

# PRELIMINARY PLAT OF KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE  
NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST,  
TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

| CURVE | LENGTH | RADIUS | DELTA     | CH. BEAR.   | CH. DIST. | TAN IN      | TAN OUT     |
|-------|--------|--------|-----------|-------------|-----------|-------------|-------------|
| C1    | 232.72 | 266.00 | 50°07'42" | S25°23'21"W | 225.37    | S50°27'12"W | S00°19'30"W |
| C2    | 72.77  | 266.00 | 15°40'27" | S8°09'44"W  | 72.54     | S15°59'57"W | S00°19'30"W |
| C3    | 114.80 | 266.00 | 24°43'41" | S28°21'48"W | 113.91    | S40°43'38"W | S15°59'57"W |
| C4    | 45.15  | 266.00 | 9°43'34"  | S45°35'25"W | 45.10     | S50°27'12"W | S40°43'38"W |
| C5    | 147.32 | 167.00 | 50°32'42" | S25°10'51"W | 142.59    | S00°05'30"E | S50°27'12"W |
| C6    | 205.78 | 233.00 | 50°36'06" | S25°09'09"W | 199.16    | S00°08'54"E | S50°27'12"W |
| C7    | 105.40 | 233.00 | 25°55'07" | S12°48'39"W | 104.50    | S00°08'55"E | S25°46'12"W |
| C8    | 100.38 | 233.00 | 24°41'00" | S38°06'42"W | 99.60     | S25°46'12"W | S50°27'12"W |
| C9    | 47.13  | 30.00  | 90°00'25" | S5°26'59"W  | 42.43     | S50°27'12"W | S39°33'13"E |
| C10   | 233.47 | 267.00 | 50°06'01" | S64°36'13"E | 226.10    | S39°33'13"E | S89°39'14"E |
| C11   | 51.22  | 267.00 | 10°59'31" | S45°02'58"E | 51.14     | S39°33'13"E | S50°32'44"E |
| C12   | 158.97 | 267.00 | 34°06'47" | S67°36'07"E | 156.63    | S50°32'44"E | S84°39'31"E |
| C13   | 23.28  | 267.00 | 4°59'42"  | S87°09'22"E | 23.27     | S84°39'31"E | S89°39'14"E |
| C14   | 47.12  | 30.00  | 89°59'56" | N45°20'49"E | 42.43     | S89°39'13"E | N00°20'51"E |
| C15   | 35.31  | 267.00 | 7°34'39"  | N3°26'28"W  | 35.29     | N00°20'51"E | N07°13'48"W |
| C16   | 44.04  | 333.00 | 7°34'39"  | S3°26'28"E  | 44.01     | S07°13'48"E | S00°20'51"W |
| C17   | 47.12  | 30.00  | 90°00'04" | S44°39'11"E | 42.43     | S89°39'13"E | S00°20'51"W |
| C18   | 291.18 | 333.00 | 50°06'00" | S64°36'13"E | 281.99    | S39°33'13"E | S89°39'13"E |
| C19   | 9.53   | 333.00 | 1°38'22"  | N88°50'02"W | 9.53      | N89°39'13"W | N88°00'51"W |
| C20   | 165.66 | 333.00 | 28°30'12" | N73°45'45"W | 163.96    | N88°00'51"W | N59°30'39"W |
| C21   | 21.01  | 333.00 | 3°36'56"  | N57°42'11"W | 21.01     | N59°30'39"W | N55°53'43"W |
| C22   | 94.98  | 333.00 | 16°20'30" | N47°43'28"W | 94.66     | N55°53'43"W | N39°33'13"W |
| C23   | 50.20  | 30.00  | 95°52'32" | S87°30'03"E | 44.55     | N44°33'41"E | S39°33'47"E |
| C24   | 154.41 | 200.06 | 44°13'20" | N22°26'36"E | 150.61    | N00°19'56"E | N44°33'16"E |

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S00°05'30"E | 22.20' |
| L2   | S50°27'12"W | 6.65'  |

