

# DAIRY RIDGE HEIGHTS

A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

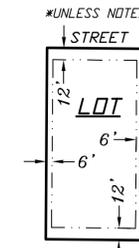
## WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
 NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

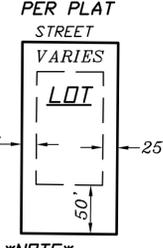
### LEGEND:

- = FOUND 3/4" REBAR
  - = FOUND 1 1/4" REBAR
  - ⊙ = FOUND SECTION CORNER (TYPE NOTED)
- ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4"x18" REBAR, MINIMUM WEIGHT OF 1.50 LBS/LINEAR FT.  
 (\*\*\*) = RECORDED AS

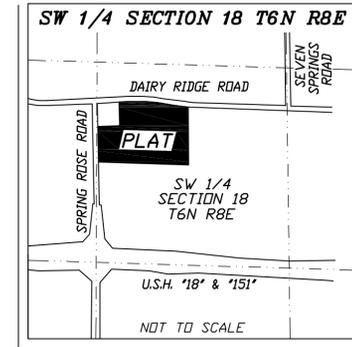
### TYPICAL PUBLIC UTILITY EASEMENT



### BUILDING SETBACKS PER PLAT



**\*NOTE\***  
 LOT 3 SIDE SETBACKS:  
 EAST SIDE = 10 FT.  
 WEST SIDE = 12 FT.



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\_\_

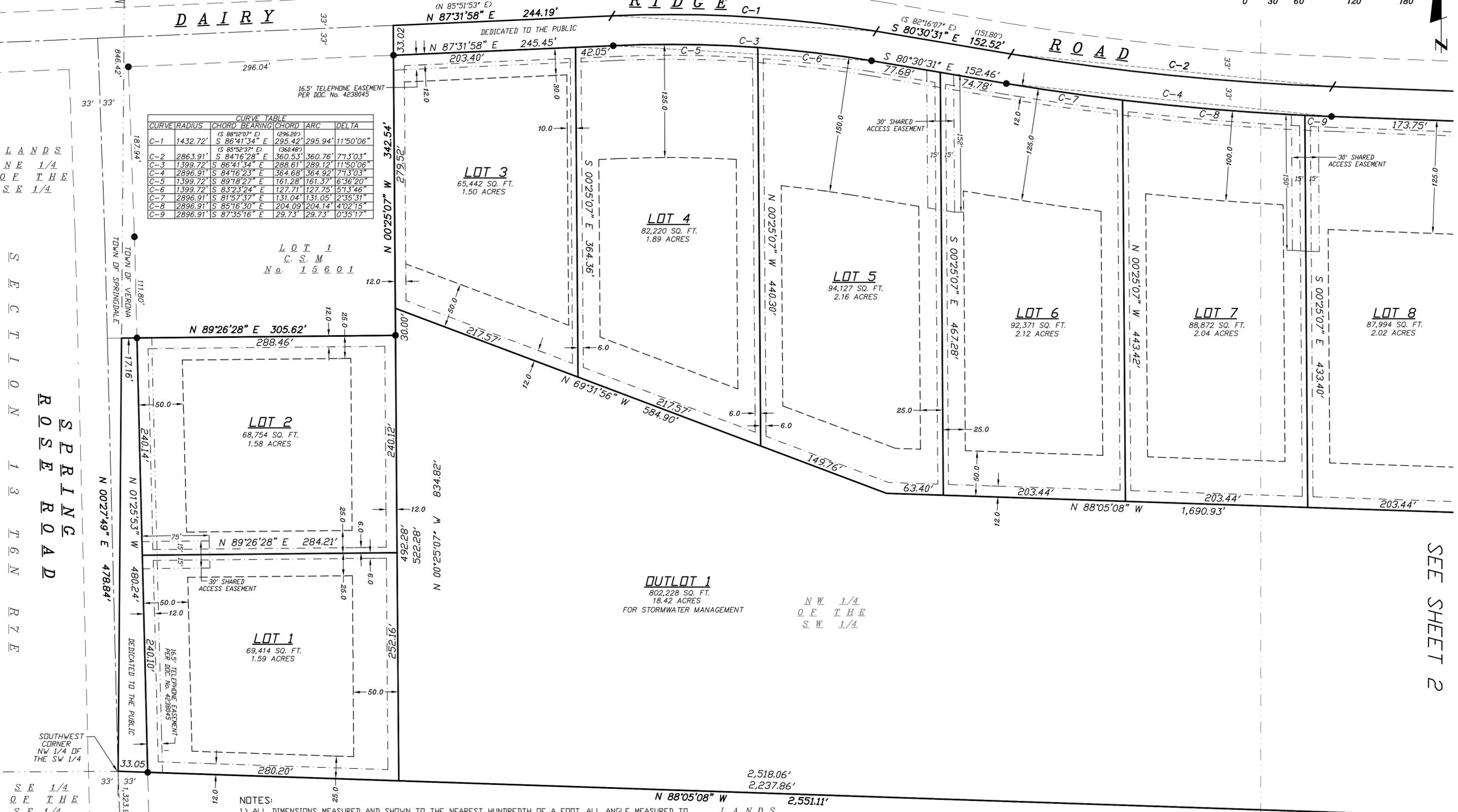
Department of Administration



DANE COUNTY COORDINATES  
 BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 18, T6N, R8E. LINE TO BEAR = S 00°25'07" E  
 SCALE 1" = 60'



FOUND ALUMINUM MONUMENT  
 WEST 1/4 CORNER  
 SECTION 18, T6N, R8E



CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1432.72'	S 86°41'34" E	295.42'	295.94'	11°50'06"
C-2	2863.91'	S 84°16'28" E	360.53'	360.76'	71°3'03"
C-3	1399.72'	S 86°41'34" E	288.61'	289.12'	11°50'06"
