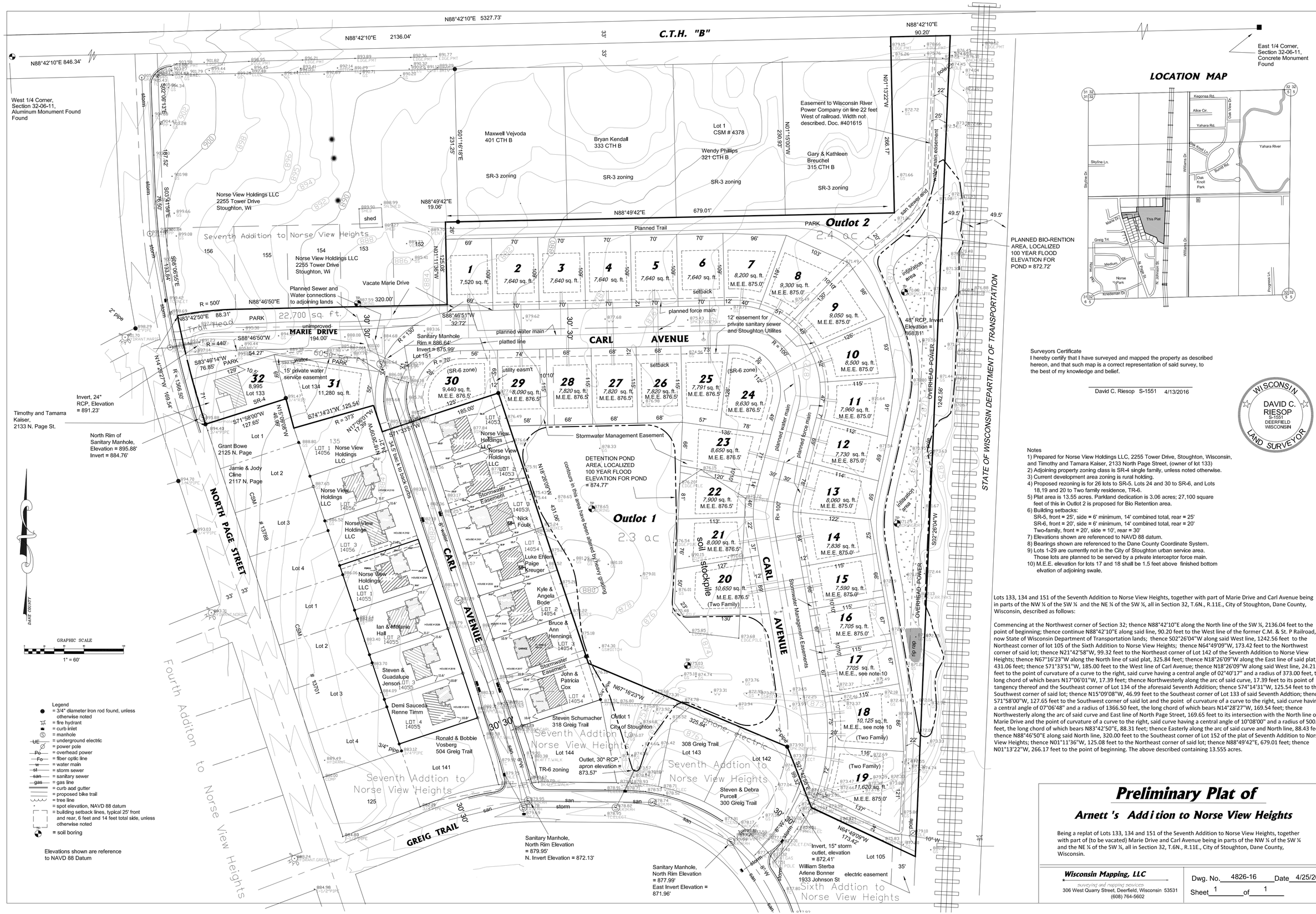

Surveyors Certificate

I hereby certify that I have surveyed and mapped the property as described hereon, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

