

# PARK 151 WEST

LOT 2 OF CERTIFIED SURVEY MAP NO. 14827, AND LOT 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 14657, IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, IN TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY WISCONSIN.

CONTAINING: 2,638,892 SQUARE FEET OR 60.5806 ACRES.



**CAPITOL SURVEY ENTERPRISES**  
220 REGENCY CT. STE. 210  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (414) 786-6608  
WWW.CAPITOLSURVEY.COM

**HORIZONTAL DATUM PLANE**

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS PUBLISHED BY THE CITY OF MADISON, IN WHICH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14-8-10 WHICH IS MEASURED TO BE N 89°23'38" E.

**VERTICAL DATUM PLANE**

ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

**FLOOD PLANE DESIGNATION**

SUBDIVISION IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0269H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 17, 2014, IN COMMUNITY NO. 550077, DANE COUNTY UNINCORPORATED, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

**LEGEND OF SYMBOLS**

○ INDICATES SET IRON PIPE WHICH IS 2" IN DIAMETER, 18" LONG AND WEIGHS 3.65 LBS PER LINEAL FOOT.

▲ ALL OTHER CORNERS MARKED WITH A 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

↑ 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 LOCATED IN EASEMENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER UNLESS APPROVED BY THE CITY ENGINEER.

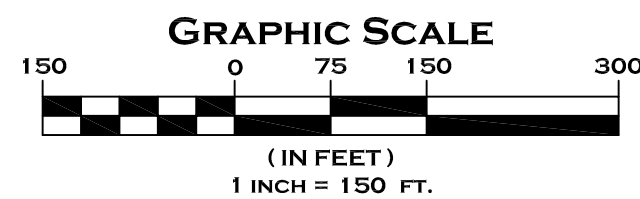
**ZONED**

SUBJECT PROPERTY ZONED: SUBURBAN INDUSTRIAL

BUILDING SETBACKS BASED ON PARK 151 DECLARATION OF DEVELOPMENT STANDARDS AND COVENANTS IN DOC. NOS. 5415543 AND 5416190 AND ARE MORE RESTRICTIVE THAN SETBACKS REQUIRED FOR PROPERTIES ZONED: SUBURBAN INDUSTRIAL AND ARE AS FOLLOWS:

STREET = 35'  
SIDES = 25'  
REAR = 25'

SEE SHEET 2 FOR EASEMENT NOTES AND LINE AND CURVE TABLE.



