	S 89°43'46" W		
C-6	24.50'	90°00'00"	S 44°43'46" W	34.65'	38.48'	S 89°43'46" W	S 00°16'13" W		
C-7	174.50'	20°34'58"	S 10°33'43" E	62.35'	62.69'	S 00°16'13" E	S 20°51'12" E		
C-8	225.50'	20°34'58"	S 10°33'43" E	80.57'	81.01'	S 20°51'12" E	S 00°16'13" E		
C-9	412.08'	06°02'59"	S 07°53'31" E	43.49'	43.51'	S 04°52'02" E	S 10°55'00" E		
C-10	290.00'	30°27'01"	S 74°28'51" W	159.32'	154.12'	S 89°42'22" W	S 89°42'22" W		
LOT 4	290.00'	05°15'45"	N 87°04'29" E	26.63'	26.64'	N 89°42'22" E	N 84°26'37" E		
LOT 5	290.00'	25°11'16"	N 71°50'59" E	126.46'	127.49'	N 84°26'37" E	N 59°15'21" E		
C-11	1040.00'	39°39'06"	N 70°28'05" W	705.46'	719.74'	S 89°42'22" W	N 50°38'32" W		
LOT 3	1040.00'	17°15'27"	S 81°39'55" E	312.06'	313.25'	S 73°02'11" E	N 89°42'22" E		
LOT 4	1040.00'	19°54'11"	S 63°08'00" E	359.48'	361.27'	S 83°08'00" E	S 23°02'11" E		
C-12	1000.00'	37°09'38"	N 71°42'49" W	637.27'	648.57'	N 50°38'32" W	N 89°42'22" E		

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 00°17'13" W	185.11'
L-2	N 87°02'28" W	33.05'
L-3	S 00°16'13" E	5.01'
L-4	N 87°02'28" W	21.50'
L-5	S 00°16'13" E	8.67'
()	S 00°08'15" E	9.18'
L-6	N 02°12'57" E	98.05'
L-7	N 36°52'00" E	106.15'
L-8	N 30°53'56" E	51.27'
L-9	S 87°52'29" E	1.15'
L-10	S 00°19'58" W	198.79'
()	S 00°30'18" W	198.65'
L-11	S 69°20'40" W	70.40'
L-12	N 89°43'46" E	77.61'
L-13	N 69°59'50" E	74.91'
L-14	S 69°59'50" W	73.03'
L-15	S 89°43'46" W	102.61'
L-16	S 00°16'13" E	57.88'
L-17	S 89°43'46" E	52.01'
L-18	S 00°16'10" E	98.55'
L-19	S 89°42'22" W	7.79'
L-20	N 18°07'13" E	86.66'
L-21	S 89°43'46" W	13.00'
L-21	S 89°42'22" W	29.48'

SURVEYOR'S CERTIFICATE

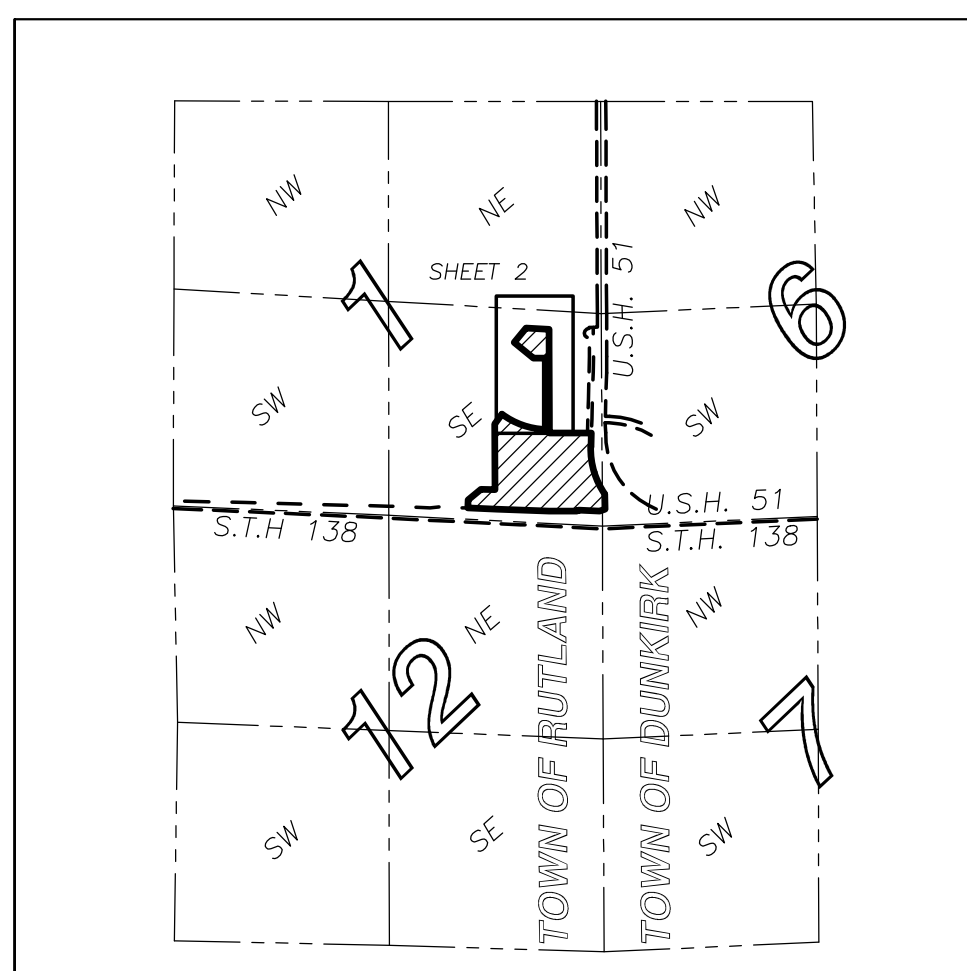
I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I AM IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON. I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "KETTLE PARK WEST - COMMERCIAL CENTER" IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

