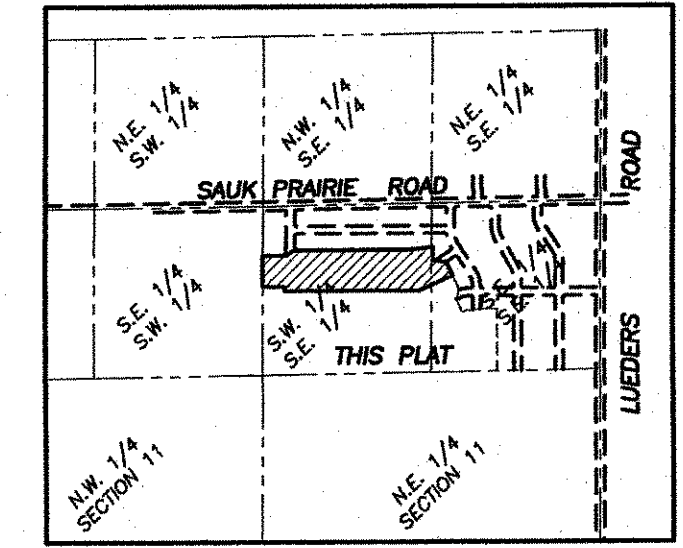


# FIRST ADDITION TO CARDINAL ESTATES

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



LOCATION MAP  
SCALE 1" = 1500'

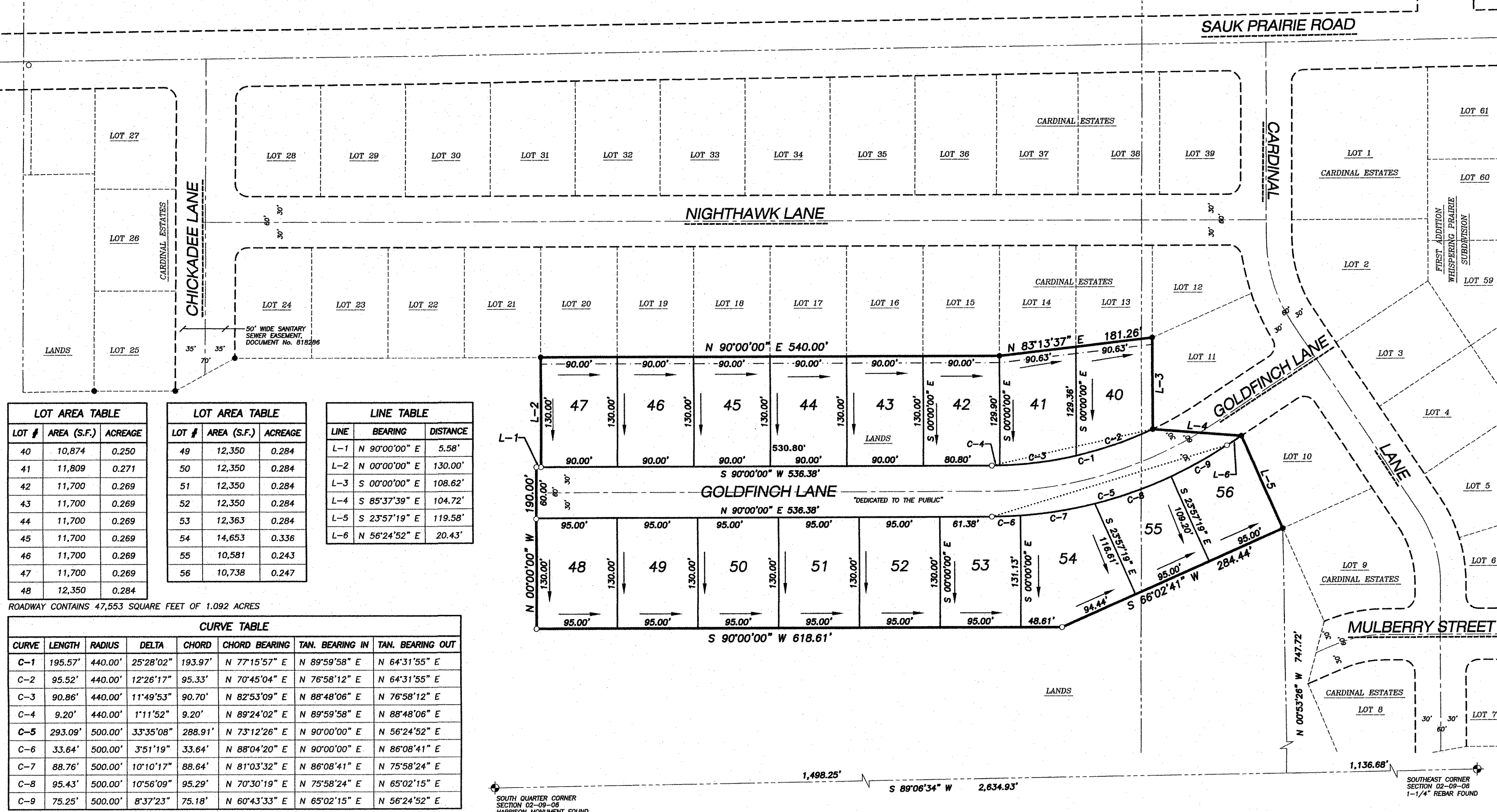
### NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, BEARS S 89°06'34" W.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.

### LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 1-1/4" x 30" REBAR SET (4.30 LBS/LF)
- ALL OTHER LOT CORNERS HAVE 3/4 x 24" REBAR (1.50 LBS/LF) SET
- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT PROPERTY LINE
- PLAT CENTERLINE
- CHORD LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- 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.
- 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.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 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.

Doc # 1146329  
REGISTRARS OFFICE  
SAUK COUNTY, WI  
RECEIVED FOR RECORD  
AT 3:45 O'CLOCK P.M.  
ON Mar 24 2017  
ck  
50  
REGISTRAR  
D-294B



LOT #	AREA (S.F.)	ACREAGE
40	10,874	0.250
41	11,809	0.271
42	11,700	0.269
43	11,700	0.269
44	11,700	0.269
45	11,700	0.269
46	11,700	0.269
47	11,700	0.269
48	12,350	0.284

LOT #	AREA (S.F.)	ACREAGE
49	12,350	0.284
50	12,350	0.284
51	12,350	0.284
52	12,350	0.284
53	12,363	0.284
54	14,653	0.336
55	10,581	0.243
56	10,738	0.247

LINE	BEARING	DISTANCE
L-1	N 90°00'00" E	5.58'
L-2	N 00°00'00" E	130.00'
L-3	S 00°00'00" E	108.62'
L-4	S 85°37'39" E	104.72'
L-5	S 23°57'19" E	119.58'
L-6	N 56°24'52" E	20.43'

ROADWAY CONTAINS 47,553 SQUARE FEET OF 1.092 ACRES

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	195.57'	440.00'	25°28'02"	193.97'	N 77°15'57" E	N 89°59'58" E	N 64°31'55" E
C-2	95.52'	440.00'	12°26'17"	95.33'	N 70°45'04" E	N 76°58'12" E	N 64°31'55" E
C-3	90.86'	440.00'	11°49'53"	90.70'	N 82°53'09" E	N 88°48'06" E	N 76°58'12" E
C-4	9.20'	440.00'	1°11'52"	9.20'	N 89°24'02" E	N 89°59'58" E	N 88°48'06" E
C-5	293.09'	500.00'	33°35'08"	288.91'	N 73°12'26" E	N 90°00'00" E	N 56°24'52" E
C-6	33.64'	500.00'	3°51'19"	33.64'	N 88°04'20" E	N 90°00'00" E	N 86°08'41" E
C-7	88.76'	500.00'	10°10'17"	88.64'	N 81°03'32" E	N 88°08'41" E	N 75°58'24" E
C-8	95.43'	500.00'	10°56'09"	95.29'	N 70°30'19" E	N 75°58'24" E	N 65°02'15" E
C-9	75.25'	500.00'	8°37'23"	75.18'	N 60°43'33" E	N 65°02'15" E	N 56°24'52" E

