

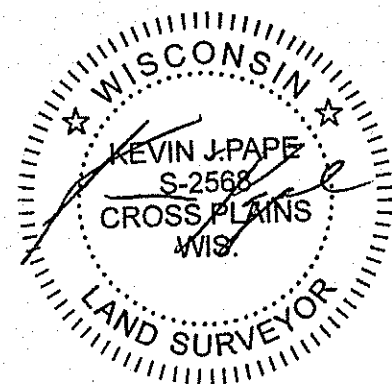
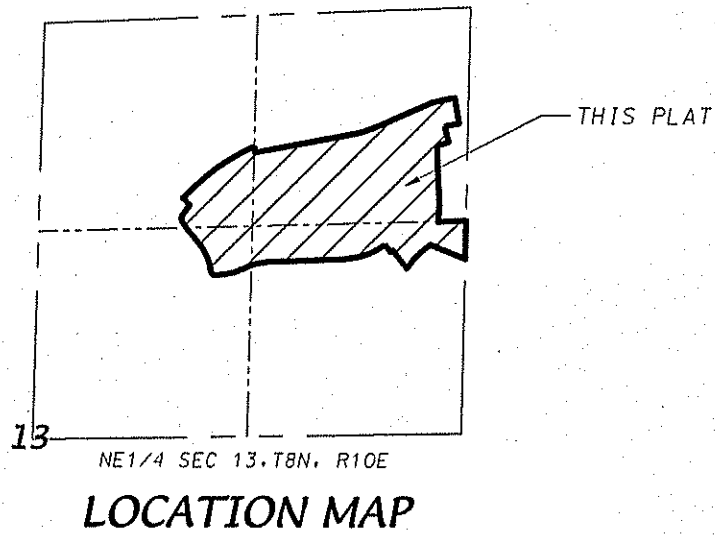
FIRST ADDITION TO SMITH'S CROSSING MCCOY ADDITION

Being Lot 676-710 and Outlots 74-76, Sixth Addition to Smith's Crossing, Vacated Leopold Way, Vacated Wildflower Way, Vacated Winding Stream Way and Vacated Corbet Street, and part of the NW1/4, NE1/4, SE1/4 and SW1/4 of the NE1/4 of Section 13, 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__

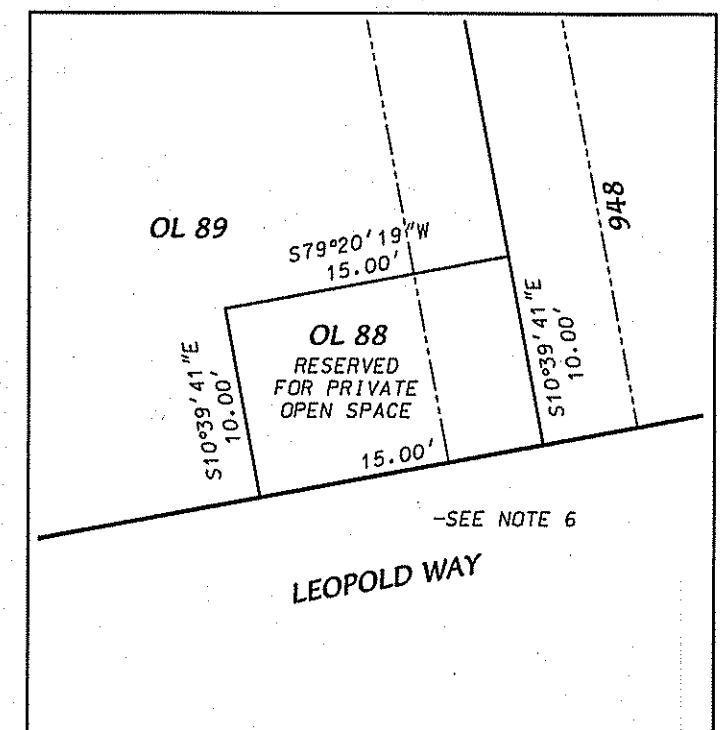
Department of Administration



MAY 24, 2019

NOTES:

1. 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, 2019.
2. 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.
3. According to the Soil Survey of Dane County, there exist soils that are subject to seasonal high water table on the following lots: 942-948.
4. Mailboxes will be located per the approved General Development Plan for Smith's Crossing McCoy Addition.
5. Outlot 92 is dedicated to the public for trail, sanitary sewer and storm sewer.
6. Outlots 87 and 88 to be owned and maintained by the Smith's Crossing McCoy Addition Homeowner's Association.
7. Distances shown along curves are chord lengths.



