THIRD ADDITION TO CARDINAL ESTATES

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN

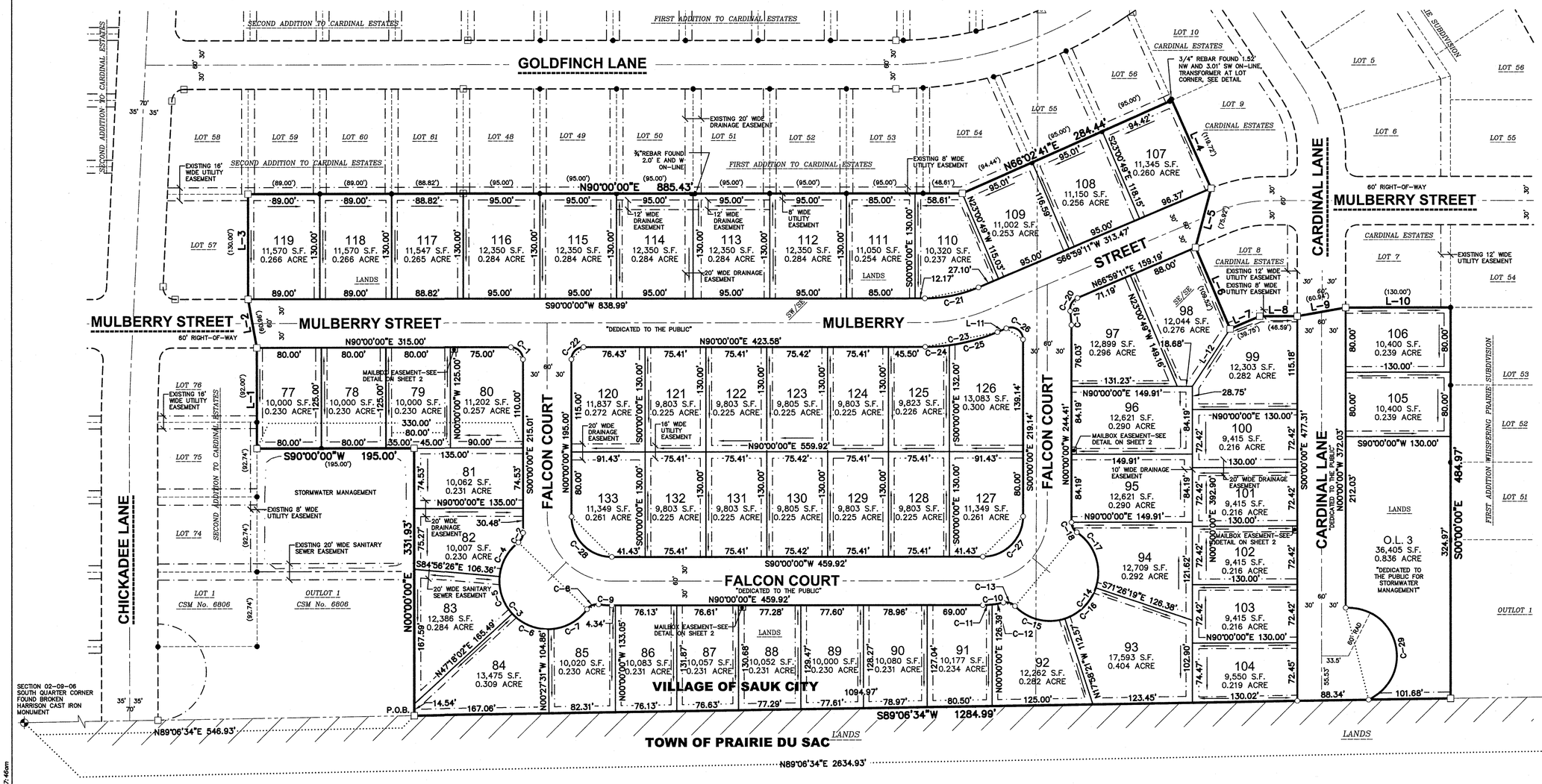
DOCUMENT #: 1235867
Recorded: 05-19-2022 at 10:00 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: $50.00
295-C

north

0 40' 80' 160'

SCALE: 1" = 80'

BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02. TOWNSHIP 09 NORTH, RANGE 06 EAST, BEARS S89°06'34"W



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" DIAMETER x 30" LONG IRON REBAR SET, WEIGHING 4.30 LB/LN.FT, ALL OTHER CORNERS ARE 3/4" x 24" IRON REBAR WEIGHING 1.50 LB/FT.
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CHORD LINE
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- CORPORATE BOUNDARY
- SIDE YARD UTILITY EASEMENTS (UNLESS OTHERWISE NOTED)
- REAR YARD UTILITY EASEMENTS (UNLESS OTHERWISE NOTED)
- ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.

