

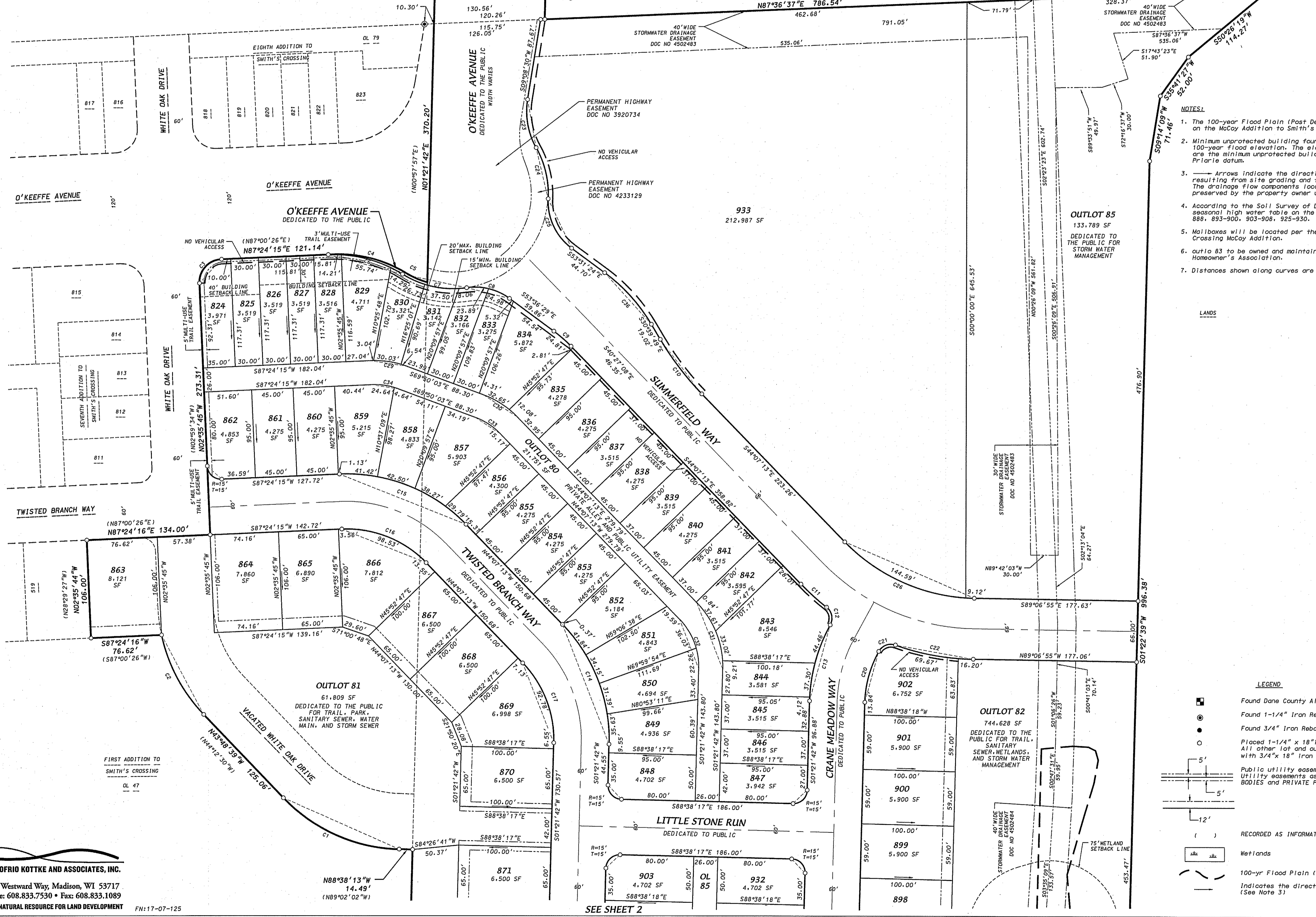
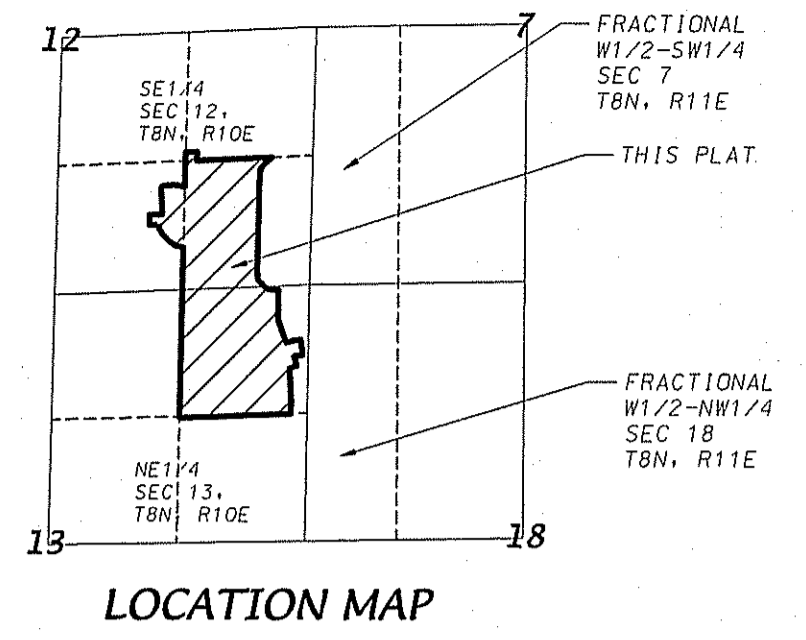
SMITH'S CROSSING McCOY ADDITION

