



SURVEYED FOR:
ARTISAN CRAFT HOMES LLC
458 SOUTH OWEN DR.
MADISON, WI 53711

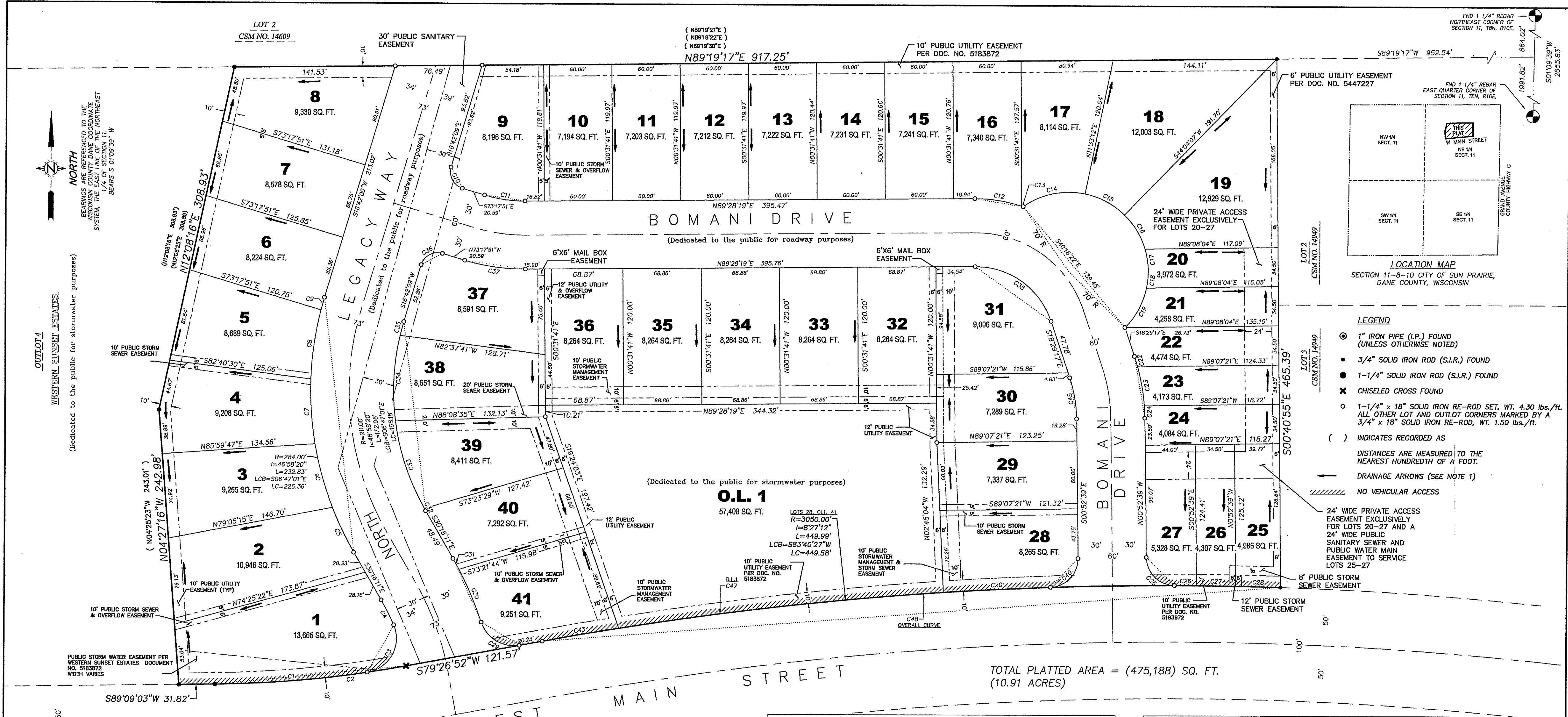
SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718 (608)
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LOT 1 OF CERTIFIED SURVEY MAP NO. 14949 PREVIOUSLY A PART OF WESTERN SUNSET ESTATES RECORDED SEPTEMBER 14, 2015 IN VOLUME 60-042B OF PLATS ON PAGE 214, AS DOCUMENT 5183872 DANE COUNTY REGISTRY, AND ALL OF VACATED NORTH LEGACY WAY AND VACATED WESTERN TRAIL, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWN 8 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