C-4	2896.91'	S 84°16'23" E	364.68'	364.92'	71°3'03"
C-5	1399.72'	S 89°18'27" E	161.28'	161.37'	6°36'20"
C-6	1399.72'	S 87°23'54" E	127.71'	127.75'	5°13'46"
C-7	2896.91'	S 81°57'57" E	131.04'	131.05'	2°35'31"
C-8	2896.91'	S 85°16'30" E	204.09'	204.14'	4°02'15"
C-9	2896.91'	S 87°35'16" E	29.73'	29.73'	0°35'17"

LOT 1  
 C.S.M.  
 No. 15601

OUTLOT 1  
 802,228 SQ. FT.  
 18.42 ACRES  
 FOR STORMWATER MANAGEMENT

NW 1/4  
 OF THE  
 SW 1/4

NOTES:  
 1.) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLE MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.  
 2.) ELEVATIONS REFERENCED TO NAVD 88. SITE BENCHMARK IS THE TOP OF ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 18, T6N, R8E. TOP OF ALUMINUM MONUMENT = 995.84'

LANDS  
 SW 1/4  
 OF THE  
 SW 1/4

SE 1/4  
 OF THE  
 SE 1/4

FOUND ALUMINUM MONUMENT  
 SOUTHWEST CORNER  
 SECTION 18, T6N, R8E

SEE SHEET 2

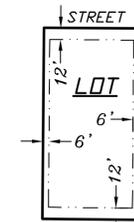
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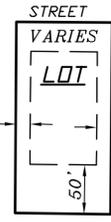
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TYPICAL PUBLIC UTILITY EASEMENT  
 \*UNLESS NOTED\*



BUILDING SETBACKS PER PLAT



\*NOTE\*

LOT 3 SIDE SETBACKS:  
 EAST SIDE = 10 FT.  
 WEST SIDE = 12 FT.