DETAIL 1
SCALE: 1"=10'

SEE SHEET 2 OF 4

LEGEND

- Found Dane County Aluminum Monument
- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- 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)

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

FN:19-07-104

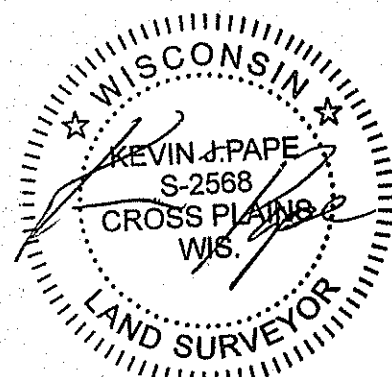
FIRST ADDITION TO SMITH'S CROSSING McCOY ADDITION

Being Lot 676-710 and Outlots 74-76, Sixth Addition to Smith's Crossing, Vacated Leopold Way, Vacated Wildflower Way, Vacated Winding Stream Way and Vacated Corbet Street, and part of the NW1/4, NE1/4, SE1/4 and SW1/4 of the NE1/4 of Section 13, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin

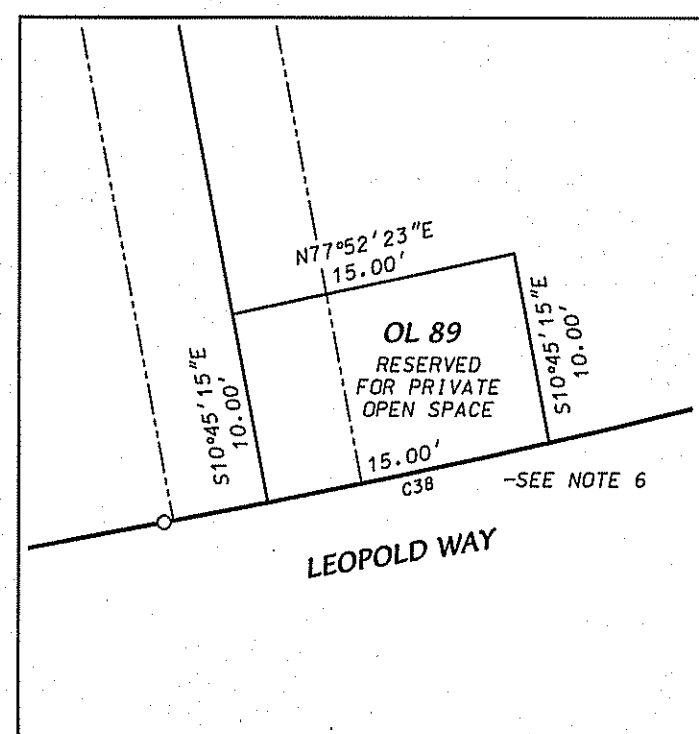
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



MAY 24, 2019



DETAIL 2
SCALE: 1"=10'

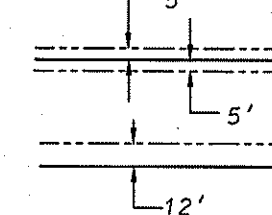


SEE SHEET 1 OF 4

SEE SHEET 3 OF 4

LEGEND

- Found Dane County Aluminum Monument
- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- 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.
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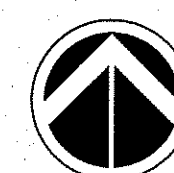


RECORDED AS INFORMATION

Wetlands

100-yr Flood Plain (Post Development Limit)

