

*Coming Soon...*

*Token Creek  
Conservancy Estates*



*Single family homesites all adjacent to park space.  
Approximately 51% total park space in subdivision.  
Northwest edge of Sun Prairie adjacent to Token Creek,  
Shonas Highlands & Ridgecrest.*

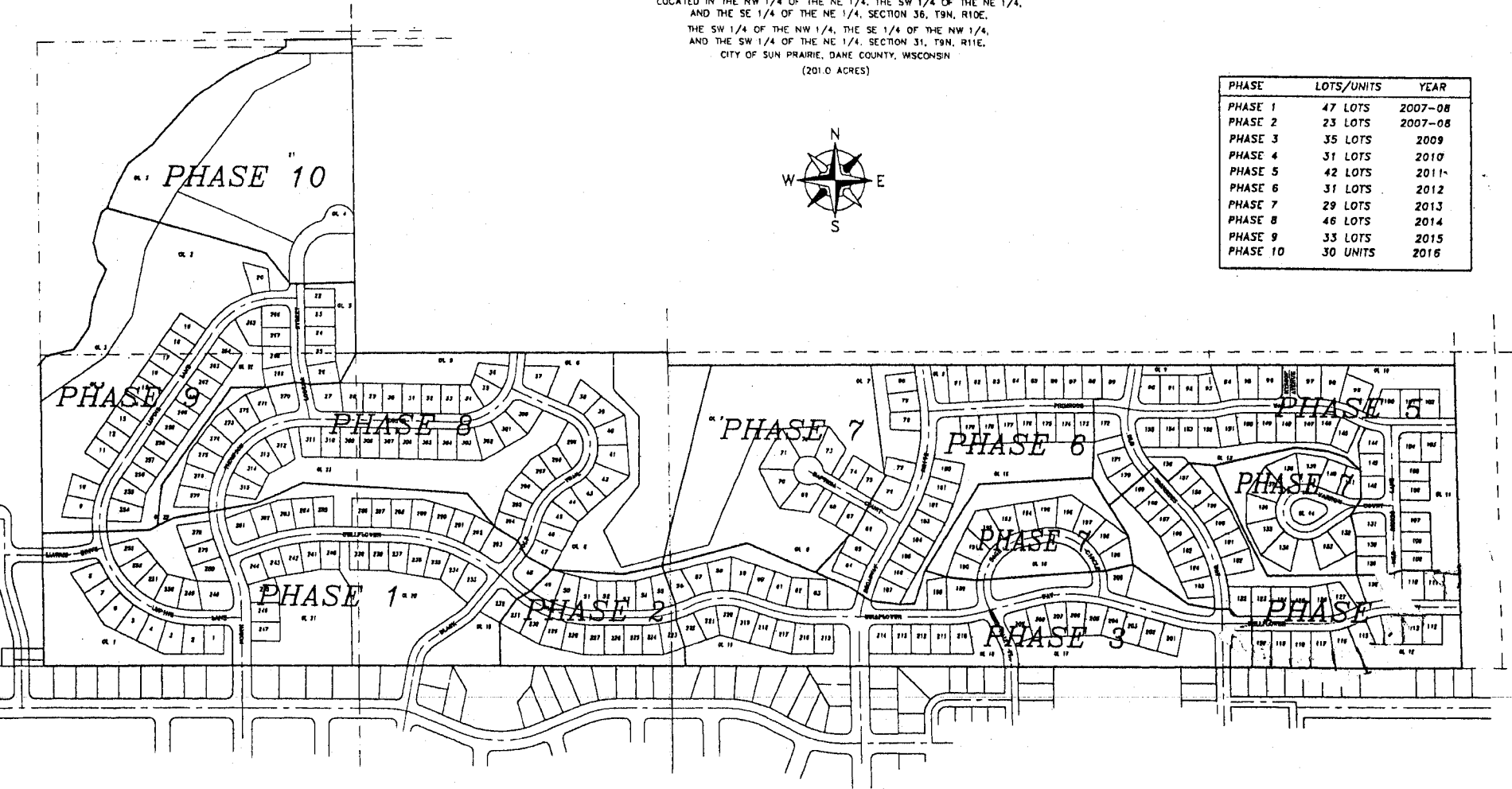
**Contact Kelly Bennett for more information  
(608) 825-9553 or [kelly@firstweber.com](mailto:kelly@firstweber.com)**

# TOKEN CREEK CONSERVANCY ESTATES PRELIMINARY PLAT

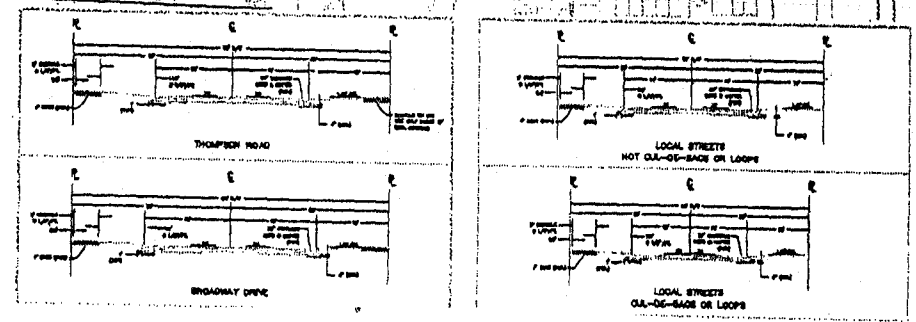
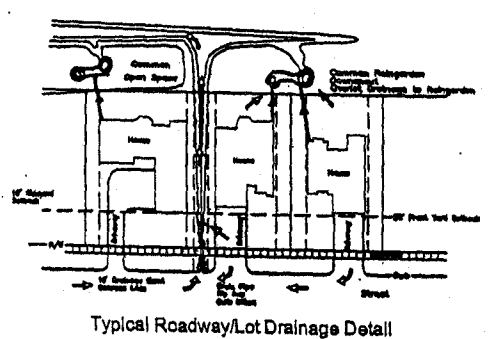
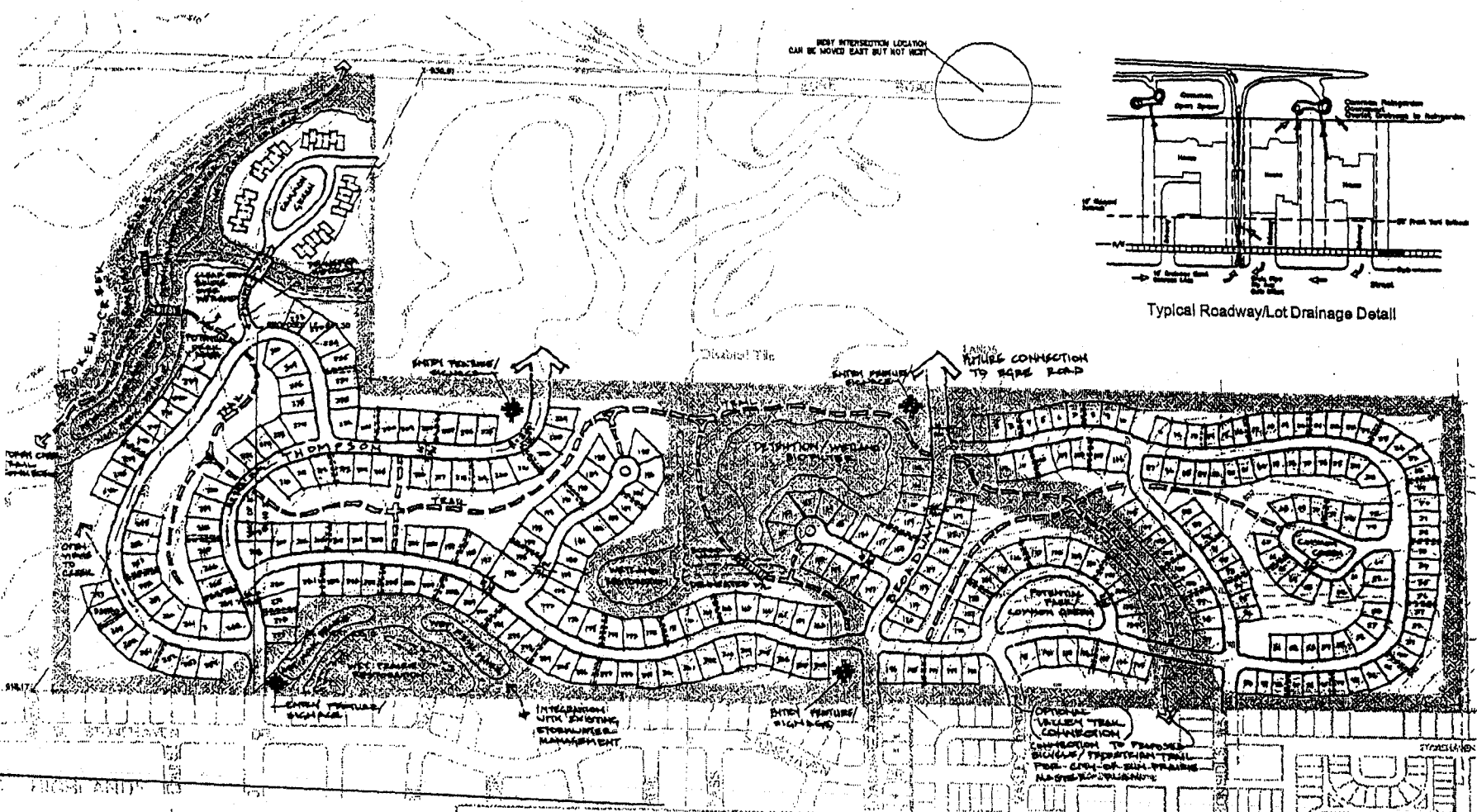
LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,  
AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T9N, R10E,  
THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4,  
AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T9N, R11E,  
CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN  
(201.0 ACRES)



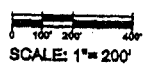
PHASE	LOTS/UNITS	YEAR
PHASE 1	47 LOTS	2007-08
PHASE 2	23 LOTS	2007-08
PHASE 3	35 LOTS	2009
PHASE 4	31 LOTS	2010
PHASE 5	42 LOTS	2011-
PHASE 6	31 LOTS	2012
PHASE 7	29 LOTS	2013
PHASE 8	46 LOTS	2014
PHASE 9	33 LOTS	2015
PHASE 10	30 UNITS	2016



<b>PAULSON &amp; ASSOCIATES, LLC</b> 136 W. HOLLIN STREET DeFOREST, WI 53532 (608)846-2523		
<b>PHASING PLAN</b> <b>TOKEN CREEK CONSERVANCY ESTATES</b> <b>PRELIMINARY PLAT</b>		
JOB NO. 1200-105	DRAWING NO. PRELIMINARY PLAT	DRAWN BY: DAP
REP:	REVISIONS:	DATE: 8-10-08



Development Data	
Site Acreage:	±203 Ac.
65' Frontage Units:	±98
80' Frontage Units:	±214
Multi-Family Units:	±30
Total Units:	±342
Density:	±1.7 DU/Ac
Open Space:	±104.5 Ac (51%)



**Conceptual Conservation  
Development Plan**

Drawn By: Le.g.  
Checked: AES Project No.: 01-260  
File Name: conceptbase2.dwg  
Approved: Date: 06-03-2003

**Windsor/Bristol**  
Town of Windsor and Town of Bristol  
**Paulson Investments, LLC**  
4607 Oak Springs Circle  
DeForest, Wisconsin 53532

Revisions:		
No.	By	Date Description
1	Le.g.	12/1/03 Rev. per Team Mtg
2		
3		
4		
5		

Coordinate System:  
System:  
Zone:  
Datum:  
Units:

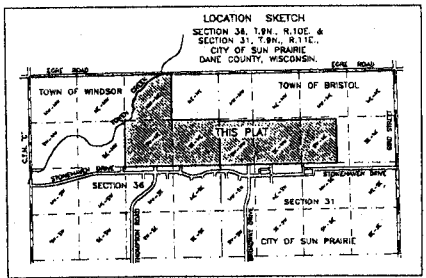
Sheet Number  
**1 of 1**

DRAFT DOCUMENT, VERSION NO. 2, DATED: 6-01-2006

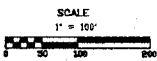
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_ 20\_\_

Department of Administration



**BASIS OF BEARINGS**  
THE EAST LINE OF THE SE 1/4 OF SECTION 36 IS ASSUMED TO BEAR N00°29'05"W.



### TOKEN CREEK CONSERVANCY ESTATES

LOCATED BY THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T8N, R10E, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T8N, R11E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

#### SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor, do hereby certify, that by direction of William M. Paulson, Co-Managing Member of Windsor-Bristol Investments, LLC, I have surveyed, divided, re-measured and mapped **TOKEN CREEK CONSERVANCY ESTATES**, being a part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4, SECTION 31, T8N, R11E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

