

SECOND ADDITION TO SMITH'S CROSSING MCCOY ADDITION

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 12, THE NE1/4 OF THE NE1/4 OF SECTION 13, T8N, R10E AND IN THE FRACTIONAL WEST 1/2 OF THE SW1/4 OF SECTION 7 AND THE FRACTIONAL WEST 1/2 OF THE NW1/4 OF SECTION 18, T8N, R11E, 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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 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 herein, I have surveyed, divided and mapped "Second Addition to 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:

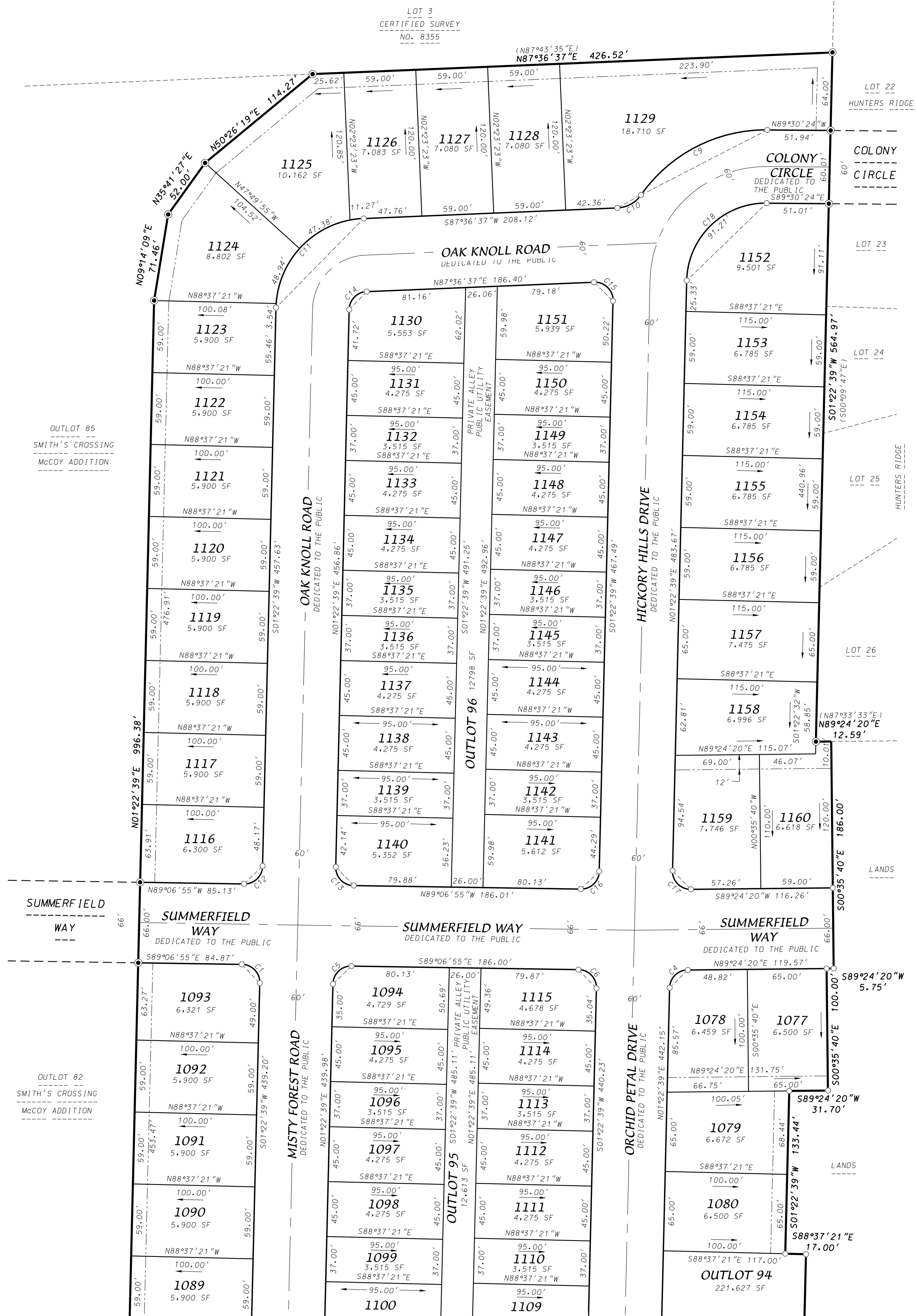
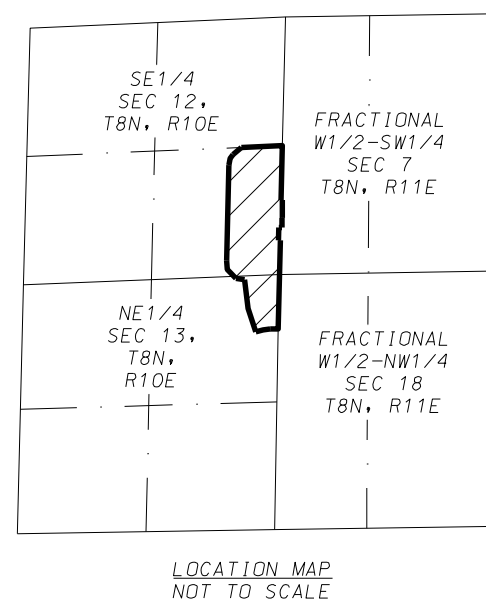
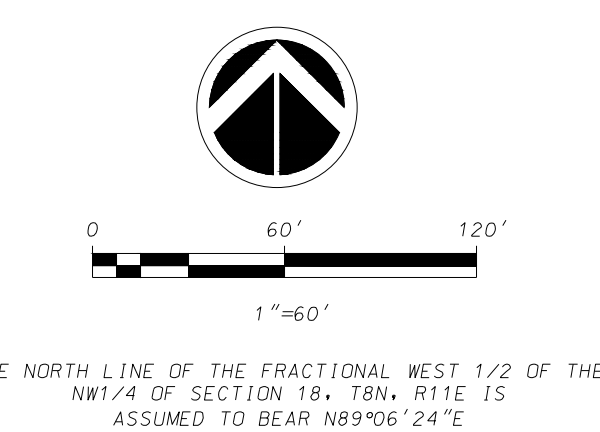
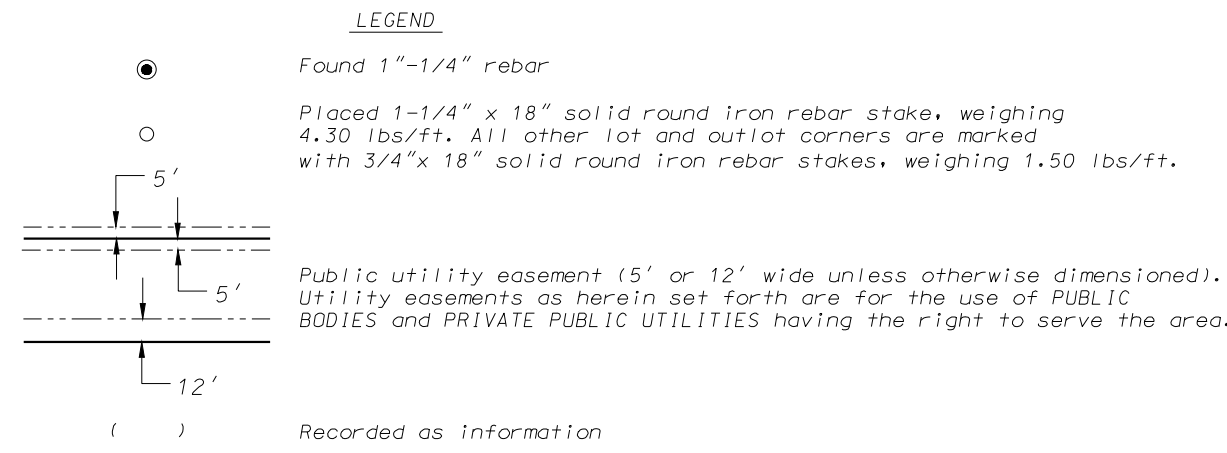
Located in the SE1/4 of the SE1/4 of Section 12, the NE1/4 of the NE1/4 of Section 13, T8N, R10E and the fractional West 1/2 of the SW1/4 of Section 7 and the fractional West 1/2 of the NW1/4 of Section 18, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the northeast corner of said Section 13; thence N89°06'24"E, 1.85 feet along the north line of said fractional West 1/2 of the NW1/4 of Section 18 to the point of beginning; thence S01°22'39"W, 566.98 feet; thence N90°00'00"W, 83.12 feet; thence S80°58'50"W, 73.96 feet along the northerly line of Lot 934, First Addition to Smith's Crossing McCoy Addition; thence