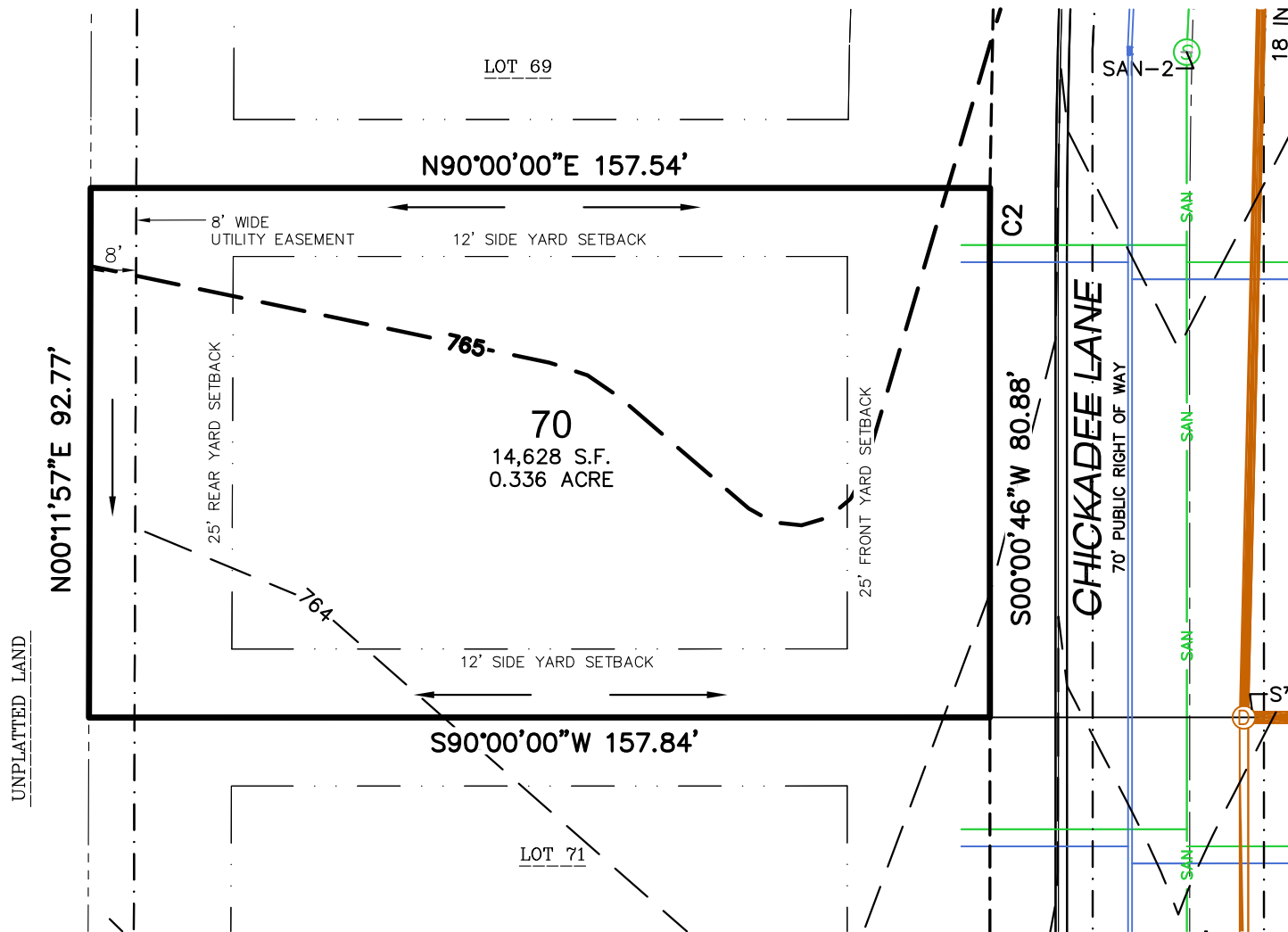


<b>LOT NUMBER</b>	Lot 70
<b>LOT PRICE</b>	\$81,645
<b>LOT SIZE</b>	14,628 square feet
<b>ADDRESS</b>	Chickadee Lane
<b>MUNICIPALITY</b>	Village of Sauk City, WI
<b>SCHOOL DISTRICT</b>	Sauk Prairie

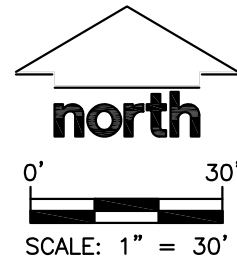
Located on the edge of historic **Sauk City**, the First Addition to **Cardinal Estates** offers brand new and fully improved home sites – making building your new dream home more affordable than ever! Immerse yourself in **Sauk City's** unique downtown district and all that it has to offer while taking 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 70 User: jk Plotted: Oct 24, 2018 - 11:18am



**LEGEND**

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	11.90'	1533.00'	026°41"	11.90'	S00°12'34"W

**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](http://www.jsdinc.com)

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

SHEET TITLE:  
**LOT 70**

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

SHEET NUMBER:  
 1