

# WESTERN SUNSET ESTATES

Lots 1, 2, and 3, Certified Survey Map No. 13718, as recorded in Volume 90 of Dane County Certified Survey Maps on Pages 195-199, located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, and the Southeast 1/4 of the Northeast 1/4, Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin.

### Owners' Certificate:

We, Steven A. Knaus and Tammy J. Knaus, as owners, hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration  
Dane County Zoning and Land Regulation Committee  
City of Sun Prairie

In witness hereof, we have caused these presents to be executed this day of \_\_\_\_\_, 2015.

Steven A. Knaus \_\_\_\_\_ Tammy J. Knaus \_\_\_\_\_

State of Wisconsin )  
County of Dane ) ss  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
Steven A. Knaus and Tammy J. Knaus, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires \_\_\_\_\_

### Consent of Mortgagee:

DMB Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat of WESTERN SUNSET ESTATES, and does hereby consent to the certificate of Steve and Tammy Knaus, owners.

DMB Bank  
By: \_\_\_\_\_

(printed name)

Its: \_\_\_\_\_

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	70.00'	98.88'	81°42'00"	N43°02'10"E	91.62'
C2	950.00'	145.94'	8°47'44"	N85°48'19"W	145.69'
C3	3050.00'	1019.02'	19°08'34"	S89°01'21"W	1014.29'
C4	1000.00'	169.36'	9°42'12"	S84°18'10"W	169.15'
C5	1050.00'	223.28'	12°11'01"	N84°45'04.5"W	222.86'
C6	1025.75'	214.42'	11°58'38"	N72°40'15"W	214.03'
C7	1125.75'	235.33'	11°58'39"	N72°40'23.5"W	234.91'
C8	1150.00'	244.54'	12°11'01"	S84°45'13.5"E	244.08'
C9	1100.00'	165.07'	8°32'54"	N84°51'18"E	164.92'
C10	25.00'	36.38'	83°22'53"	S57°45'11.5"E	33.26'
C11	233.00'	55.32'	13°36'15"	S22°51'52.5"E	55.19'
C12	634.00'	37.77'	3°24'48"	N2°25'37"W	37.76'
C13	700.00'	72.25'	5°58'15"	N26°40'53.5"E	72.91'
C14	167.00'	26.17'	8°58'40"	N25°10'40"W	26.14'
C15	25.00'	43.69'	100°08'24"	N29°22'52"E	38.34'
C16	2950.00'	927.55'	18°00'58"	N89°27'31.5"E	923.73'
C17	25.00'	36.50'	83°38'18"	S40°42'22"E	33.34'
C18	1125.75'	147.60'	7°30'43"	S71°22'38"E	147.49'
C19	1125.75'	69.33'	3°11'43"	S76°53'52"E	69.32'
C20	1150.00'	39.73'	1°58'46"	S79°39'06"E	39.73'
C21	1150.00'	99.11'	4°56'16"	S83°06'37"E	99.08'
C22	1150.00'	102.81'	5°07'20"	S88°08'25"E	102.78'
C23	1150.00'	2.89'	0°08'39"	N89°13'35"E	2.89'
C24	25.00'	39.33'	90°08'16"	N45°37'57"W	35.40'
C25	25.00'	39.41'	90°19'49"	S44°36'05"W	35.46'
C26	1100.00'	110.43'	5°45'06"	N86°16'42"E	110.38'
C27	1100.00'	54.65'	2°50'47"	N81°58'45"E	54.64'
C28	566.00'	113.78'	11°31'03"	S20°11'48"W	113.59'
C29	566.00'	102.62'	10°23'18"	S09°14'36"W	102.48'
C30	566.00'	92.80'	10°08'08"	S01°00'08"E	92.67'
C31	566.00'	44.41'	4°29'43"	S08°18'05"E	44.40'
C32	25.00'	37.80'	86°10'39"	N32°32'23"E	34.16'
C33	1000.00'	21.25'	1°13'03"	N80°03'35"E	21.25'
C34	1000.00'	148.11'	8°29'09"	N84°54'41"E	147.97'
C35	1050.00'	131.03'	7°09'00"	S87°16'05"E	130.94'

