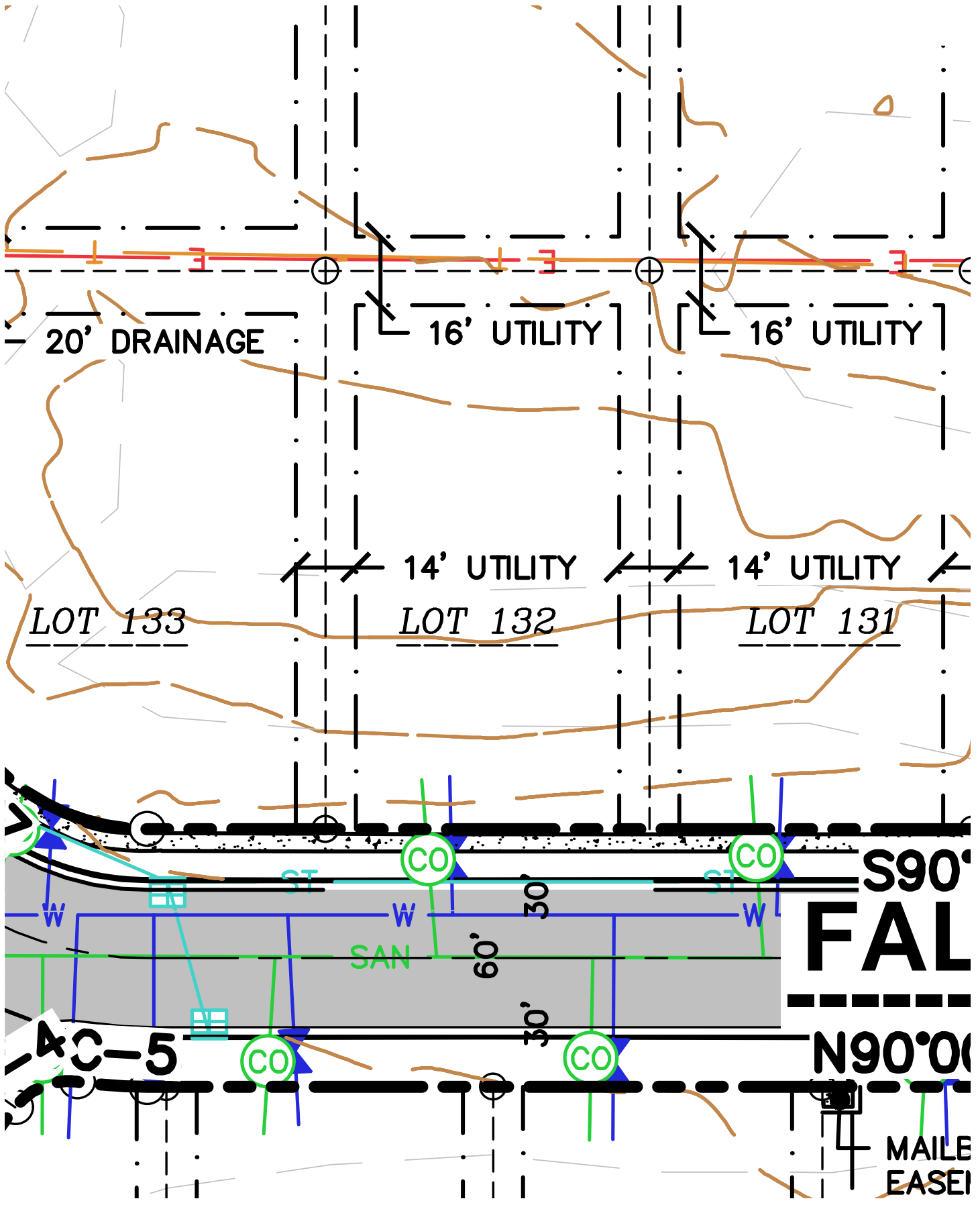


LOT NUMBER:	132
LOT PRICE:	\$82,900
LOT SIZE:	9,803 Square Feet
EXPOSURE:	Standard
ADDRESS:	245 Falcon Court
MUNICIPALITY:	Village of Sauk City
SCHOOL DISTRICT:	Sauk Prairie School District



Located on the edge of historic Sauk City, 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.