FN: 118.0683.30
DATE: 09-06-18

REVISIONS:
08-13-18

SHEET
1 OF 2



CURVE TABLE									
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD		
C1	7°42'24"	134.51'	1000.00'	134.41'	S 85°17'51" W	S 81°28'39" W	S 89°09'03" W		
C2	9°42'10"	169.35'	1000.00'	169.15'	S 84°17'57" W	S 89°09'02" W	S 79°28'52" W		
C3	105°08'11"	55.06'	30.00'	47.65'	S 28°52'03" W	S 23°42'32" E	S 81°26'39" W		
C4	6°33'40"	24.73'	216.00'	24.72'	N 28°59'22" W	N 30°16'11" W	N 23°42'32" W		
C5	8°50'44"	43.85'	284.00'	43.80'	N 28°50'49" W	N 21°28'27" W	N 30°16'11" W		
C6	11°48'48"	58.55'	284.00'	58.45'	N 15°31'05" W	N 08°36'42" W	N 21°28'27" W		
C7	11°34'00"	57.33'	284.00'	57.24'	N 3°49'42" W	N 01°57'19" E	N 08°36'42" W		
C8	12°26'56"	61.71'	284.00'	61.58'	N 8°10'47" E	N 14°24'15" E	N 01°57'19" E		
C9	2°17'54"	11.39'	284.00'	11.39'	N 15°33'12" E	N 16°42'09" E	N 14°24'15" E		
C10	90°00'00"	23.55'	15.00'	21.21'	S 28°17'51" E	S 73°17'51" E	S 16°42'09" W		
C11	17°13'50"	38.09'	120.00'	35.95'	S 81°54'46" E	N 89°28'19" E	S 73°17'51" E		
C13	0°38'09"	1.44'	130.00'	1.44'	S 71°47'57" E	S 71°28'53" E	S 72°07'02" E		
C14	46°43'48"	57.09'	70.00'	55.52'	N 78°11'10" E	S 78°26'56" E	N 84°49'16" E		
C15	32°40'26"	39.92'	70.00'	39.38'	S 62°08'43" E	S 45°46'30" E	S 78°26'56" E		
C16	29°05'51"	35.55'	70.00'	35.17'	S 31°13'34" E	S 16°40'39" E	S 45°46'30" E		
C17	16°40'39"	20.38'	70.00'	20.30'	S 8°20'19" E	S 00°00'00" E	S 16°40'39" E		
C18	11°51'56"	14.50'	70.00'	14.47'	S 5°55'58" W	S 11°51'56" W	S 00°00'00" E		
C19	32°46'02"	40.03'	70.00'	39.49'	S 28°14'57" W	S 44°37'58" W	S 11°51'56" W		
C20	1°46'25"	94.41'	3050.00'	94.41'	N 87°00'50" E	N 87°54'03" E	N 88°07'36" E		
C21	88°46'42"	38.74'	25.00'	34.98'	N 43°30'42" E	N 00°52'39" W	N 87°54'03" E		
C22	2°59'52"	9.42'	180.00'	9.42'	S 16°59'21" E	S 16°29'25" E	S 18°28'17" E		
C23	11°08'15"	34.99'	180.00'	34.93'	S 9°55'17" E	S 04°21'10" E	S 15°29'25" E		
C24	3°28'31"	10.82'	180.00'	10.82'	S 2°38'54" E	S 00°52'39" E	S 04°21'10" E		

CURVE TABLE									
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD		
C25	89°10'19"	38.91'	25.00'	35.10'	S 45°27'49" E	N 89°57'02" E	S 00°52'39" E		
C26	0°21'50"	19.38'	3050.00'	19.38'	S 89°52'03" E	S 89°41'09" E	N 89°57'02" E		
C27	0°38'54"	34.51'	3050.00'	34.51'	S 89°21'42" E	S 89°02'15" E	S 89°41'09" E		
C28	0°44'23"	36.37'	3050.00'	36.37'	S 88°40'03" E	S 88°17'52" E	S 89°02'15" E		
C29	82°28'48"	43.19'	30.00'	38.55'	S 59°18'44" E	N 70°28'52" E	S 18°04'19" E		
C30	10°03'05"	50.70'	289.00'	50.63'	S 23°05'52" E	S 16°04'19" E	S 28°07'24" E		
C31	2°08'47"	10.83'	289.00'	10.83'	S 28°11'48" E	S 28°07'24" E	S 30°16'11" E		
C32	0°38'34"	2.37'	211.00'	2.37'	S 28°56'54" E	S 30°16'11" E	S 28°37'37" E		
C33	22°15'04"	81.94'	211.00'	81.43'	S 18°30'05" E	S 28°37'37" E	S 07°22'33" E		
C34	20°40'14"	76.12'	211.00'	75.71'	S 2°57'34" W	S 07°22'33" E	S 13°17'41" W		
C35	3°24'28"	12.55'	211.00'	12.55'	S 14°59'55" W	S 13°17'41" W	S 16°42'09" W		
C36	90°00'00"	23.55'	15.00'	21.21'	S 61°42'09" W	S 16°42'09" W	N 73°17'51" W		
C37	17°13'50"	54.13'	180.00'	53.63'	N 81°54'46" W	N 73°17'51" W	S 89°28'19" W		
C38	72°02'23"	68.01'	70.00'	62.33'	N 54°30'29" W	S 89°28'19" W	N 16°29'17" W		
C40	88°46'42"	38.74'	25.00'	34.98'	N 43°30'42" E	N 00°52'39" W	N 87°54'03" E		
C41	17°38'38"	38.88'	120.00'	38.74'	N 9°40'58" W	N 16°29'17" W	N 00°52'39" W		
C43	1°16'49"	68.15'	3050.00'	68.14'	N 80°05'16" E	N 80°43'41" E	N 78°26'52" E		
C44	29°05'51"	35.55'	70.00'	35.17'	S 31°13'34" E	S 16°40'39" E	S 45°46'30" E		
C45	17°38'38"	38.88'	120.00'	38.74'	N 9°40'58" W	N 16°29'17" W	N 00°52'39" W		
C47	5°23'57"	287.41'	3050.00'	287.31'	N 83°25'39" E	N 80°07'36" E	N 80°43'41" E		
C48	12°15'17"	652.35'	3050.00'	651.10'	S 85°34'30" W	S 78°26'51" W	N 88°17'52" W		