UTILITY EASEMENTS – NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

ALL UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF SAUK CITY UTILITIES, AT WHOSE DISCRETION MAY ASSIGN NON-EXCLUSIVE RIGHTS TO PRIVATE PUBLIC UTILITIES IN THOSE EASEMENTS. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT. ALL UTILITY FACILITIES LOCATED IN THESE EASEMENT AREAS MUST BE EITHER UNDERGROUND, OR AT GROUND LEVEL (SUCH AS HYDRANTS, SWITCH GEAR OR TRANSFORMERS) BUT WITH HEIGHTS NOT GREATER THAN 6 FEET. NO OVERHEAD FACILITIES (SUCH AS WIRES ON POLES) WILL BE PERMITTED WITHOUT OWNERS PERMISSION.

ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

May 5, 2022

LINE TABLE

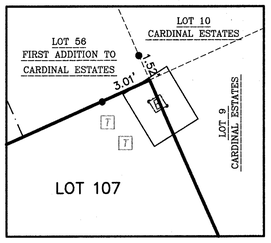
LINE	BEARING	DISTANCE
L-1	N00°00'00"W	125.00'
L-2	N10°10'54"W	60.96'
L-3	N00°00'00"E	130.00'
L-4	S23°57'19"E	119.72'
L-5	S14°46'49"W	7/75.92'
L-6	S23°00'49"E	109.52'
L-7	N66°59'11"E	39.75'
L-8	N90°00'00"E	46.59'
L-9	N79°58'18"E	6/60.94'
L-10	N90°00'00"E	130.00'
L-11	N66°59'11"E	11.86'
L-12	N33°26'23"E	84.95'

CURVE TABLE

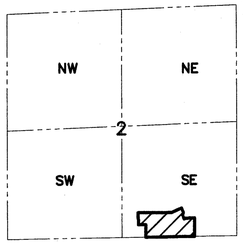
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	23.56'	15.00'	90°00'00"	21.21'	S45°00'00"E	N90°00'00"E	S00°00'00"E
C-2	13.73'	15.00'	52°26'36"	13.26'	S26°13'18"W	S00°00'00"E	S52°26'36"W
C-3	205.67'	60.00'	196°23'52"	118.77'	S45°45'20"E	S52°26'36"W	N36°02'44"E
C-4	49.62'	60.00'	47°23'02"	48.22'	S28°45'05"W	S52°26'36"W	S05°03'34"W
C-5	50.01'	60.00'	47°45'32"	48.58'	S18°49'12"E	S05°03'34"W	S42°41'58"E
C-6	50.01'	60.00'	47°45'32"	48.58'	S66°34'45"E	S42°41'58"E	N89°32'29"E
C-7	56.03'	60.00'	53°29'46"	54.01'	N62°47'37"E	N89°32'29"E	N36°02'44"E
C-8	16.37'	15.00'	62°31'54"	15.57'	N67°18'41"E	N36°02'44"E	S81°25'22"E
C-9	16.47'	110.00'	8°34'38"	16.45'	S85°42'41"E	S81°25'22"E	N90°00'00"E
C-10	25.81'	110.08'	13°26'06"	25.75'	N83°16'32"E	N89°59'35"E	N76°33'29"E
C-11	11.51'	110.08'	5°59'32"	11.51'	N86°59'49"E	N89°59'35"E	N84°00'03"E
C-12	14.30'	110.08'	7°26'34"	14.29'	N80°16'46"E	N84°00'03"E	N76°33'29"E
C-13	15.62'	15.00'	59°40'51"	14.93'	S73°36'14"E	N76°33'20"E	S43°45'48"E
C-14	201.47'	60.00'	192°23'26"	119.30'	N40°02'29"E	S43°45'48"E	N56°09'14"W
C-15	67.24'	60.00'	64°12'33"	63.78'	S75°52'05"E	S43°45'48"E	N72°01'39"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-16	55.99'	60.00'	53°27'58"	53.98'	N45°17'40"E	N72°01'39"E	N18°33'41"E
C-17	78.24'	60.00'	74°42'55"	72.81'	N18°47'47"W	N18°33'41"E	N56°09'14"W
C-18	14.70'	15.00'	56°09'14"	14.12'	N28°04'37"W	N56°09'14"W	N00°00'00"W
C-19	17.38'	138.70'	7°10'43"	17.37'	N05°10'16"W	N01°34'55"W	N08°45'38"W
C-20	19.87'	15.00'	75°53'11"	18.45'	N29°02'35"E	N08°54'00"W	N66°59'11"E
C-21	68.28'	170.00'	23°00'49"	67.82'	S78°29'35"W	S66°59'11"W	S90°00'00"W
C-22	23.56'	15.00'	90°00'00"	21.21'	N45°00'00"E	N00°00'00"W	N90°00'00"E
C-23	92.02'	230.00'	22°55'26"	91.41'	N78°26'54"E	N89°54'37"E	N66°59'11"E
C-24	30.00'	230.00'	7°28'23"	29.98'	N86°10'26"E	N89°54'37"E	N82°26'14"E
C-25	62.02'	230.00'	15°27'03"	61.84'	N74°42'42"E	N82°26'14"E	N66°59'11"E
C-26	29.59'	15.00'	113°00'49"	25.02'	S56°30'25"E	N66°59'11"E	S00°00'00"E
C-27	78.54'	50.00'	90°00'02"	70.71'	S45°00'00"W	S00°00'01"E	N89°59'59"W
C-28	78.54'	50.00'	89°59'58"	70.71'	N45°00'00"W	N89°59'59"W	N00°00'01"W
C-29	166.40'	60.00'	158°53'50"	117.97'	S13°53'44"E	N86°39'21"E	S65°33'11"W