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



**Office of the Register of Deeds**

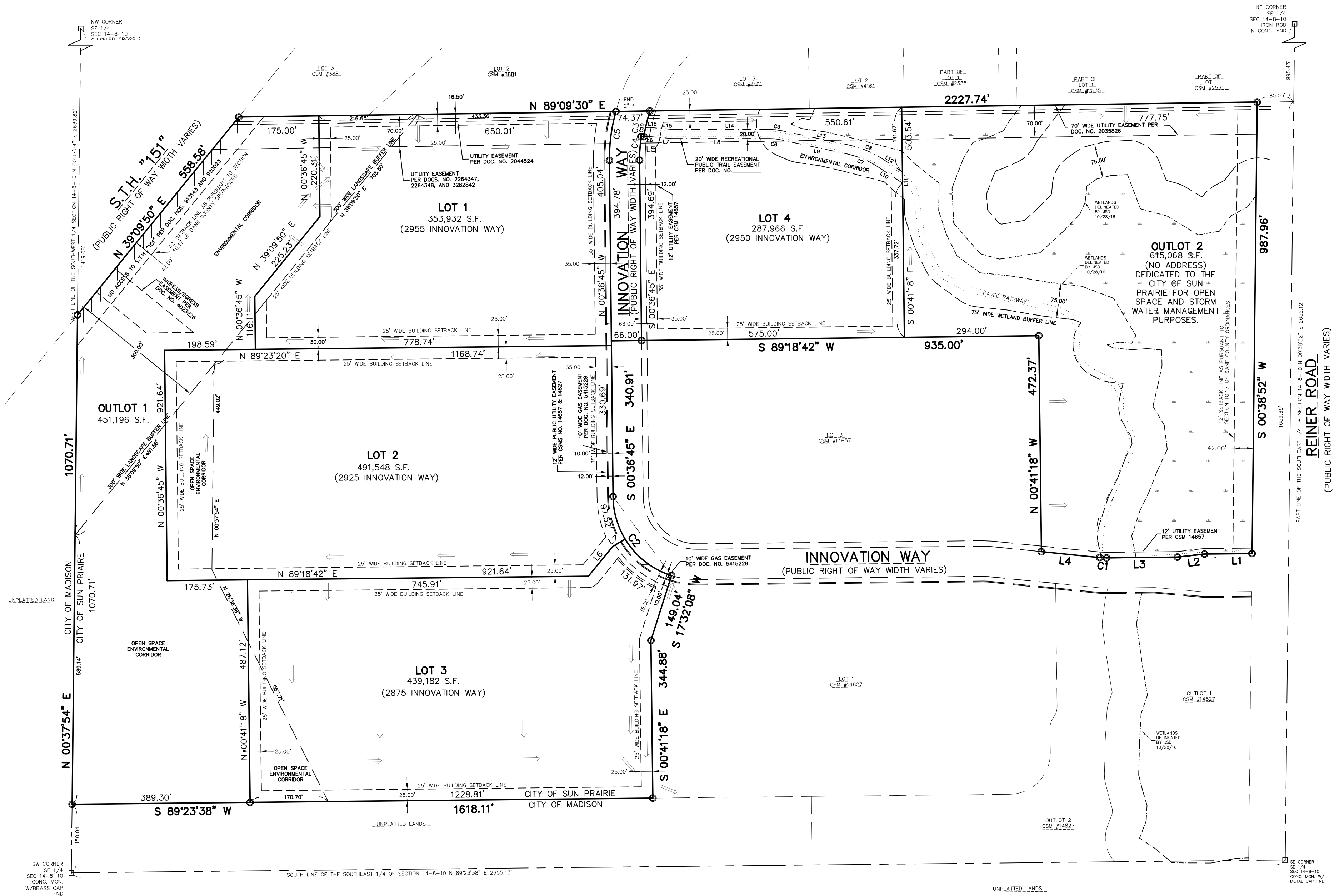
County, Wisconsin

Received for Record \_\_\_\_\_, 20\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M as document # \_\_\_\_\_

\_\_\_\_\_ in \_\_\_\_\_

Register of Deeds



DEVELOPER / OWNER  
PARK 151 LLC

N16W23217 STONE RIDGE DR.  
SUITE 350  
WAUKESHA, WI 53188  
(262) 506-1000



CORPORATE OWNER'S CERTIFICATE

PARK 151 LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SUN PRAIRIE.

PARK 151 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;

- 1. STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
2. CITY OF SUN PRAIRIE
3. DANE COUNTY DEPARTMENT OF PARKS AND LAND USE

IN WITNESS WHEREOF, PARK 151 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AT WISCONSIN, THIS DAY OF 2019.

(WITNESS) [REPRESENTATIVE/TITLE]

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2019, THE ABOVE NAMED TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

CONSENT OF CORPORATE MORTGAGE

CIBC BANK USA A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF PARK 151 LLC, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, CIBC BANK USA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES D. ROEMER, ITS MANAGING DIRECTOR AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS DAY OF 2019.

JAMES D. ROEMER, MANAGING DIRECTOR

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2019, THE ABOVE JAMES D. ROEMER, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF CITY OF SUN PRAIRIE ON THIS DAY OF 2019.

PAUL ESSER, MAYOR TIM SEMMANN, AICP PLANNING DIRECTOR

COMMON COUNCIL APPROVAL

"PARK 151 WEST" BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14827, IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, IN TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY WISCONSIN, HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF SUN PRAIRIE ON THIS DAY OF 2019.

PAUL ESSER, MAYOR ELENA HILBY, CITY CLERK

CITY TREASURER'S CERTIFICATE

I, KRISTEN VANDER KOOL, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF SUN PRAIRIE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF 2019 ON LANDS INCLUDED IN THE PLAT OF "PARK 151 WEST."

DATE: KRISTEN VANDER KOOL, DEPUTY TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY) SS

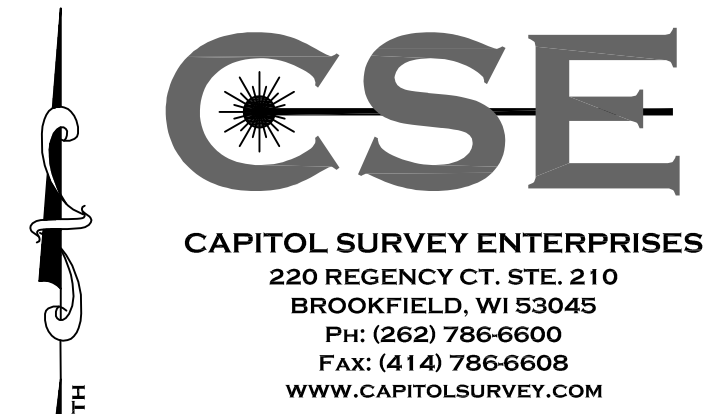
I, PAMELA REEVES, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, WISCONSIN DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENT AS OF ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "PARK 151 WEST."