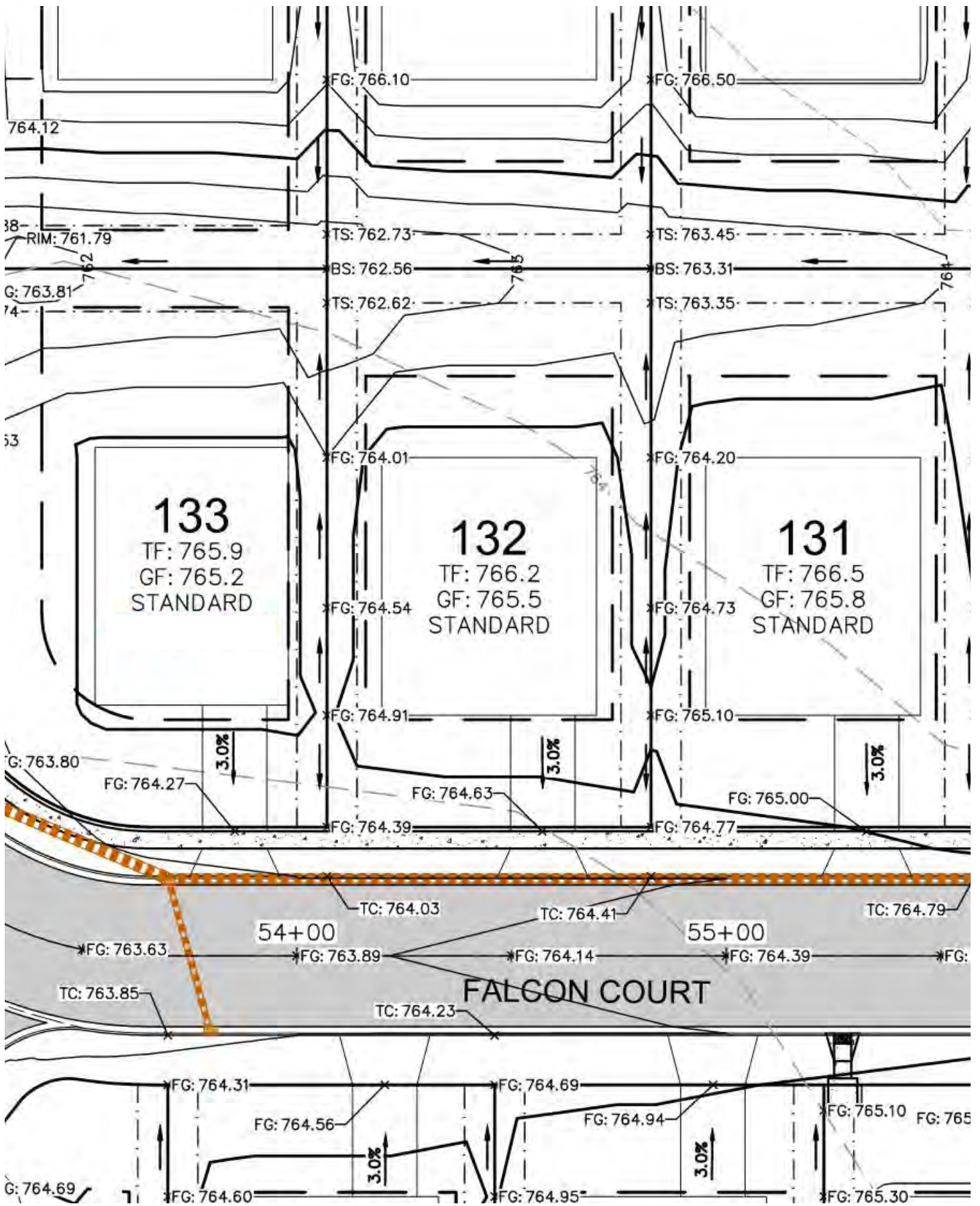


Lot 132 | Existing Conditions

0 30'

N ↑









































FDG



Lot 132 | Grading Parameters



LEGEND

	GOVERNMENT CORNER
	1/4" REBAR FOUND
	3/4" REBAR FOUND
	CHISELED 'X' FOUND
	CONTROL POINT
	BENCHMARK
	MAIL BOX
	SIGN
	SANITARY MANHOLE
	CLEAN OUT
	HYDRANT
	WATER VALVE
	CURB STOP/SERVICE VALVE
	STORM MANHOLE
	CURB INLET
	ELECTRIC PEDESTAL
	ELECTRIC TRANSFORMER
	LIGHT POLE
	PULL BOX
	VAULT
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	SECTION LINE
	PARCEL BOUNDARY
	RIGHT-OF-WAY LINE
	PLATTED LOT LINE
	CENTERLINE
	EASEMENT LINE
	FENCE LINE
	CONCRETE CURB & GUTTER
	SANITARY SEWER
	WATER LINE
	STORM SEWER
	NATURAL GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT