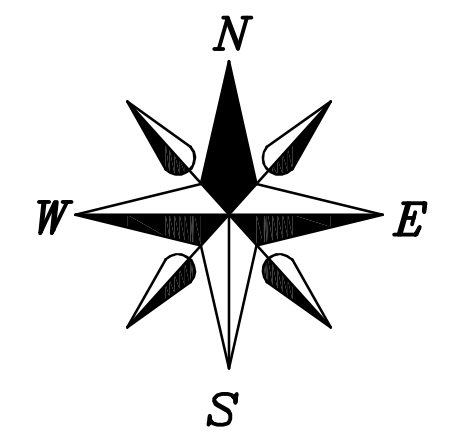
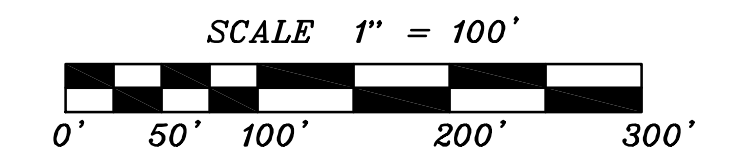


PRELIMINARY PLAT OF DAIRY RIDGE HEIGHTS

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.



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 18, T6N, R8E WHICH BEARS S 00°25'07" E



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

- LEGEND**
- = FOUND 3/4" REBAR
 - = FOUND 1 1/4" REBAR
 - = SECTION CORNER (AS NOTED)
 - (##) = RECORDED AS
 - X- = FENCE
 - OHU- = OVER HEAD UTILITIES
 - P.U.E.- = PUBLIC UTILITY EASEMENT (P.U.E.) (UNLESS NOTED)
 - ▨ = DEDICATED TO THE PUBLIC

- NOTES:**
- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACERS 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) FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN SHOWN.
 - 4) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2012) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 18. TOP OF ALUMINUM MONUMENT = 995.84' NAVD 88 (2012 DATUM).
 - 5) TOTAL AREA: 1,975,184 SQ. FT. OR 45.34 ACRES

LINE	BEARING	DISTANCE
L-1	S 82°16'07" E	(151.80')
L-2	S 80°30'31" E	152.52'
L-2	S 80°30'31" E	152.46'

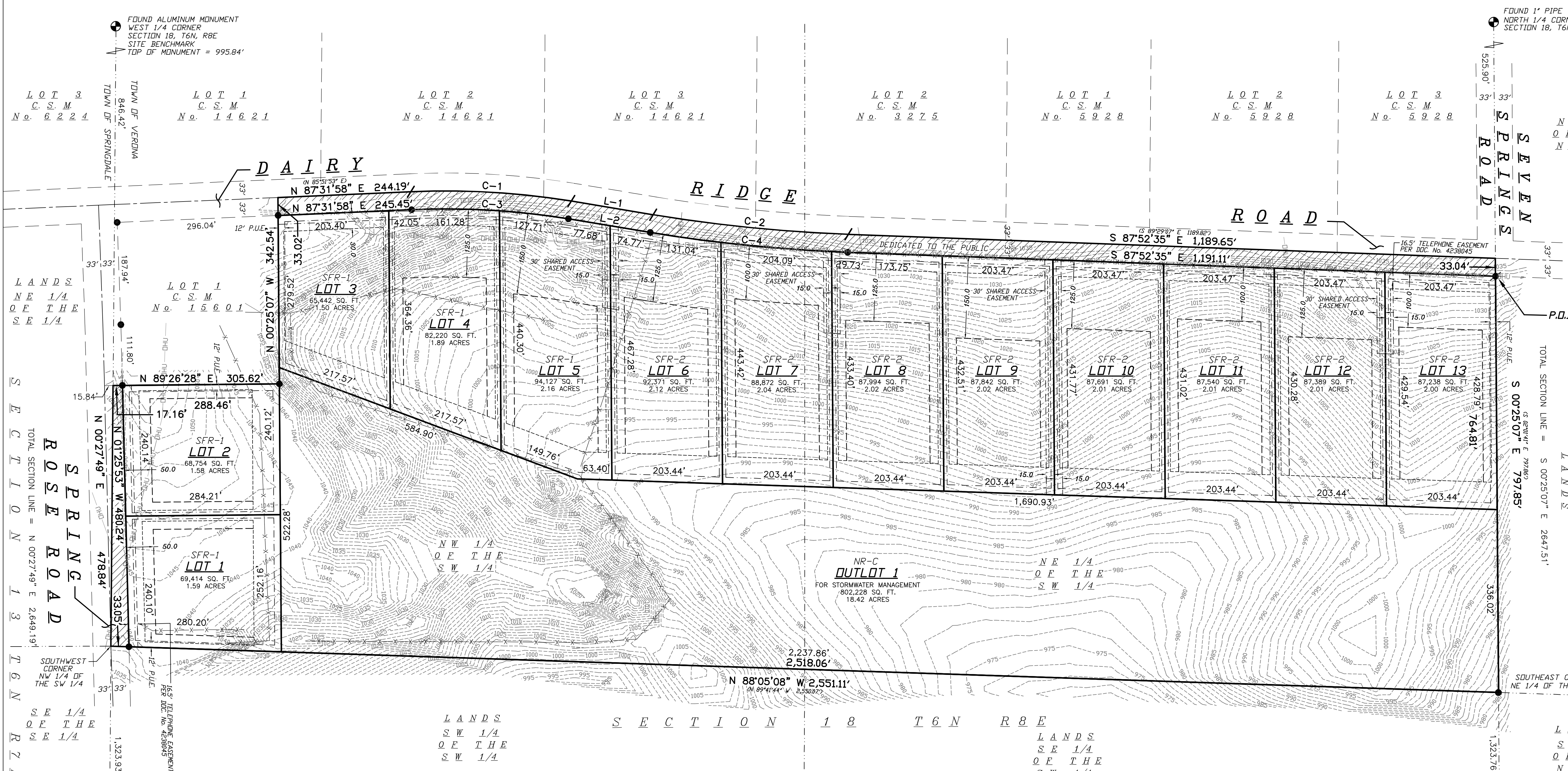
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1432.72'	S 88°12'07" E	(296.20')	295.42'	11°50'06"
C-2	2863.91'	S 86°41'34" E	(360.53')	360.76'	7°13'03"
C-3	2863.91'	S 84°16'28" E	(360.53')	360.76'	7°13'03"
C-4	2896.91'	S 86°41'34" E	(288.61')	288.12'	11°50'06"
C-4	2896.91'	S 84°16'23" E	(364.68')	364.92'	7°13'03"

