

Dane County Certified Survey Map

Sheet 1 of 3

Part of Lots Six (6), Seven (7) and Eight (8), in KINSMAN BUSINESS PARK, being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

P.O.B. - indicates point of beginning.

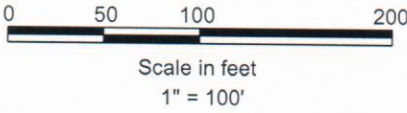
(r.a.) means "recorded as"

● - indicates a 3/4" iron rod found.

● - indicates a 1 1/4" iron rod found.

Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, (NAD-83/91 Adjustment). The west line of the SW 1/4 of Sec. 28-8-10 has a grid bearing of N 00°05'49" W.

West quarter corner
Sec. 28-8-10
conc.mon./brass cap found
in monument box
N:502377.83
E:836859.69
(Dane County Coordinates)



1664.73'

N 00°05'49" W 2653.04'

U.S.H. "51"

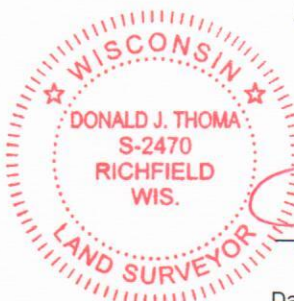
988.32'
(r.a. 987.58)

N 89°55'25" E 185.99'
(r.a. N89°27'25"E 187.78)

Owner/Subdivider
Brager Family Partnership, LLP
% James Brager
4665 Edgewater Beach Rd.
Green Bay, WI 53311

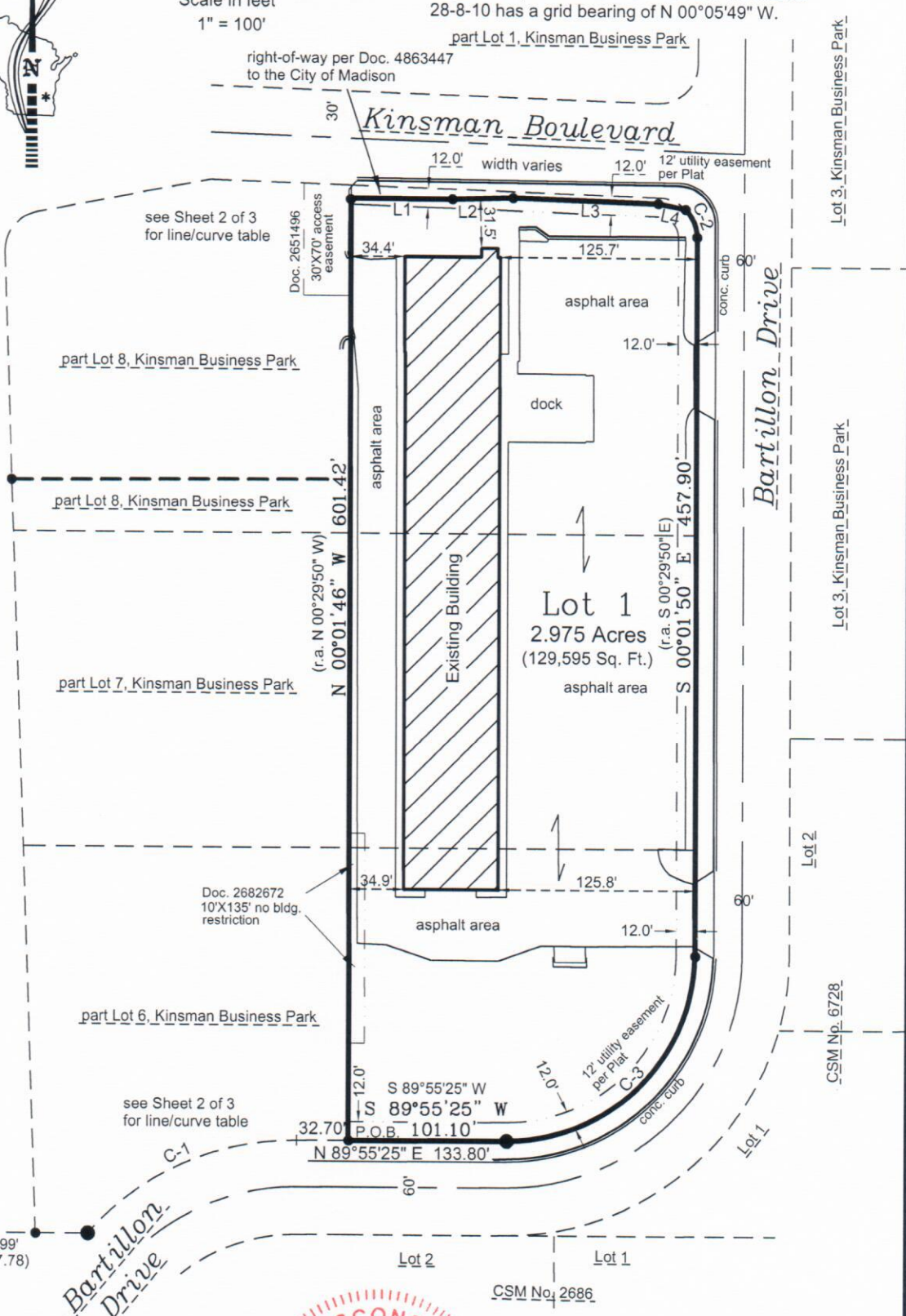
Southwest corner
Sec. 28-8-10
conc.mon./alum cap found
N:499724.79
E:836864.18
(Dane County Coordinates)

Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076



Dated this 25 day of JUNE, 2019.

This instrument was drafted by Donald J. Thoma, S-2470



part Lot 1, Kinsman Business Park

right-of-way per Doc. 4863447 to the City of Madison

Kinsman Boulevard

Bartillon Drive

Lot 1
2.975 Acres
(129,595 Sq. Ft.)

Lot 3, Kinsman Business Park

Lot 2

CSM No. 6728

CSM No. 2686

see Sheet 2 of 3 for line/curve table

see Sheet 2 of 3 for line/curve table

Doc. 2651496
30'X70' access easement

Doc. 2682672
10'X135' no bldg. restriction

12.0' width varies 12.0' 12' utility easement per Plat

asphalt area

dock

Existing Building

asphalt area

asphalt area

asphalt area

part Lot 8, Kinsman Business Park

part Lot 8, Kinsman Business Park

part Lot 7, Kinsman Business Park

part Lot 6, Kinsman Business Park

(r.a. N 00°29'50" W)
N 00°01'46" W 601.42'

(r.a. S 00°29'50" E)
S 00°01'50" E 457.90'

S 89°55'25" W
S 89°55'25" W
N 89°55'25" E 133.80'

see Sheet 2 of 3 for line/curve table

C-1

12' utility easement per Plat C-3

Lot 1

Lot 2

Lot 1

Bartillon Drive

Dane County Certified Survey Map

Part of Lots Six (6), Seven (7) and Eight (8), in KINSMAN BUSINESS PARK,
being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 28, Township 8
North, Range 10 East, City of Madison, Dane County, Wisconsin.

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C-1	150.40'	177.50'	48°32'58"	145.95'	N 65°38'56" E
r.a.				145.94'	N 65°10'56" E
C-2	19.43'	25.00'	44°31'52"	18.94'	S 22°17'46" E
r.a.					N 22°20'28" W
C-3	188.40'	120.00'	89°57'15"	169.64'	S 44°56'48" W
r.a.					N 44°28'47.5" E

Line Table

LINE	BEARING	DISTANCE
L1	S 89°48'37" E	64.85'
r.a.	N 89°51'19" W	
L2	N 88°19'00" E	38.76'
r.a.	S 88°16'18" W	
L3	S 88°05'52" E	92.99'
r.a.	N 88°08'34" W	
L4	S 78°08'48" E	17.66'
r.a.	N 78°11'30" W	

Surveyor's Certificate:

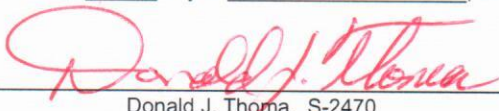
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Jim Brager, I have surveyed, divided and mapped the land shown and described hereon, being part of Lots Six (6), Seven (7) and Eight (8), in KINSMAN BUSINESS PARK, being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, which is bounded and described as follows:

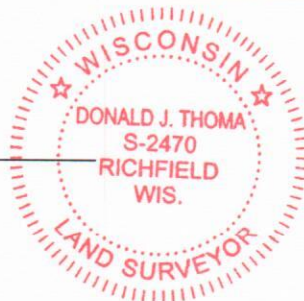
Commencing at a found concrete monument with an aluminum cap marking the Southwest corner of said Section 28; thence N 00°05'49" W, along the west line of said SW 1/4, 988.32 feet, to the intersection of the westerly extension of the monumented south line of said Kinsman Business Park; thence N 89°55'25" E, along said westerly extension and south line, 185.99 feet, to a 1.25 inch iron rod found marking the point of curvature on the northerly right-of-way line of Bartillon Drive; thence northeasterly and easterly along said right-of-way line and along the arc of a curve to the right, 150.40 feet, radius 177.50 feet, delta 48°32'58", chord N 65°38'56" E 145.95 feet; thence N 89°55'25" E, continuing along said northerly right-of-way line, 32.70 feet, to a 0.75 inch iron rod found and the point of beginning of lands herein described; thence N 00°01'46" W, along the west line of lands described in Document No. 3192839, recorded in the Dane County Registry, 601.42 feet, to a point in the southerly right-of-way line of Kinsman Boulevard as described in Document No. 4863447, recorded in the Dane County Registry; thence S 89°48'37" E, along said southerly right-of-way line, 64.85 feet; thence N 88°19'00" E, continuing along said right-of-way line, 38.76 feet; thence S 88°05'52" E, continuing along said southerly right-of-way line, 92.99 feet; thence S 78°08'48" E, continuing along said right-of-way line, 17.66 feet; thence southeasterly and southerly, continuing along said right-of-way line and along the arc of a curve to the right 19.43 feet, radius 25.00 feet, delta 44°31'52", chord S 22°17'46" E 18.94 feet, to the intersection of said Bartillon Drive; thence S 00°01'50" E, along the easterly right-of-way line, 457.90 feet; thence southwesterly and westerly, continuing along said right-of-way line and along the arc of a curve to the right, 188.40 feet, radius 120.00 feet, delta 89°57'15", chord S 44°56'48" W 169.64 feet, to a 1.25 inch iron rod found; thence S 89°55'25" W, continuing along said right-of-way line, 101.10 feet, to the point of beginning.

Containing 2.975 acres (129,595 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Madison Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 12th day of June, 2019.


Donald J. Thoma, S-2470



Dane County Certified Survey Map

Part of Lots Six (6), Seven (7) and Eight (8), in KINSMAN BUSINESS PARK, being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Corporate Owner's Certificate:

Brager Family Partnership LLP, a 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 caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Brager Family Partnership LLP, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

City of Madison Plan Commission

IN WITNESS WHEREOF, Brager Family Partnership LLP, has caused these presents to be signed by James C. Brager, its Managing Member,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this _____ day of _____, 201__.

In the presence of:

Brager Family Partnership LLP
Corporate Name

Officer

Officer

James C. Brager
(Print)

(Print)

STATE OF WISCONSIN)

_____ COUNTY)s.s

Personally came before me this _____ day of _____, 201__, James C. Brager Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

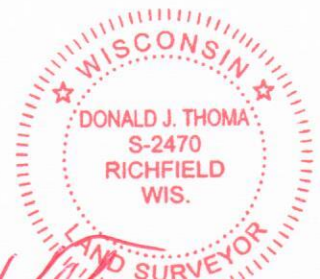
City of Madison Plan Commission Approval:

This land division, CSM No. _____, is hereby approved by the City of West Bend Plan Commission as being in conformance with the City of West Bend Subdivision Ordinance

this _____ day of _____, 201__.

Satya Rhodes-Conway - Mayor

- City Clerk/Administrator



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 12th day of June, 2019.