**BEGINS** at the West Quarter Corner of Section 31;  
thence N89°18'10"E (rounded as N89°42'04"E), 3289.17 along the East-West Quarter line of Section 31;  
thence N01°15'03"W, 1268.06 feet;  
thence S89°18'10"W, 3245.90 feet to the west line of the SW 1/4 of Section 31;  
thence N00°00'00"W along said west line of the NW 1/4, 54.71 feet;  
thence S89°17'23"W, 1304.80 feet;  
thence N00°26'48"W, 1322.27 feet to the north line of the NE 1/4 of Section 36;  
thence S89°16'12"W, 200.52 feet along said north line of the NE 1/4 to the Point of Beginning of a meander line along Token Creek said point being N89°16'12"E, 73 feet more or less from the centerline of Token Creek;  
thence S47°15'21"W, 116.30 feet along said meander line;  
thence continuing along said meander line S23°30'30"W, 318.47 feet;  
thence continuing along said meander line S46°00'12"W, 223.35 feet;  
thence continuing along said meander line S44°29'00"W, 263.33 feet;  
thence continuing along said meander line S24°51'13"W, 180.35 feet;  
thence continuing along said meander line S05°40'48"E, 270.68 feet;  
thence continuing along said meander line S32°33'31"W, 139.12 feet;  
thence continuing along said meander line S°22'34'30"W, 111.71 feet;  
thence continuing along said meander line S28°15'53"W, 95.50 feet;  
thence continuing along said meander line S83°55'27"W, 96.48 feet;  
thence continuing along said meander line S41°19'35"W, 131.79 feet to the west line of the NE 1/4 of Section 36 and the Point of Termination of said meander line, said point being S02°14'30"E, 68 feet more or less from the centerline of Token Creek;  
thence S00°14'30"E, 1201.39 feet along said west line of the NE 1/4 of Section 36 to the Center Quarter Corner of said Section 36;  
thence N89°18'32"E, 2619.05 feet (rounded as N89°17'57"E, N89°38'30"E and N89°18'55"E, 2618.36 feet) along the south line of the NE 1/4 of Section 36 to the POINT OF BEGINNING.

Containing 8,755,800 square feet, (201.0 acres) more or less.  
Subject to all assessments of record.

I do further certify that this plat is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Wisconsin Administrative Code and Subdivision Regulations and the City of Sun Prairie Subdivision Ordinance in surveying, dividing and mapping the same.

**DANIEL A. PAULSON**  
Registered Land Surveyor No. S-1889  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2006.

**OWNER - SUBDIVIDER**  
WINDSOR-BRISTOL INVESTMENTS, LLC  
WILLIAM M. & SUSAN K. PAULSON  
4807 DAK SPRINGS CIRCLE  
DEFOREST, WI 53532

**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
118 W. HOLLAN STREET  
DEFOREST, WI 53532

#### CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN )  
DANE COUNTY )  
I, William M. Burns, being duly 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 special assessments on or \_\_\_\_\_, 200\_\_ on any of the land included in the plat of **TOKEN CREEK CONSERVANCY ESTATES**.  
Date: \_\_\_\_\_  
William M. Burns City of Sun Prairie Treasurer

#### COMMON COUNCIL APPROVAL CERTIFICATE

It is resolved, that the plat of **TOKEN CREEK CONSERVANCY ESTATES** in the City of Sun Prairie, Dane County do hereby certify that the foregoing including lands lying between the centerline and Subdivision Regulations and right-of-way dedication herein is acknowledged and accepted.  
Date: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Joe K. Chase City of Sun Prairie Mayor

I, Diane J. Hermann-Brown, City Clerk, do hereby certify that the foregoing is a copy of a resolution adopted by the City of Sun Prairie Common Council on \_\_\_\_\_, 200\_\_.  
Date: \_\_\_\_\_  
Diane J. Hermann-Brown City of Sun Prairie Clerk

STATE OF WISCONSIN )  
DANE COUNTY )  
I, Diane J. Hermann-Brown, being duly elected, qualified and acting clerk of the City of Sun Prairie, Dane County do hereby certify that the City of Sun Prairie Common Council passed Resolution Number \_\_\_\_\_ on \_\_\_\_\_  
certificates of approval of the final plat of **TOKEN CREEK CONSERVANCY ESTATES**, owned by Windsor-Bristol Investments, LLC upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.  
Date: \_\_\_\_\_  
Diane J. Hermann-Brown City of Sun Prairie Clerk

#### OWNERS CERTIFICATION OF DEDICATION

As owner, I hereby certify that the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat, I also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection:  
1) CITY OF SUN PRAIRIE  
2) DANE COUNTY ZONING & LAND REGULATION COMMISSION  
3) DEPARTMENT OF ADMINISTRATION  
Dated this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

William M. Paulson, Co-Managing Member  
Windsor-Bristol Investments, LLC  
Susan K. Paulson, Co-Managing Member  
Windsor-Bristol Investments, LLC