DATE: ADAM GALLAGHER
COUNTY TREASURER

PARK 151 WEST

LOT 2 OF CERTIFIED SURVEY MAP NO. 14827, AND LOT 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 14657, IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, IN TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY WISCONSIN.

CONTAINING: 2,638,892 SQUARE FEET OR 60.5806 ACRES.



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
DANE COUNTY)

I, MICHAEL J BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 2 OF CERTIFIED SURVEY MAP NO. 14827, AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 14657, IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, IN TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING A THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89°23'38" W 2655.13 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 00°37'54" E 150.04 FEET ALONG THE WEST LINE OF SAID 1/4 TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°37'54" E 1070.71 FEET; THENCE N 39°09'50" E 558.58 FEET; THENCE N 89°09'30" E 2227.74 FEET TO THE WEST RIGHT OF WAY LINE OF REINER ROAD; THENCE S 00°36'52" W 987.96 FEET TO THE NORTH LINE OF INNOVATION WAY; THENCE S 89°23'15" W 103.98 FEET; THENCE S 83°38'43" W 59.97 FEET; THENCE S 83°23'15" W 154.71 FEET; THENCE NORTHWESTERLY 15.17 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 136.00 FEET, AND WHOSE CHORD BEARS N 87°25'04" W 15.16 FEET; THENCE S 85°13'23" W 128.02 FEET; THENCE N 00°41'18" W 472.37 FEET; THENCE S 89°18'42" W 935.00 FEET TO THE WEST LINE OF INNOVATION WAY; THENCE S 00°36'45" E 340.91 FEET; THENCE SOUTHEASTERLY 229.49 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 183.00 FEET, AND WHOSE CHORD BEARS S 36°32'18" E 214.75 FEET; THENCE S 17°32'08" W 149.04 FEET; THENCE S 00°41'18" E 344.88 FEET; THENCE S 89°23'38" W 1618.11 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL THOSE LANDS DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES AS INNOVATION WAY, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING A THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89°23'38" W 2655.13 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 00°37'54" E 150.04 FEET ALONG THE WEST LINE OF SAID 1/4 TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°37'54" E 1070.71 FEET; THENCE N 39°09'50" E 558.58 FEET; THENCE N 89°09'30" E 825.01 FEET TO THE POINT OF BEGINNING OF LANDS TO BE EXCEPTED; THENCE CONTINUING N 89°09'30" E 74.37 FEET; THENCE SOUTHWESTERLY 57.78 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 362.38 FEET, AND WHOSE CHORD BEARS S 13°28'36" W 57.72 FEET; THENCE S 89°01'30" W 5.46 FEET; THENCE SOUTHWESTERLY 51.62 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 315.00 FEET; AND WHOSE CHORD BEARS S 04°04'54" W 51.56 FEET; THENCE S 00°36'45" E 394.69 FEET; THENCE S 89°18'42" W 66.00 FEET; THENCE N 00°36'45" W 405.04 FEET; THENCE NORTHEASTERLY 108.57 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 381.00 FEET, AND WHOSE CHORD BEARS N 07°33'04" E 108.21 FEET TO THE POINT OF BEGINNING.

THAT SUCH A PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF PARK 151, LLC OWNER OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

OUTLOT 1

OUTLOT 1 CONTAINS STORMWATER MANAGEMENT FEATURES SHALL BE CONVEYED WITH UNDIVIDED FRACTIONAL INTEREST TO LOTS 1 THROUGH LOTS 3 INCLUSIVE.

LOTS 1 THROUGH 3 INCLUSIVE SHALL HAVE OWNERSHIP OF OUTLOT 1 AND DANE COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

RIGHT TO ENTER AND MAINTAIN OUTLOT 1

PARK 151 SHALL HAVE THE RIGHT TO ENTER UPON LOT 1 AND LOT 2, AT REASONABLE TIMES AND AFTER REASONABLE NOTICE TO THE OWNER, FOR THE PURPOSE OF MAINTAINING, RENEWING OR RECONSTRUCTING ANY UTILITIES, FACILITIES, HOLDING PONDS, IMPOUNDMENT OR OTHER IMPROVEMENTS WHICH BENEFIT OTHER LOTS, IN ADDITION TO BENEFITING SUCH LOT PER SECTION XI.1 IN PARK 151 - DEVELOPMENT STANDARDS AND COVENANTS RECORDED IN DOCUMENT NO. 5415543.

UPON DEVELOPMENT OF LOT 1 AND/OR LOT 2 A PERMANENT ACCESS EASEMENT TO OUTLOT 1 WILL BE REQUIRED.