David C. Riesop S-1551 4/13/2016

WISCONSIN DAVID C. RIESOP S-1551 DEERFIELD WISCONSIN LAND SURVEYOR

Notes

1) Prepared for Norse View Holdings LLC, 2255 Tower Drive, Stoughton, Wisconsin, and Timothy and Tamara Kaiser, 2133 North Page Street, (owner of lot 133)
2) Adjoining property zoning class is SR-4 single family, unless noted otherwise.
3) Current development area zoning is rural holding.
4) Proposed rezoning is for 26 lots to SR-5. Lots 24 and 30 to SR-6, and Lots 18,19 and 20 to Two family residence, TR-6.
5) Plat area is 13.55 acres. Parkland dedication is 3.06 acres; 27,100 square feet of this in Outlot 2 is proposed for Bio Retention area.
6) Building setbacks:
   SR-5, front = 25', side = 6' minimum, 14' combined total, rear = 25'
   SR-6, front = 20', side = 6' minimum, 14' combined total, rear = 20'
   Two-family, front = 20', side = 10', rear = 30'
7) Elevations shown are referenced to NAVD 88 datum.
8) Bearings shown are referenced to the Dane County Coordinate System.
9) Lots 1-29 are currently not in the City of Stoughton urban service area. Those lots are planned to be served by a private interceptor force main.
10) M.E.E. elevation for lots 17 and 18 shall be 1.5 feet above finished bottom elvation of adjoining swale.

Lots 133, 134 and 151 of the Seventh Addition to Norse View Heights, together with part of Marie Drive and Carl Avenue being in parts of the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼, all in Section 32, T.6N., R.11E., City of Stoughton, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 32; thence N88°42'10"E along the North line of the SW ¼, 2136.04 feet to the point of beginning; thence continue N88°42'10"E along said line, 90.20 feet to the West line of the former C.M. & St. P Railroad, now State of Wisconsin Department of Transportation lands; thence S02°26'04"W along said West line, 1242.56 feet to the Northeast corner of lot 105 of the Sixth Addition to Norse View Heights; thence N64°49'09"W, 173.42 feet to the Northwest corner of said lot; thence N21°42'58"W, 99.32 feet to the Northeast corner of Lot 142 of the Seventh Addition to Norse View Heights; thence N67°16'23"W along the North line of said plat, 325.84 feet; thence N18°26'09"W along the East line of said plat, 431.06 feet; thence S71°33'51"W, 185.00 feet to the West line of Carl Avenue; thence N18°26'09"W along said West line, 24.21 feet to the point of curvature of a curve to the right, said curve having a central angle of 02°40'17" and a radius of 373.00 feet, the long chord of which bears N17°06'01"W, 17.39 feet; thence Northwesterly along the arc of said curve, 17.39 feet to its point of tangency thereof and the Southeast corner of Lot 134 of the aforesaid Seventh Addition; thence S74°14'31"W, 125.54 feet to the Southwest corner of said lot; thence N15°09'08"W, 46.99 feet to the Southeast corner of Lot 133 of said Seventh Addtion; thence S71°58'00"W, 127.65 feet to the Southwest corner of said lot and the point of curvature of a curve to the right, said curve having a central angle of 07°06'48" and a radius of 1366.50 feet, the long chord of which bears N14°28'27"W, 169.54 feet; thence Northwesterly along the arc of said curve and East line of North Page Street, 169.65 feet to its intersection with the North line of Marie Drive and the point of curvature of a curve to the right, said curve having a central angle of 10°08'00" and a radius of 500.00 feet, the long chord of which bears N83°42'50"E, 88.31 feet; thence Easterly along the arc of said curve and North line, 88.43 feet; thence N88°46'50"E along said North line, 320.00 feet to the Southeast corner of Lot 152 of the plat of Seventh Addition to Norse View Heights; thence N01°11'36"W, 125.08 feet to the Northeast corner of said lot; thence N88°49'42"E, 679.01 feet; thence N01°13'22"W, 266.17 feet to the point of beginning. The above described containing 13.555 acres.

Preliminary Plat of

Arnett 's Addi tion to Norse View Heights

Being a replat of Lots 133, 134 and 151 of the Seventh Addition to Norse View Heights, together with part of (to be vacated) Marie Drive and Carl Avenue being in parts of the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼, all in Section 32, T.6N., R.11E., City of Stoughton, Dane County, Wisconsin.

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4826-16 Date 4/25/2016

Sheet 1 of 1