

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

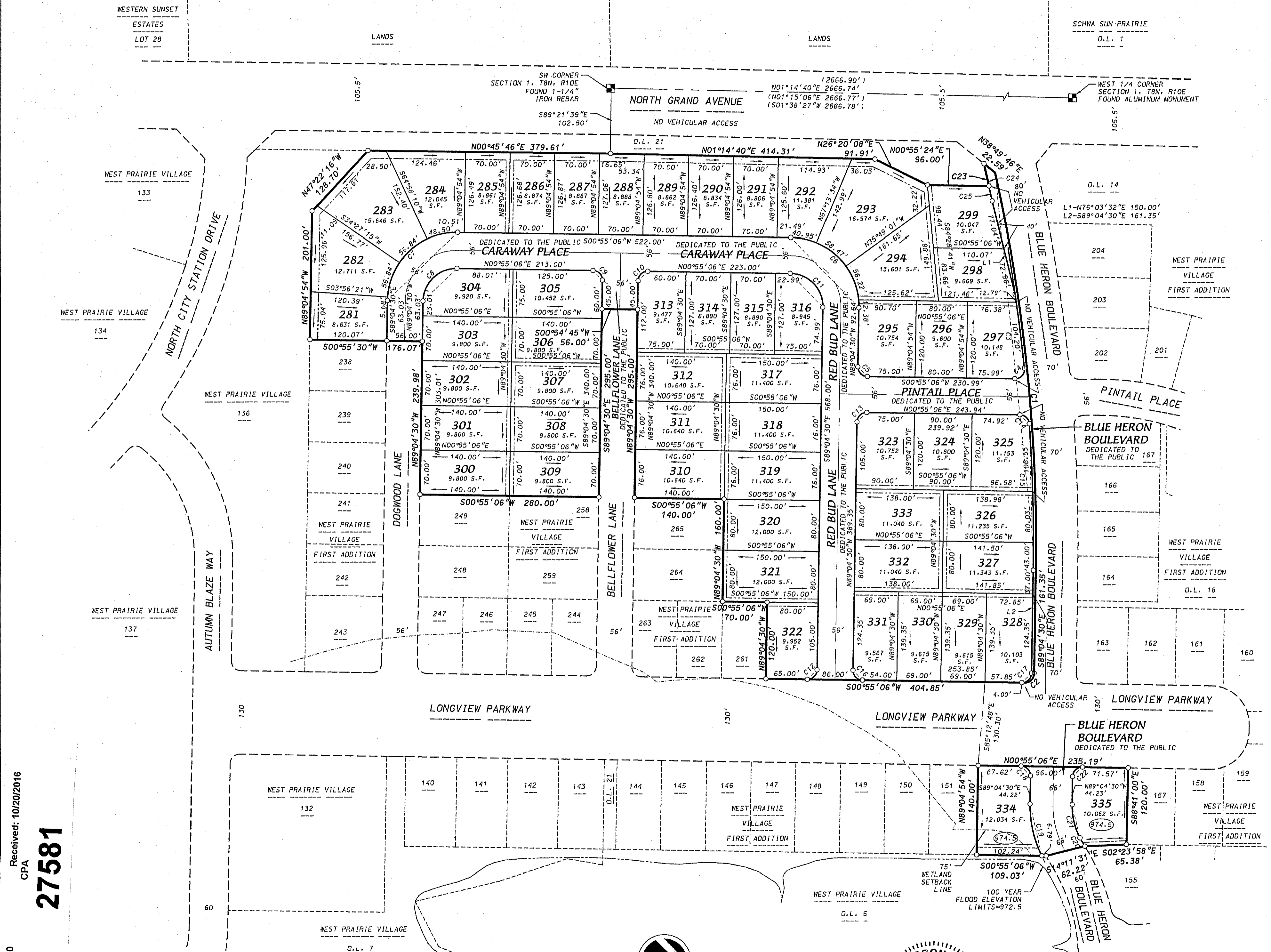
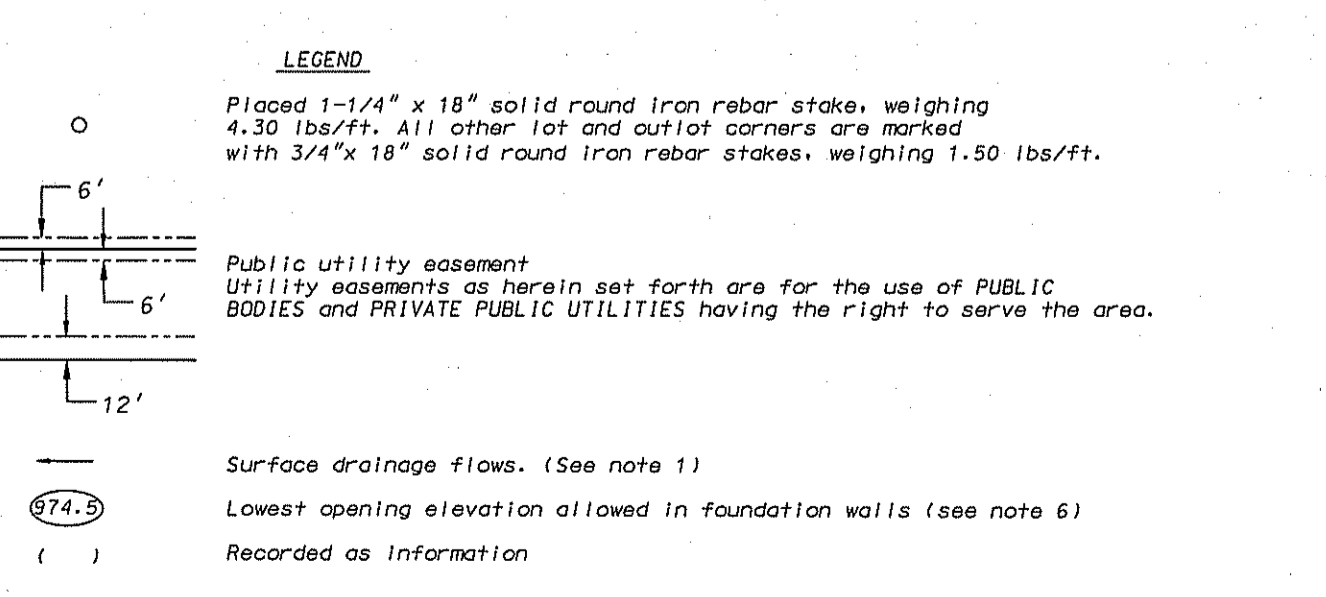


