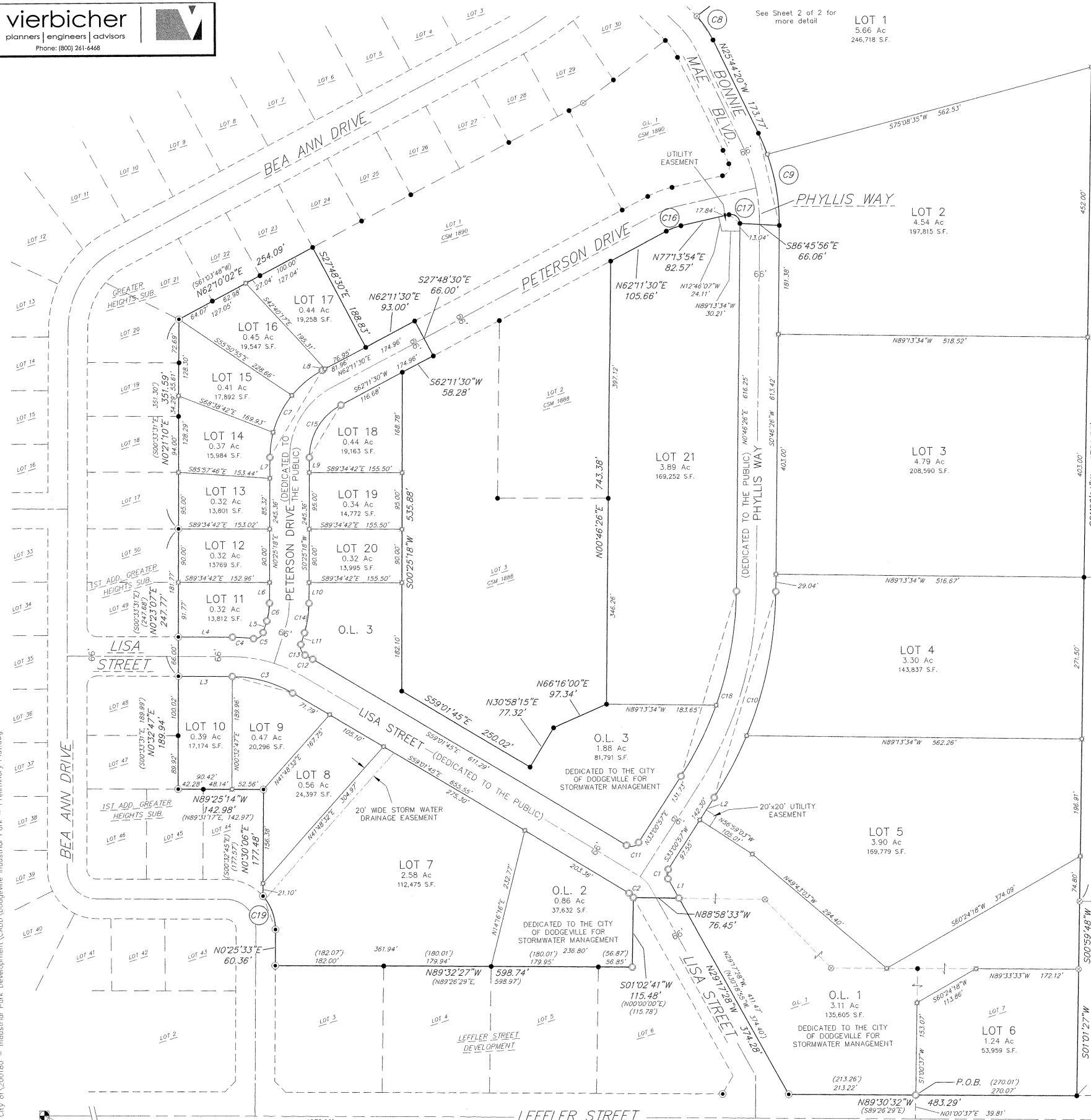


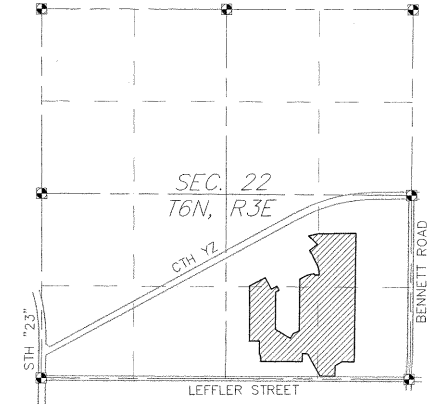


NORTHEAST ACRES

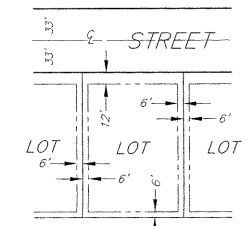
Being all of Lot 7 & Outlot 1, Final Plat Leffler Street Development and part of the NW1/4-SE1/4, NE1/4-SE1/4, SE1/4-SE1/4 and the SW1/4-SE1/4 of Section 22, T06N, R03E, City of Dodgeville, Iowa County, Wisconsin



LOCATION MAP (NOT TO SCALE)



TOTAL AREA
44.93 Ac
1,957,068 S.F.
R/W AREA
4.04 Ac
175,792 S.F.



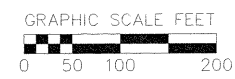
TYPICAL UTILITY EASEMENTS NOT TO SCALE

SURVEYOR:

VIERBICHER ASSOCIATES, INC.
BY: SCOTT F. DISCHLER, PLS
400 WIRING DRIVE,
REEDSBURG, WI 53959
(608)-524-6468
sd@sivierbicher.com

OWNER/SUBDIVIDER:

CITY OF DODGEVILLE
100 E. FOUNTAIN STREET
DODGEVILLE, WI 53533



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 22, T6N, R3E ASSUMED TO BEAR N89°31'47\"/>

LINE TABLE

LINE	LENGTH	CHORD BRG.
L1	37.19'	N29°17'28\"/>
L2	44.75'	N33°00'57\"/>
L3	90.42'	S89°27'16\"/>
L4	90.61'	S89°27'16\"/>
L5	20.22'	N17°47'04\"/>
L6	34.88'	N02°25'18\"/>
L7	35.16'	N02°25'18\"/>
L8	5.01'	N02°25'18\"/>
L9	25.48'	S00°25'18\"/>
L10	34.88'	S00°25'18\"/>
L11	20.62'	S17°47'04\"/>

CURVE DATA

CURVE	RADIUS	DELTA	ARC L.	CHORD BRG.	CHORD L.	IN TAN. BRG.	OUT TAN. BRG.
C1	15.00'	62°18'25\"/>	16.31'	S01°51'44.5\"/>	15.52'		
C2	20.00'	29°44'16\"/>	10.38'	N44°09'37\"/>	10.26'	N29°17'29\"/>	
C3	200.00'	30°25'31\"/>	106.21'	S74°14'30.5\"/>	104.96'		
C4	266.00'	07°38'26\"/>	35.47'	S85°38'03\"/>	35.45'	S81°48'50\"/>	
C5	15.00'	80°24'06\"/>	21.05'	N57°59'07\"/>	19.34'	S81°48'50\"/>	