STATE OF WISCONSIN )  
COUNTY OF \_\_\_\_\_ )  
Signed before me on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by  
William M. Paulson and Susan K. Paulson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public \_\_\_\_\_, Wisconsin  
My Commission Expires: \_\_\_\_\_

# Preliminary Plat Map

SEE SHEET 2 OF 5

TOKEN CREEK CONSERVANCY ESTATES

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T9N, R10E, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T9N, R10E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

SCALE 1" = 100'

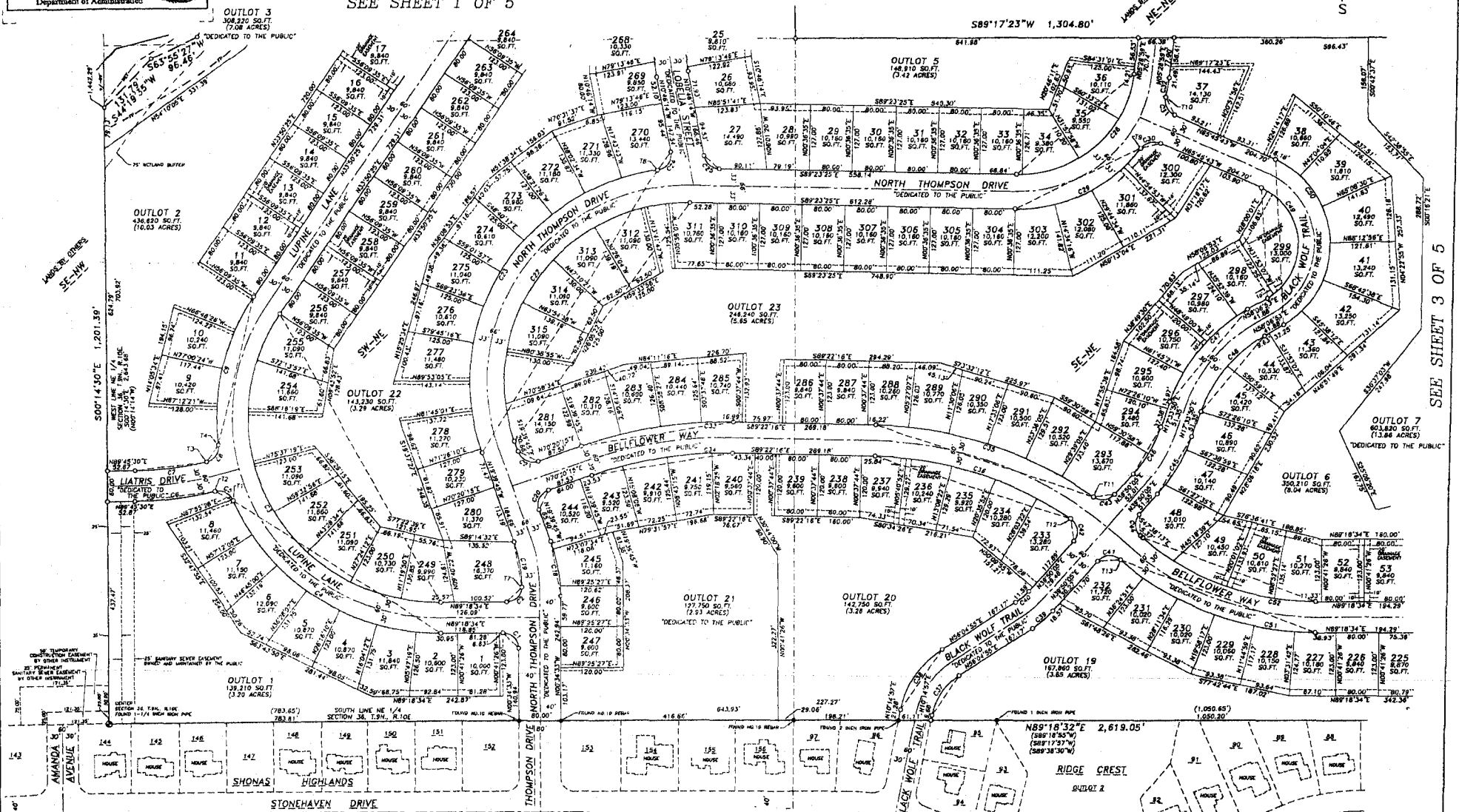


There are no objections to this plat with respect to Sects. 236.14, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_ 20  
Department of Administration