Indicates the direction of drainage flow (See Note 3)



0 60' 120'
1"=60'
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, T8N, R10E, IS ASSUMED TO BEAR N87°42'13"E

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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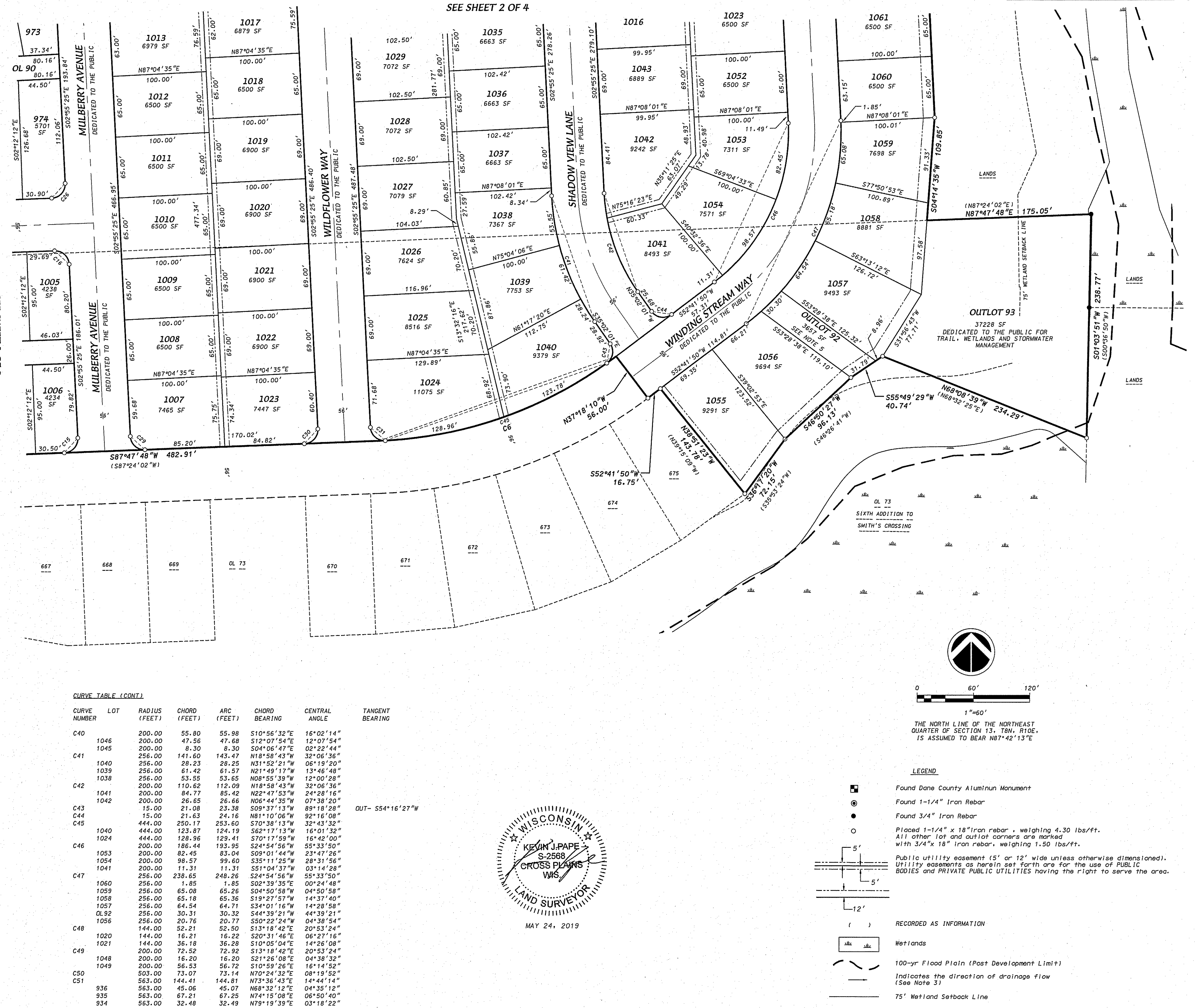
SHEET 2 OF 4

