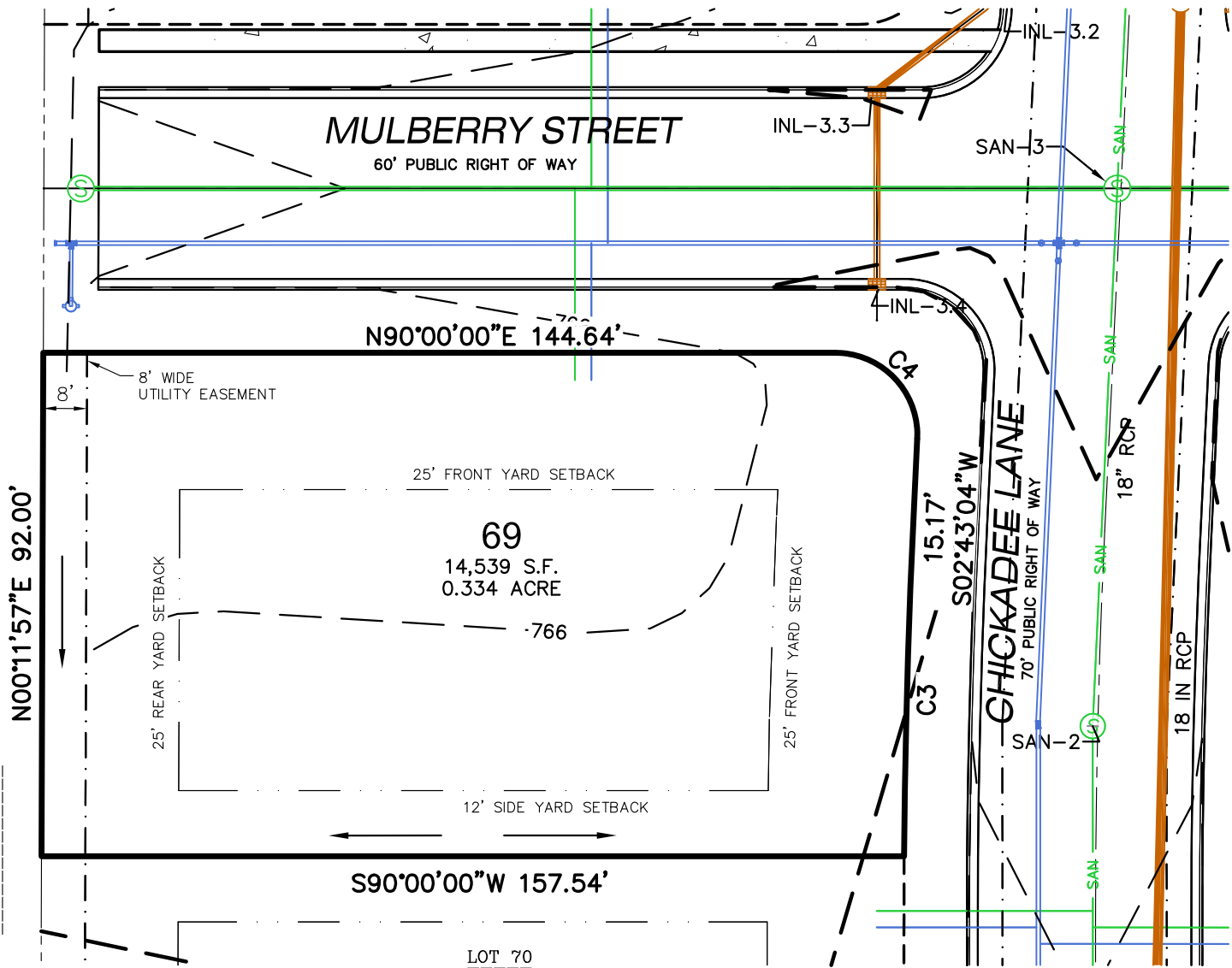


LOT NUMBER	Lot 69
LOT PRICE	\$81,645
LOT SIZE	14,539 square feet
ADDRESS	Chickadee Lane
MUNICIPALITY	Village of Sauk City, WI
SCHOOL DISTRICT	Sauk Prairie

Located on the edge of historic **Sauk City**, the First Addition to **Cardinal Estates** offers brand new and fully improved home sites – making building your new dream home more affordable than ever! Immerse yourself in **Sauk City's** unique downtown district and all that it has to offer while taking in stunning views of the adjacent Wisconsin River. **Sauk City** offers its residents small-town living at its best; all within a short commute to Madison-area shopping, dining, and entertainment.

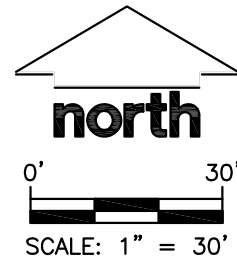
File: I:\2017\177916\DWG\177916 Lot Exhibits(10-01-18).dwg Layout: Lot 69 User: jk Plotted: Oct 24, 2018 - 11:15am

UNPLATTED LAND



LEGEND

- PLAT BOUNDARY**
- RIGHT-OF-WAY LINE**
- PLATTED LOT LINE**
- EASEMENT LINE**
- SETBACK LINE**
- NATURAL GAS (G)**
- UNDERGROUND ELECTRIC (E)**
- FIBER OPTIC (FO)**
- UNDERGROUND TELEPHONE (T)**
- SANITARY SEWER (SAN)**
- WATER LINE (W)**
- DRAINAGE ARROW**



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C3	61.16'	1537.00'	2°17'09"	61.16'	S01°34'29"W
C4	24.27'	15.00'	92°43'04"	21.71'	S43°38'28"E

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 161 HORIZON COURT
 VERONA, WISCONSIN 53593
 (608)848-5060 PHONE | (608)848-2255 FAX
www.jsdinc.com

PROJECT:
**2ND ADDITION TO
 CARDINAL ESTATES**
 VILLAGE OF SAUK CITY, WI

SHEET TITLE:
LOT 69

JSD PROJECT NUMBER:
 17-7916
 DRAWN BY: DHS CHECKED BY: TJB
 DATE:
 SEPT. 28, 2018

SHEET NUMBER:
 1