C6	100.00'	17°21'46\"/>	30.30'	N09°06'11\"/>	30.19'		
C7	166.00'	61°46'12\"/>	178.96'	N31°18'24\"/>	170.42'		
LOT 14	166.00'	14°41'29\"/>	42.57'	N07°46'02\"/>	42.45'	N15°06'47\"/>	N15°06'47\"/>
LOT 15	166.00'	24°09'44\"/>	70.00'	N27°11'38\"/>	69.49'	N15°06'47\"/>	N39°16'30\"/>
LOT 16	166.00'	22°54'59\"/>	66.40'	N50°44'00\"/>	65.95'	N39°16'30\"/>	
C8	166.00'	16°39'10\"/>	48.25'	N34°03'55\"/>	48.08'	N42°23'30\"/>	
C9	346.00'	26°30'46\"/>	160.11'	N12°28'57\"/>	158.68'		
LOT 1	346.00'	06°23'16\"/>	38.58'	S22°32'42\"/>	38.56'	S19°21'04\"/>	S19°21'04\"/>
LOT 2	346.00'	20°07'30\"/>	121.53'	S09°17'19\"/>	120.91'	S19°21'04\"/>	
C10	651.00'	32°14'31\"/>	366.33'	S16°53'42\"/>	361.52'		
LOT 4	651.00'	21°51'58\"/>	248.44'	S17°49'41\"/>	246.94'	S22°38'24\"/>	S22°38'24\"/>
LOT 5	651.00'	10°22'33\"/>	117.89'	S27°49'41\"/>	117.73'	S22°38'24\"/>	
C11	15.00'	87°57'18\"/>	23.03'	N76°58'36\"/>	20.83'		
C12	266.00'	03°06'50\"/>	14.46'	S60°35'10\"/>	14.45'	N62°08'34\"/>	N62°08'34\"/>
C13	15.00'	79°53'38\"/>	20.93'	S22°10'45\"/>	19.27'	N62°08'34\"/>	
C14	166.00'	17°21'46\"/>	50.31'	S09°06'11\"/>	50.11'		
C15	100.00'	61°46'12\"/>	107.81'	S31°18'24\"/>	102.86'		
C16	100.00'	15°02'24\"/>	26.25'	N69°42'41\"/>	26.17'		
C17	15.00'	103°32'32\"/>	27.11'	S50°59'50\"/>	23.37'		
C18	585.00'	32°14'31\"/>	329.20'	N16°53'41.5\"/>	324.87'		
LOT 21	585.00'	19°08'36\"/>	195.46'	N10°20'44\"/>	194.55'	S19°55'02\"/>	S19°55'02\"/>
LOT 2	585.00'	13°05'55\"/>	133.74'	N26°28'00\"/>	133.45'	N00°30'24\"/>	N41°20'40\"/>
C19	83.00'	41°51'04\"/>	60.63'	N20°25'08\"/>	59.29'	N00°30'24\"/>	N41°20'40\"/>

