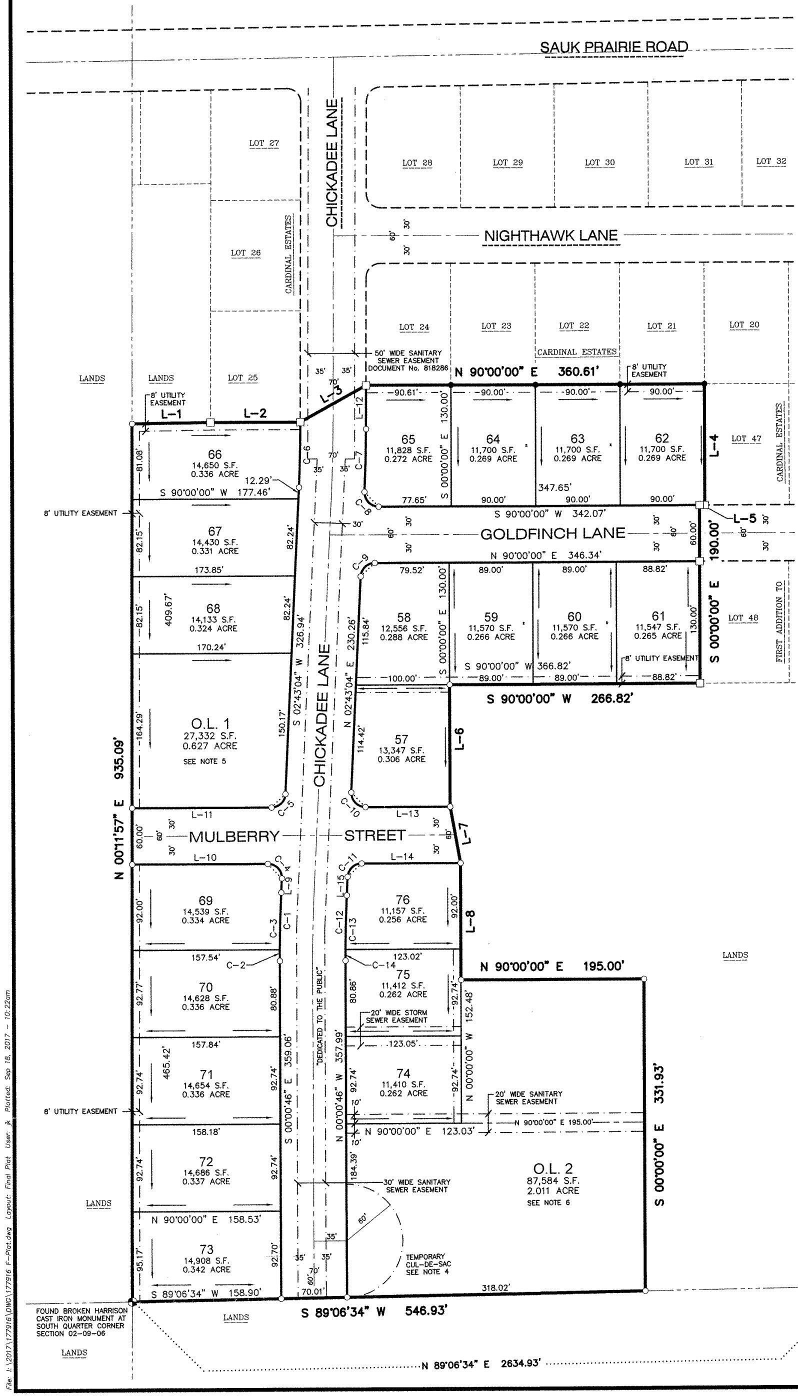
SECOND ADDITION TO CARDINAL ESTATES

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

Doc #1170468
REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD
AT 11:20 O'CLOCK A M
ON Sep 5 2018
Ck 50.00 Brent Bailey
REGISTRAR
D-297A

REGISTER OF DEED OFFICE USE



File: I:\2017\177916\DWG\177916 F-Plat.dwg Layout: Final Plat User: jk Plotted: Sep 18, 2017 - 10:22am