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	50.00	35.11	38.92	N52°25'18"W	89°12'14"	
C2	378.00	236.92	240.98	N26°04'59"W	36°31'34"	
990	378.00	17.19	17.19	N09°07'21"W	02°36'18"	
991	378.00	31.67	31.67	N12°49'32"W	04°48'04"	
992	378.00	68.84	68.93	N20°27'01"W	10°26'54"	
993	378.00	82.76	82.93	N31°57'34"W	12°34'12"	
994	378.00	40.24	40.25	N41°17'43"W	06°06'06"	
C3	25.00	28.04	29.77	N00°39'13"E	68°13'20"	
C4	167.00	434.46	437.01	N65°22'52"E	21°27'20"	
C5	503.00	56.21	56.24	S77°46'39"W	06°24'22"	
C6	444.00	267.76	271.99	S70°14'49"W	35°05'58"	
STREET	444.00	12.22	12.22	S53°29'09"W	01°34'38"	
1040	444.00	123.78	124.18	S62°17'13"W	16°01'13"	
1024	444.00	128.36	129.41	S78°38'58"W	16°42'00"	
STREET	444.00	6.18	6.18	S87°23'53"W	00°47'50"	
C7	356.00	172.77	174.51	S73°45'13"W	08°16'18"	
1009	356.00	2.15	2.15	S87°37'24"W	00°20'48"	
1010	356.00	30.16	30.17	S85°01'19"W	04°51'22"	
1011	356.00	30.25	30.26	S80°08'31"W	04°52'14"	
1012	356.00	30.26	30.27	S75°17'16"W	04°52'16"	
1013	356.00	30.25	30.26	S70°25'02"W	04°52'12"	
1014	356.00	38.09	38.11	S64°54'56"W	06°08'00"	
1015	356.00	13.29	13.29	S60°46'47"W	02°08'18"	
C8	200.00	80.66	81.21	S71°23'37"W	21°15'53"	
1015	200.00	67.80	67.92	S69°26'23"W	19°27'30"	
OL91	200.00	13.29	13.29	S81°04'22"W	03°48'28"	
C9	378.00	117.32	117.79	S16°44'50"E	17°51'16"	
992	378.00	68.84	68.93	S20°27'01"E	10°26'54"	
993	378.00	31.67	31.67	S18°38'58"E	04°48'04"	
994	378.00	17.19	17.19	S09°07'21"E	02°36'18"	
C10	15.00	19.65	21.43	N15°15'16"E	81°51'28"	
C11	66.00	72.02	76.17	N26°02'24"E	66°07'38"	
991	66.00	8.29	8.30	N03°25'20"W	07°12'10"	
992	66.00	24.82	24.97	N11°01'01"E	21°40'32"	
993	66.00	25.21	25.37	N32°01'51"E	22°01'42"	
994	66.00	17.49	17.54	N51°29'25"E	15°13'36"	
C12	40.00	43.65	46.17	N26°02'24"E	66°07'38"	
C13	477.00	236.39	238.87	N73°27'00"E	28°41'34"	
994	477.00	11.94	11.94	N59°49'15"E	01°26'04"	
995	477.00	29.77	29.78	N63°14'36"E	03°34'36"	
996	477.00	29.95	29.95	N65°54'49"E	03°35'52"	
997	477.00	29.08	29.09	N69°27'34"E	03°29'38"	
998	477.00	37.78	37.79	N73°28'34"E	04°32'22"	