DETAIL
SCALE 1" = 5'



LOCATION SKETCH
SECTION 02, T09N, R06E, SAUK COUNTY

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 May 4, 2022

Department of Administration

SURVEYED FOR:

FIRST ADDITION AT CARDINAL ESTATES, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 02
TOWNSHIP 09 NORTH
RANGE 06 EAST
VILLAGE OF SAUK CITY
SAUK COUNTY, WI

JSD CREATE THE VISION TELL THE STORY jsdinc.com

THIRD ADDITION TO CARDINAL ESTATES

PROJECT NO: 20-9663	DRAWN BY: JK	INITIAL SUBMITTAL DATE:	MARCH 22, 2022
FIELDBOOK/PG: –	CHECKED BY: BK	REVISION RESUBMITTAL DATE:	MAY 2, 2022
SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	MAY 4, 2022
		REVISION RESUBMITTAL DATE:	–

SHEET 1 OF 2

File: I:\2020\209663\DWG\Survey Sheets\209663 F-Plat.dwg Layout: Sheet 1 User: JK Plotted: May 04, 2022 – 7:46am

THIRD ADDITION TO CARDINAL ESTATES

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES, AND THE LAND DIVISION AND SUBDIVISION CODE OF THE VILLAGE OF SAUK CITY, UNDER THE DIRECTION OF FIRST ADDITION AT CARDINAL ESTATES, LLC, OWNERS OF THE LAND HEREON DESCRIBED, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "THIRD ADDITION TO CARDINAL ESTATES" IN THE VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LANDS SURVEYED, AND THAT SUCH LANDS ARE LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 02, THENCE NORTH 89 DEGREES 06 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, 546.93 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1, CERTIFIED SURVEY MAP No. 6806, RECORDED IN VOLUME 41, PAGE 6806, AS DOCUMENT No. 1186066, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 1, AFORESAID, 331.93 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF OUTLOT 1, AFORESAID, 195.00 FEET TO THE EAST LINE OF THE SECOND ADDITION TO CARDINAL ESTATES; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 125.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MULBERRY STREET; THENCE NORTH 10 DEGREES 10 MINUTES 54 SECONDS WEST, 60.96 FEET TO THE NORTH LINE OF MULBERRY STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 57, SECOND ADDITION TO CARDINAL ESTATES, 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 59, SECOND ADDITION TO CARDINAL ESTATES; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SECOND ADDITION TO CARDINAL ESTATES AND THE SOUTH LINE OF THE FIRST ADDITION TO CARDINAL ESTATES, 885.43 FEET; THENCE NORTH 66 DEGREES 02 MINUTES 41 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THE FIRST ADDITION TO CARDINAL ESTATES, 284.44 FEET TO THE NORTHWESTERLY CORNER OF LOT 9, CARDINAL ESTATES; THENCE SOUTH 23 DEGREES 57 MINUTES 19 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 9, AFORESAID, 119.72 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MULBERRY STREET; THENCE SOUTH 14 DEGREES 46 MINUTES 49 SECONDS WEST, 75.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MULBERRY STREET; THENCE SOUTH 23 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 8, CARDINAL ESTATES, 109.52 FEET; THENCE NORTH 66 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOT 8, AFORESAID, 39.75 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 8, AFORESAID, 46.59 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARDINAL LANE; THENCE NORTH 79 DEGREES 58 MINUTES 18 SECONDS EAST, 60.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARDINAL LANE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7, CARDINAL ESTATES, 130.00 FEET TO THE WEST LINE OF THE FIRST ADDITION TO WHISPERING PRAIRIE SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, 484.97 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02; THENCE SOUTH 89 DEGREES 06 MINUTES 34 SECONDS WEST ALONG SAID LINE, 1,284.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 854,753 SQUARE FEET OR 19.622 ACRES.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

May 9, 2022
DATE

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

FIRST ADDITION AT CARDINAL ESTATES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS AN OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND 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:

DEPARTMENT OF ADMINISTRATION
VILLAGE OF SAUK CITY

IN WITNESS WHEREOF, THE SAID FIRST ADDITION AT CARDINAL ESTATES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVE M. JENKINS, MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 5TH DAY OF May, 2022.