# WEST PRAIRIE VILLAGE SECOND ADDITION

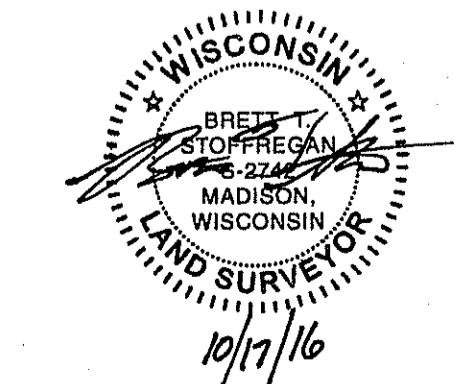
LOTS 152, 156, 207-237, 250-257, 260, 266-275, OUTLOT 19, OUTLOT 20, THE ENTIRE RIGHT-OF-WAYS OF GOLDLEAF PLACE AND RED BUD LANE AND PORTIONS OF DOGWOOD LANE, BELLFLOWER LANE AND BLUE HERON BOULEVARD, DISCONTINUED AND VACATED BY THE CITY OF SUN PRAIRIE RES., RECORDED AS DOC. NO. \_\_\_\_\_, WITHIN WEST PRAIRIE VILLAGE FIRST ADDITION, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 1, T8N, R10E AND IN THE NW1/4 OF THE NW1/4 OF SECTION 12, T8N, R10E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	2642.00	625.49	626.96	N84°07'36"E	13°35'48"	IN-N77°19'42"E	
2	15.00	21.21	23.56	S44°04'42"E	89°59'36"	IN-N81°30'31"E	
3	2638.00	116.99	117.00	N82°46'45"E	02°32'28"	IN-N81°30'31"E	
297	2638.00	12.78	12.78	N81°38'50"E	00°16'39"		
298	2638.00	104.21	104.22	N82°55'05"E	02°15'49"	IN-N84°02'59"E	
4	15.00	22.45	25.36	S47°30'59"E	98°52'07"		
5	15.00	21.21	23.56	S45°55'18"W	90°00'24"		
6	108.00	152.74	169.66	S45°55'18"W	90°00'24"		
295	108.00	12.38	12.39	S87°38'23"W	06°34'14"		
294	108.00	56.22	56.87	S69°16'07"W	30°10'18"		
293	108.00	59.47	59.20	S38°28'42"W	31°24'32"		
292	108.00	40.95	41.20	S11°50'46"W	21°51'20"		
7	108.00	152.73	169.63	S44°04'42"E	89°59'36"		
284	108.00	48.50	48.91	S12°03'24"E	25°57'00"		
283	108.00	56.84	57.52	S40°17'20"E	30°30'52"		
282	108.00	56.84	57.52	S70°48'12"E	30°30'52"		
281	108.00	5.68	5.68	S87°34'04"E	03°00'52"		
8	52.00	73.53	81.68	N44°04'42"W	89°59'36"		
9	15.00	21.21	23.56	N45°55'18"E	90°00'24"		
10	15.00	21.21	23.56	N44°04'42"W	89°59'36"		
11	52.00	73.54	81.69	N45°55'18"E	90°00'24"		
12	15.00	21.21	23.56	S44°04'42"E	89°59'36"		
13	15.00	21.21	23.56	N44°04'42"W	89°59'36"		
14	15.00	20.27	22.26	N43°25'42"E	85°01'12"	OUT-N85°56'18"E	
15	2638.00	229.52	229.59	N88°25'54"E	04°59'12"		
325	108.00	106.56	106.56	N87°05'44"E	02°18'52"		
326	2638.00	80.03	80.04	N89°07'19"E	01°44'16"		
327	2638.00	43.00	43.00	S89°32'31"E	00°56'02"		
16	15.00	21.21	23.56	S45°55'18"W	90°00'24"		
17	15.00	21.21	23.56	S44°04'42"E	89°59'36"		
18	15.00	21.21	23.56	N45°55'18"E	90°00'24"		
19	176.00	83.13	83.92	N77°15'52"E	27°19'16"	OUT-N63°36'14"E	
20	170.00	15.12	15.12	S60°26'45"W	05°05'50"	IN-S57°53'50"W	
21	110.00	53.09	53.62	S76°57'35"W	27°55'50"	IN-S62°59'40"W	
22	15.00	21.21	23.56	N44°04'42"W	89°59'36"		
23	2628.00	36.06	36.06	S77°20'10"W	00°47'10"	IN-S77°43'46"W	
24	2628.00	60.00	30.00	N77°35'50"E	01°18'30"	IN-N76°56'35"E	
25	2628.00	23.95	23.95	N77°59'25"E	00°31'20"	OUT-N78°15'05"E	