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 FOX RUN ACRES, LLC, OWNERS OF THE LAND HEREON DESCRIBED, I HAVE SURVYED, DIVIDED AND MAPPED THE PLAT OF "SECOND 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 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:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 02; THENCE NORTH 00 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, AFORESAID, 935.09 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 09 SECONDS EAST, 83.77 FEET TO THE SOUTHWEST CORNER OF LOT 25, CARDINAL ESTATES; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF LOT 25, AFORESAID, 95.67 FEET; THENCE NORTH 60 DEGREES 51 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF CARDINAL ESTATES, 80.36 FEET TO THE SOUTHWEST CORNER OF LOT 24, CARDINAL ESTATES; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 360.61 FEET TO THE SOUTHWEST CORNER OF LOT 20, CARDINAL ESTATES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 47, FIRST ADDITION TO CARDINAL ESTATES, 130.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF GOLDFINCH LANE, 5.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE FIRST ADDITION TO CARDINAL ESTATES, 190.00 FEET TO THE SOUTHWEST CORNER OF LOT 48, FIRST ADDITION TO CARDINAL ESTATES; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 266.82 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 130.00 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 54 SECONDS EAST, 60.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 125.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 331.93 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02; THENCE SOUTH 89 DEGREES 06 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02, A DISTANCE OF 546.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 478,094 SQUARE FEET OR 10.976 ACRES.

[signature] 6/8/18

JOHN KREBS, S-1878 DATE
PROFESSIONAL LAND SURVEYOR

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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 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 FOX RUN ACRES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ~~CHARLES C. FUCHS, PRESIDENT~~, AND MERLIN L. FUCHS, ~~SECRETARY~~, Managing Member, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 22 DAY OF August, 2018.

Merlin L. Fuchs

~~CHARLES C. FUCHS~~ ~~PRESIDENT~~ — MERLIN L. FUCHS ~~SECRETARY~~ Managing Member

STATE OF WISCONSIN)ss
SAUK COUNTY)

PERSONALLY CAME BEFORE ME THIS 22nd DAY OF August, 2018 THE ABOVE NAMED ~~CHARLES C. FUCHS, PRESIDENT~~, AND MERLIN L. FUCHS, ~~SECRETARY~~ Managing Member, OF THE ABOVE NAMED FOX RUN ACRES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Whitney Schmidt 09/12/2021

NOTARY PUBLIC, STATE OF WISCONSIN — MY COMMISSION EXPIRES

WHITNEY SCHMIDT NOTARY PUBLIC STATE OF WISCONSIN

north

0 40' 80' 160'
SCALE: 1" = 80'

BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, BEARS S 89°06'34" W

DATE: AUGUST 08, 2017
REVISED: SEPTEMBER 18, 2017

RESOLUTION OF THE VILLAGE BOARD – VILLAGE OF SAUK CITY

STATE OF WISCONSIN)ss
SAUK COUNTY)

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 2017-16, ON THE DAY OF 12th September 2017, AUTHORIZING ME TO ISSUE CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "SECOND ADDITION TO CARDINAL ESTATES", FOX RUN ACRES, 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 DAY OF Sept 12, 2017.

DATED THIS 31 DAY OF August, 2018.

Vicki Breunig 8-31-18

VICKI BREUNIG, CLERK, DATE
VILLAGE OF SAUK CITY

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)ss
SAUK COUNTY)

I, VICKI BREUNING, 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 31st DAY OF August, 2018, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SECOND ADDITION TO CARDINAL ESTATES".

DATED THIS 31 DAY OF August, 2018

Vicki Breunig 8-31-18

VICKI BREUNING, TREASURER, DATE
VILLAGE OF SAUK CITY

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)ss
SAUK COUNTY)

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 DAY OF 5th Sept, 2018, ~~2017~~, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SECOND ADDITION TO CARDINAL ESTATES".

DATED THIS 5 DAY OF Sept 2018.

