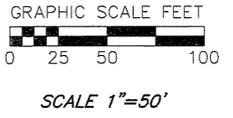


BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 19, T9N, R10E, BEARING N89°44'49"E AS PER THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY PROJECTION



RIVERS TURN SECOND ADDITION

LOT 7 AND LOT 8, RIVERS TURN, RECORDED IN VOLUME 59-028B OF PLATS, PAGES 138-147 AS DOCUMENT NO. 4280962, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 19, T 9 N, R 10 E, IN THE VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN.

WISCONSIN
 PAUL R. KNUDSON
 S-1556
 MCFARLAND
 WI
 4-8-2014

- LEGEND**
- ☒ FOUND SECTION CORNER OF RECORD. TYPE OF MONUMENT AS NOTED.
 - FOUND 1 1/4" # SOLID REBAR
 - FOUND 3/4" # SOLID REBAR
 - SET 1 1/4" # SOLID ROUND IRON ROD, 24" LONG, 4.17 LBS./FT.
 - ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" # X 24" LONG SOLID ROUND IRON RODS, 1.50 LBS./FT.
 - PER PLAT OF RIVERS TURN 6' WIDE PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 - PUBLIC UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 - ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) SHALL BE APPROVED BY THE VILLAGE OF DEFOREST PUBLIC WORKS DIRECTOR OR ENGINEER.

- NOTES:**
- 1) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1 SECOND.
 - 2) DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
 - 3) SEE CURVE DATA TABLE ON SHEET 2.

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



SUBDIVISION REQUESTED BY:
 RIVERS TURN, LLC
 C/O PARK TOWNE DEVELOPMENT
 402 GAMMON PLACE, SUITE 300
 MADISON, WI 53719

SURVEYOR
 VERBICHER ASSOCIATES, INC.
 BY: PAUL R. KNUDSON
 999 FOURIER DRIVE, SUITE 201
 MADISON, WI 53717
 608-826-0532

Received: 04/09/2014
 CPA
 27242
 0029

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of DeForest and under the direction of Rivers Turn, LLC, owner of said land, I surveyed, divided and mapped Rivers Turn Second Addition; that such plat correctly represents all exterior boundaries and subdivision of the land surveyed; and that this land is described as:

Lot 7 and Lot 8, Rivers Turn, recorded in Volume 59-028B of Plats, Pages 138-147 as Document No. 4280962, located in part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 19, T 9 N, R 10 E, in the Village of DeForest, Dane County, Wisconsin.

Containing 327,364 square feet or 7.515 acres, more or less.

Vierbicher Associates, Inc.
By Paul R. Knudson

Dated this 8th day of April, 2014

Revised this _____ day of _____, 201____

Paul R. Knudson
Paul R. Knudson, P.L.S. No. 1556



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

Rivers Turn, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Rivers Turn, LLC, does 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:

Department of Administration
Village Board of the Village of DeForest
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said Rivers Turn, LLC has caused these presents to be signed by Bullish Investments, LLC, its sole member, at Madison, Wisconsin, and its company seal to be hereunto affixed on this _____ day of _____, 20____

In the presence of: _____ Rivers Turn, LLC

Witness _____ by: Bullish Investments, LLC, its sole member
by: James J. Ring, Member of Bullish Investments, LLC

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20____, James J. Ring, Member of Bullish Investments, LLC the sole member of the above Limited Liability Company, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such Member as the deed of said company, by its authority.

Notary Public, _____ County, Wisconsin

My Commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Rivers Turn, LLC, owner.

IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by Brian E. Hagen, its Vice President-Commercial Real Estate at Madison, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____

In the presence of:
First Business Bank

Vice President-Commercial Real Estate

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20____, Brian E. Hagen of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President-Commercial Real Estate of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, _____ County, Wisconsin

My Commission expires: _____

VILLAGE BOARD RESOLUTION - DEFOREST, WISCONSIN

Resolved, that the plat of Rivers Turn Second Addition in the Village of DeForest, Rivers Turn, LLC, owner, is hereby approved by the Village Board of the Village of DeForest.

Date _____ Approved _____
Judd Blau, Village President

Date _____ Signed _____
Judd Blau, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of DeForest.

