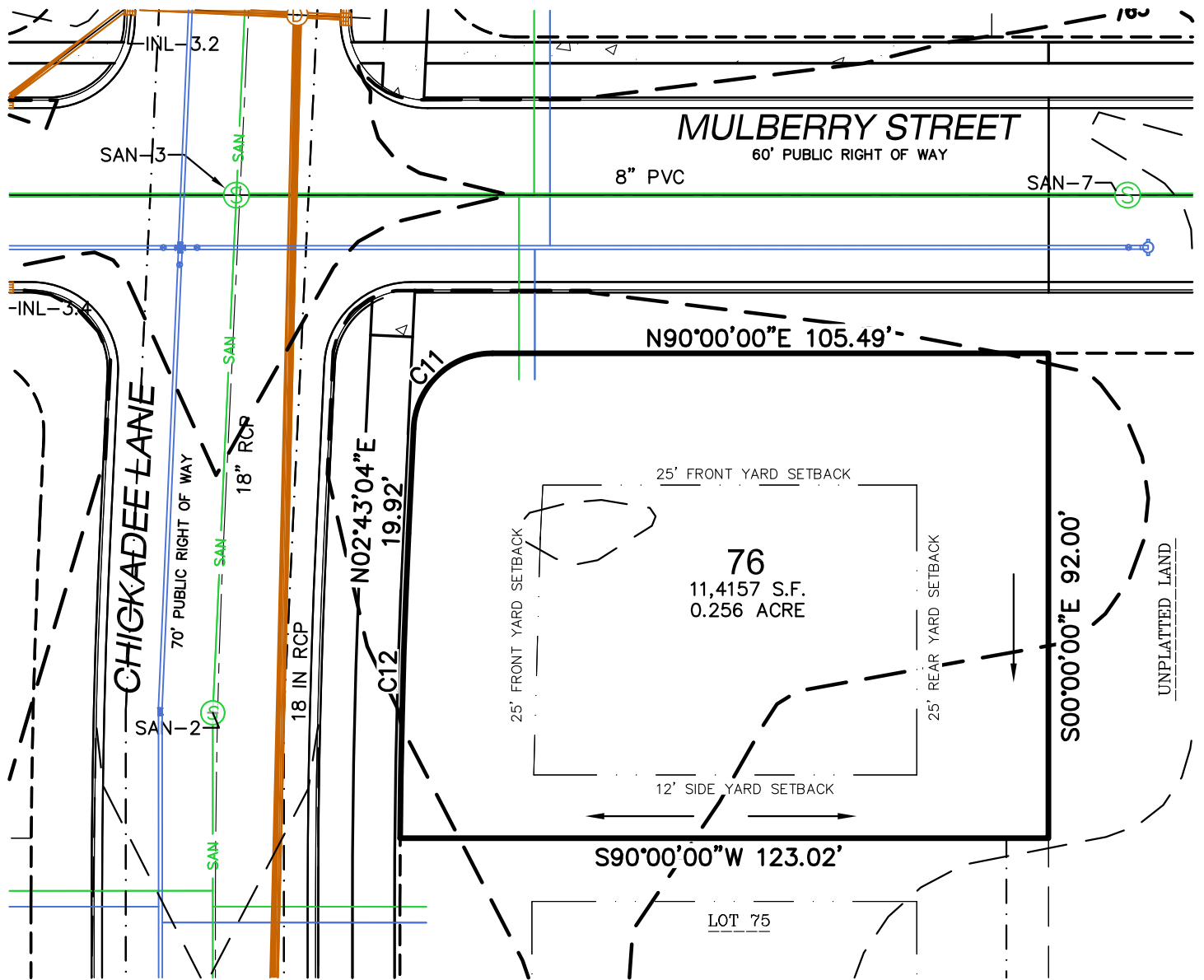


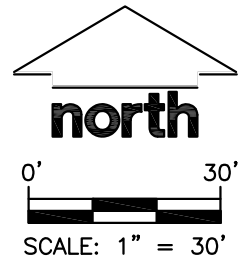
LOT NUMBER	Lot 76
LOT PRICE	\$72,595
LOT SIZE	11,415 square feet
ADDRESS	Chickadee Lane
MUNICIPALITY	Village of Sauk City, WI
SCHOOL DISTRICT	Sauk Prairie

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.



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
C11	22.85'	15.00'	87°16'56"	20.70'	N46°21'32"E
C12	69.72'	14.63	2°43'50"	69.72'	N01°21'09"E

File: I:\2017\177916\DWG\177916 Lot Exhibits(10-01-18).dwg Layout: Lot 76 User: jk Plotted: Oct 24, 2018 - 11:56am

JSD Professional Services, Inc.
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PROJECT:
**2ND ADDITION TO
 CARDINAL ESTATES**
 VILLAGE OF SAUK CITY, WI

SHEET TITLE:
LOT 76

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

SHEET NUMBER:
 1