

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\_\_\_\_

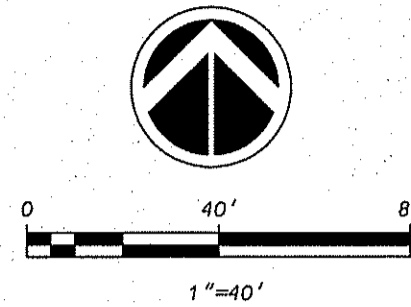
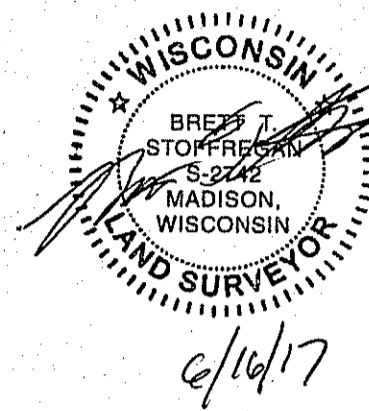
Department of Administration



# CROSS POINT ESTATES

LOTS 177-183, CROSS POINT, EXCEPT FOR THAT PORTION OF LOT 178 CONVEYED IN DOC. NO. \_\_\_\_\_  
 LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 16, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

- NOTES
- Drainage arrows indicate the direction of surface 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.
  - Distances shown along curve are chord lengths.

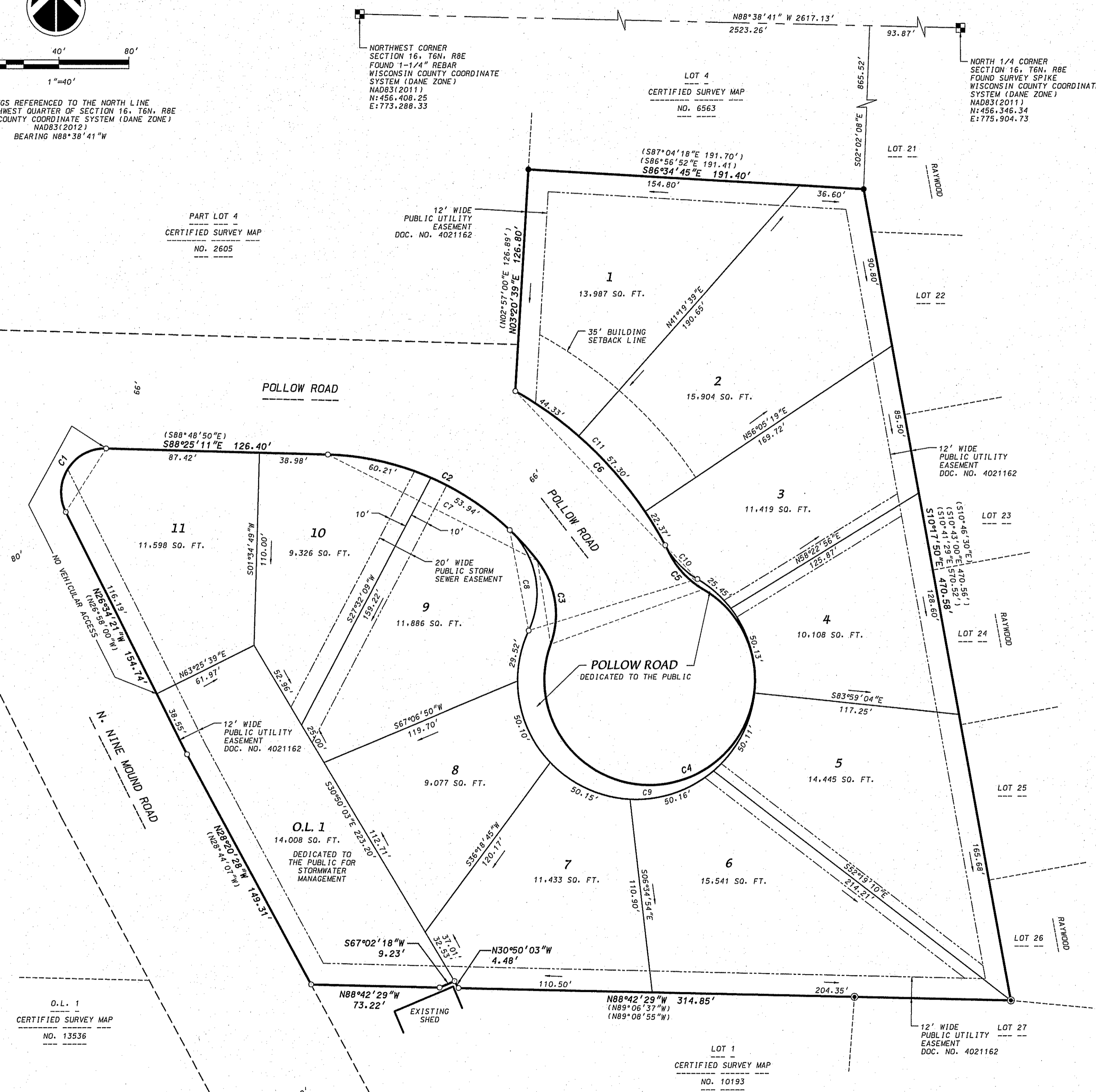
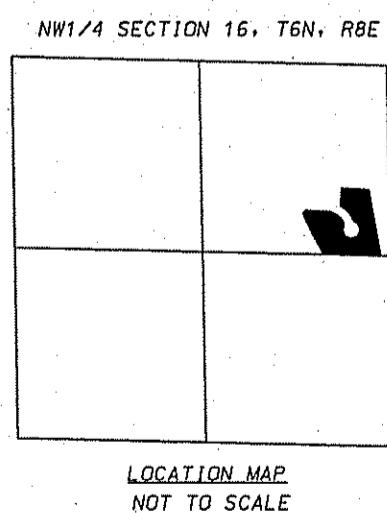


BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T6N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(2012)  
 BEARING N88°38'41"W

- LEGEND
- Found 1-1/4" Rebar
  - Found 3/4" Rebar
  - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
  - Public utility easement (6' 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

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	42.89	51.55	N32°30'14"E (N32°06'35"E)	118°09'10"	
2		157.00	134.00	138.44	S63°09'29"E (S63°33'08"E)	50°31'24"	OUT-S37°53'47"E (S36°17'26"E)
3		50.00	48.31	50.42	S09°00'23"E (S09°24'02"E)	57°46'48"	OUT-S19°53'01"W (S19°29'22"W)
4		60.00	92.32	271.66	N70°10'40"E (N69°47'01"E)	259°24'42"	OUT-N59°31'41"W (N59°55'20"W)
5		50.00	28.17	28.56	N43°10'02"W (28.55)	32°43'18"	OUT-N26°48'23"W (N27°12'02"W)
6		233.00	127.70	129.51	N43°26'39"W (N43°50'18"W)	33°16'32"	OUT-N60°04'55"W (N60°28'34"W)
7		157.00	112.26	114.80	S67°28'22"E	41°53'38"	OUT-S46°31'33"E
10		157.00	60.21	60.59	S77°21'52"E	22°06'38"	
9		157.00	53.94	54.21	S56°25'03"E	19°47'00"	
8		50.00	58.47	62.45	S10°44'42"E	71°33'42"	OUT-S25°02'09"E
9		67.70	100.50	312.12	N72°57'41"E	264°08'56"	OUT-N59°06'47"E
8		67.70	50.10	51.32	S21°51'57"E	23°11'00"	
7		67.70	50.15	51.37	S65°19'18"E	43°28'30"	
6		67.70	50.16	51.38	N71°11'56"E	43°29'02"	
5		67.70	50.11	51.33	N27°44'11"E	43°26'28"	
4		67.70	50.13	51.35	N15°42'51"W	43°27'36"	
3		67.70	25.45	25.60	N48°16'43"W	21°40'08"	
10		50.00	26.68	27.01	N43°38'12"W	30°57'10"	OUT-N28°09'37"W
11		223.00	122.64	124.24	S44°07'16"E	31°55'18"	
3		223.00	22.37	22.38	N31°02'08"W	05°45'02"	
2		223.00	57.30	57.46	N41°17'31"W	14°45'44"	
1		223.00	44.33	44.40	N54°22'39"W	11°24'32"	

O.L. 2  
 CERTIFIED SURVEY MAP  
 NO. 13534



O.L. 1  
 CERTIFIED SURVEY MAP  
 NO. 13536

LOT 1  
 CERTIFIED SURVEY MAP  
 NO. 10193

Received: 06/19/2017  
 CPA  
**27683**

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

# CROSS POINT ESTATES

LOTS 177-183, CROSS POINT, EXCEPT FOR THAT PORTION OF LOT 178 CONVEYED IN DOC. NO. \_\_\_\_\_,  
LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 16, T6N, R8E, CITY OF VERONA, 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



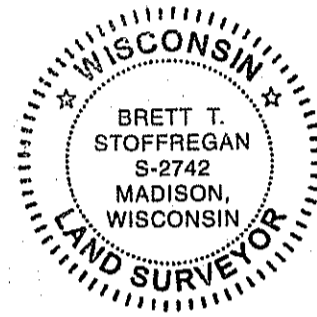
### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 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 Verona, and under the direction of the owners listed below, I have surveyed, divided and mapped "Cross Point Estates" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 177-183, Cross Point, recorded in Volume 58-071B of Plats on pages 365-371 as Document Number 4021162, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 16, T6N, R8E, City of Verona, Dane County, Wisconsin. Except for that portion of Lot 178 conveyed in Quit Claim deed Doc. No. \_\_\_\_\_ containing 151,316 square feet (3.474 acres).

Dated this 16th day of June, 2017.

Brett T. Stoffregan, Professional Land Surveyor S-2742



### OWNER'S CERTIFICATE

Jim and Sue Investment, 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.

Jim and Sue Investment, 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 Verona  
Dane County Zoning and Land Regulation Committee

In witness whereof, Jim and Sue Investment, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Jim and Sue Investment, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named officer of the above named Jim and Sue Investment, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

### VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Cross Point Estates" located in the City of Verona, was hereby approved by Resolution adopted on \_\_\_\_\_, 2017 and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2017 and that said resolution further provided for the acceptance of those lands and rights dedicated by said "Cross Point Estates" to the City for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Ellen Clark, City Clerk, City of Verona, Dane County, Wisconsin

### CITY OF VERONA TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly appointed, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017 on any of the lands included in the plat of "Cross Point Estates".

Brian Lamers, City Treasurer, City of Verona, Dane County, Wisconsin

### 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 \_\_\_\_\_, 2017 affecting the land included in "Cross Point Estates".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ and

recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

Received: 06/19/2017  
CPA

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FN:16-07-130