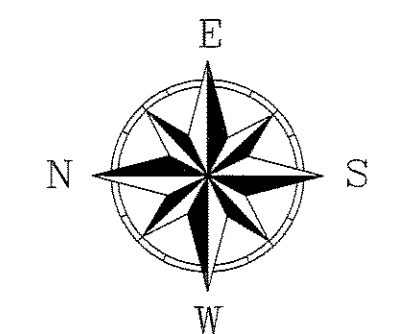
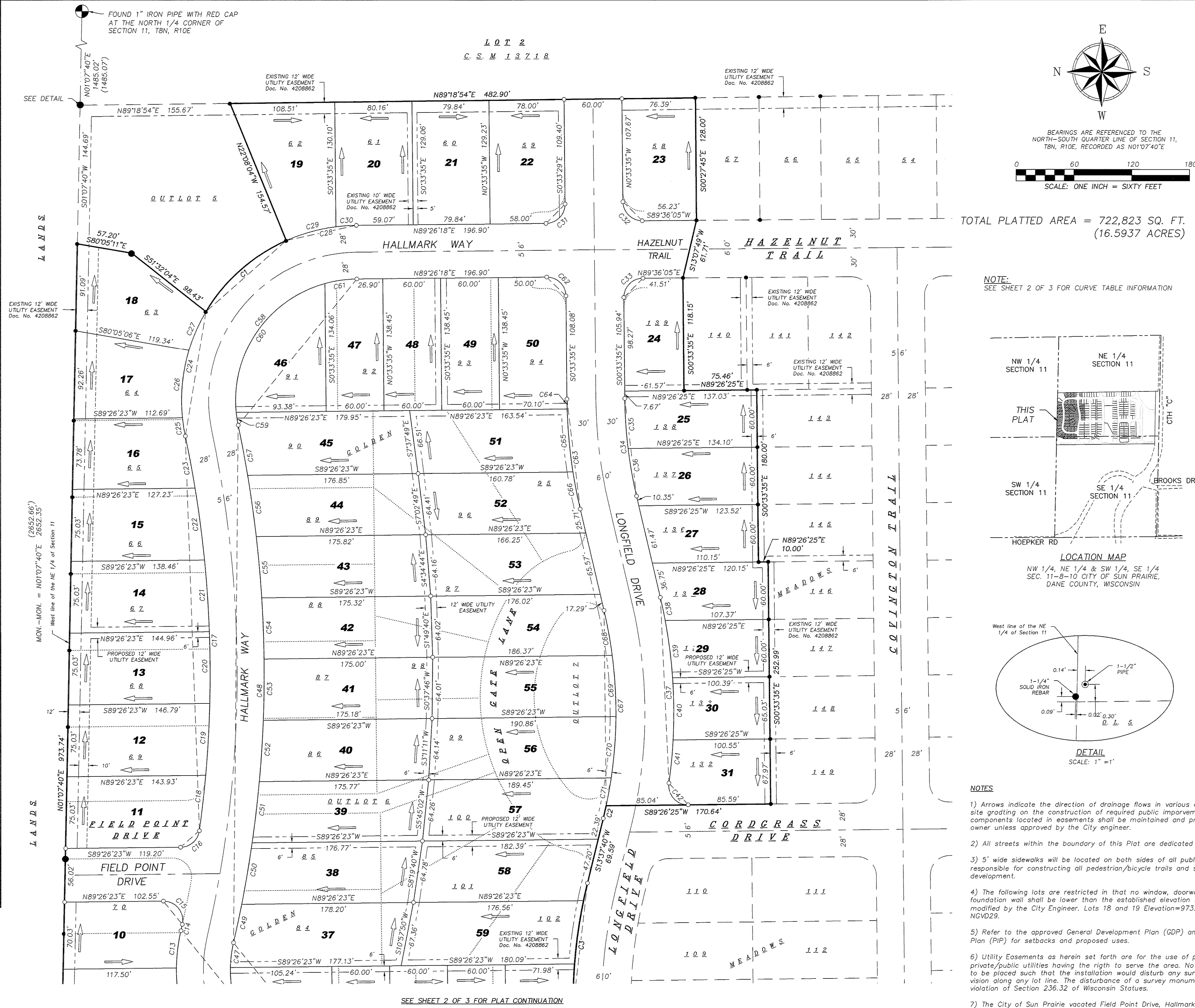


Received: 04/22/2015
CPA

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BEARINGS ARE REFERENCED TO THE NORTH-SOUTH QUARTER LINE OF SECTION 11, T8N, R10E, RECORDED AS N01°07'40"E

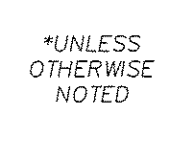
0 60 120 180

SCALE: ONE INCH = SIXTY FEET

TOTAL PLATTED AREA = 722,823 SQ. FT. (16.5937 ACRES)