SEE SHEET 1 OF 5

SECTION 36

DRAFT DOCUMENT, VERSION NO. 2, DATED: 6-01-2006



Preliminary Plat Map

SEE SHEET 3 OF 5

DRAFT DOCUMENT, VERSION NO. 2, DATED: 6-01-2006

SEE SHEET 2 OF 5


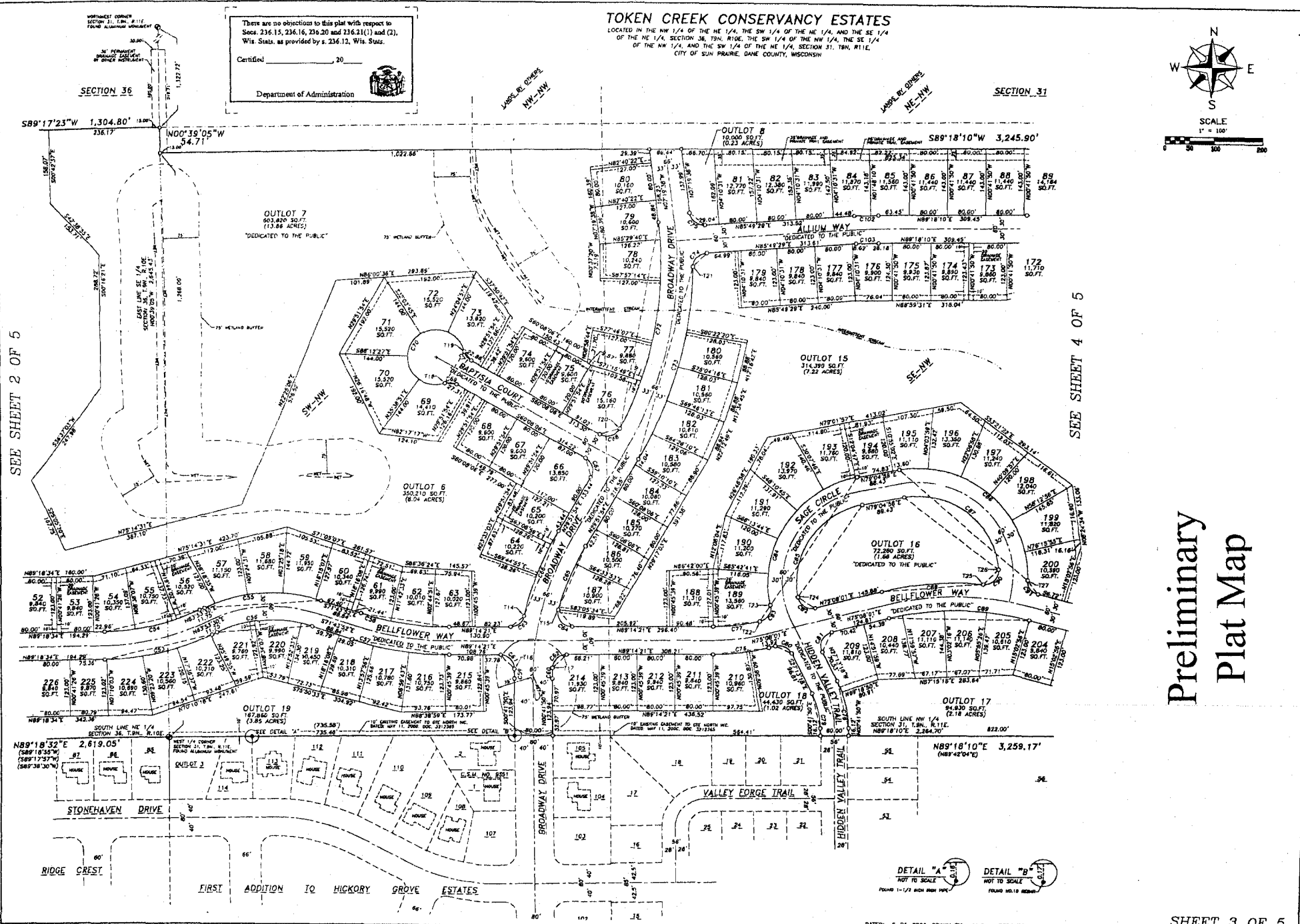
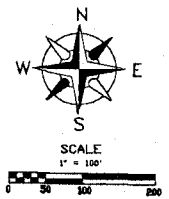
### TOKEN CREEK CONSERVANCY ESTATES

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T9N, R10E, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T9N, R11E, CITY OF SUN PRAIRIE, DAKE 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

