

SURVEYOR'S CERTIFICATE

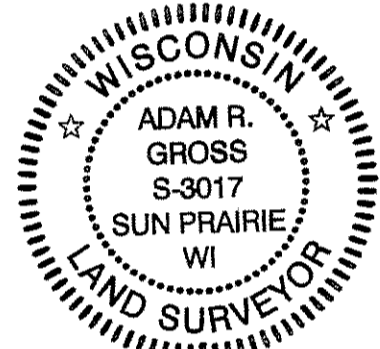
I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Sun Prairie and under the direction of S & P Properties, LLC, owner of said land, I have surveyed, divided and mapped FOX POINT; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast 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, containing 579,993 square feet or 13.3148 acres of land and is described as follows:

Being a division 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 of Plats, on pages 58-62, as Document Number 4208862, Dane County Registry and Located in the Northwest Quarter and the Northeast Quarter of the Southeast Quarter and part of the Southwest Quarter and Southeast Quarter of the Northeast Quarter all in Section 11, Township 8 North, Range 10 East, City of Sun Prairie, Dane County, Wisconsin

Commencing at the Center of Section 11; thence North 01 degree 07 minutes 40 seconds East along the North-South quarter line of said Section 11, 48.90 feet to the Northwest corner of Lot 79, Golden Meadows according to the plat thereof and the point of beginning of this description; thence continuing along said North-South quarter line North 01 degree 07 minutes 40 seconds East, 573.74 feet to the southwesterly most corner of Outlot 5, Golden Meadows according to the plat thereof; thence South 80 degrees 05 minutes 11 seconds East along the southerly line of said Outlot 5, 57.20 feet; thence continuing along the southerly line of said Outlot 5, South 51 degrees 32 minutes 04 seconds East, 98.43 feet to the Northwesterly right-of-way line of Hallmark Way and a point of curvature; thence along said Northwesterly right-of-way and the arc of a curve to the right through a central angle of 35 degrees 32 minutes 49 seconds, an arc distance of 113.54 feet, a radius of 183.00 feet and a chord bearing North 48 degrees 14 minutes 07 seconds East, 111.72 feet to the most Easterly corner of said Outlot 5; thence North 22 degrees 08 minutes 04 seconds West along the East line of said Outlot 5, 154.57 feet to the Northeasterly corner of said Outlot 5 and the North plat line of Golden Meadows; thence North 89 degrees 18 minutes 54 seconds East along said North plat line, 482.90 feet to the Northwesterly corner of Lot 57, Golden Meadows according to the plat thereof; thence South 00 degrees 27 minutes 45 seconds East along the Westerly line of said Lot 57, 128.00 feet to the Northerly right-of-way line of Hazelnut Trail; thence South 13 degrees 07 minutes 49 seconds West, 61.71 feet to the Southerly right-of-way line of said Hazelnut Trail and the Northwest corner of Lot 140, Golden Meadows according to the plat thereof; thence South 00 degrees 33 minutes 35 seconds East along the Westerly line of said Lot 140, 118.15 feet to the Southwesterly corner of said Lot 140; thence North 89 degrees 26 minutes 25 seconds East along the Southerly line of said Lot 140, 75.46 feet to the Northwest corner of Lot 143, Golden Meadows according to the plat thereof; thence South 00 degrees 33 minutes 35 seconds East, 180.00 feet to the Southwest corner of Lot 145, Golden Meadows according to the plat thereof; thence North 89 degrees 26 minutes 25 seconds East along the Southerly line of said Lot 145, 10.00 feet to the Northwest corner of Lot 146, Golden Meadows according to the plat thereof; thence South 00 degrees 33 minutes 35 seconds East, 252.99 feet to the Southwest corner of Lot 149, Golden Meadows according to the plat thereof and Northerly right-of-way line of Cordgrass Drive; thence along said Northerly right-of-way, South 89 degrees 26 minutes 25 seconds West, 170.64 feet to a point on the Westerly right-of-way line of Longfield Drive and a point of curvature; thence along said Westerly right-of-way and the arc of a curve to the right through a central angle of 01 degree 40 minutes 23 seconds, an arc distance of 13.72 feet, a radius of 470.00 feet and a chord bearing South 12 degrees 47 minutes 28 seconds West, 13.72 feet; thence continuing along said Westerly right-of-way, South 13 degrees 37 minutes 40 seconds West, 69.59 feet to a point of curvature; thence along the arc of a curve to the left through a central angle 14 degrees 11 minutes 52 seconds, an arc distance of 131.33 feet, a radius of 530.00 feet and a chord bearing South 06 degrees 31 minutes 44 seconds East, 131.00 feet; thence continuing along said Westerly right-of-way line, South 00 degrees 34 minutes 13 seconds East, 272.25 feet to the Northeasterly corner of Lot 79, Golden Meadows according to the plat thereof; thence North 89 degrees 26 minutes 25 seconds East along the Northerly line of said Lot 79, 311.79 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 28 degrees 56 minutes 25 seconds, an arc distance of 73.24 feet, a radius of 145.00 feet and a chord bearing North 76 degrees 05 minutes 22 seconds West, 72.46 feet; thence North 61 degrees 37 minutes 10 seconds West along the Northerly line of said Lot 79, 175.06 feet to the point of beginning. This description contains approximately 722,823 square feet or 16.5937 acres.

Dated this 21st day of APRIL, 2015.

Signed: Adam R. Gross
Adam R. Gross, P.L.S. No. S-3017



OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We 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
City of Sun Prairie Common Council
Dane County Zoning and Land Regulation Committee
Department of Transportation

WITNESS the hand and seal of said owners this _____ day of _____, 2015.

S & P Properties, LLC.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2015, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, _____, being the duly elected, qualified and acting City Treasurer of the City of Sun Prairie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2015, on any of the lands included in the plat of FOX POINT.

Date _____ City Treasurer, City of Sun Prairie

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, _____, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2015, affecting the lands included in the plat of FOX POINT.

Date _____ Dane County Treasurer

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

CITY OF SUN PRAIRIE COMMON COUNCIL RESOLUTION

"RESOLVED that the plat known as _____, being a subdivision located in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter all in Section 11, all in Township 8 North, Range 10 East, City of Sun Prairie, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said plat of FOX POINT to the City of Sun Prairie for public use".

I, _____, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Sun Prairie and that this plat was approved by the City Council of the City of Sun Prairie, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2015.

Resolution No. _____ City Clerk, City of Sun Prairie

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

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____
Dane County Register of Deeds



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-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 SOUTHEAST 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
3 OF 3

Received: 04/22/2015
CFA

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