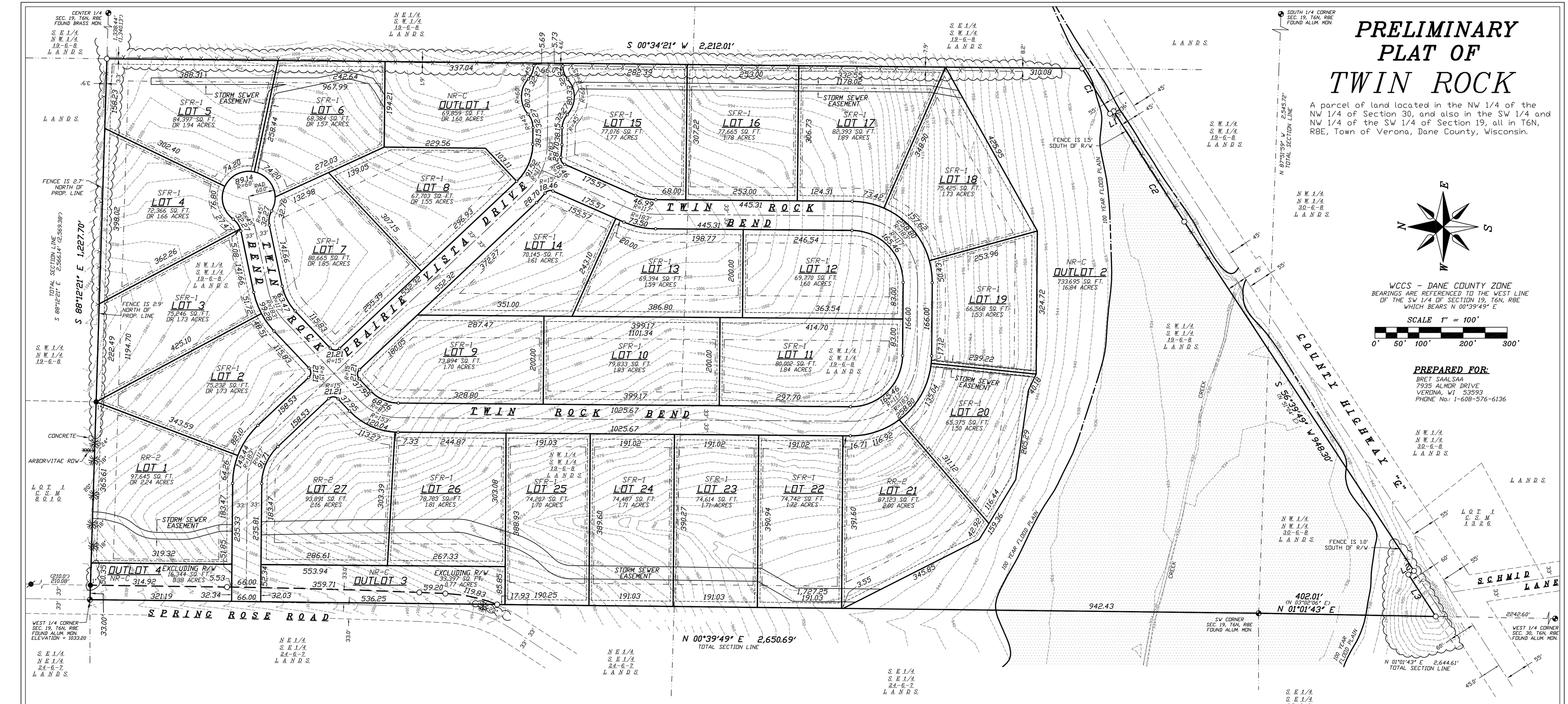
PRELIMINARY PLAT OF TWIN ROCK

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County, Wisconsin.



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 19, T6N, R8E WHICH BEARS N 00°39'49" E

SCALE 1" = 100'

0' 50' 100' 200' 300'

PREPARED FOR:
BRET SAALSAA
7935 ALMOR DRIVE
VERONA, WI 53593
PHONE No.: 1-608-576-6136

OBJECTING AUTHORITIES
DANE COUNTY DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA
DANE COUNTY HIGHWAY

LINE TABLE

L#	BEARING	DISTANCE
L1	S 31°51'29" E	10.00'
L2	N 33°20'11" W	15.00'
L3	S 56°50'30" W	113.51'

CURVE TABLE:

C#	RADIUS	CHORD BEARING	CHORD DIST.	ARC	DELTA
C1	11515.00	S 58°26'18" W	120.37	120.37	00°35'56"
C2	11505.00	S 57°24'10" W	296.85	296.86	01°28'42"

NOTES:
1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) THE 100 YEAR FLOOD PLAIN IS SHOWN IN ITS APPROXIMATE LOCATION PERTAINING TO THE ACCESS DANE WEBSITE.