S74°59'28"W, 79.35 feet along the northerly line of Lot 935, said First Addition to Smith's Crossing McCoy Addition; thence N17°49'45"W, 257.56 feet along the easterly line of Outlot 82, said First Addition to Smith's Crossing McCoy Addition; thence N07°06'07"W, 302.95 feet along said easterly line; thence N82°45'28"W, 91.33 feet along said easterly line; thence N43°44'45"W, 128.27 feet along said easterly line; thence N04°52'38"W, 90.69 feet along said easterly line; thence N01°22'39"E, 996.38 feet along said easterly line; thence N09°14'09"E, 71.46 feet along said easterly line; thence N35°41'27"E, 52.00 feet along said easterly line; thence N50°26'19"E, 114.27 feet along said easterly line to a point on the south line of Lot 3, Certified Survey Map No. 8355; thence N87°36'37"E, 426.52 feet along said south line to a point on the west line of Hunters Ridge; thence S01°22'39"W, 564.97 feet along the west line of Hunters Ridge to the southwest corner of Lot 26, said Hunters Ridge; thence N89°24'20"E, 12.59 feet along the south line of said Lot 26; thence S00°35'40"E, 186.00 feet; thence S89°24'20"W, 5.75 feet; thence S00°35'40"E, 100.00 feet; thence S89°24'20"W, 31.70 feet; thence S01°22'39"W, 133.44 feet; thence S88°37'21"E, 17.00 feet; thence S01°22'39"W, 356.06 feet to the point of beginning. Contains 914,760 square feet (21,000 acres).