999	477.00	37.79	37.80	N78°00'58"E	04°32'26"	
1000	477.00	29.39	29.40	N82°01'58"E	03°31'52"	
1001	477.00	29.64	29.64	N85°35'52"E	03°33'38"	
1002	477.00	3.48	3.48	N87°35'14"E	00°25'06"	
C14	451.00	223.50	225.85	N73°27'00"E	28°41'34"	
1015	451.00	23.73	23.74	N60°36'41"E	03°00'58"	
1016	451.00	46.13	46.15	N59°03'03"E	05°51'51"	
1017	451.00	38.33	38.34	N70°25'02"E	04°52'14"	
1018	451.00	38.33	38.34	N75°17'16"E	04°52'14"	
1019	451.00	38.33	38.34	N80°09'31"E	04°52'16"	
1020	451.00	38.79	38.80	N85°03'31"E	04°55'44"	
1021	451.00	2.16	2.16	N87°35'14"E	00°25'06"	
C15	15.00	21.35	23.75	S42°26'12"W	90°43'14"	
C16	15.00	21.08	23.37	S47°33'48"E	89°16'48"	
C17	572.00	311.61	315.60	N71°59'24"E	31°36'46"	
993	572.00	8.27	8.27	N58°35'52"E	00°49'42"	
994	572.00	35.74	35.74	N50°48'07"E	03°34'48"	
995	572.00	35.16	35.16	N62°21'11"E	03°31'20"	
996	572.00	35.92	35.93	N65°54'49"E	03°35'56"	
997	572.00	34.86	34.87	N69°27'34"E	03°29'34"	
998	572.00	45.32	45.33	N73°28'34"E	04°32'26"	
999	572.00	45.31	45.32	N78°00'58"E	04°32'26"	
1000	572.00	35.63	35.63	N82°04'14"E	03°34'10"	
1001	572.00	35.16	35.16	N85°36'59"E	03°31'20"	
1002	572.00	4.18	4.18	N87°35'13"E	00°25'08"	
C18	628.00	342.12	346.50	N71°59'24"E	31°36'46"	
987	628.00	24.51	24.52	N57°18'07"E	02°14'12"	
988	628.00	38.63	38.64	N60°10'58"E	03°31'30"	
989	628.00	38.59	38.59	N63°42'21"E	03°31'16"	
990	628.00	38.61	38.61	N67°13'40"E	03°31'22"	
991	628.00	30.77	30.77	N70°23'34"E	02°48'26"	
992	628.00	30.78	30.78	N73°12'03"E	02°48'32"	
993	628.00	30.77	30.77	N76°00'32"E	02°48'26"	
994	628.00	30.78	30.78	N78°49'00"E	02°48'30"	
995	628.00	38.60	38.61	N81°58'55"E	03°31'20"	
996	628.00	38.45	38.46	N85°29'51"E	03°30'32"	
997	628.00	5.37	5.37	N87°31'27"E	00°32'40"	
C19	15.00	20.38	22.40	N81°01'50"W	85°34'18"	
C20	379.00	219.63	222.83	N62°29'45"E	33°41'10"	
987	379.00	31.95	31.96	N48°04'08"E	04°49'56"	
988	379.00	45.63	45.66	N53°56'11"E	06°54'10"	
989	379.00	45.85	45.87	N60°51'19"E	06°56'06"	
990	379.00	45.85	45.88	N67°47'26"E	06°56'08"	
991	379.00	36.56	36.57	N74°01'22"E	05°31'44"	