FOUND 1" PIPE  
 NORTH 1/4 CORNER  
 SECTION 18, T6N, R8E

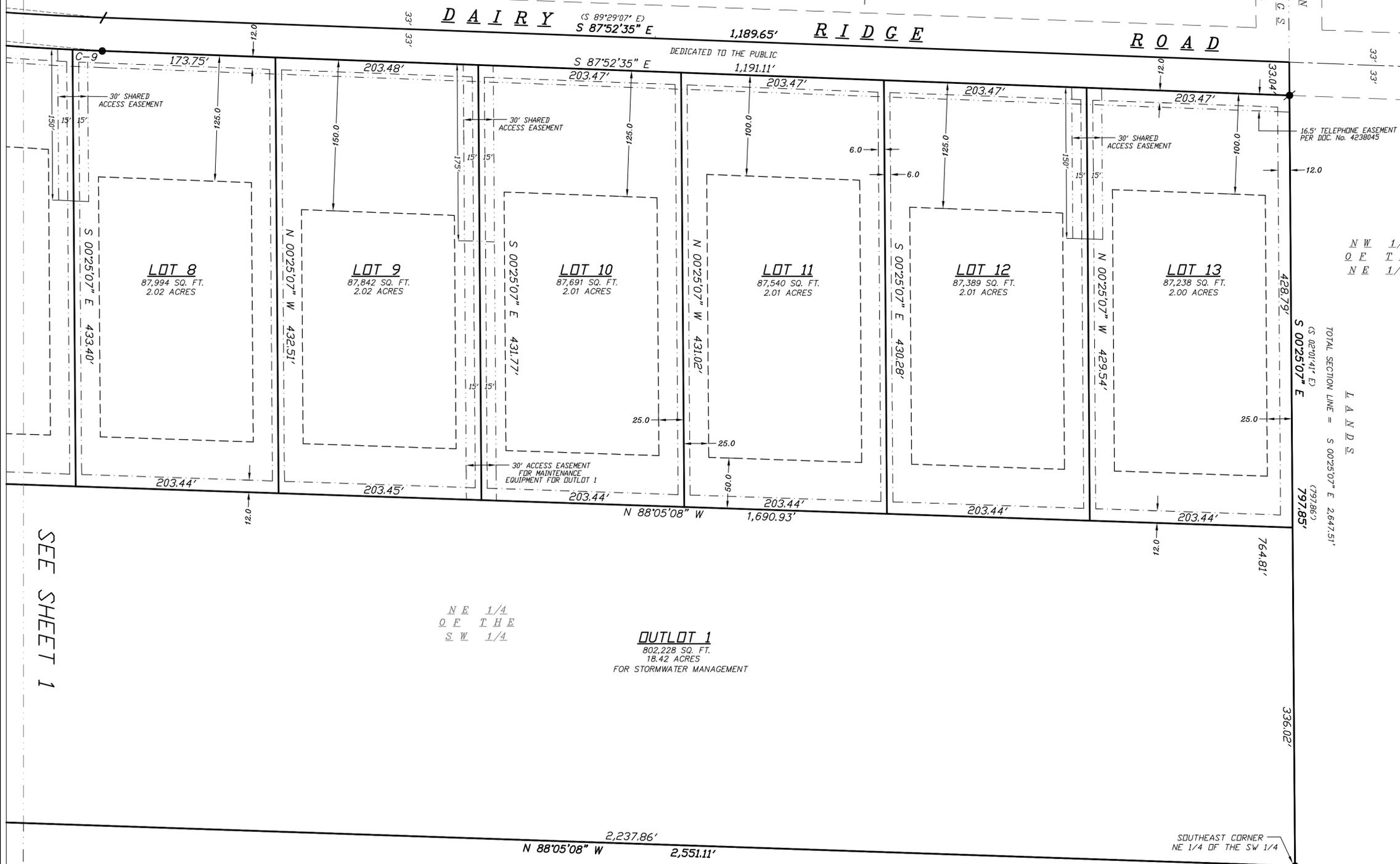
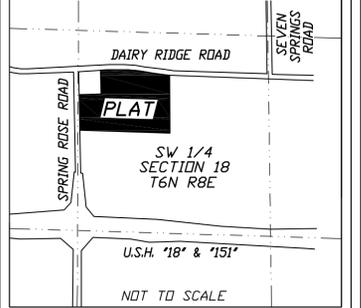
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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



Department of Administration

SW 1/4 SECTION 18 T6N R8E



NW 1/4  
 OF THE  
 NE 1/4

DANE COUNTY COORDINATES  
 BEARINGS ARE REFERENCED TO THE EAST  
 LINE OF THE SW 1/4 OF SECTION 18,  
 T6N, R8E. LINE TO BEAR = S 00°25'07" E



SCALE 1" = 60'

**LEGEND:**  
 ● = FOUND 3/4" REBAR  
 ● = FOUND 1 1/4" REBAR  
 ⊙ = FOUND SECTION CORNER (TYPE NOTED)  
 ALL OTHER LOT AND OUTLOT  
 CORNERS ARE MARKED WITH  
 3/4"x18" REBAR, MINIMUM  
 WEIGHT OF 1.50 LBS/LINEAR FT.  
 (\*\*\*) = RECORDED AS

SEE SHEET 1

NOTES:  
 1) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLE MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.  
 2) ELEVATIONS REFERENCED TO NAVD 88. SITE BENCHMARK IS THE TOP OF ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 18, T6N, R8E. TOP OF ALUMINUM MONUMENT = 995.84'

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### SURVEYOR'S CERTIFICATE:

I, Noa T. Prieve, professional land surveyor, hereby certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code, and the subdivision regulations of the Town of Verona and under the direction of Bret Saalsaa, owner of said land, I surveyed, divided, and mapped Dairy Ridge Heights; that such plat correctly represents all exterior boundaries and subdivision of the land surveyed; and that land is described as follows:

A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 18; thence S 00°25'07" E along the east line of the Southwest 1/4, 525.90 feet to the point of beginning.