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

UNLESS OTHERWISE NOTED

SCALE: ONE INCH = FIFTY FEET

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, Eric E. Lindsaas, 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 Artisan Craft Homes, LLC, owner of said land, I have surveyed, divided and mapped Lot 1 of Certified Survey Map Number 14949 of Dane County records; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter all in Section 11, Township 8 North, Range 10 East, City of Sun Prairie, Dane County, Wisconsin. Described more particularly as follows:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;
THENCE S01°09'39"W, 664.02' ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 11;
THENCE S89°19'17"W, 952.54' TO THE NORTHEAST CORNER OF LOT 1 OF SAID C.S.M. 14949, AND BEING THE POINT OF BEGINNING;
THENCE S00°40'55"E, 465.39' ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON A CURVE BEING AND THE NORTH RIGHT OF WAY WEST MAIN STREET;
THENCE WESTERLY ALONG SAID CURVE 652.35 FEET, HAVING A RADIUS OF 3050.00 FEET, AND A CHORD BEARING S85°34'30"W AND CHORD LENGTH OF 651.10 FEET (C48);
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY S79°26'52"W, 121.57 FEET TO A CURVE TO THE RIGHT;
THENCE WESTERLY ALONG SAID CURVE 169.35 FEET, HAVING A RADIUS OF 1000.05 FEET, AND A CHORD BEARING S84°17'57"W AND CHORD LENGTH OF 169.15 FEET (C2);
THENCE ALONG SAID NORTHERLY RIGHT OF WAY S89°09'03"W, 31.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1.
THENCE N04°27'16"W, 242.98 FEET;
THENCE N12°08'16"E, 308.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE N89°19'17"E, 917.25 FEET ALONG THE NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS (475,188) SQUARE FEET (10.91 ACRES) MORE OR LESS.

Dated this _____ day of _____, 2019.

Signed: _____
Eric E. Lindsaas, P.L.S. No. S--2919

CITY OF SUN PRAIRIE COMMON COUNCIL RESOLUTION

"RESOLVED that the plat known as FOX POINT NORTH, being a subdivision located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter all in Section 11, all in 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 FOX POINT NORTH to the City of Sun Prairie for public use".

I, Elena Hilby, 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 of the City of Sun Prairie, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2018.

Resolution No. _____
Elena Hilby, City Clerk, City of Sun Prairie

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)
I, Kristin Vander Kooi, being the duly elected, qualified and acting City Treasurer 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 _____, 2019, on any of the lands included in the plat of FOX POINT NORTH.

Date _____
Kristin Vander Kooi, City Treasurer, City of Sun Prairie

OWNER'S CERTIFICATE OF DEDICATION

_____, as owner, hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I 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 _____, 2019.

Artisan Craft Homes, LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin _____ My Commission expires: _____

CONSENT OF MORTGAGEE

_____, 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.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____ its _____, and countersigned by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 2019.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, _____ and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin _____ My Commission expires: _____

CERTIFICATE OF DANE COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Adam Gallagher, the duly elected, qualified and acting City Treasurer 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 _____, 2019, on any of the lands included in the plat of FOX POINT NORTH.

Date _____
Adam Gallagher, Dane County Treasurer

NOTES

- 1) Arrows indicate the direction of drainage flows in various components resulting from site grading on 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.
- 2) All streets within the boundary of this Plat are dedicated to the public.
- 4) Utility Easements as herein set forth are for the use of public bodies and private/public utilities having the right to serve the area. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin Statutes.
- 5) The City of Sun Prairie vacated North Legacy Way and Western Trail, per the City of Sun Prairie Resolution recorded on XXXX XX, 2018 as Document Number XXXX.
- 6) Flood Zone: See Western Sunset Estates Plat, recorded in Document Number 5183872, Page 214.
- 7) Current Zoning: G4 , Agricultural as reported on Dane County Access Dane

DEPARTMENT OF ADMINISTRATION

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



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Dane County Register of Deeds



SURVEYED FOR:
ARTISAN CRAFT HOMES LLC
458 SOUTH OWEN DR.
MADISON, WI 53711

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
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www.snyder-associates.com

FOX POINT NORTH

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