LuAnn Leggett, Village of DeForest Clerk

STATE OF WISCONSIN)
DANE COUNTY) SS

I, LuAnn Leggett, being the duly appointed, qualified and acting clerk of the Village of DeForest, Dane County do hereby certify that the Village Board of the Village of DeForest passed Resolution Number _____ on _____ authorizing me to issue a certificate of approval of the final plat of Rivers Turn Second Addition, Rivers Turn, LLC, owner, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 201____

Date _____ LuAnn Leggett, Village of DeForest Clerk

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Steve Fahlgren, being the duly appointed, qualified and acting Finance Director of the Village of DeForest, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 20____, on any of the land included in the plat of Rivers Turn Second Addition.

Date _____ Steve Fahlgren, Finance Director, Village of DeForest

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of Rivers Turn Second Addition, as of this _____ day of _____, 201____

Date _____ Adam Gallagher, Dane County Treasurer

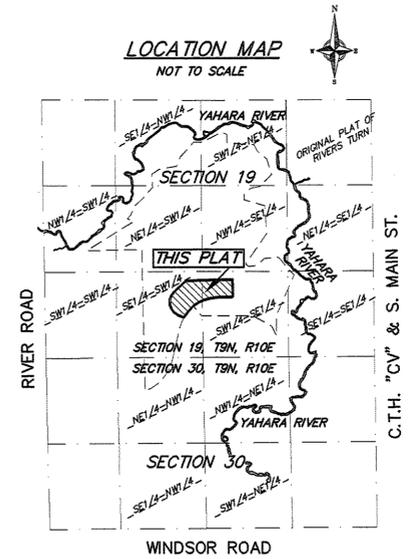
REGISTER OF DEEDS

Received for recording this _____ day of _____, 201____, at _____ O'clock _____ M. and recorded in Volume _____ of Plats of Dane County on page(s) _____, as Document No. _____

Register of Deeds of Dane County

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	610.00	620.14	058°14'52"	S59°23'23"W	593.77	Ⓐ S30°15'57"W
C2	610.00	78.93	007°24'48"	S33°58'22"W	78.87	
C3	610.00	74.93	007°02'16"	S41°11'54"W	74.88	
C4	610.00	74.93	007°02'16"	S48°14'10"W	74.88	
C5	610.00	76.57	007°11'32"	S55°21'05"W	76.52	
C6	610.00	308.67	028°59'33"	S73°26'37"W	305.39	
C7	610.00	6.11	000°34'26"	S88°13'37"W	6.11	Ⓔ S87°56'24"W
C8	15.00	11.32	043°14'49"	S37°19'26"W	11.06	ⓑ S58°56'51"W
C9	170.00	342.66	115°29'12"	S73°26'37"W	287.53	Ⓒ S15°42'01"W
C10	170.00	78.09	026°19'09"	S28°51'36"W	77.41	
C11	170.00	74.82	025°13'06"	S54°37'43"W	74.22	
C12	170.00	69.90	023°33'28"	S79°01'00"W	69.41	
C13	170.00	69.96	023°34'41"	N77°24'56"W	69.47	
C14	170.00	49.89	016°48'48"	N57°13'11"W	49.71	
C15	15.00	11.32	043°14'49"	N70°26'11"W	11.06	ⓓ N48°48'47"W
C16	215.00	411.47	109°39'10"	N09°10'55"W	351.49	
C17	215.00	67.99	018°07'03"	N54°56'58"W	67.70	
C18	215.00	261.76	069°45'24"	N11°00'45"W	245.89	
C19	215.00	81.72	021°46'43"	N34°45'19"E	81.23	

LOCATION MAP
NOT TO SCALE



RIVERS TURN SECOND ADDITION

LOT 7 AND LOT 8, RIVERS TURN, RECORDED IN VOLUME 59-028B OF PLATS, PAGES 138-147 AS DOCUMENT NO. 4280962, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 19, T 9 N, R 10 E, IN THE VILLAGE OF DEFOREST, 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



SUBMISSION REQUESTED BY:
RIVERS TURN, LLC
C/O PARK TOWNE DEVELOPMENT
402 GAMMON PLACE, SUITE 300
MADISON, WI 53719

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