4.) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2012) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE WEST ¼ CORNER OF SECTION 19. TOP OF ALUMINUM MONUMENT = 1033.20 NAVD 88 (2012 DATUM).

5.) AS PER WARRANTY DEED DOCUMENT #5349098, PARCEL "A" IS SUBJECT TO EASEMENTS TO WISCONSIN POWER AND LIGHT COMPANY, AS SET FORTH IN VOL. 123 OF MISC., PAGE 553, #591066, AND IN VOL. 152 OF MISC., PAGE 556, #643179, DANE COUNTY REGISTRY; SUBJECT TO AWARD OF DAMAGES AS SET FORTH IN VOL. 232 OF MISC., PAGE 97, #802281, DANE COUNTY REGISTRY.

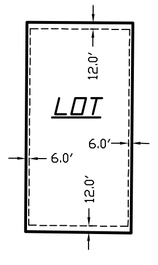
6.) TOTAL AREA: 3,247,184 SQ. FT. OR 74.55 ACRES.

DESCRIPTION FOR PARCEL "A":
A portion of land located within the land described in Warranty Deed Document No. 5349098.

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, T6N, R8E and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West 1/4 of said Section 19; thence S 88°12'21" E along the north line of the Southwest 1/4 of said Section 19, 1,227.70 feet; thence S 00°34'21" W along the East line of the West 1/2 of the Southwest 1/4 of said Section 19, 2,212.01 feet to the North right of way line of County Highway "G"; thence along the said North right of way line for the next 6 courses, thence along an arc of a curve concaved southeasterly having a radius of 11,515.00 feet, and a long chord bearing and distance of S 58°26'18" W, 120.37 feet; thence S 31°51'29" E, 10.00 feet; thence along an arc of a curve concaved southeasterly having a radius of 11,505.00 feet, and a long chord bearing and distance of S 57°24'10" W, 296.85 feet; thence S 56°39'49" W, 948.30 feet; thence N 33°20'11" W, 15.00 feet; thence S 56°58'11" W, 113.34 feet to the West line of the Northwest 1/4 of said Section 30; thence N 01°01'43" E along the West line of the Northwest 1/4 of said Section 30, 401.70 feet to the Southwest corner of said Section 19; thence N 00°39'49" E along the West line of the Southwest 1/4 of said Section 19, 2,650.69 feet to the point of beginning. This parcel contains 3,247,184 sq. ft. or 74.55 acres and is subject to a road right of way over a portion of the westerly part thereof.

TYPICAL UTILITY EASEMENT



ZONING
CURRENT ZONING IS AT-35

PROPOSED ZONING:
SFR-1 = LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26
RR-2 = LOTS 1, 21, 27
NR-C = OUTLOTS 1, 2, 3 , 4

SETBACKS SFR-1
ROAD = 30 FEET
SIDE = 10 FEET MINIMUM EACH SIDE
REAR = 50 FEET WITH 38 FEET FOR UNCOVERED DECKS / PORCHES.
ACCESSORY STRUCTURES IN REAR YARD = 4 FEET SIDE 4 FEET REAR

LEGEND
- O = SET 1 1/4" x 30" SOLID IRON STAKE 4.17 LBS/FT
- = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND IRON PIPE (SIZE NOTED)
- = FOUND 1 1/4" REBAR
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- * = ARBORVITAE TREES
- + = STREET/PARKING SIGN
- 20" = DECIDUOUS TREE (TRUNK SIZE NOTED)
- —X— = FENCE
- — — — = APPROXIMATE 100 YEAR FLOOD PLAIN
- ~~~ = TREE LINE

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF TWIN ROCK

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County, Wisconsin.

DATE:	JUNE 14, 2019	REVISION DATE:	JULY 17, 2019	CHECK BY	N.T.P.
SCALE:	1" = 100'	REVISION DATE:	AUGUST 16, 2019	DRAWING NO.	19W-17
DRAWN BY	NEIL BORTZ	REVISION DATE:	AUGUST 20, 2019	SHEET	1 OF 2