

SURVEYOR'S CERTIFICATE

I, Frederick W. Shibleki, 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 West Prairie Village, LLC and Menard, Inc., a Wisconsin corporation, owners of said land...

Being a replat of Lots 276, 277, 278, 279, 280 and vacated South City Station Drive, Wagon Way and South Mallard Drive, West Prairie Village First Addition, recorded in Volume 58-091B of Plats on pages 469-472 as Document No. 4128261, Dane County Registry, Also Lot 1 of Certified Survey Map No. 14161 recorded in Volume 95 of Certified Surveys on pages 284 thru 287 as Document No. 5212586, and unplatted land, all located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of Section 12, Township 8 North, Range 10 East, in the City of Sun Prairie, Dane County, Wisconsin and is described as follows:

Commencing at the West 1/4 corner of Section 12; thence North 00° 45' 46" East along the West line of said Section 12, 766.20 feet; thence North 87° 19' 25" East, 72.63 feet to the Southwest corner of vacated Lot 276 and the point of beginning of the land to be described; thence North 00° 45' 46" East along the Easterly right-of-way line of South Grand Avenue, 484.02 feet to a point of curvature; thence Northwesterly 60.65 feet along said right-of-way line, said line being the arc of a curve having a radius of 50.00 feet with its centerpoint to the Southeast, a central angle of 69° 30' 10" and a long chord bearing North 35° 30' 51" East, 57.00 feet to a point on the South right-of-way line of West Main Street; thence Northeasterly 89.43 feet along said line, being a arc of a curve having a radius of 250.00 feet with its centerpoint to the South, a central angle of 20° 29' 43" and a long chord bearing North 80° 30' 47.5" East, 88.95 feet; thence South 99° 14' 21" East along said line 53.88 feet to a point of curvature; thence Northeasterly along said line, 473.27 feet, said line being the arc of a curve having a radius of 945.00 feet with its centerpoint to the North, a central angle of 28° 41' 41" and a long chord bearing North 76° 24' 48.5" East, 468.34 feet; thence North 62° 03' 58" East, 69.77 feet; thence South 13° 54' 36" West, 15.26 feet; thence Northeasterly 34.14 feet along the arc of a curve having a radius of 25.00 feet with its centerpoint to the Southeast, a central angle of 78° 13' 58" and a long chord bearing North 23° 19' 49" East, 31.54 feet to a point on the Southerly line of West Main Street; thence Northeasterly 411.61 feet along said line being the arc of a curve having a radius of 728.50 feet, its centerpoint to the South, a central angle of 32° 22' 22" and a long chord bearing North 78° 37' 59" East, 406.16 feet; thence Southeasterly 51.58 feet along said line being the arc of a curve with a radius of 50.00 feet, its centerpoint to the Southwest, a central angle of 59° 06' 18" and a long chord bearing South 55° 37' 41" East, 49.32 feet; thence Southeasterly 51.94 feet along the arc of a curve having a radius of 250.00 feet with a center point to the Southwest, a central angle of 11° 54' 10" and a long chord bearing South 20° 07' 10" East, a distance of 51.84 feet; thence South 14° 10' 22" East along the Westerly right-of-way line of South Mallard Drive, 65.49 feet; thence South 89° 55' 59" East, 70.01 feet to a point on the Easterly right-of-way line of South Mallard Drive; thence North 17° 00' 15" East along said East line 94.95 feet to a point of curvature; thence Northeasterly 73.35 feet along said line being the arc of a curve having a radius of 50.00 feet with its center point to the Southeast, a central angle of 84° 02' 53" and a long chord bearing North 59° 01' 41" East a distance of 66.94 feet; thence South 78° 56' 52" East along the Southerly right-of-way line of West Main Street, 231.31 feet to a point of curvature; thence Southeasterly 139.71 feet along Southwesterly line, said line being the arc of a curve having a radius of 1060.00 feet with its centerpoint to the North and a central angle of 7° 33' 05" and a long chord bearing South 82° 43' 24" East a distance of 139.60 feet to a point of reverse curvature; thence Southeasterly 36.59 feet along the arc of a curve having a radius of 25.00 feet with its centerpoint to the Southwest, a central angle of 83° 50' 55" and a long chord bearing South 44° 34' 29" East a distance of 33.41 feet to a point on the West right-of-way line of South Wildwood Street; thence South 02° 39' 02" East along said line, 462.25 feet; thence South 88° 54' 00" East, 12.58 feet; thence Southeasterly 10.94 feet along the arc of a curve having a radius of 15.00 feet with its centerpoint to the Southwest and a central angle of 41° 48' 00" with a long chord bearing South 68° 00' 00" East a distance of 10.70 feet; thence South 47° 06' 00" East, 62.43 feet; thence South 02° 39' 02" East, 89.81 feet; thence South 87° 19' 25" West, 663.38 feet; thence South 00° 43' 28" West, 761.47 feet to a point on the South line of the Northwest 1/4 of Section 12; thence North 87° 07' 17" East along said South line 4.40 feet; thence South 00° 54' 24" West, 146.43 feet; thence Southwesterly 903.00 feet along the arc of a curve having a radius of 990.00 feet with its centerpoint to the North, a central angle of 52° 15' 40" and a long chord bearing South 76° 17' 20" West, 372.03 feet to a point of reverse curvature; thence Northwesterly 231.37 feet along the arc of a curve having a radius of 989.00 feet with its center point to the South and a central angle of 13° 24' 14" with a long chord bearing North 84° 16' 56" West a distance of 230.84 feet; thence South 89° 00' 57" West, 159.38 feet to a point on the East right-of-way line of South Grand Avenue; thence Northeasterly 92.82 feet along said East line, said line being the arc of a curve having a radius of 1422.21 feet with its centerpoint to the West with a central angle of 03° 44' 22" and a long chord bearing North 02° 37' 37" East, 92.01 feet; thence North 00° 45' 46" East along said East line, 176.20 feet; thence North 00° 45' 46" East along said line, 765.85 feet; thence South 67° 19' 25" West, 27.55 feet to the point of beginning.