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C36	1050.00'	30.08'	2°43'57"	S82°19'37"E	30.07'
C37	1050.00'	42.17'	2°18'04"	S79°48'36"E	42.12'
C38	1025.75'	20.69'	1°09'21"	S78°04'53"E	20.69'
C39	1025.75'	50.01'	2°47'36"	S76°06'25"E	50.00'
C40	1025.75'	143.72'	8°01'41"	S70°41'47"E	143.61'
C41	30.02'	92.39'	176°21'43"	N75°24'46"W	60.00'
C42	80.02'	246.30'	176°21'43"	N75°24'46"W	159.95'
C43	80.02'	24.83'	17°46'36"	N01°52'48"E	24.73'
C44	80.02'	69.41'	49°41'54"	N31°51'27"W	67.25'
C45	80.02'	69.36'	43°23'18"	N28°24'03"W	59.16'
C46	80.02'	69.36'	49°40'06"	S85°04'15"W	67.21'
C47	80.02'	22.11'	15°49'48"	S22°19'17"W	22.04'
C48	278.50'	215.39'	44°18'43"	S26°46'32"W	210.06'
C49	15.00'	22.18'	84°42'12"	N46°58'16"E	20.21'
C50	15.00'	25.69'	98°08'14"	S41°36'31"E	22.66'
C51	500.00'	195.09'	22°21'19"	S18°38'16"W	193.85'
C52	566.00'	360.61'	36°30'15"	S07°42'11"W	354.34'
C53	15.00'	24.03'	91°47'54"	N44°46'41"W	21.54'
C54	25.00'	41.90'	96°01'43"	N49°08'07"E	37.17'
C55	3050.00'	76.88'	1°26'39"	N82°07'41"W	76.87'
C56	3050.00'	83.91'	1°34'35"	N83°38'18"W	83.91'
C57	3050.00'	100.44'	1°53'12"	N85°22'12"W	100.43'
C58	3050.00'	100.18'	1°53'23"	N87°15'15"W	100.18'
C59	3050.00'	105.04'	1°56'22"	N89°10'58"W	105.04'
C60	3050.00'	100.01'	1°52'43"	S88°53'52"W	100.00'
C61	3050.00'	100.09'	1°52'49"	S85°00'46"W	100.08'
C62	3050.00'	105.29'	1°58'41"	S85°05'01"W	105.29'
C63	3050.00'	100.59'	1°53'23"	S83°08'59"W	100.58'
C64	3050.00'	106.07'	1°59'33"	S81°12'52"W	106.06'
C65	3050.00'	100.01'	1°45'41"	S79°49'55"W	100.00'
C66	25.00'	37.05'	84°54'49"	S53°00'21"E	33.75'
C67	500.00'	64.13'	7°20'55"	S06°52'29"E	64.09'
C68	15.00'	24.22'	92°31'23"	S43°03'41"W	21.68'
C69	25.00'	36.01'	82°32'00"	S49°08'44"E	32.98'
C70	212.50'	314.24'	64°43'37"	S43°29'04"W	286.35'

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



### NOTES:

- All distances shown on arcs are chord measured.
- This survey is subject to any and all easements and agreements, recorded and unrecorded.
- UTILITY EASEMENT: no poles, pedestals, or buried cables are to be placed on any lot line or corner.
- Property subject to Special Flood Hazard Area subject to inundation by the 1% annual chance flood: Zone A, No Base Flood elevations determined. Per Flood Insurance Rate Map, Map Number 55025C0267G, with a revised date of January 2, 2009. (Area shown approximate.)
- Outlots 2 and 4 to be dedicated to the city of Sun Prairie for stormwater management. Outlots 1 and 3 to remain under private ownership and maintenance for which to be by the adjacent lots as specified in the Covenants and Restrictions. Outlot 1 (Lots 16-18) to provide access to West Main Street. Outlot 3 shall provide utility access to the City of Sun Prairie. Outlot 5 to remain under private ownership.
- Sidewalks shall be constructed by the developer on both sides of all streets except along the east side of N. Legacy Way. The applicant will install a 10-foot wide bike path on the East side of North Legacy Way from West Main Street to the North plat line.
- The lowest foundation opening of all dwelling units shall be two feet higher than the 100-year floodplain elevation.
- Areas shown hereon in square feet.

SCALE: 1" = 100'

NORTH 1/4 CORNER  
SEC. 11-8-10  
FOUND 1" IRON BAR W/RED CAP  
IN LARGE FLAT ROCK

Surveyor's Certificate

I, Mark A. Pynnnonen, Professional Land Surveyor S-2538, do 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 the owners listed hereon, I have surveyed, divided and mapped WESTERN SUNSET ESTATES and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below.

Lots 1, 2, and 3, Certified Survey Map No. 13718, as recorded in Volume 90 of Dane County Certified Survey Maps on Pages 195-199, located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, and the Southeast 1/4 of the Northeast 1/4, Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin; Containing 1,750,712 square feet, or 40.19 acres.