Elizabeth A. Geoghegan SB 09/05/2018

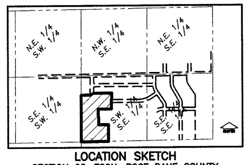
ELIZABETH A. GEOGHEGAN DATE
TREASURER, SAUK COUNTY

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°16'09" E	83.77'
L-2	N 89°55'14" E	95.67'
L-3	N 60°51'16" E	80.36'
L-4	S 00°00'00" E	130.00'
L-5	S 90°00'00" W	5.58'
L-6	S 00°00'00" E	130.00'
L-7	S 10°10'54" E	60.96'
L-8	S 00°00'00" E	125.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L-9	S 02°43'04" W	15.17'
L-10	S 90°00'00" W	144.64'
L-11	S 90°00'00" W	148.70'
L-12	S 00°16'15" W	46.84'
L-13	S 90°00'00" W	90.44'
L-14	N 90°00'00" E	105.49'
L-15	N 02°43'04" E	19.92'

ROADWAY CONTAINS 105,061 SQUARE FEET OR 2.412 ACRES

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	73.06'	1533.00'	2°43'50"	73.05'	S 01°21'09" W	S 02°43'04" W	S 00°00'46" E
C-2	11.90'	1533.00'	0°26'41"	11.90'	S 00°12'34" W	S 00°25'55" W	S 00°00'46" E
C-3	61.16'	1533.00'	2°17'09"	61.16'	S 01°34'29" W	S 02°43'04" W	S 00°25'55" W
C-4	24.27'	15.00'	92°43'04"	21.71'	S 43°38'28" E	S 90°00'00" W	N 02°43'04" E
C-5	22.85'	15.00'	87°16'56"	20.70'	S 46°21'32" W	N 02°43'04" E	N 90°00'00" E
C-6	70.03'	1467.00'	2°44'06"	70.02'	S 01°21'56" W	N 00°00'07" W	N 02°43'59" E
C-7	67.46'	1537.00'	2°30'53"	67.45'	S 01°31'41" W	N 00°16'15" E	N 02°47'08" E
C-8	24.29'	15.00'	92°47'08"	21.72'	S 43°36'26" E	S 02°47'08" W	N 90°00'00" E
C-9	22.85'	15.00'	87°16'56"	20.70'	N 46°21'32" E	S 02°43'04" W	S 90°00'00" W
C-10	24.27'	15.00'	92°43'04"	21.71'	N 43°38'28" W	N 90°00'00" E	S 02°43'04" W
C-11	22.85'	15.00'	87°16'56"	20.70'	N 46°21'32" E	S 02°43'04" W	S 90°00'00" W
C-12	69.72'	1463.00'	2°43'50"	69.72'	N 01°21'09" E	S 00°00'46" E	S 02°43'04" W
C-13	57.84'	1463.00'	2°15'55"	57.84'	N 01°35'07" E	S 00°27'09" W	S 02°43'04" W
C-14	11.88'	1463.00'	0°27'55"	11.88'	N 00°13'12" E	S 00°00'46" E	S 00°27'09" W



LOCATION SKETCH
SECTION 02, T09N, R06E DANE COUNTY
SCALE 1" = 1500'

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 LOT 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
- PROPERTY LINE
- EASEMENT LINE

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 PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. 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.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 20, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, BEARS S 89°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 1 IS HEREBY DEDICATED TO THE VILLAGE OF SAUK CITY FOR THE PURPOSE OF PARK LAND.
6. OUTLOT 2 IS HEREBY DEDICATED TO THE VILLAGE OF SAUK CITY FOR THE PURPOSE OF STORM WATER MANAGEMENT.
7. 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.

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

Certified September 21st, 2017

[signature]
Department of Administration

PREPARED FOR:
FOX RUN ACRES, LLC
162 FOX RUN
SAUK CITY, WI 53583

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

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

PROJECT NO:	17-7916	SURVEYED BY:	ZMR/JJR
FILE NO:	0-79	DRAWN BY:	APM
FIELDBOOK/PG:	-	CHECKED BY:	TJB
SHEET 1 OF 1		APPROVED BY:	HPJ