Thence continue S 0°25'07" E, 797.85 feet to the Southeast Corner of the said Northeast 1/4 of Southwest 1/4; thence N 88°05'08" W along the south line of the said Northeast 1/4 and Northwest 1/4 of the Southwest 1/4, 2,551.11 feet to the Southwest Corner of the said Northwest 1/4 of the Southwest 1/4; thence N 00°27'49" E along the west line of the said Northwest 1/4 of the Southwest 1/4, 478.84 to the south line of Lot 1 Certified Survey Map No. 15601; thence along said Lot 1 for the next 2 courses N 89°26'28" E, 305.62 feet; thence N 00°25'07" W, 342.54 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 5 courses N 87°31'58" E, 244.19 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of S 86°41'34" E, 295.42 feet; thence S 80°30'31" E, 152.52 feet; thence along an arc of a curve concaved northeasterly having a radius of 2,863.91 feet and a long chord bearing and distance of S 84°16'28" E, 360.53 feet; thence S 87°52'35" E, 1,189.65 feet to the point of beginning. This parcel contains 1,975,184 sq. ft. or 45.34 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:

Twin Rock 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 Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Twin Rock LLC, does further certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Town of Verona  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Twin Rock LLC, has caused these presents to be signed by Bret Saalsaa, its President, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: Twin Rock LLC

Witness \_\_\_\_\_  
by: Bret Saalsaa, President, Twin Rock LLC,

STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Bret Saalsaa, President of the above Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledge that they executed the foregoing instrument as such Member as the deed of said company, by its authority.

\_\_\_\_\_ County, Wisconsin. \_\_\_\_\_  
My commission expires \_\_\_\_\_ Notary Public  
\_\_\_\_\_ Print Name

### CONSENT OF CORPORATE MORTGAGEE:

The Park Bank, a corporation 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 dedication of the land described on this plat, and does hereby consent to the above certificate of Twin Rock LLC, owner.

IN WITNESS WHEREOF, the said The Park Bank has caused these presents to be signed by \_\_\_\_\_, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:  
The Park Bank  
\_\_\_\_\_

STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ officer of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be said officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_ County, Wisconsin. \_\_\_\_\_  
My commission expires \_\_\_\_\_ Notary Public  
\_\_\_\_\_ Print Name  
\_\_\_\_\_ Notary Public

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

### TOWN OF VERONA BOARD APPROVAL

The plat of Dairy Ridge Heights in the Town of Verona, including all public rights-of-way and public outlots dedicated thereon, is hereby approved by the Town of Verona. I, Teresa Withee, do hereby certify that I am the duly appointed, qualified, and acting Town of Verona Clerk and that the foregoing is a representation of an ordinance adopted by the Town of Verona on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Date \_\_\_\_\_ Teresa Withee - Town of Verona Clerk

### CERTIFICATE OF TOWN OF VERONA TREASURER:

STATE OF WISCONSIN  
DANE COUNTY) SS

I, Teresa Withee, as the duly appointed, qualified and acting Town Treasurer of the Town of Verona, hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes, special assessments or charges currently due as of this \_\_\_\_\_, 20\_\_\_\_, on any of the lands included in the plat of Dairy Ridge Heights.

\_\_\_\_\_ Date \_\_\_\_\_ Teresa Withee, Town Treasurer

### CERTIFICATE OF DANE COUNTY:

STATE OF WISCONSIN  
DANE COUNTY) SS

This plat of Dairy Ridge Heights has been approved by the Dane County Zoning and Land Regulation Committee per action thereof on this \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Date \_\_\_\_\_ Jerry Bollig, Chair Dane County Zoning and Land Regulation Committee

### CERTIFICATE OF DANE COUNTY TREASURER:

STATE OF WISCONSIN  
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_, on any of the land included in the plat of Dairy Ridge Heights as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Date \_\_\_\_\_ Adam Gallagher, Dane County Treasurer

### REGISTER OF DEEDS:

Received for the Recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats of Dane County on page(s) \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_ Register of Deeds of Dane County