This description contains 2,479,500 square feet (56,921.5 acres) of land.

Dated this 2nd day of February, 2016

Revised this 26th day of February, 2016

Signature of Frederick W. Shibleki, P.L.S. No. S-1154



CITY OF SUN PRAIRIE COMMON COUNCIL RESOLUTION

*RESOLVED that the plat known as West Prairie Village, Main Street South Addition, being a subdivision located in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 12, 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 West Prairie Village, Main Street South Addition to the City of Sun Prairie for public use.

I, Diane Hermann Brown, 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 on the City of Sun Prairie, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2016.

Resolution No. _____ Diane Hermann Brown, City Clerk, City of Sun Prairie

File No. _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin) SS
County of Dane)

I, Connie M. DeKemper, being the duly appointed, qualified and acting Finance Director 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 _____, 2016, on any of the lands included in the plat of West Prairie Village, Main Street South Addition.

Date _____ Connie M. DeKemper, Finance Director, City of Sun Prairie

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin) SS
County of Dane)

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 unredeemed tax sales and unpaid taxes or unpaid special assessments as of this _____ day of _____, 2016, affecting the lands included in the plat of West Prairie Village, Main Street South Addition.

Date _____ Adam Gallagher, Dane County Treasurer

OWNER'S CERTIFICATE OF DEDICATION

Menard, Inc., a Wisconsin corporation, as owner, does 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

WITNESS the hand and seal of said owner, this _____ day of _____, 2016.

Menard, Inc., a Wisconsin corporation

By: _____
Theron Berg, Real Estate Manager

State of Wisconsin) SS
County of Dane)

Personally came before me this _____ day of _____, 2016, the above named Theron Berg, Real Estate Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION

West Prairie Village, LLC, as owner, does 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

WITNESS the hand and seal of said owner, this _____ day of _____, 2016.

West Prairie Village, LLC

By: _____
Chad Felder, Vice President

State of Wisconsin) SS
County of Dane)

Personally came before me this _____ day of _____, 2016, the above named Chad Felder, Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____

CONSENT OF MORTGAGEE

First Business Bank, 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 of West Prairie Village, LLC.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by Brian Hagen its Vice President, at Madison, Wisconsin, on this _____ day of _____, 2016.

First Business Bank
By: _____
Brian Hagen, Vice President

State of Wisconsin) SS
County of Dane)

Personally came before me this _____ day of _____, 2016, Brian Hagen, of the above named banking association, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said banking association that he executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin
My Commission expires: _____

DEPARTMENT OF ADMINISTRATION

RECORDING DATA

Large empty rectangular boxes for administrative and recording data.

Table with 7 columns: CURVE, LENGTH, RADIUS, CHORD, CHORD BEARING, DELTA, TAN. BEARING. Contains 38 rows of curve data.

WEST PRAIRIE VILLAGE, MAIN STREET SOUTH ADDITION

Being a replat of Lots 276, 277, 278, 279, 280 and vacated South City Station Drive, Wagon Way and South Mallard Drive, West Prairie Village First Addition, recorded in Volume 58-091B of Plats on pages 469-472 as Document No. 4128261, Dane County Registry. Also Lot 1 of Certified Survey Map No. 14161 recorded in Volume 95 of Certified Surveys on pages 284 thru 287 as Document No. 5212586, and unplatted land, all located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 12, Township 8 North, Range 10 East, in the City of Sun Prairie, Dane County, Wisconsin

SURVEYED FOR:

WEST PRAIRIE VILLAGE, LLC
MENARD, INC.



SHEET 3 OF 3

Table with 4 columns: REVISION NO., DESCRIPTION, DATE, BY. Contains 2 rows of revision information.

Received: 03/16/2016
CPA
27479