Being Lot 520 and Lot 539, First Addition to Smith's Crossing, Vacated White Oak Drive and part of the NE1/4 of the NE1/4 of Section 13, the SE1/4 of the SE1/4, the SW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 12, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin

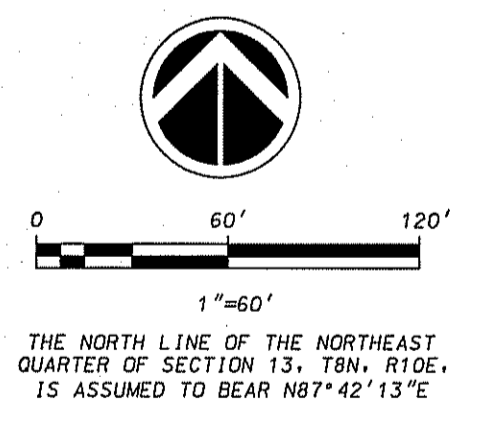
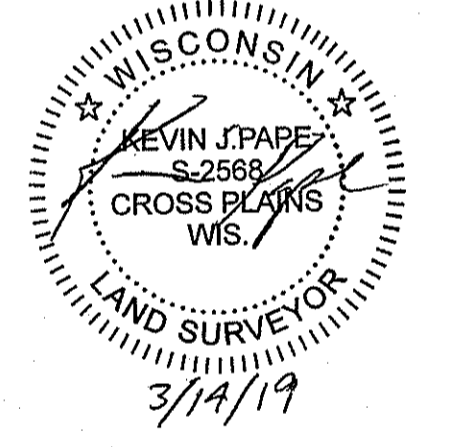
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



- NOTES:**
- The 100-year Flood Plain (Post Development Limit), as shown on this plat, is based on the McCoy Addition to Smith's Crossing CDMR analysis dated February 5, 2015.
 - Minimum unprotected building foundation opening elevation shall be 2 feet above the 100-year flood elevation. The elevations listed for the affected lots of this plat are the minimum unprotected building foundation opening elevations. City of Sun Prairie datum.
 - Arrows indicate the direction of drainage flows in various components resulting from site grading and 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.
 - According to the Soil Survey of Dane County, there exist soils that are subject to seasonal high water table on the following lots: 824-830, 859-864, 870-875, 884-888, 893-900, 903-908, 925-930.
 - Mailboxes will be located per the approved General Development Plan for Smith's Crossing McCoy Addition.
 - Outlot 83 to be owned and maintained by the Smith's Crossing McCoy Addition Homeowner's Association.
 - Distances shown along curves are chord lengths.



- LEGEND**
- Found Dane County Aluminum Monument
 - Found 1-1/4" Iron Rebar (unless noted)
 - Found 3/4" Iron Rebar (unless noted)
 - Placed 1-1/4" x 18" Iron rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" Iron rebar, weighing 1.50 lbs/ft.
 - Public utility easement (5' or 12' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - RECORDED AS INFORMATION
 - Wetlands
 - 100-yr Flood Plain (Post Development Limit)
 - Indicates the direction of drainage flow (See Note 3)