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ⊗ FOUND 1" Ø IRON PIPE
- SET 1 1/4" x 18" RE-BAR, 4.30 lb/ft
- ⊗ SET 3/4" x 18" RE-BAR, 1.50 lb/ft
- () RECORDED AS INFORMATION

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified April 14, 2022
Rene M. Poney
Department of Administration

REVISED 04/06/22
SHEET 1 OF 2

S1/4 CORNER
SEC 22, T06N, R03E
FND #10 REBAR
VERIFIED TIES

N89°31'47\"/>

SE CORNER
SEC 22, T06N, R03E
FND BRONZE DISK
VERIFIED TIES

SURVEYOR'S CERTIFICATE

I, SCOTT F. DISCHLER, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4, THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 22, T06N, R03E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE CITY OF DODGEVILLE, OWNER OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, T06N, R03E; THENCE N89°31'47"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 1071.63 FEET, THENCE N01°00'37"E, 39.81 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1, LEFFLER STREET DEVELOPMENT, THE NORTH RIGHT-OF-WAY OF LEFFLER STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF LEFFLER STREET, N89°30'32"W, 213.22 FEET TO THE EASTERLY RIGHT-OF-WAY OF LISA STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF LISA STREET, N29°17'28"W, 374.28 FEET; THENCE N88°58'33"W, 76.45 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF LISA STREET AND THE WEST LINE OF LOT 6, LEFFLER STREET DEVELOPMENT; THENCE ALONG SAID WEST LINE OF LOT 6, 501°02'41"W, 115.48 FEET; THENCE ALONG A NORTH LINE OF LEFFLER STREET DEVELOPMENT, N89°32'27"W, 598.74 FEET TO THE EASTERLY RIGHT-OF-WAY OF BEA ANN DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BEA ANN DRIVE, N00°25'33"E, 60.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND AN INTERNAL ANGLE OF 41°51'04"; THENCE NORTHWESTERLY, 60.63 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF BEA ANN DRIVE AND THE ARC OF A CURVE HAVING A CHORD WHICH BEARS N20°25'08"W, 59.29 FEET TO THE SOUTHEAST CORNER OF LOT 44, FIRST ADDITION TO GREATER HEIGHTS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 44, N00°30'06"E, 177.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF FIRST ADDITION TO GREATER HEIGHTS SUBDIVISION, N89°25'14"W, 142.98 FEET TO THE SOUTHEAST CORNER OF LOT 47; THENCE ALONG THE EAST LINE OF FIRST ADDITION TO GREATER HEIGHTS SUBDIVISION, N00°32'47"E, 189.94 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LISA STREET; THENCE ALONG THE EAST LINE OF FIRST ADDITION TO GREATER HEIGHTS SUBDIVISION, N00°23'07"E, 247.77 FEET TO THE SOUTHEAST CORNER OF LOT 17, GREATER HEIGHTS SUBDIVISION; THENCE ALONG THE EAST LINE OF GREATER HEIGHTS SUBDIVISION, N00°21'10"E, 351.59 FEET TO THE SOUTHWESTERLY CORNER OF LOT 21; THENCE ALONG A SOUTHERLY LINE OF GREATER HEIGHTS SUBDIVISION, N62°10'02"E, 254.09 FEET TO THE SOUTHEAST CORNER OF LOT 23 AND THE NORTHWESTERLY CORNER OF LOT 1, IOWA COUNTY CERTIFIED SURVEY MAP #1890; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, CSM 1890, S27°48'30"E, 188.83 FEET TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PETERSON DRIVE; THENCE ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PETERSON DRIVE, N62°11'30"E, 93.00 FEET; THENCE S27°48'30"E, 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PETERSON STREET AND THE NORTHERLY LINE OF LOT 3, IOWA COUNTY CERTIFIED SURVEY MAP #1888; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3, CSM 