SEE SHEET 4 OF 5

# Preliminary Plat Map

DETAIL "A" NOT TO SCALE  
 DETAIL "B" NOT TO SCALE

DRAFT DOCUMENT, VERSION NO. 2, DATED: 6-01-2006

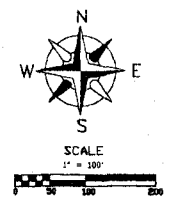
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_ 20\_\_

Department of Administration

### TOKEN CREEK CONSERVANCY ESTATES

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T8N, R10E, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T8N, R11E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



**CERTIFICATE OF COUNTY TREASURER**  
 STATE OF WISCONSIN ) SS  
 DANE COUNTY )  
 I, David M. Gowenda, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments of \$1,000 or more affecting the lands indicated in TOKEN CREEK CONSERVANCY ESTATES.

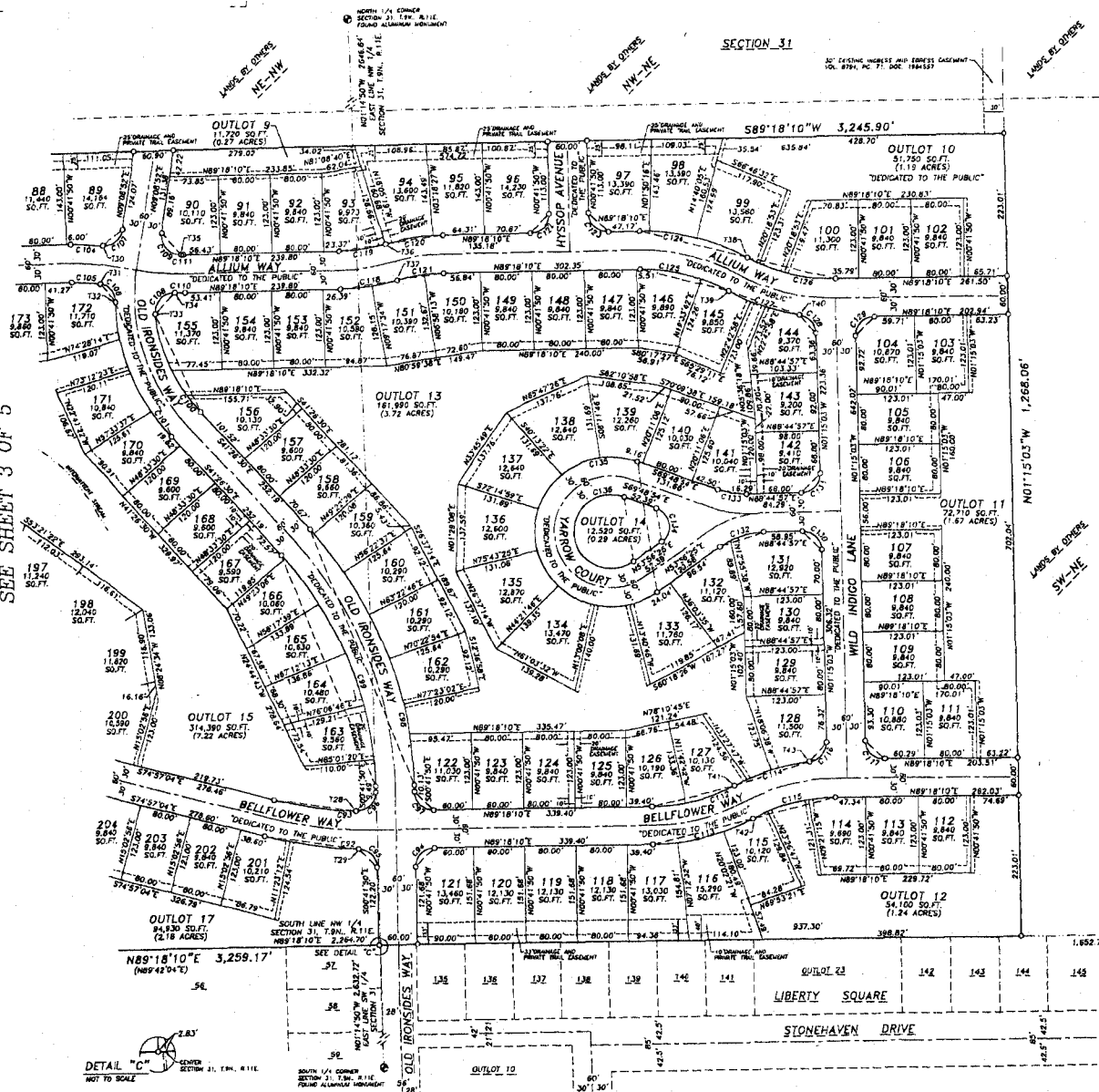
Date: \_\_\_\_\_  
 David M. Gowenda Dane County Treasurer

**CERTIFICATE OF COUNTY REGISTER OF DEEDS**  
 Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_, recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_.