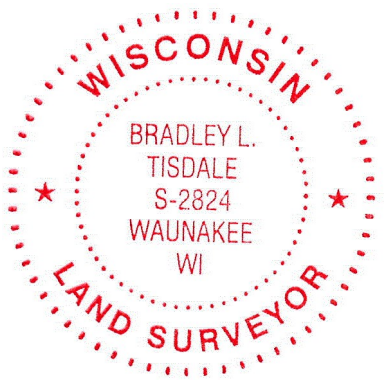
### SURVEYOR'S CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF COTTAGE GROVE, WISCONSIN, AND UNDER THE DIRECTION OF KENNEDY HILLS LLC, KENNEDY HILLS FIRST ADDITION HAS BEEN SURVEYED, DIVIDED, MAPPED, AND DEDICATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10, THENCE N88°52'55"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD AND THE POINT OF BEGINNING; THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 150.48 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 10354, RECORDED IN V. 61, P. 62-65 AS DOCUMENT #3470661;  
 THENCE S89°57'21"E ALONG THE SOUTH LINE OF SAID LOT 2, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
 THENCE N00°03'53"E ALONG SAID EAST LINE OF SAID CSM 10354, 233.13 FEET;  
 THENCE S79°30'33"E, 270.04 FEET;  
 THENCE S71°40'56"E, 69.56 FEET;  
 THENCE S89°38'16"E, 479.80 FEET;  
 THENCE S78°49'34"E, 69.56 FEET;  
 THENCE N82°46'12"E, 226.79 FEET TO THE WEST LINE OF LOT 1 OF CSM 14356, RECORDED IN V. 98, P. 115-117 AS DOCUMENT #5273836;  
 THENCE S00°09'23"W ALONG THE WEST LINE OF SAID CSM 14356, 224.50' TO THE SOUTHWEST CORNER OF SAID CSM 14356;  
 THENCE S00°20'37"W ALONG THE WEST LINE OF SOUTH SLOPE ADDITION TO AMERICAN HERITAGE, 310.08 FEET TO THE NORTHEAST CORNER OF LOT 9, KENNEDY HILLS, RECORDED IN VOL. 03, P. 184-185 AS DOCUMENT #540581;  
 THENCE N89°39'09"W ALONG THE NORTH LINE OF SAID LOT 9, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;  
 THENCE S34°11'25"W ALONG THE NORTH LINE OF KENNEDY HILLS, 118.51 FEET TO THE NORTHEAST CORNER OF OUTLOT 2 OF KENNEDY HILLS;  
 THENCE N83°05'37"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 552.79 FEET;  
 THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 196.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2;  
 THENCE N71°17'12"W ALONG THE NORTH LINE OF KENNEDY HILLS, 69.56 FEET TO THE NORTHEAST CORNER OF LOT 16 OF KENNEDY HILLS;  
 THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID LOT 16, 200.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BEING A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD;  
 THENCE N00°19'30"E ALONG THE EAST RIGHT-OF-WAY OF KENNEDY ROAD, 290.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 752,191 SQUARE FEET OR 17.268 ACRES MORE OR LESS TOTAL AND 619,235 SQUARE FEET OR 14.216 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

*Bradley L. Tisdale*  
 BRADLEY L. TISDALE  
 PROFESSIONAL LAND SURVEYOR #S-2824  
 08-09-2024 DATE