1888, S62°11'30"W, 58.28 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LOT 3, CSM 1888, S00°25'18"W, 535.88 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, CSM 1888, S59°01'45"E, 250.02 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 3, CSM 1888, N30°58'15"E, 77.32 FEET TO A SOUTHEASTERLY CORNER THEREOF; THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 3, CSM 1888, N66°16'00"E, 97.34 FEET TO A SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINES OF SAID LOT 3 AND LOT 2, CSM 1888, N00°46'26"E, 743.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PETERSON DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PETERSON DRIVE, N62°11'30"E, 105.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND AN INTERNAL ANGLE OF 15°02'24"; THENCE NORTHEASTERLY, 26.25 FEET CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PETERSON DRIVE AND THE ARC OF A CURVE HAVING A CHORD WHICH BEARS N69°42'41"E, 26.17 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PETERSON DRIVE, N77°13'54"E, 82.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND AN INTERNAL ANGLE OF 103°32'32"; THENCE SOUTHEASTERLY, 27.11 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PETERSON DRIVE, THE WESTERLY RIGHT-OF-WAY OF PHYLLIS WAY AND THE ARC OF A CURVE HAVING A CHORD WHICH BEARS S50°59'50"E, 23.57 FEET TO THE SOUTHERLY TERMINUS OF PHYLLIS WAY; THENCE ALONG SAID SOUTHERLY TERMINUS OF PHYLLIS WAY, S86°45'56"E, 66.06 FEET TO THE EASTERLY RIGHT-OF-WAY OF PHYLLIS WAY AND THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 346.00 FEET AND AN INTERNAL ANGLE OF 26°30'46"; THENCE NORTHWESTERLY, 160.11 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF PHYLLIS WAY, THE EASTERLY RIGHT-OF-WAY OF BONNIE MAE DRIVE AND THE ARC OF A CURVE HAVING A CHORD WHICH BEARS N12°28'57"W, 158.68 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MAE DRIVE, N25°44'20"W, 173.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 166.00 FEET AND AN INTERNAL ANGLE OF 16°39'10"; THENCE NORTHWESTERLY, 48.25 FEET CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MAE DRIVE AND THE ARC OF A CURVE HAVING A CHORD WHICH BEARS N34°03'55"W, 48.08 FEET TO THE SOUTHERLY MOST POINT OF LOT 31, GREATER HEIGHTS SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 31, GREATER HEIGHTS SUBDIVISION, N52°43'53"E, 142.32 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT 31 AND THE EASTERLY LINE OF LOT 32, N46°03'31"W, 176.15 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N77°52'58"E, 148.71 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF A SURVEY FILED IN VOLUME 5 SP, PAGE 111; THENCE N89°39'55"E, 435.86 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM 1221; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, CSM 1221, S89°10'36"E, 99.18 FEET TO THE WEST LINE OF OUTLOT 2, LEFFLER STREET DEVELOPMENT; THENCE ALONG SAID WEST LINE OF OUTLOT 2, 501°02'14"W, 1726.75 FEET TO THE NORTHWEST CORNER OF LOT 8, LEFFLER STREET DEVELOPMENT; THENCE ALONG THE WEST LINE OF SAID LOT 8, S00°59'48"W, 112.44 FEET TO THE NORTHEAST CORNER OF LOT 7, LEFFLER STREET DEVELOPMENT; THENCE ALONG THE EAST LINE OF SAID LOT 7, S01°01'27"W, 210.19 FEET TO THE NORTH RIGHT-OF-WAY OF LEFFLER STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF LEFFLER STREET, N89°30'32"W, 270.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.93 ACRES, MORE OR LESS.

