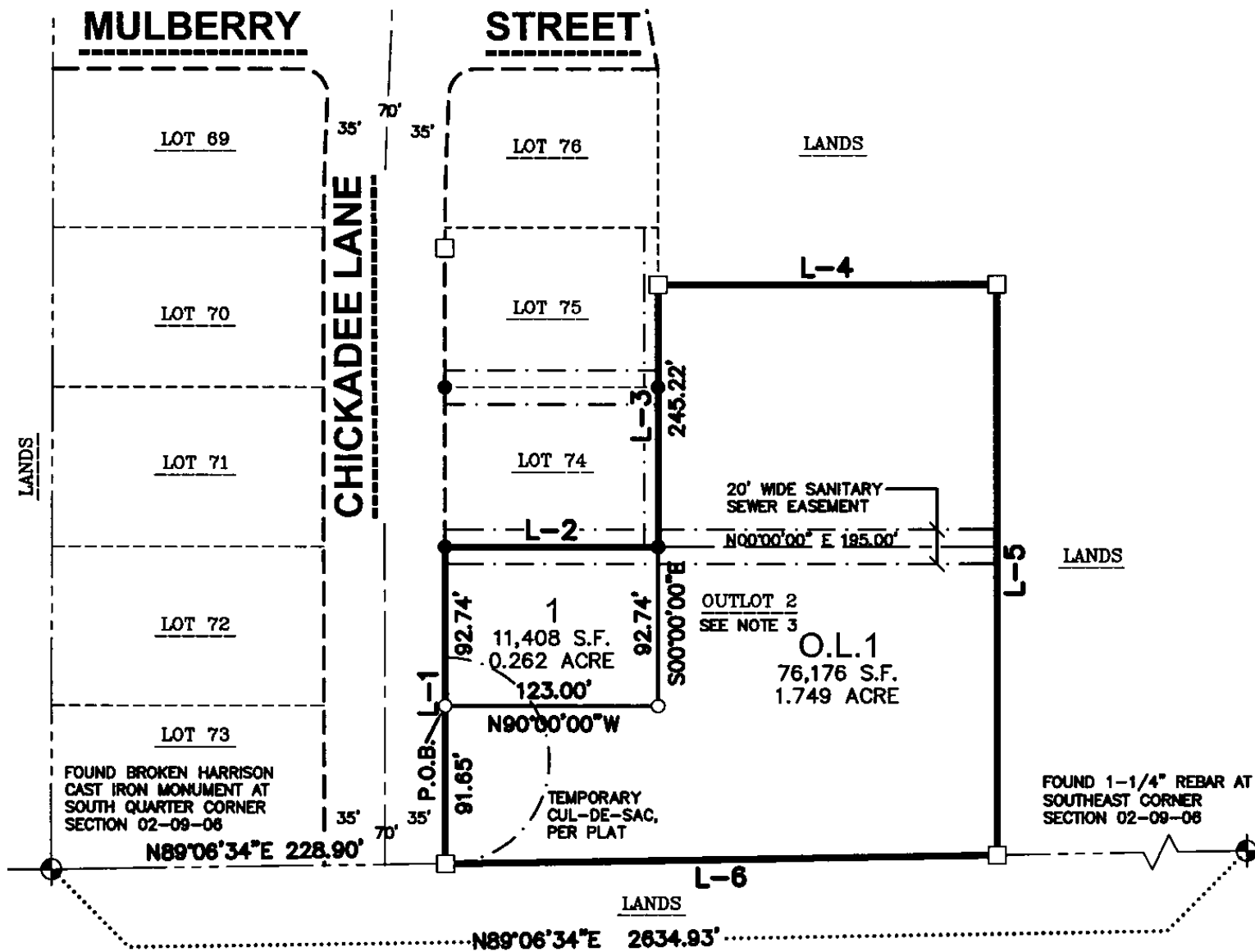


# CERTIFIED SURVEY MAP NO. 6806

OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES, RECORDED IN VOLUME D-297A, AS DOCUMENT NO. 1170468, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN



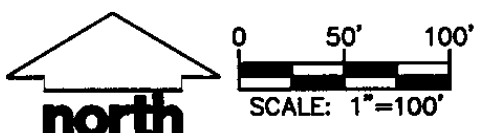
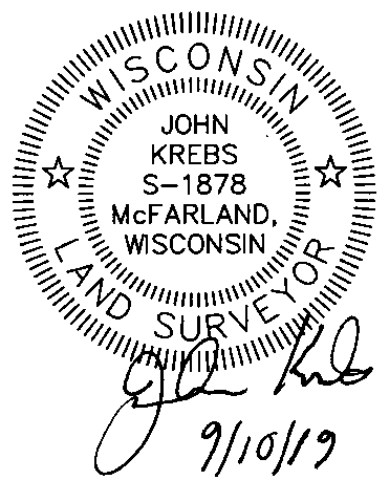
### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 3/4"x24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- LOT LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE

### NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 03, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (SAUK COUNTY), THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02-09-06, BEARS N89°06'34"E.
3. OUTLOT 1 OF THIS CERTIFIED SURVEY MAP IS A REMNANT OF OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES WHICH WAS PREVIOUSLY DEDICATED TO THE VILLAGE OF SAUK CITY FOR THE PURPOSE OF STORM WATER MANAGEMENT.
4. LOT 1 BEING A PART OF OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES WAS VACATED PER COURT ACTION, DATED SEPTEMBER 09, 2019, CASE 2019CV000368..

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N00°00'46"W	184.39'
L-2	N90°00'00"E	123.03'
L-3	N00°00'00"W	152.48'
L-4	N90°00'00"E	195.00'
L-5	S00°00'00"E	331.93'
L-6	S89°06'34"W	318.02'



PREPARED BY: <b>JSD Professional Services, Inc.</b> <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (808)848-8080	PREPARED FOR: FORWARD DEVELOPMENT GROUP, LLC 181 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>17-7918</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>1 OF 3</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>-</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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Vol 41 Pg 6806

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# CERTIFIED SURVEY MAP NO. 6806

OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES, RECORDED IN VOLUME D-297A, AS DOCUMENT NO. 1170468, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN

**LEGAL DESCRIPTION**

OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES, RECORDED IN VOLUME D-297A, AS DOCUMENT NO. 1170468, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN.

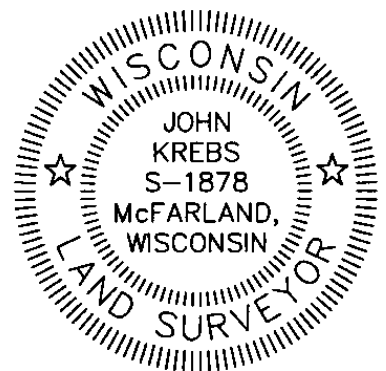
SAID PARCEL CONTAINS 87,584 SQUARE FEET OR 2.011 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN.

John Krebs  
 JOHN KREBS, S-1878  
 PROFESSIONAL LAND SURVEYOR

9/10/19  
 DATE



**CORPORATE OWNER'S CERTIFICATE**

VILLAGE OF SAUK CITY, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF SAUK CITY FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VILLAGE OF SAUK CITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 16 DAY OF September, 2019.

VILLAGE OF SAUK CITY

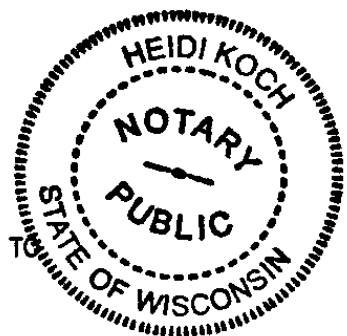
BY: Vicki Breunig  
 VICKI BREUNIG, CLERK

STATE OF WISCONSIN) SS  
 SAUK COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 16<sup>th</sup> DAY OF September, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED VILLAGE OF SAUK CITY, ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Heidi Koch  
 NOTARY PUBLIC, ~~DANE~~ SAUK COUNTY, WISCONSIN