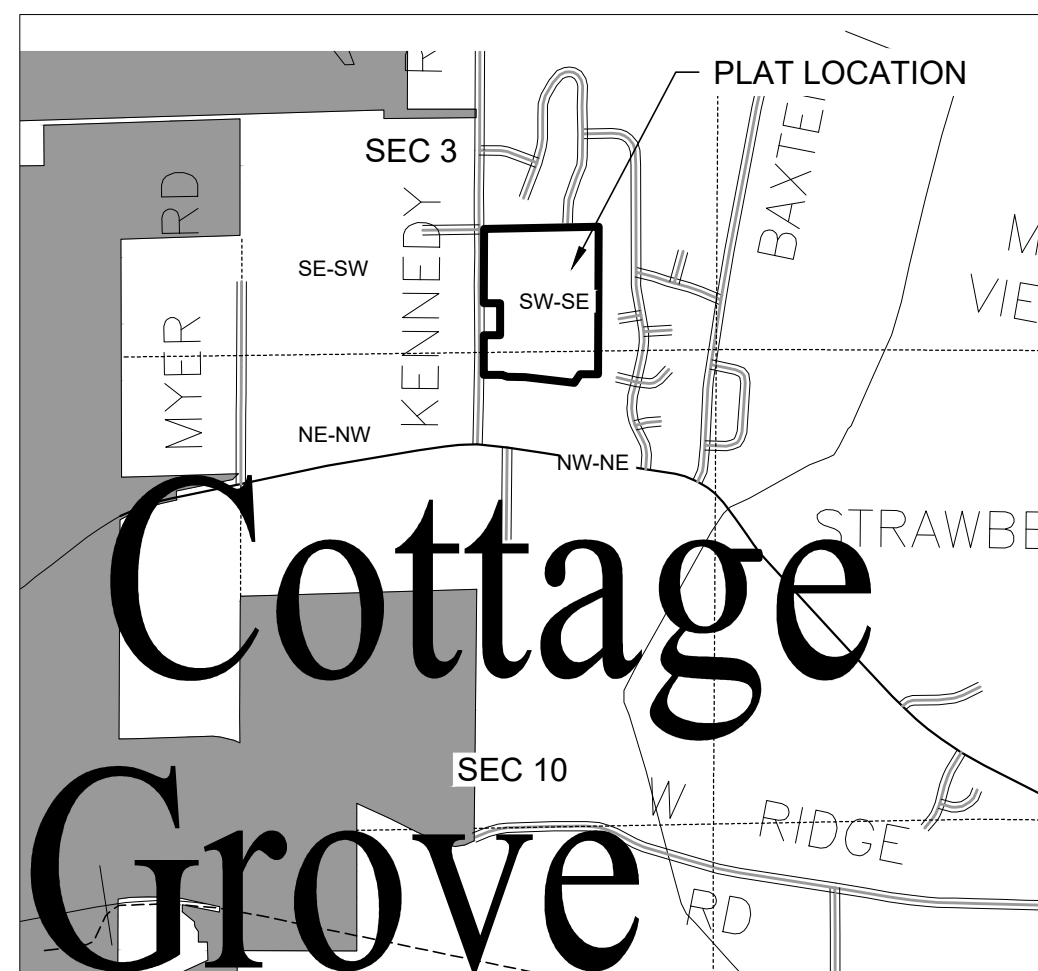


### SYMBOL LEGEND

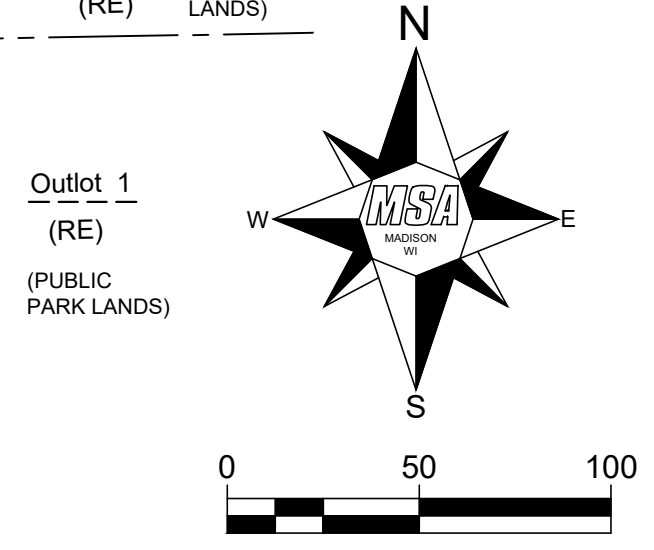
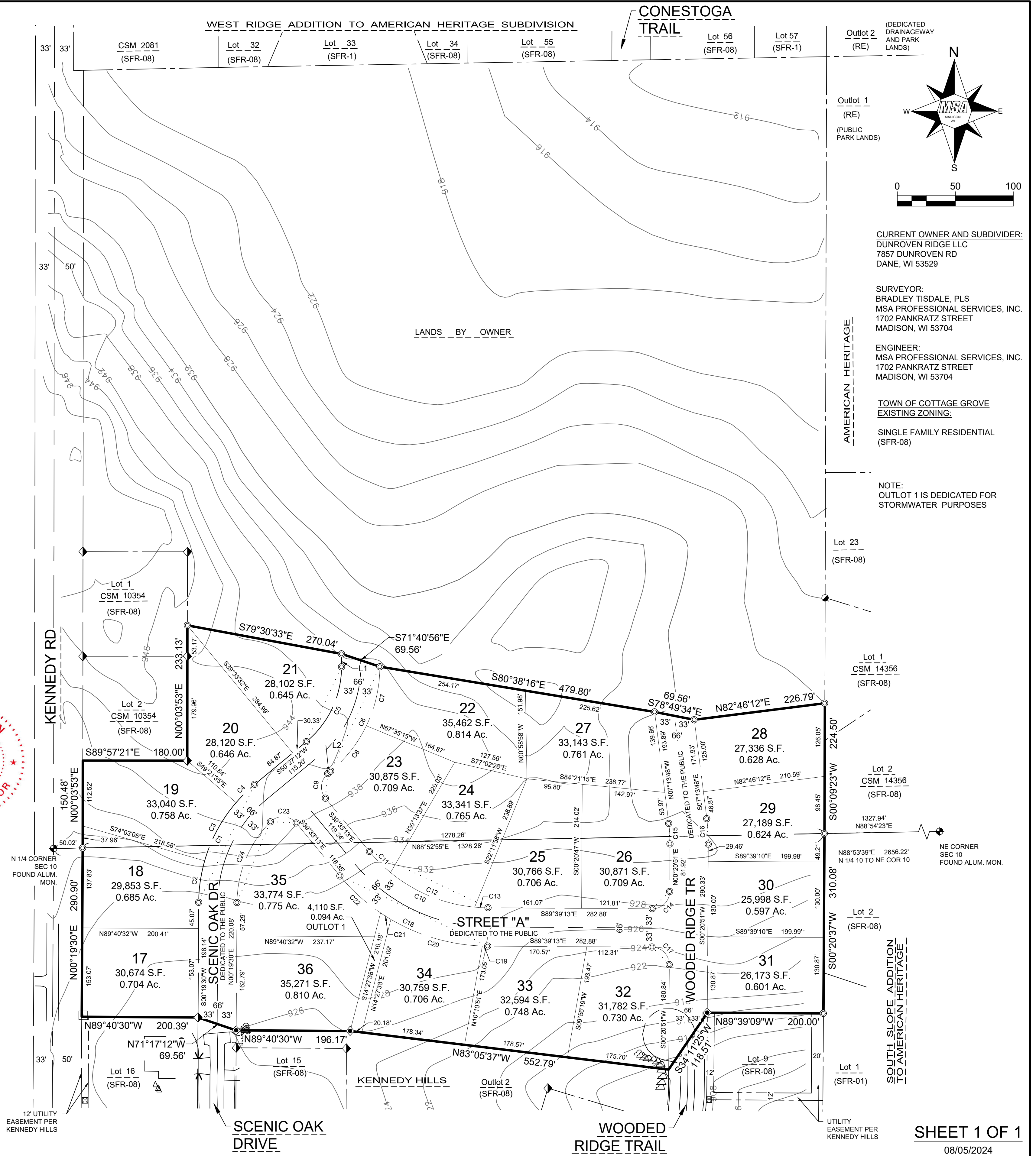
- ◆ SECTION CORNER AS SHOWN
  - FOUND 1" IRON PIPE
  - ◆ FOUND 3/4" IRON REBAR
  - ◆ FOUND 1 1/4" IRON REBAR
  - ◎ SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.



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VICINITY MAP



CURRENT OWNER AND SUBDIVIDER:  
 DUNROVEN RIDGE LLC  
 7857 DUNROVEN RD  
 DANE, WI 53529

SURVEYOR:  
 BRADLEY TISDALE, PLS  
 MSA PROFESSIONAL SERVICES, INC.  
 1702 PANKRATZ STREET  
 MADISON, WI 53704

ENGINEER:  
 MSA PROFESSIONAL SERVICES, INC.  
 1702 PANKRATZ STREET  
 MADISON, WI 53704

TOWN OF COTTAGE GROVE  
 EXISTING ZONING:  
 SINGLE FAMILY RESIDENTIAL  
 (SFR-08)

NOTE:  
 OUTLOT 1 IS DEDICATED FOR  
 STORMWATER PURPOSES