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

THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE CITY OF DODGEVILLE SUBDIVISION REGULATIONS.

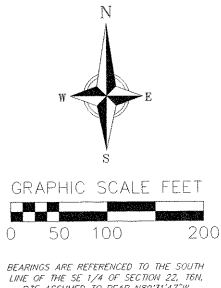
DATED THIS 18th DAY OF APRIL 2022

SCOTT F. DISCHLER, PLS.-2605
VERBICHER ASSOCIATES, INC.



R:\Dodgeville, City of\200180 - Industrial Park Development\CADD\Dodgeville Industrial Park - Preliminary Plat.dwg

THIS INSTRUMENT DRAFTED BY S. DISCHLER



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 22, T06N, R1E ASSUMED TO BEAR N89°31'47"W

NORTHEAST ACRES

Being all of Lot 7 & Outlot 1, Final Plat Leffler Street Development and part of the NW1/4-SE1/4, NE1/4-SE1/4, SE1/4-SE1/4 and the SW1/4-SE1/4 of Section 22, T06N, R03E, City of Dodgeville, Iowa County, Wisconsin

RECORDED
Dodgeville, WI 53533

APR 21 2022

3:55 O'CLOCK P.M.
Taylor J. Campbell
Iowa County Register of Deeds

CITY COUNCIL RESOLUTION

RESOLVED, THAT NORTHEAST ACRES, LOCATED IN THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN, CITY OF DODGEVILLE, OWNER, IS HEREBY APPROVED BY THE CITY COUNCIL.
DATE 3/1/2022 APPROVED *T.D.N.*
TODD D. NOVAK, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF DODGEVILLE.

Lauree Aulik
LAUREE AULIK, CLERK-TREASURER

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF IOWA } SS

I, LAUREE AULIK, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF DODGEVILLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF April 20, 2022 ON ANY OF THE LANDS INCLUDED IN NORTHEAST ACRES.

DATE 4/20/2022 *Lauree Aulik*
LAUREE AULIK, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF IOWA } SS

I, CONNIE JOHNSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF IOWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF 4-21-22 AFFECTING THE LANDS INCLUDED IN NORTHEAST ACRES.

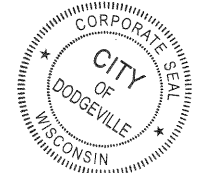
DATE 4-21-22 *Connie Johnson*
CONNIE JOHNSON, COUNTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION

THE CITY OF DODGEVILLE, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT THE CITY OF DODGEVILLE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. THE CITY OF DODGEVILLE DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF DODGEVILLE, WISCONSIN DEPARTMENT OF ADMINISTRATION - PLAT REVIEW.

IN WITNESS WHEREOF, THE CITY OF DODGEVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY TODD D. NOVAK, MAYOR, AT DODGEVILLE, WISCONSIN, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS 20th DAY OF April, 2022

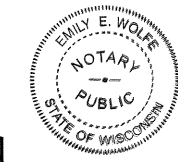
IN THE PRESENCE OF: CITY OF DODGEVILLE
T.D.N. TODD D. NOVAK, MAYOR
Lauree Aulik LAUREE AULIK, CLERK-TREASURER



STATE OF WISCONSIN }
COUNTY OF IOWA } SS

PERSONALLY CAME BEFORE ME THIS 20 DAY OF April, 2022 TODD D. NOVAK, MAYOR AND LAUREE AULIK, CLERK-TREASURER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OWNER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Emily E. Wolfe
NOTARY PUBLIC, Iowa County
MY COMMISSION EXPIRES 07/08/2025 WISCONSIN



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified April 14, 2022
Remiel P. Ponder
Department of Administration



REVISED 04/06/22
SHEET 2 OF 2