OUTLOT 2

OUTLOT 2 CONTAINS WETLANDS AND STORMWATER MANAGEMENT FEATURES AND SHALL BE DEDICATED TO THE CITY OF SUN PRAIRIE FOR STORM WATER MANAGEMENT AND OPEN SPACE PURPOSES.

BASEMENT RESTRICTION - GROUNDWATER

ALTHOUGH ALL LOTS IN THE SUBDIVISION MAP HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS MAY CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

APPROVING AUTHORITY:
CITY OF SUN PRAIRIE

AGENCIES HAVING THE AUTHORITY TO OBJECT:
STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

DEVELOPER / OWNER
PARK 151 LLC

N16W23217 STONE RIDGE DR.
SUITE 350
WAUKESHA, WI 53188
(262) 506-1000

VICINITY MAP

SCALE: 1" = 1000'

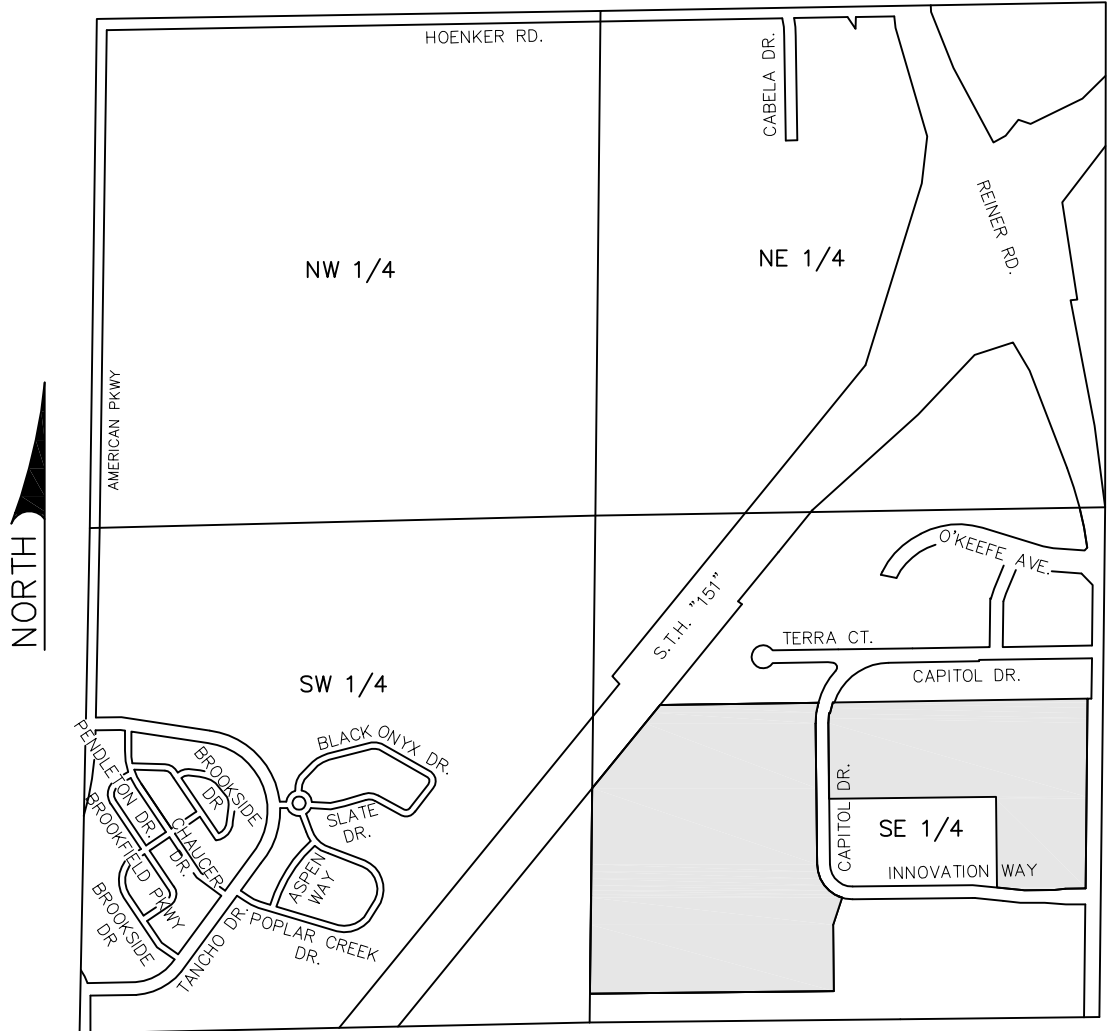


Table with 3 columns: LINE, LENGTH, BEARING. Contains 16 rows of survey data.

Table with 7 columns: CURVE, ARC, RADIUS, BEARING, CHD. LENGTH, DELTA, TANGENT IN, TANGENT OUT. Contains 10 rows of curve data.