Dated this 12th day of March, 2021.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES:

- 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.
- Mailboxes will be located per the approved General Development Plan for Smith's Crossing McCoy Addition.
- Outlot 94 is dedicated to the public for trail, sanitary sewer and storm sewer purposes.
- Outlots 95 and 96 are private alleys to be owned and maintained by the Smith's Crossing McCoy Addition Homeowner's Association. Public utility easement over the entirety of the outlots.
- Distances shown along curves are chord lengths.



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: 21-07-102

SECOND ADDITION TO SMITH'S CROSSING McCOY ADDITION

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 12, THE NE1/4 OF THE NE1/4 OF SECTION 13, T8N, R10E AND IN THE FRACTIONAL WEST 1/2 OF THE SW1/4 OF SECTION 7 AND THE FRACTIONAL WEST 1/2 OF THE NW1/4 OF SECTION 18, T8N, R11E, 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.

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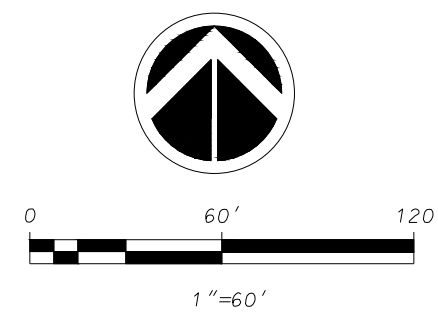