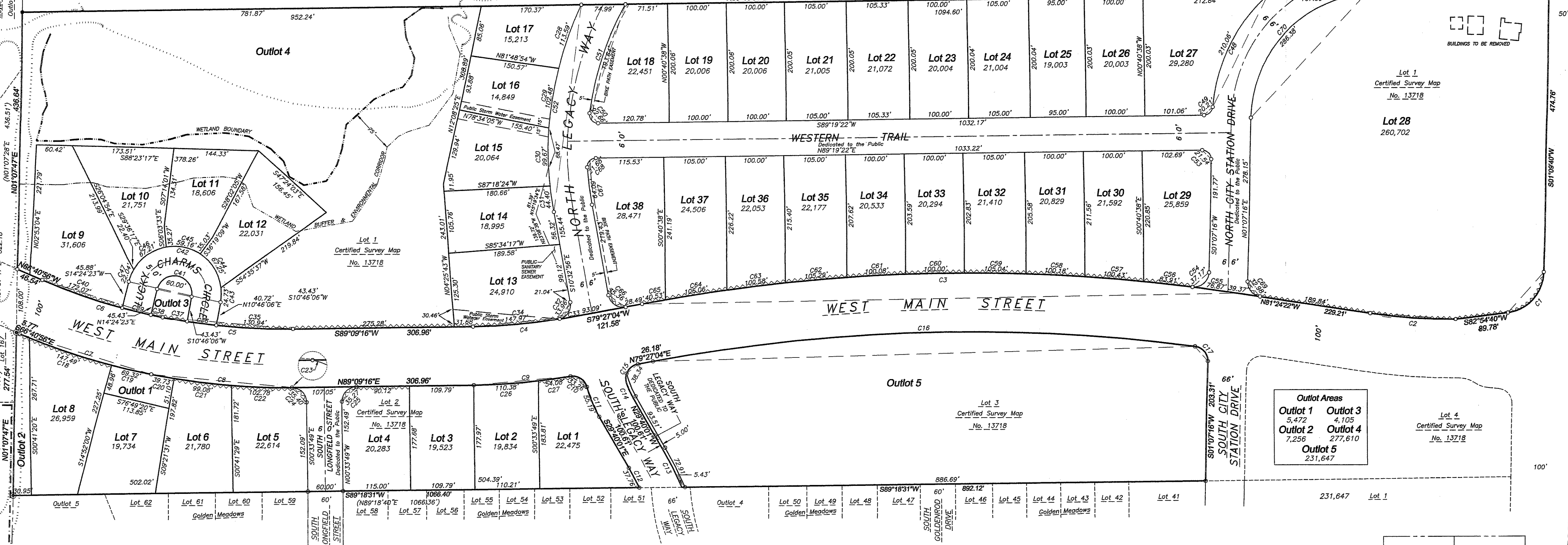
Mark A. Pynnnonen, PLS S-2538 Dated \_\_\_\_\_

Dane County Register of Deeds Certificate

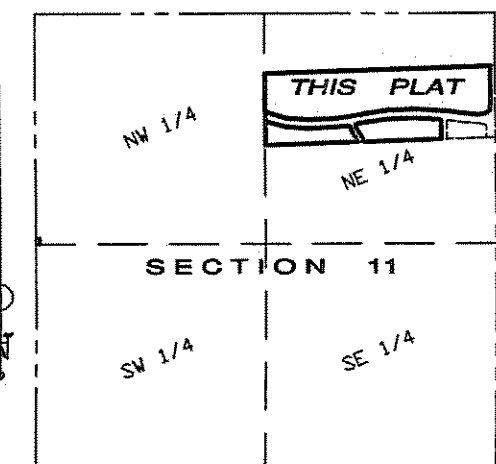
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_

Date: \_\_\_\_\_

Kristi Chlebowski, Register of Deeds  
County of Dane



Outlot Area	Area
Outlot 1	5,472
Outlot 2	7,256
Outlot 3	4,105
Outlot 4	277,610
Outlot 5	231,647



Location Sketch  
SECTION 11, T 8 N, R 10 E  
NOT TO SCALE

### Legend:

- 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft
- All other lot corners marked with 1" O.D. x 24" Iron Pipe Set, Weight = 1.68 Lbs/Ft
- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Section Corner, Monument as Noted
- No Vehicular Access
- Wetland Boundary
- Corporate Boundary
- FEMA Flood Plain (approx. location)
- Preliminary Floodway (See Note 19)
- ( ) Information of Record
- Arrows indicate the direction of drainage flows in various components resulting from site grading located in easements shall be maintained and the construction of required public improvements. The drainage flow components preserved by the property owner unless changes are approved by the City Engineer.

Received: 07/10/2015  
CPA  
27388

### BIRREKOTT SURVEYING

BIRREKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
STEVE KNAUS  
P.O. BOX 837  
SUN PRAIRIE, WI 53590  
575-8008

L:\2014\140225-Knaus\140225-FP v3  
SHEET 1 OF 1  
140225-FP

City Treasurer's Certificate:  
I, Connie DeKemper, being the duly elected, qualified and acting Finance Director for the City of Sun Prairie, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plat of WESTERN SUNSET ESTATES.

Connie DeKemper, Finance Director  
City of Sun Prairie

County Treasurer's Certificate:  
I, Adam Gallogher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plat of WESTERN SUNSET ESTATES.

Adam Gallogher, Treasurer  
County of Dane

City of Sun Prairie Certificate  
Resolved that the plat of WESTERN SUNSET ESTATES, being a subdivision located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, and the Southeast 1/4 of the Northeast 1/4, Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin.

I, Diane Hermann-Brown, do hereby certify that I am the duly appointed, qualified and acting clerk of the City of Sun Prairie and this plat of WESTERN SUNSET ESTATES was approved by the Sun Prairie City Council, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said city council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Diane Hermann-Brown, Clerk  
City of Sun Prairie