DESCRIPTION:

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 concave 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 concave 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.



FOUND ALUMINUM MONUMENT WEST 1/4 CORNER SECTION 18, T6N, R8E
SITE BENCHMARK
TOP OF MONUMENT = 995.84'

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

LANDS NE 1/4 OF THE SE 1/4
LANDS SW 1/4 OF THE SE 1/4
LANDS SW 1/4 OF THE SW 1/4

LANDS NE 1/4 OF THE SE 1/4
LANDS SW 1/4 OF THE SE 1/4

LANDS NE 1/4 OF THE SE 1/4
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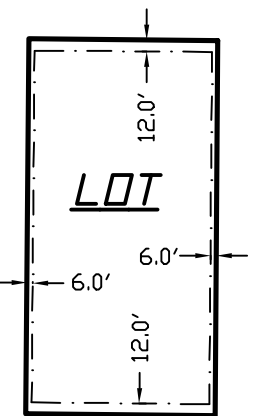
LANDS SW 1/4 OF THE SW 1/4
LANDS SE 1/4 OF THE SW 1/4
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LANDS SW 1/4 OF THE SW 1/4
LANDS SE 1/4 OF THE SW 1/4
LANDS SW 1/4 OF THE SW 1/4

TYPICAL PUBLIC UTILITY EASEMENT
(UNLESS NOTED)
STREET



ZONING
CURRENT ZONING IS AT-35

PROPOSED ZONING:
SFR-1 = LOTS 1 THROUGH 4
SFR-1 = LOTS 5 THROUGH 13
NR-C = OUTLOTS 1

PROPOSED BUILDING SETBACKS FOR SFR-1 AND SFR-2

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

PROPOSED PRIMARY BUILDING ENVELOPE

ROAD = VARIES (SEE MAP)
SIDE = 25 FEET MINIMUM EACH SIDE
REAR = 50 FEET MINIMUM
NOTE
LOT 3 HAS STANDARD SFR-1 SETBACKS.
ROAD = 30 FEET, SIDE = 10 FEET, REAR = 50 FEET

OBJECTING AUTHORITIES
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA

FOUND ALUMINUM MONUMENT CENTER CORNER SECTION 18, T6N, R8E

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

PRELIMINARY PLAT OF 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.

DATE	FEBRUARY 15TH, 2021	DATE	AUGUST 11TH, 2021	CHECK BY	N.T.P.
SCALE:	1" = 100'			DRAWING NO.	20V-369
DRAWN BY	NEIL BORTZ			SHEET	1 OF 1