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, 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 SURVEYED, DIVIDED AND MAPPED THE PLAT OF "FIRST 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 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 09 NORTH, RANGE 06 EAST, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 02, AFORESAID; THENCE SOUTH 89 DEGREES 06 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 1,136.68 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, 747.72 FEET TO THE SOUTHWESTERLY CORNER OF LOT 10, CARDINAL ESTATES AND THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 02 MINUTES 41 SECONDS WEST, 284.44 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 618.61 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 190.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, CARDINAL ESTATES AND THE CORPORATE BOUNDARY OF THE VILLAGE OF SAUK CITY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF CARDINAL ESTATES AND SAID CORPORATE BOUNDARY, 540.00 FEET TO THE SOUTHEAST CORNER OF LOT 15, CARDINAL ESTATES; THENCE NORTH 83 DEGREES 13 MINUTES 37 SECONDS EAST ALONG SAID SOUTH LINE AND CORPORATE BOUNDARY, 181.26 FEET TO THE NORTHWEST CORNER OF LOT 11, CARDINAL ESTATES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 11, CARDINAL ESTATES AND SAID CORPORATE BOUNDARY, 108.62 FEET TO THE SOUTHWEST CORNER OF LOT 11, CARDINAL ESTATES; THENCE SOUTH 85 DEGREES 37 MINUTES 39 SECONDS EAST ALONG SAID CORPORATE BOUNDARY, 104.72 FEET TO THE NORTHWEST CORNER OF LOT 10, CARDINAL ESTATES; THENCE SOUTH 23 DEGREES 57 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF LOT 10 OF CARDINAL ESTATES AND SAID CORPORATE BOUNDARY, 119.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 250,520 SQUARE FEET OR 5.751 ACRES.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

7/25/16  
DATE

JOHN KREBS  
S-1878  
MCFARLAND  
WI  
LAND SURVEYOR

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

FOX RUN ACRES, LLC, A WISCONSIN LIMITED LIABILITY 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 CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT, 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, AND ITS CORPORATE SEAL BE HEREUNTO AFFIXED ON THIS 16th DAY OF Aug. 2016.

Charles C. Fuchs  
Merlin L. Fuchs  
CHARLES C. FUCHS, PRESIDENT  
MERLIN L. FUCHS, SECRETARY

STATE OF WISCONSIN )  
SAUK COUNTY )

PERSONALLY CAME BEFORE ME THIS 16th DAY OF Aug. 2016, 2016, CHARLES C. FUCHS, PRESIDENT, AND MERLIN L. FUCHS, SECRETARY, OF THE ABOVE NAMED FOX RUN ACRES, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID FOX RUN ACRES, LLC, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN  
ME COMMISSION EXPIRES 10/05/2018

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

STATE OF WISCONSIN )  
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 2016-2 ON THE 14th DAY OF February, 2016, AUTHORIZING ME TO ISSUE CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "FIRST 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 14th DAY OF February 2016.

DATED THIS 21st DAY OF March 2016.  
Vicki Breunig  
VICKI BREUNIG, CLERK, VILLAGE OF SAUK CITY

### CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN )  
SAUK COUNTY )

I, VICKI BREUNIG, BEING THE DULY APPOINTED, 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 21st DAY OF March 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "FIRST ADDITION TO CARDINAL ESTATES".

DATED THIS 21st DAY OF March 2016.  
Vicki Breunig  
VICKI BREUNIG, TREASURER, VILLAGE OF SAUK CITY

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN )  
SAUK COUNTY )

ELIZABETH A. GEOGHEGAN  
I, JOLENE M. CROWLEY, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF SAUK, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 24th DAY OF March, 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "FIRST ADDITION TO CARDINAL ESTATES".

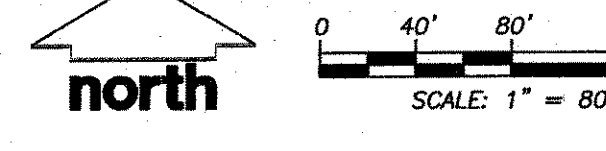
DATED THIS 24th DAY OF March 2016.  
Elizabeth A. Geoghegan  
JOLENE M. CROWLEY, TREASURER, SAUK COUNTY  
Elizabeth A. Geoghegan

PREPARED FOR:  
FOX RUN ACRES, LLC  
162 FOX RUN  
SAUK CITY, WI 53583  
(608) 381-3541

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

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

Certified July 21st, 2016  
Renell Powell  
Department of Administration



DATE: JUNE 16, 2016

JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

PROJECT NO: 18-7180  
FILE NO: 0-73  
FIELDBOOK/PK: -  
SURVEYED BY: JAW  
DRAWN BY: JK  
CHECKED BY: JTB  
APPROVED BY: JTB