Dane County Register of Deeds

- NOTES**
- THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
  - DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
  - NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
  - ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
  - FUTURE LOT OWNERS SHALL NOT ALTER DRAINAGE PATTERNS OR DITCH LINES WITHOUT THE WRITTEN CONSENT OF THE CITY OF SUN PRAIRIE.
  - NO VEHICULAR ACCESS TO EDGE ROAD FROM LOT 21.
  - ALL OUTLOTS ARE SUBJECT TO A VERY LOW MAINTENANCE AND ARE NOT INTENDED TO BE WATER FEATURES.
  - EASEMENT DESCRIPTIONS FOR ALL PUBLIC BIKE TRAILS ON OUTLOTS OWNED BY THE HOME OWNERS ASSOCIATION TO BE PROVIDED BY OTHER INSTRUMENT FOLLOWING THE CONSTRUCTION OF SAID TRAILS.
  - WATER ELEVATION COLLECTED ON MAY 30, 2006. ELEVATIONS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 FOR THE CITY OF SUN PRAIRIE. LOCAL BENCHMARKS REFERENCED ARE: BENCH MARK NUMBER 821, THE TOP NUT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF STONEHAVEN DRIVE AND FRANKLY DRIVE, ELEVATION 881.26'; BENCH MARK NUMBER 820, THE TOP NUT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF STONEHAVEN DRIVE AND FRANKLY DRIVE, ELEVATION 881.26'; AND BENCH MARK NUMBER 725 IS THE TOP NUT OF A FIRE HYDRANT AT THE NORTHWEST CORNER OF STONEHAVEN DRIVE AND BROADWAY DRIVE, ELEVATION 887.02.

# Preliminary Plat Map



**OUTLOT INFORMATION TABLE**

OUTLOT NO.	DEDICATED TO THE PUBLIC TO BE OWNED BY THE HOME OWNERS ASSOCIATION	MAINTAINED BY THE HOME OWNERS ASSOCIATION	FOR PUBLIC PARKS RECREATION	FOR PUBLIC TRAIL EASEMENT	FOR LOW IMPACT HOME OWNERS RETENTION	FOR ENVIRONMENTAL CORRIDOR	FOR OPEN SPACE	FOR REGIONAL INFILTRATION	CONTAINS WETLANDS	OTHER COMMENTS
OUTLOT1	X	X	X	X	X	X	X	X		
OUTLOT2	X	X	X	X	X	X	X	X		FOR PUBLIC TRAIL EASEMENT (MAINTAINED BY THE PUBLIC), FOR SLOPE PRESERVATION
OUTLOT3	X	X	X	X	X	X	X	X		FOR PUBLIC TRAIL EASEMENT (MAINTAINED BY THE PUBLIC), CONTAINS 100-YEAR FLOODPLAIN
OUTLOT4	X	X	X	X	X	X	X	X		FOR ROADWAY PURPOSES, FOR PUBLIC STREET ACCESS TO LOT 21, OWNED AND MAINTAINED BY THE OWNERS OF LOT 21
OUTLOT5	X	X	X	X	X	X	X	X		
OUTLOT6	X	X	X	X	X	X	X	X		
OUTLOT7	X	X	X	X	X	X	X	X		
OUTLOT8	X	X	X	X	X	X	X	X		
OUTLOT9	X	X	X	X	X	X	X	X		
OUTLOT10	X	X	X	X	X	X	X	X		
OUTLOT11	X	X	X	X	X	X	X	X		
OUTLOT12	X	X	X	X	X	X	X	X		
OUTLOT13	X	X	X	X	X	X	X	X		
OUTLOT14	X	X	X	X	X	X	X	X		
OUTLOT15	X	X	X	X	X	X	X	X		
OUTLOT16	X	X	X	X	X	X	X	X		
OUTLOT17	X	X	X	X	X	X	X	X		
OUTLOT18	X	X	X	X	X	X	X	X		
OUTLOT19	X	X	X	X	X	X	X	X		
OUTLOT20	X	X	X	X	X	X	X	X		
OUTLOT21	X	X	X	X	X	X	X	X		
OUTLOT22	X	X	X	X	X	X	X	X		
OUTLOT23	X	X	X	X	X	X	X	X		