0038
Received: 03/15/2019
CPA

28025

D'ONOFRIO KOTKKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-125

SEE SHEET 2

SHEET 1 OF 4

SMITH'S CROSSING McCOY ADDITION

City of Sun Prairie, Dane County, Wisconsin

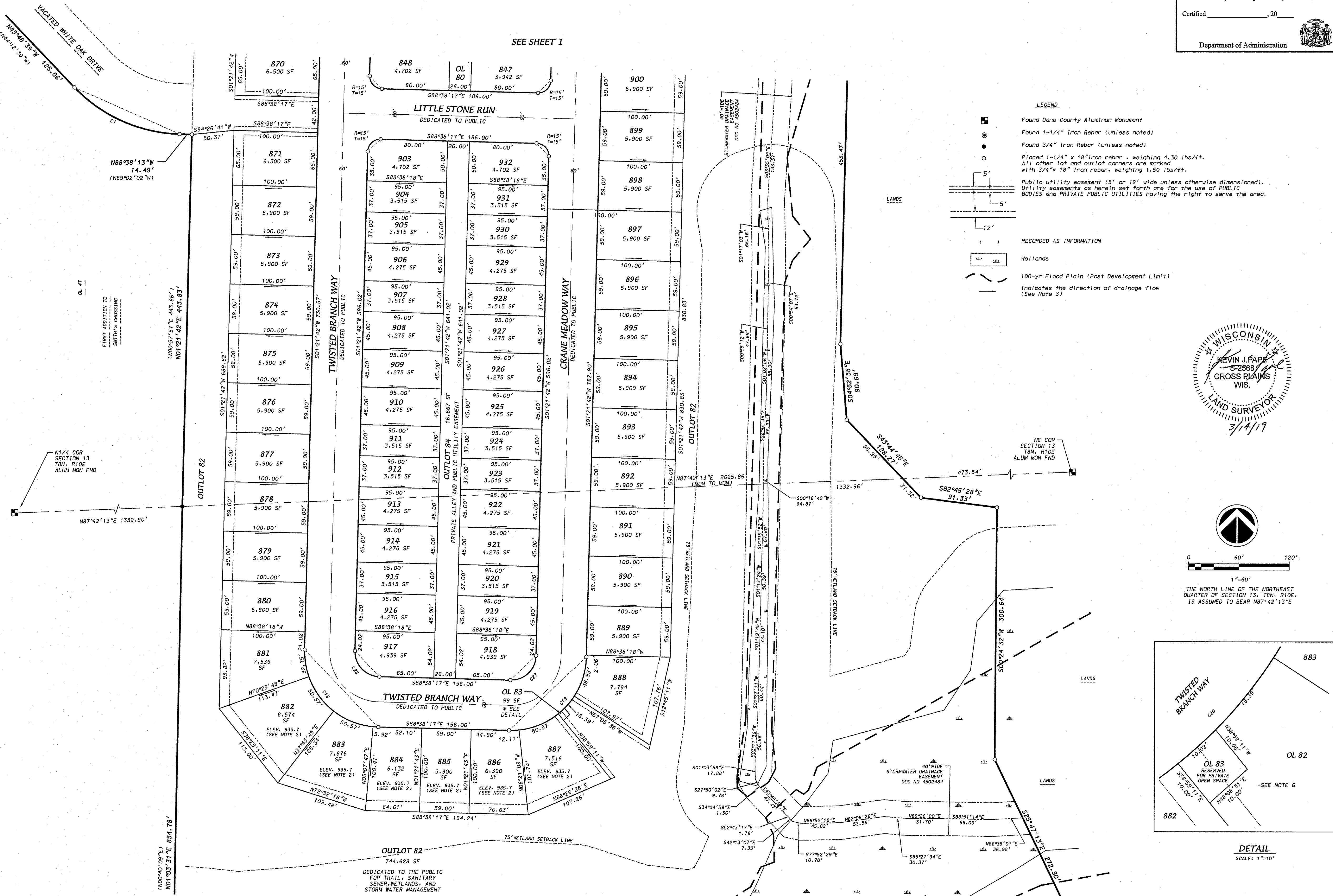
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