6/30/23  
 MY COMMISSION EXPIRES



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PREPARED BY: <b>JSD</b> Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)448-5060	PREPARED FOR: FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>17-7916</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 3</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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U0141 Pg 6806A

# CERTIFIED SURVEY MAP NO. 6800

OUTLOT 2, SECOND ADDITION TO CARDINAL ESTATES, RECORDED IN VOLUME D-297A, AS DOCUMENT NO. 1170468, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN

## CORPORATE OWNER'S CERTIFICATE

FOX RUN ACRES, 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 LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF SAUK CITY FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID FOX RUN ACRES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES C. FUCHS, PRESIDENT, AND MERLIN L. FUCHS, SECRETARY, AND ITS CORPORATE SEAL TO BE HERUNTO AFFIXED ON THIS 16 DAY OF Sept. 2019.

BY: Merlin L. Fuchs

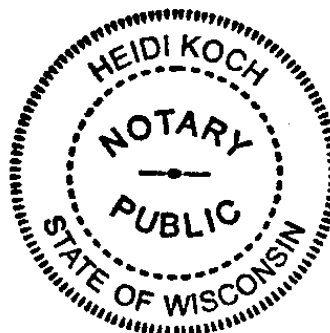
MERLIN L. FUCHS  
MANAGING MEMBER

STATE OF WISCONSIN )  
SAUK COUNTY )

PERSONALLY CAME BEFORE ME THIS 16<sup>th</sup> DAY OF September, 2019, THE ABOVE NAMED MERLIN L. FUCHS, MANAGING MEMBER, OF THE ABOVE NAMED FOX RUN ACRES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS A MANAGING MEMBER.

Heidi Koch 6/30/23

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES



## RESOLUTION OF THE VILLAGE BOARD—VILLAGE OF SAUK CITY

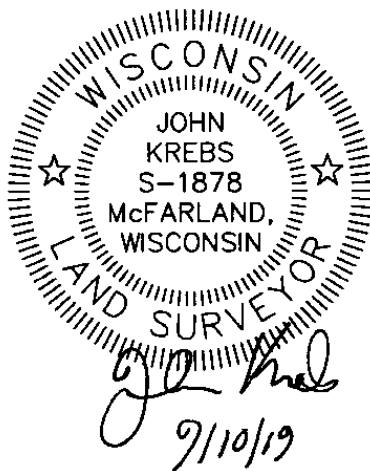
I, VICKI BREUNIG, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE CLERK OF THE VILLAGE OF SAUK CITY, SAUK COUNTY, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF SAUK CITY PASSED RESOLUTION NUMBER 2019-11 ON THE 25 DAY OF June, 2019, AUTHORIZING ME TO ISSUE CERTIFICATE OF APPROVAL OF THIS CERTIFIED SURVEY MAP, FOX RUN ACRES, LLC, OWNER OF LOT 1, AND VILLAGE OF SAUK CITY, OWNER OF OUT LOT 1, UPON CERTAIN CONDITIONS, AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE 25 DAY OF June, 2019.

DATED THIS 16 DAY OF September 2019

Vicki Breunig 9-16-19

VICKI BREUNIG, CLERK,  
VILLAGE OF SAUK CITY

DATE



### OFFICE OF THE REGISTER OF DEEDS

Sauk COUNTY, WISCONSIN  
RECEIVED FOR RECORD Sept 16  
2019 AT 10:50 O'CLOCK A M  
AS DOCUMENT # 1186066  
IN VOL 41 OF CERTIFIED  
SURVEY MAPS ON PAGE(S) 6800

Brent Bailey  
REGISTER OF DEEDS

PREPARED BY: <b>JSD Professional Services, Inc.</b> Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (800)848-5060	PREPARED FOR: FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>17-7916</u> FILE NO: <u>B-*</u> FB/PG: <u>-</u> SHEET NO: <u>3 OF 3</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>
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Vol 41 Pg 6800-B