LEGEND

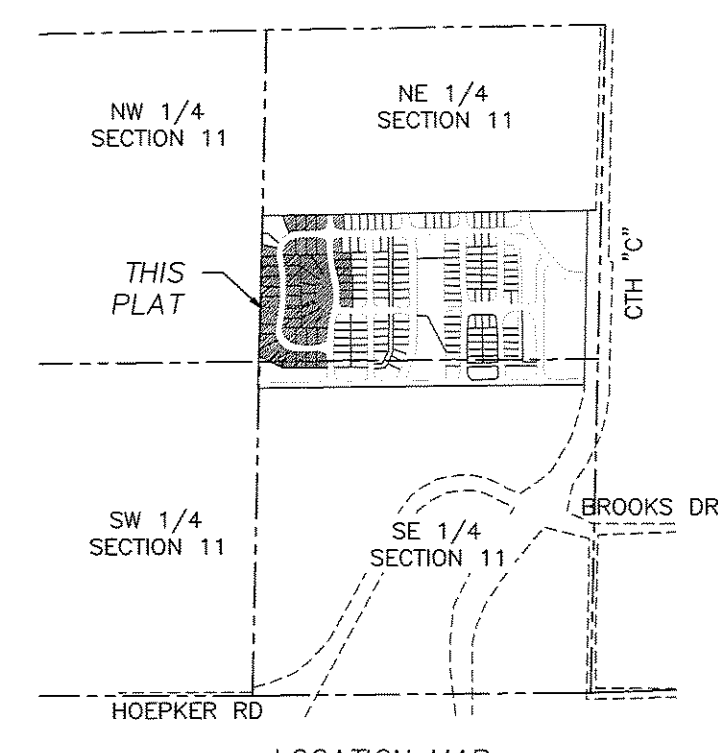
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- PREVIOUSLY PLATTED LINE
- ← DRAINAGE ARROWS (SEE NOTE 1)



*UNLESS OTHERWISE NOTED

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. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

NOTE: SEE SHEET 2 OF 3 FOR CURVE TABLE INFORMATION

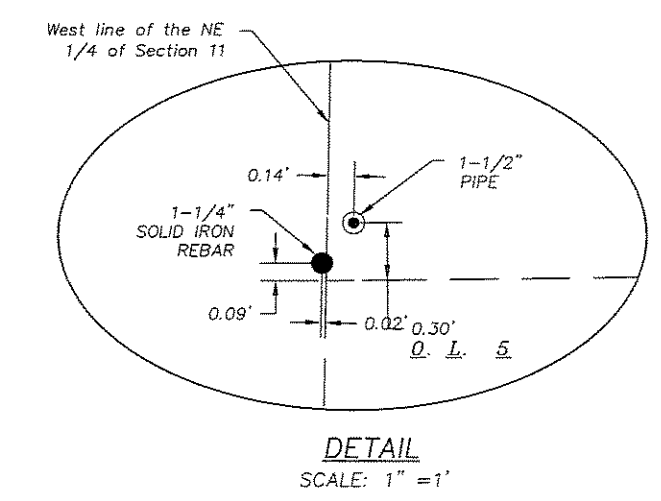


LOCATION MAP
NW 1/4, NE 1/4 & SW 1/4, SE 1/4 SEC. 11--8-10 CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

LOT	AREA (SQ. FT.)
1	9,099
2	7,874
3	7,873
4	8,531
5	10,633
6	11,619
7	13,677
8	11,862
9	8,932
10	8,349
11	10,480
12	10,931
13	10,970
14	10,658
15	9,933
16	8,839
17	9,249
18	10,009
19	11,096
20	10,347

LOT	AREA (SQ. FT.)
21	10,311
22	10,001
23	9,664
24	7,193
25	8,171
26	7,766
27	7,010
28	6,813
29	6,198
30	6,490
31	6,958
32	9,100
33	7,848
34	7,848
35	7,834
36	10,326
37	11,779
38	11,341
39	11,263
40	11,213

LOT	AREA (SQ. FT.)
41	11,189
42	11,193
43	11,219
44	11,268
45	11,778
46	9,585
47	8,259
48	8,307
49	8,307
50	9,606
51	10,657
52	10,436
53	10,953
54	11,637
55	12,118
56	12,217
57	11,935
58	11,477
59	11,723



DETAIL
SCALE: 1" = 1'

NOTES

- 1) Arrows indicate the direction of drainage flows in various components resulting from site grading on the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner unless approved by the City engineer.
- 2) All streets within the boundary of this Plat are dedicated to the public.
- 3) 5' wide sidewalks will be located on both sides of all public streets. The developer is responsible for constructing all pedestrian/bicycle trails and sidewalks within the development.
- 4) The following lots are restricted in that no window, doorway or other opening in the foundation wall shall be lower than the established elevation shown below, unless modified by the City Engineer. Lots 18 and 19 Elevation=973.40'. Vertical Datum is NGVD29.
- 5) Refer to the approved General Development Plan (GDP) and Precise Implementation Plan (PIP) for setbacks and proposed uses.
- 6) Utility Easements as herein set forth are for the use of public bodies and private/public utilities having the right to serve the area. 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. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin Statutes.
- 7) The City of Sun Prairie vacated Field Point Drive, Hallmark Way, Open Gate Lane, part of Longfield Drive and part of Hazelnut Trail, Golden Meadows, per the City of Sun Prairie Resolution recorded _____ as Document Number _____



DEPARTMENT OF ADMINISTRATION

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 _____, 20____

Department of Administration

PROJETS\2014\114.0981.30\Survey\Final Plat\Fox Point Final Plat.dwg

SNYDER & ASSOCIATES
Engineers and Planners

SURVEYED FOR:
S & P PROPERTIES, LLC
3710 CTH J
CROSS PLAINS, WI 53528

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718 (608)
838-0444
www.snyder-and-associates.com

FOX POINT

BEING A REDIVISION OF LOTS 58-78, 80-102, 132-139, OUTLOTS 6-7, VACATED FIELD POINT DRIVE, HALLMARK WAY, OPEN GATE LANE, PART OF LONGFIELD DRIVE AND PART OF HAZELNUT TRAIL, GOLDEN MEADOWS, AS RECORDED IN VOLUME 59-010A OF PLATS, ON PAGES 58-62, AS DOCUMENT NUMBER 4208862, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 11, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

FN: 114.0981.30
DATE: 12-29-14

REVISIONS:
DATE: 03-25-15

SHEET
1 OF 3