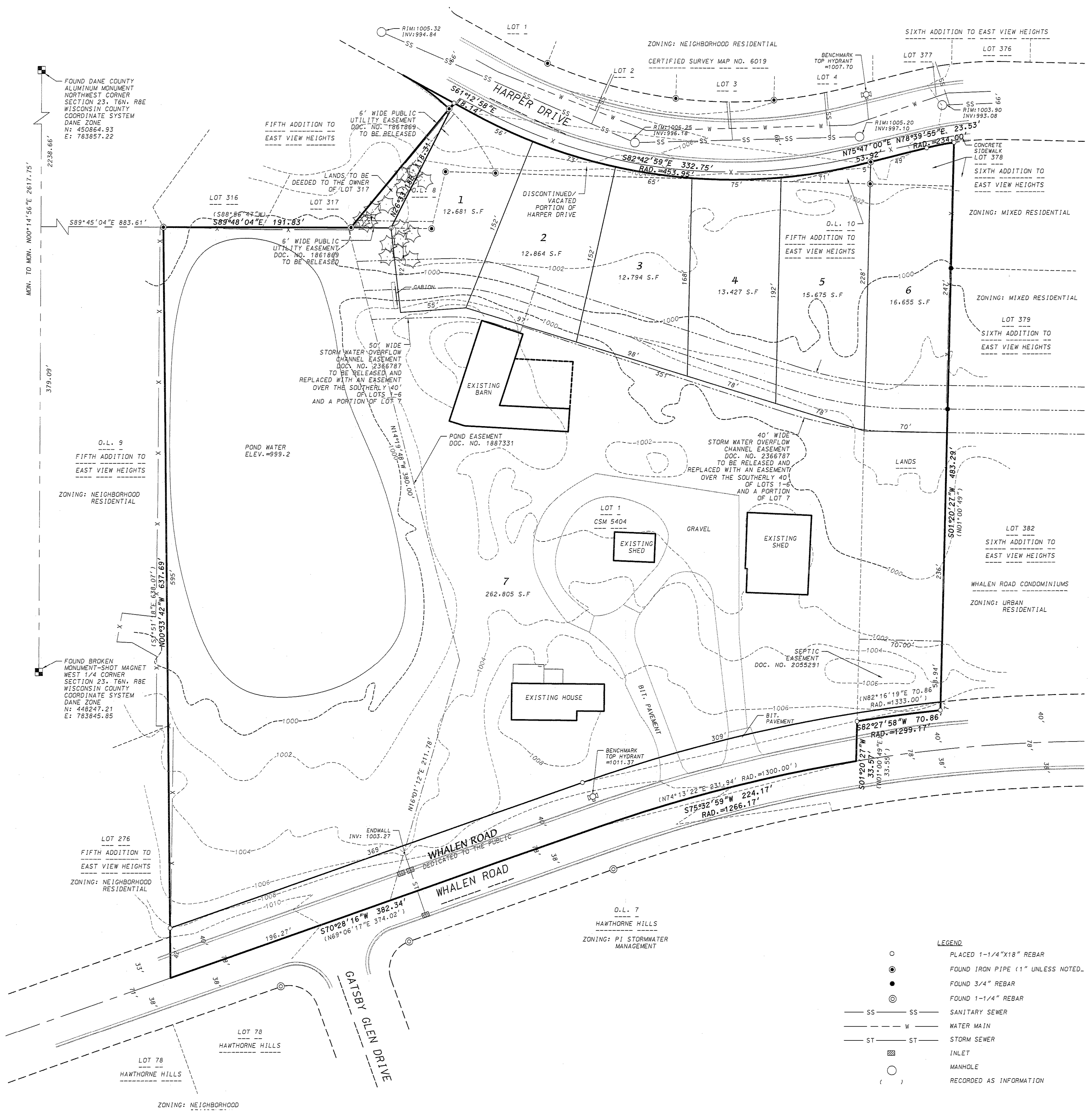


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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Registered Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Verona Subdivision Ordinance.

Dated this 26th day of May, 2015.

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742



NOTES

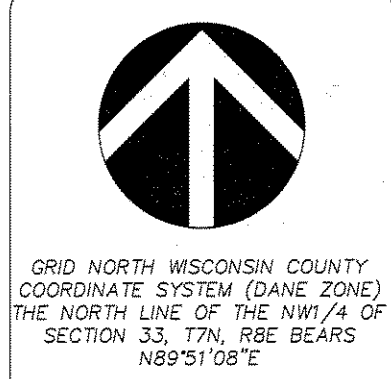
1. Existing Zoning: Transitional, Mixed Residential
Proposed Zoning: Neighborhood Residential

LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 5404, a portion Outlot 8 and all of Outlot 10, Fifth Addition to East View Heights, Part of Lot 378, Sixth Addition to East View Heights, lands and a portion of Harper Drive also discontinued and vacated by City of Verona Resolution No. 10-30-359, recorded as Document Number 2237352, located in the SW1/4 and the SE1/4 of the NW1/4 and in the NW1/4 and the NE1/4 of the SW1/4 of Section 23, T6N, R8E, City of Verona, Dane County, Wisconsin to-wit: Commencing at the west 1/4 corner of said Section 23; thence N00°14'56"E, 379.09 feet along the west line of said NW1/4; thence S89°45'04"E, 883.61 feet to an angle point on the south line of Lot 316, Fifth Addition to East View Heights also being the point of beginning; thence S89°48'04"E, 191.81 feet along the south line of Lots 316, 317 and Outlot 8 of said Fifth Addition to East View Heights; thence N26°33'48"E, 118.31 feet to the southerly right-of-way line of Harper Drive; thence S61°12'58"E, 18.14 feet along said southerly right-of-way line to a point of curve; thence easterly along said southerly right-of-way line on a curve to the left which has a radius of 453.95 feet and a chord which bears S82°42'59"E, 332.75 feet; thence N75°47'00"E, 53.92 feet along said southerly right-of-way line to a point of curve; thence easterly along said southerly right-of-way line on a curve to the right which has a radius of 234.00 feet and a chord which bears N78°59'55"E, 23.53 feet; thence S01°20'27"W, 483.29 feet along the west line of the Sixth Addition to East View Heights and a point of curve; thence westerly along said northerly right-of-way line on a curve to the left which has a radius of 1299.17 feet and a chord which bears S82°27'58"W, 70.86 feet; thence S01°20'27"W, 33.37 feet to the centerline of said Whalen Road also being a point of curve; thence southwesterly along said centerline on a curve to the left which has a radius of 1266.17 feet and a chord which bears S75°32'59"W, 224.17 feet; thence S70°28'16"W, 382.34 feet along said centerline; thence N00°33'42"W, 637.69 feet along the east line of Lot 276 and Outlot 9, Fifth Addition to East View Heights to the point of beginning. Containing 370,994 square feet (8.517 acres).

PRELIMINARY PLAT
ROCKWEILER PLAT

LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NW1/4 AND IN THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 23, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



SCALE: 1" = 50'
0 50

DATE: 05-26-15
REVISED:

FN: 14-07-122
Sheet Number:
1 of 1

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