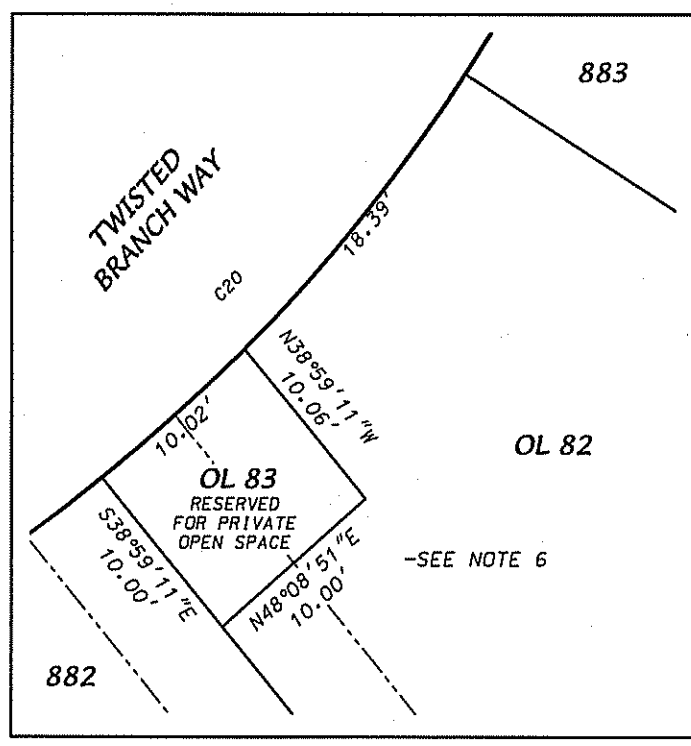
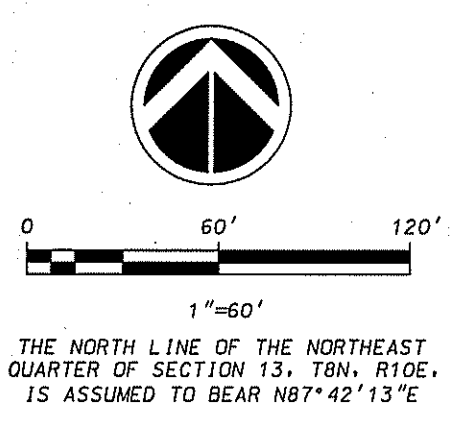
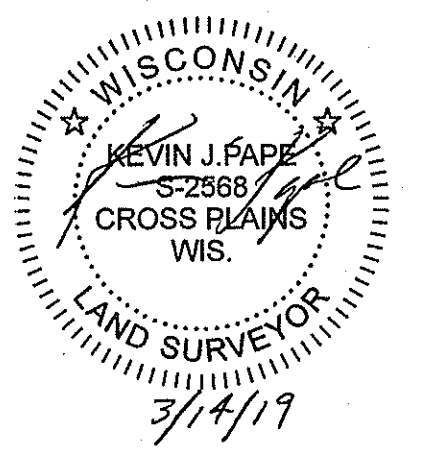
Department of Administration



SEE SHEET 1



- LEGEND**
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 - Found 1-1/4" Iron Rebar (unless noted)
 - Found 3/4" Iron Rebar (unless noted)
 - Placed 1-1/4" x 18" iron rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar, weighing 1.50 lbs/ft.
 - Public utility easement (5' or 12' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - RECORDED AS INFORMATION
 - Wetlands
 - 100-yr Flood Plain (Post Development Limit)
 - Indicates the direction of drainage flow (See Note 3)



SEE SHEET 3

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SHEET 2 OF 4

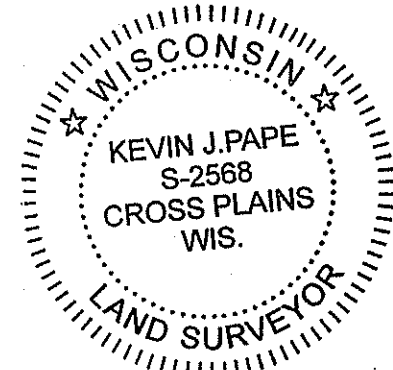
SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor S-2568 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State 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 "Smith's Crossing McCoy Addition" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed and is described as follows:

Being Lot 520 and Lot 539, First Addition to Smith's Crossing, Vacated White Oak Drive (Common Council Resolution No. ...) and part of the NE1/4 of the NE1/4 of Section 13, the SE1/4 of the SE1/4, the SW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 12, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 13; thence N87°42'13"E, 1332.90 feet along the north line of said northeast corner of Section 13 to a point on the east line of Outlot 47, First Addition to Smith's Crossing and point of beginning; thence N01°21'42"E, 443.83 feet along said east line; thence N88°38'13"W, 14.49 feet along the northeasterly line of said Outlot 47 to a point of curve; thence northeasterly along said northeasterly line on a curve to the right which has a radius of 180.00 feet and a chord which bears N66°13'27"W, 137.26 feet; thence N43°48'39"W, 125.06 feet along said northeasterly line to a point of curve; thence northeasterly along said northeasterly line on a curve to the right which has a radius of 180.00 feet and a chord which bears N28°05'39"W, 97.52 feet; thence S87°24'16"W, 76.62 feet along the north line of said Outlot 47; thence N02°35'44"W, 106.00 feet along the east line of Lot 519, First Addition to Smith's Crossing; thence N87°24'16"E, 134.00 feet along the south right-of-way line of Twisted Branch Way; thence N02°35'45"W, 273.31 feet along the east right-of-way line of White Oak Drive to a point of curve; thence northeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears N42°24'15"E, 35.36 feet; thence N87°24'15"E, 121.14 feet along the southerly right-of-way line of D'Keeffe Avenue to a point of curve; thence southeasterly along said southerly right-of-way line on a curve to the right which has a radius of 140.00 feet and a chord which bears S75°49'01"E, 80.83 feet to a point of reverse curve; thence southeasterly along said southerly right-of-way line on a curve to the left which has a radius of 100.00 feet and a chord which bears S66°30'13"E, 25.99 feet; thence N01°21'42"E, 370.20 feet; thence N87°35'52"E, 120.26 feet to a point on the west line of Lot 4, Certified Survey Map No. 8355; thence S01°21'42"W, 90.10 feet along said west line; thence N87°36'37"E, 786.54 feet along the south line of Lots 3 and 4, said Certified Survey Map No. 8355; thence S50°26'19"W, 114.27 feet; thence S35°41'27"W, 52.00 feet; thence S08°14'09"W, 71.46 feet; thence S01°22'39"W, 996.38 feet; thence S04°52'38"E, 90.69 feet; thence S43°44'45"E, 128.27 feet; thence S82°45'28"E, 91.33 feet; thence S00°24'32"E, 300.64 feet; thence S25°47'13"E, 272.30 feet; thence S56°14'36"W, 351.94 feet; thence S69°28'41"W, 66.47 feet; thence S71°26'13"W, 62.44 feet; thence S79°20'19"W, 671.06 feet to a point on the east line of said Outlot 47, First Addition to Smith's Crossing; thence N01°03'31"E, 854.78 feet along the east line of said Outlot 47 to the point of beginning. Contains 1,986,458 square feet (45.603 acres).

Dated this 14th day of MARCH, 2019.

Kevin J. Pape, Professional Land Surveyor S-2568



SMITH'S CROSSING MCCOY ADDITION
City of Sun Prairie, Dane County, Wisconsin

OWNER'S CERTIFICATE

Veridian Homes PB, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Veridian Homes PB, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

IN WITNESS WHEREOF, the said Veridian Homes PB, LLC has caused these presents to be signed by by said member this day of 2019.

By: VERIDIAN HOMES PB, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this day of 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission expires

CONSENT OF CORPORATE MORTGAGEE

The Park Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this plat, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Park Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this day of 2019.

The Park Bank

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this day of 2019, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires

CITY TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Sun Prairie, Dane County, Wisconsin, I hereby certify that the records in my office show no unpaid taxes or unpaid taxes or special assessments affecting the land included in Smith's Crossing McCoy Addition as of this day of 2019.

Connie M. DeKemper, Treasurer, City of Sun Prairie

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this day of 2019 affecting the land included in "Smith's Crossing McCoy Addition".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this day of 2019 at o'clock M. and recorded in Volume of Plats on Pages as Document Number

Kristi Chlebowski, Dane County Register of Deeds

CURVE TABLE

Table with columns: CURVE NUMBER, LOT, RADIUS (FEET), CHORD (FEET), ARC (FEET), CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Lists curve data for lots 828 through 856.

OWNER'S CERTIFICATE

As owner the McCoy Trust hereby certifies that it caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The McCoy Trust also certifies that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

IN WITNESS WHEREOF, the hand and seal of said owner this day of 2019.

By: Marvin R. McCoy, Trustee; Marie A. McCoy, Trustee

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this day of 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission expires

COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Smith's Crossing McCoy Addition", being a subdivision in the SE1/4 of Section 12, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, having been approved by the Common Council of the City of Sun Prairie, 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 Smith's Crossing McCoy Addition to the City of Sun Prairie for public use.

I, Elena Hilby, 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 Common 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 2019.

Resolution No. Elena Hilby, City Clerk

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN:17-07-125

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



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