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

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER, 185.11 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS WEST, 33.05 FEET TO THE WEST RIGHT-OF-WAY OF VECK ROAD; THENCE CONTINUING 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 NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 138; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 21.50 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 8.67 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 343.76 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 1004.03 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 57 SECONDS EAST, 98.05 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 54 SECONDS EAST, 208.46 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 44 SECONDS EAST, 172.86 FEET; THENCE NORTH 00 DEGREES 51 SECONDS WEST, 844.76 FEET; THENCE NORTH 36 DEGREES 52 MINUTES 00 SECONDS EAST, 106.15 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 622.63 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, THE CHORD BEARING SOUTH 71 DEGREES 42 MINUTES 49 SECONDS EAST, 611.78 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, 886.79 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 88 DEGREES 41 MINUTES 54 SECONDS EAST, 257.20 FEET TO THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP No. 8144, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGE 285-290, AS DOCUMENT No. 2745975; THENCE SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, ALONG SAID WEST LINE, 195.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 4, CERTIFIED SURVEY MAP No. 9632, AS RECORDED IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 194-197, AS DOCUMENT No. 3199102; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP No. 9632 A DISTANCE OF 888.23 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG SAID WEST LINE, 1.15 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE, 198.79 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 9632, AFORESAID; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 519.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S.H. 51; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY 618.64 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 981.47 FEET, THE CHORD BEARING SOUTH 16 DEGREES 20 MINUTES 56 SECONDS EAST, 608.45 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VECK ROAD; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 188.25 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 40 SECONDS WEST, 70.40 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,489,036 SQUARE FEET OR 34.184 ACRES.

JOHN KREBS, S-1878 DATE REGISTERED LAND SURVEYOR



OWNER'S CERTIFICATE

I, KETTLE PARK WEST, LLC, AS AN OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF STOUGHTON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

DAVE M. JENKINS

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED DAVE M. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

McFARLAND STATE BANK, A WISCONSIN LIMITED LIABILITY COMPANY OPERATING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC, AS AN OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS ___ DAY OF _____, 2013.

IN THE PRESENCE OF:

(SIGN NAME HERE) (PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION CITY OF STOUGHTON

"RESOLVED THAT THE PLAT KNOWN AS "KETTLE PARK WEST - COMMERCIAL CENTER", BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 05 NORTH, RANGE 11 EAST, TOWN OF DUNKIRK, ALL IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE CITY PLANNING COMMISSION, BE AND THE SAME, IS HEREBY APPROVED AND THAT SAID RESOLUTION FURTHER PROVIDED FOR ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "KETTLE PARK WEST - COMMERCIAL CENTER" TO THE CITY FOR PUBLIC USE."

I, PILI HOUGAN, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK OF THE CITY OF STOUGHTON, AND THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN AND FURTHER CERTIFY THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE _____ DAY OF _____, 2013.

PILI HOUGAN, ACTING CITY CLERK DATE

CERTIFICATE OF CITY TREASURER

I, LAURIE SULLIVAN, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2013 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "KETTLE PARK WEST - COMMERCIAL CENTER".

LAURIE SULLIVAN, FINANCE DIRECTOR/TREASURER DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK, _____ M. AND RECORDED IN VOLUME OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI REGISTER OF DEEDS, DANE COUNTY

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

DECEMBER 19, 2013

PREPARED FOR:

FDG
161 HORIZON DRIVE
VERONA, WI 53593

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: 09-3851	SURVEYED BY: JK
FILE NO: 0-65	DRAWN BY: JK
FIELDBOOK/PGS: -	CHECKED BY: JLB
	APPROVED BY: DMJ

SHEET 2 OF 2