DAVE M. JENKINS
MANAGING MEMBER

HANNAH MANKE NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS 5th DAY OF May, 2022, THE ABOVE NAMED DAVE M. JENKINS, MANAGING MEMBER, OF THE ABOVE NAMED FIRST ADDITION AT CARDINAL ESTATES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS A MANAGING MEMBER.

NOTARY PUBLIC, STATE OF WISCONSIN

5/31/2026
MY COMMISSION EXPIRES

RESOLUTION OF THE VILLAGE BOARD – VILLAGE OF SAUK CITY

STATE OF WISCONSIN)ss
SAUK COUNTY)ss

I, HEIDI KOCH, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE CLERK OF THE VILLAGE OF SAUK CITY, SAUK COUNTY, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF SAUK CITY PASSED RESOLUTION NUMBER 2022-6, ON THE 12th DAY OF April, 2022, AUTHORIZING ME TO ISSUE CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "THIRD ADDITION TO CARDINAL ESTATES", FIRST ADDITION AT CARDINAL ESTATES, LLC OWNER UPON SATISFACTION OF CERTAIN CONDITIONS, AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE 18 DAY OF May, 2022.

DATED THIS 18 DAY OF May, 2022.

HEIDI KOCH, CLERK,
VILLAGE OF SAUK CITY

5/18/2022
DATE

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)ss
SAUK COUNTY)ss

I, HEIDI KOCH, BEING DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF SAUK CITY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 18 DAY OF May, 2022, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "THIRD ADDITION TO CARDINAL ESTATES".

DATED THIS 18 DAY OF May, 2022.

HEIDI KOCH, TREASURER,
VILLAGE OF SAUK CITY

5/18/2022
DATE

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)ss
SAUK COUNTY)ss

I, ELIZABETH A. GEOGHEGAN, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF SAUK COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 18th DAY OF May, 2022, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "THIRD ADDITION TO CARDINAL ESTATES".

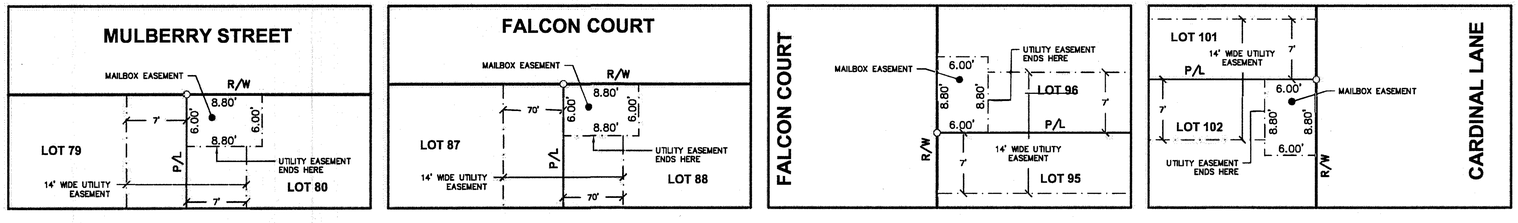
DATED THIS 18th DAY OF May, 2022.

ELIZABETH A. GEOGHEGAN
TREASURER, SAUK COUNTY

05.18.2022
DATE

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 20, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02. TOWNSHIP 09 NORTH, RANGE 06 EAST, BEARS S89°06'34"W.
3. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
4. TEMPORARY CUL-DE-SAC EASEMENTS SHALL BE VACATED UPON EXTENSION OF ROADWAYS.
5. OUTLOT 3 IS HEREBY DEDICATED TO THE VILLAGE OF SAUK CITY FOR THE PURPOSE OF STORM WATER MANAGEMENT.
6. ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.



CLUSTER MAIL BOX EASEMENT DETAILS

0 5' 10' 20'
SCALE: 1" = 10'

north

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 May 4, 2022

Department of Administration

SURVEYED FOR:

FIRST ADDITION AT CARDINAL ESTATES, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 02
TOWNSHIP 09 NORTH
RANGE 06 EAST
VILLAGE OF SAUK CITY
SAUK COUNTY, WI

JSD CREATE THE VISION TELL THE STORY jsdinc.com

THIRD ADDITION TO CARDINAL ESTATES

PROJECT NO: 20-9663	DRAWN BY: JK	INITIAL SUBMITTAL DATE:	MARCH 22, 2022
FIELDBOOK/PG: –	CHECKED BY: BK	REVISION RESUBMITTAL DATE:	MAY 2, 2022
SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	MAY 4, 2022
		REVISION RESUBMITTAL DATE:	–

SHEET 2 OF 2

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