992	379.00	16.88	16.88	N78°03'47"E	02°33'06"	
C21	405.00	234.70	238.11	N62°29'45"E	33°41'10"	
957	405.00	11.91	11.91	N46°29'44"E	01°41'08"	
958	405.00	36.21	36.23	N49°54'03"E	05°07'30"	
959	405.00	36.26	36.27	N55°01'44"E	05°07'52"	
960	405.00	36.28	36.29	N60°09'42"E	05°08'04"	
961	405.00	36.19	36.20	N65°17'23"E	05°07'18"	
962	405.00	29.95	29.96	N69°58'10"E	04°14'16"	
963	405.00	29.09	29.10	N74°08'47"E	04°06'58"	
964	405.00	22.16	22.16	N77°46'19"E	03°08'06"	
C22	313.00	42.24	42.27	N83°12'27"E	07°44'16"	
970	313.00	5.56	5.56	N79°50'52"E	01°01'06"	
971	313.00	36.69	36.69	N83°43'00"E	06°43'10"	
C23	287.00	38.73	38.76	N83°12'27"E	07°44'16"	
976	287.00	34.89	34.92	N82°49'26"E	06°58'14"	
975	287.00	3.84	3.84	N86°41'34"E	00°46'02"	
C24	122.00	16.46	16.48	S06°47'33"E	07°44'16"	
C25	178.00	24.02	24.04	S06°47'33"E	07°44'16"	
C26	15.00	21.35	23.75	S42°26'12"W	90°43'14"	
C27	520.00	301.34	305.73	N62°29'45"E	33°41'10"	
957	520.00	7.87	7.87	N46°05'10"E	00°52'00"	
958	520.00	46.43	46.45	N49°04'42"E	05°07'04"	
959	520.00	45.89	45.90	N54°09'58"E	05°03'28"	
960	520.00	45.65	45.66	N59°15'57"E	05°08'30"	
961	520.00	45.93	45.94	N64°22'04"E	05°03'44"	
962	520.00	38.34	38.34	N69°00'41"E	04°13'30"	
963	520.00	36.73	36.74	N73°08'52"E	04°02'52"	
964	520.00	34.30	34.31	N77°03'42"E	03°46'48"	
965	520.00	3.51	3.51	N79°08'43"E	00°23'14"	
C28	580.00	336.11	341.00	N62°29'45"E	33°41'10"	
C29	15.00	21.08	23.37	N47°33'48"W	89°16'48"	
C30	15.00	21.35	23.75	N42°26'12"E	90°43'14"	
C31	15.00	21.23	23.58	N47°57'44"W	90°04'36"	
C32	122.00	16.46	16.48	S06°47'33"E	07°44'16"	
C33	178.00	24.02	24.04	S06°47'33"E	07°44'16"	
C34	568.00	12.32	12.32	S78°43'02"W	01°14'34"	
C35	15.00	19.87	21.71	S60°25'57"E	82°56'36"	
C36	15.00	20.95	23.19	N25°19'57"E	88°35'12"	
C37	568.00	33.53	33.54	S67°55'05"W	03°22'58"	
C38	508.00	115.85	116.10	S72°47'27"W	05°03'42"	
941	508.00	31.46	31.46	S68°01'03"W	03°32'54"	
OL86	508.00	64.11	64.11	S73°24'34"W	07°14'08"	
OL87	508.00	15.00	15.00	S77°52'23"W	01°41'30"	
942	508.00	5.49	5.49	S79°01'43"W	00°37'10"	
C39	144.00	40.17	40.31	S10°56'32"E	16°02'14"	

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SEE SHEET 2 OF 4



FIRST ADDITION TO SMITH'S CROSSING McCOY ADDITION

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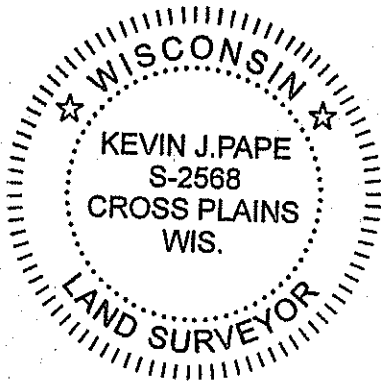
SURVEYOR'S CERTIFICATE

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 "First 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:

Being Lots 676-710 and Outlots 74-76, Sixth Addition to Smith's Crossing, Vacated Leopold Way, (Common Council Resolution No. _____), Vacated Wildflower Way (Common Council Resolution No. _____), Vacated Winding Stream Way (Common Council Resolution No. _____) and Vacated Corbet Street (Common Council Resolution No. _____), and part of the NW1/4, NE1/4, SE1/4 and SW1/4 of the NE1/4 of Section 13, 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 quarter of Section 13 to a point on the east line of Outlot 47, First Addition to Smith's; thence S01°03'16"W, 815.64 feet along said east line to the point of beginning; thence continuing S01°03'16"W, 39.13 feet along the west line of Outlot 82, Smith's Crossing McCoy Addition; thence N79°20'19"E, 671.07 feet along the southerly line of said Outlot 82; thence N71°26'13"E, 62.44 feet along said southerly line; thence N69°28'47"E, 66.47 feet along said southerly line; thence N66°14'36"E, 351.94 feet along said southerly line; thence N74°59'28"E, 79.35 feet; thence N80°58'50"E, 73.96 feet; thence S09°01'10"E, 160.00 feet; thence S80°58'50"W, 35.66 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 503.00 feet and a chord which bears S77°46'39"W, 56.21 feet; thence S15°25'32"E, 100.00 feet; thence S70°20'01"W, 59.62 feet; thence S66°14'36"W, 20.07 feet; thence S02°51'59"E, 360.23 feet; thence S04°14'35"W, 109.85 feet to a point on the north line of Outlot 74, Sixth Addition to Smith's Crossing; thence N87°47'48"E, 175.05 feet to the northeast corner of said Outlot 74; thence S01°03'51"W, 238.77 feet to the southeast corner of said Outlot 74; thence N68°08'39"W, 234.29 feet along the northeasterly line of Outlot 73, Sixth Addition to Smith's Crossing; thence S55°49'29"W, 40.74 feet along the northerly line of said Outlot 73; thence S46°50'27"W, 96.13 feet along said northerly line; thence S36°17'20"W, 72.15 feet along said northerly line; thence N38°51'23"W, 143.78 feet along the easterly line of Lot 675, Sixth Addition to Smith's Crossing; thence S52°41'50"W, 16.75 feet along the northerly line of said Lot 675; thence N37°18'10"W, 56.00 feet to a point on the northerly right-of-way line of Winding Stream Way and a point of curve; thence southwesterly along said northerly right-of-way line on a curve to the right which has a radius of 444.00 feet and a chord which bears S70°14'49"W, 267.76 feet; thence S87°47'48"W, 482.91 feet along said northerly right-of-way line to a point of curve; thence southwesterly along said northerly right-of-way line on a curve to the left which has a radius of 356.00 feet and a chord which bears S73°45'13"W, 172.77 feet to a point of curve; thence southwesterly along said northerly right-of-way line on a curve to the right which has a radius of 200.00 feet and a chord which bears S71°20'37"W, 80.66 feet; thence S82°58'55"W, 82.72 feet along said northerly right-of-way line to a point of curve; thence northwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears N52°25'18"W, 35.11 feet to a point on the easterly right-of-way line of Koshkonong Way and a point of curve; thence northwesterly along said easterly right-of-way line on a curve to the left which has a radius of 378.00 feet and a chord which bears N26°04'59"W, 236.92 feet along said easterly right-of-way line; thence N44°20'46"W, 48.92 feet along said easterly right-of-way line; thence N33°27'27"W, 85.55 feet along said easterly right-of-way line 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 N00°39'13"E, 28.04 feet to a point on the southerly right-of-way of Leopold Way; thence N34°45'53"E, 85.55 feet along said southerly right-of-way line; thence N44°20'48"W, 60.00 feet to a point on the southerly line of said Outlot 47, First Addition to Smith's Crossing; thence N45°39'12"E, 119.43 feet along said southerly line to a point of curve; thence northeasterly along said southerly line on a curve to the right which has a radius of 1167.00 feet and a chord which bears N56°22'52"E, 434.46 feet to the point of beginning. Contains 1,213,220 square feet (27.852 acres).

Dated this 24th day of May, 2019.

Kevin J. Pape, Professional Land Surveyor S-2568



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 _____, 2019.

By: _____

VH Smith Crossing II, 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 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 _____, 2019.

The State Bank of Cross Plains

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 _____

COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to Smith's Crossing McCoy Addition", being a subdivision in the SW1/4-SE1/4, 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

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 First Addition to Smith's Crossing McCoy Addition as of this _____ day of _____, 2019.

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 _____, 2019 affecting the land included in "First Addition to 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 Chiebowksi, Dane County Register of Deeds

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



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:19-07-104

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