- 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.
  - All streets within the bounds of this plat are dedicated to the public.
  - Sidewalks shall be required on both sides of all streets including cul-de-sacs.
  - All lots at street intersections are subject to Restricted Easements for visibility as required by City of Sun Prairie Zoning Ordinance, Section 17.36.030.
  - Lots 334 and 335 are restricted in that no window, doorway or other opening in the foundation wall shall be lower than 74.5 - City of Sun Prairie Datum.
  - According to the Soil Survey of Dane County, there exists soils that are subject to seasonal high water table on the following lots: 328 thru 322, 334 and 335.
  - Construction of permanent structures, retaining walls and the planting of trees over underground installations shall be prohibited in all utility easement areas within the plat.
  - There shall be no direct vehicular access to North Grand Avenue from Outlot 22.
  - The landscaping for all medians, boulevards, traffic circles, easements and other traffic calming features in the plat, even though located within the street right-of-way, shall be privately maintained including the mowing of grass and the maintenance of landscaping and other permitted association uses within these areas. The boulevard maintenance in the proposed Blue Heron Boulevard will be conducted by the City with landscaping treatment approved by the City Public Works Director.
  - The developer is responsible for constructing all pedestrian/bicycle trails and sidewalks within this plat.
  - Distances shown along curves are chord lengths.
  - The lots of this plat are subject to the following recorded instruments.  
 -Declaration of Covenants, Restrictions, Easements and Notices recorded as Doc. No. 4195298;  
 -Affidavit of Correction recorded as Doc. No. 424725;  
 -Bylaws of West Prairie Village Association, Inc. recorded as Doc. No. 4195299  
 -Articles of Incorporation of West Prairie Village Association, Inc. recorded as Doc. No. 4195300.



Received: 10/20/2016  
 CPA  
**27581**  
 0130  
**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



BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, T8N, R10E ASSUMED TO BEARING N01°14'40"E

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

# WEST PRAIRIE VILLAGE SECOND ADDITION

LOTS 152, 156, 207-237, 250-257, 260, 266-275, OUTLOT 19, OUTLOT 20, THE ENTIRE RIGHT-OF-WAYS OF GOLDLEAF PLACE AND RED BUD LANE AND PORTIONS OF DOGWOOD LANE, BELLFLOWER LANE AND BLUE HERON BOULEVARD, DISCONTINUED AND VACATED BY THE CITY OF SUN PRAIRIE RES-\_\_\_\_\_, RECORDED AS DOC. NO. \_\_\_\_\_, WITHIN WEST PRAIRIE VILLAGE FIRST ADDITION, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 1, T8N, R10E AND IN THE NW1/4 OF THE NW1/4 OF SECTION 12, T8N, R10E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

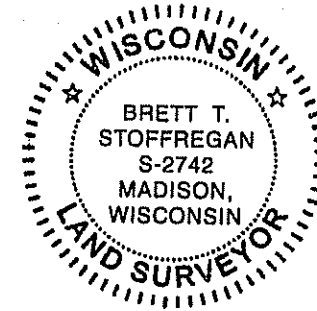
I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Sun Prairie, and under the direction of the owners listed below, I have surveyed, divided and mapped "West Prairie Village Second Addition" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 152, 156, 207-237, 250-257, 260, 266-275, Outlot 19, Outlot 20, the entire right-of-way of Goldleaf Place and Red Bud Lane and portions of Dogwood Lane, Bellflower Lane and Blue Heron Boulevard, discontinued and vacated by the City of Sun Prairie RES-\_\_\_\_\_, recorded as Document Number \_\_\_\_\_, within West Prairie Village First Addition, recorded in Volume 58-091B of Plats on pages 469-472 as Document Number 4128261, Dane County Registry, located in the SW1/4 of the SW1/4 of Section 1, T8N, R10E and in the NW1/4 of the NW1/4 of Section 12, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin. Containing 688,056 square feet (15.796 acres).

Dated this 17th day of October, 2016.

*[Signature]*

Brett T. Stoffregan, Professional Land Surveyor S-2742



### OWNER'S CERTIFICATE

SP Land Ventures, 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.

SP Land Ventures, 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 SP Land Ventures, LLC has caused these presents to be signed by by said member this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
SP Land Ventures, LLC

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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 "West Prairie Village Second Addition", being a subdivision in the SW1/4 of the SW1/4 of Section 1, T8N, R10E and in the NW1/4 of the NW1/4 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 of "West Prairie Village Second Addition" to the City of Sun Prairie for public use.

I, Diane J. 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 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 \_\_\_\_\_, 2016.

Resolution No. \_\_\_\_\_  
Diane J. Hermann-Brown, 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 "West Prairie Village Second Addition" as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016 affecting the land included in "West Prairie Village Second Addition".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_

Kristi Chlebowski, Dane County Register of Deeds

Received: 10/20/2016  
CPA

27581

0130

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:15-07-131