Department of Administration

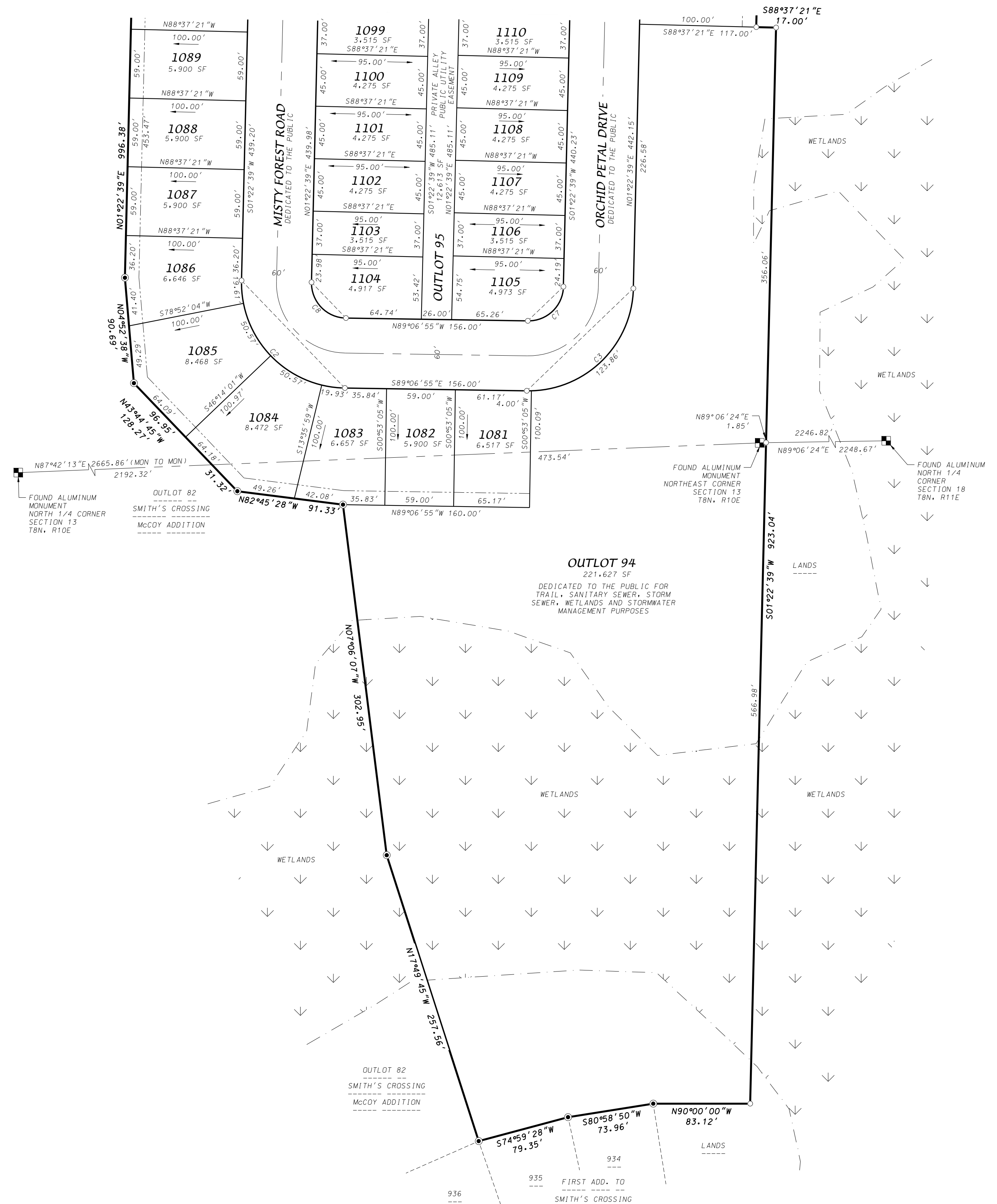
CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1		15.00	21.30	23.69	S43°52'08"E	90°29'34"
C2		90.00	127.90	142.25	S43°50'08"E	90°33'34"
	1086	90.00	19.61	19.65	S04°52'39"E	12°30'36"
	1085	90.00	50.57	51.26	S27°26'58"E	32°38'02"
	1084	90.00	50.57	51.26	S60°05'00"E	32°38'02"
	1083	90.00	19.93	19.97	S82°45'28"E	12°42'54"
C3		90.00	126.73	140.60	N46°07'52"E	89°30'26"
	1081	90.00	4.00	4.00	N89°36'40"E	02°32'50"
	DL94	90.00	123.86	136.60	N44°51'27"E	86°57'36"
C4		15.00	20.85	23.05	N45°23'30"E	88°01'41"
C5		15.00	21.12	23.43	N46°07'52"E	89°30'26"
C6		15.00	21.30	23.69	S43°52'08"E	90°29'34"
C7		30.00	42.24	46.87	S46°07'52"W	89°30'26"
C8		30.00	42.61	47.38	N43°52'08"W	90°29'34"
C9		125.00	116.38	121.06	S62°44'55"W	55°29'22"
C10		25.00	22.16	22.95	S61°18'26"W	52°36'23"
C11		75.00	102.52	112.88	S44°29'38"W	86°13'58"
	1126	75.00	11.27	11.28	S83°18'03"W	08°37'08"
	1125	75.00	47.38	48.20	S60°34'47"W	36°49'24"
	1124	75.00	48.94	49.85	S23°07'35"W	38°05'00"
	1123	75.00	3.54	3.54	S02°43'52"W	02°42'26"
C12		15.00	21.12	23.43	S46°07'52"W	89°30'26"
C13		15.00	21.30	23.69	N43°52'08"W	90°29'34"
C14		15.00	20.50	22.58	N44°29'38"E	86°13'58"
C15		15.00	21.90	24.55	S45°30'22"E	93°46'02"
C16		15.00	21.12	23.43	S46°07'52"W	89°30'26"
C17		15.00	21.58	24.08	N44°36'31"W	91°58'19"
C18		65.00	91.21	101.10	N45°56'08"E	89°06'57"

LEGEND

- Found 1"-1/4" rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, 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



THE NORTH LINE OF THE FRACTIONAL WEST 1/2 OF THE NW1/4 OF SECTION 18, T8N, R11E IS ASSUMED TO BEAR N89°06'24"E



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3/12/21
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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

OWNER'S CERTIFICATE

VH Smith Crossing II, 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.

VH Smith Crossing II, 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 VH Smith Crossing II, LLC has caused these presents to be signed by by said member this _____ day of _____, 2021.

By: _____

VH Smith Crossing II, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2021, 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 State Bank of Cross Plains, 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 State Bank of Cross Plains 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 _____, 2021.

The State Bank of Cross Plains

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2021, 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 _____

COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Second Addition to Smith's Crossing McCoy Addition", being a subdivision in the NE1/4 of Section 13, 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 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 _____, 2021.

Resolution No. _____
Elena Hilby, City Clerk

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 unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting the land included in "Second Addition to Smith's Crossing McCoy Addition" as of this _____ day of _____, 2021.

Kristin Vander Kooi, 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 _____, 2021 affecting the land included in "Second Addition to Smith's Crossing McCoy Addition".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021
at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages
_____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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