

RIVERSIDE VISTA

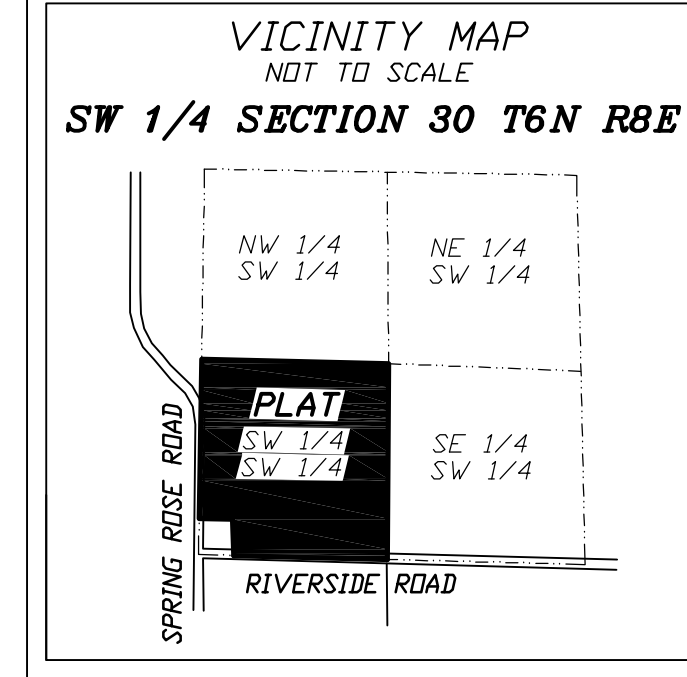
A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

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

NOTES:

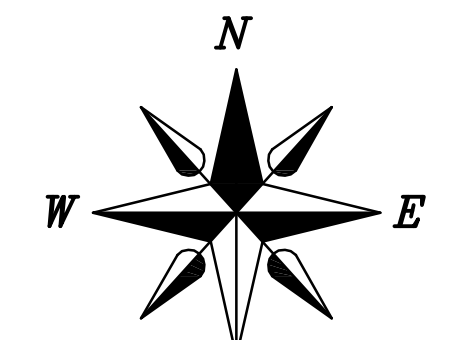
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- 2.) SEE SHEET 3 BUILDING SETBACK, BUILDING ENVELOPS, EASEMENT DETAILS AND VISION CORNER DETAIL.
- 3.) SEE SHEET 4 FOR ALL LINE AND CURVE TABLES.
- 4.) ELEVATIONS REFERENCED TO NAVD 88. SITE BENCHMARK IS THE TOP OF REBAR LOCATED AT THE SOUTHWEST CORNER OF SECTION 30, T6N, R8E. TOP OF REBAR = 1,108.15'
- 5.) SEPTIC AND LEACH FIELDS MUST BE BUILT WITHIN THE TOWN OF VERONA'S BUILDING ENVELOP.



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

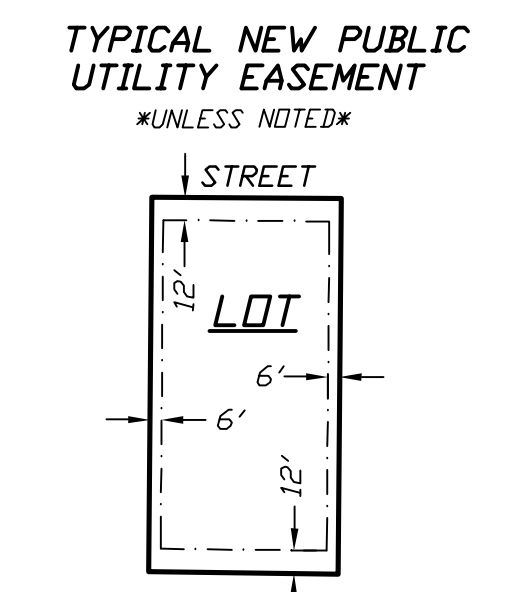
Certified **October 25, 2024**

Don Jime
Department of Administration



W.G.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 30, T6N, R8E. LINE TO BEAR = N 88°32'42" W

SCALE 1" = 60'



SEE SHEET 2



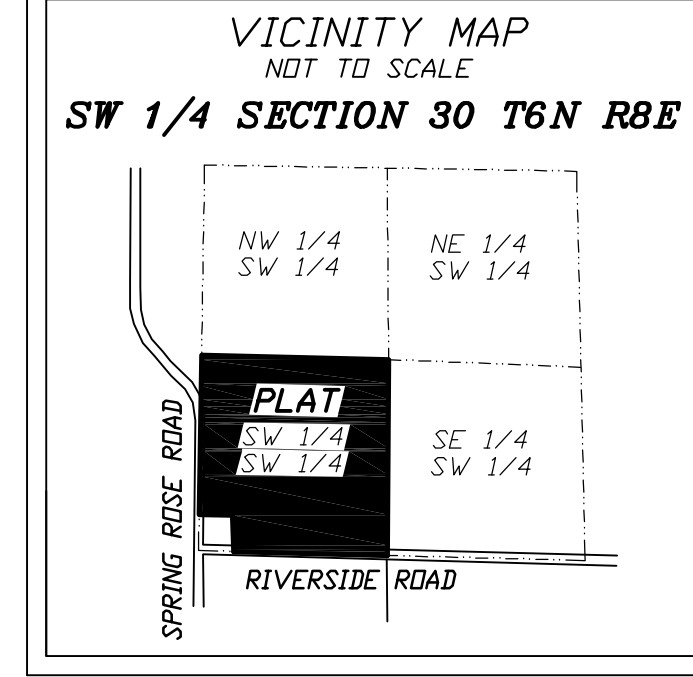
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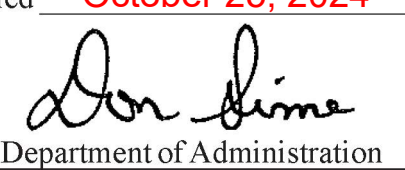
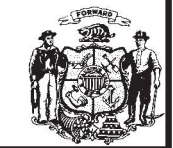
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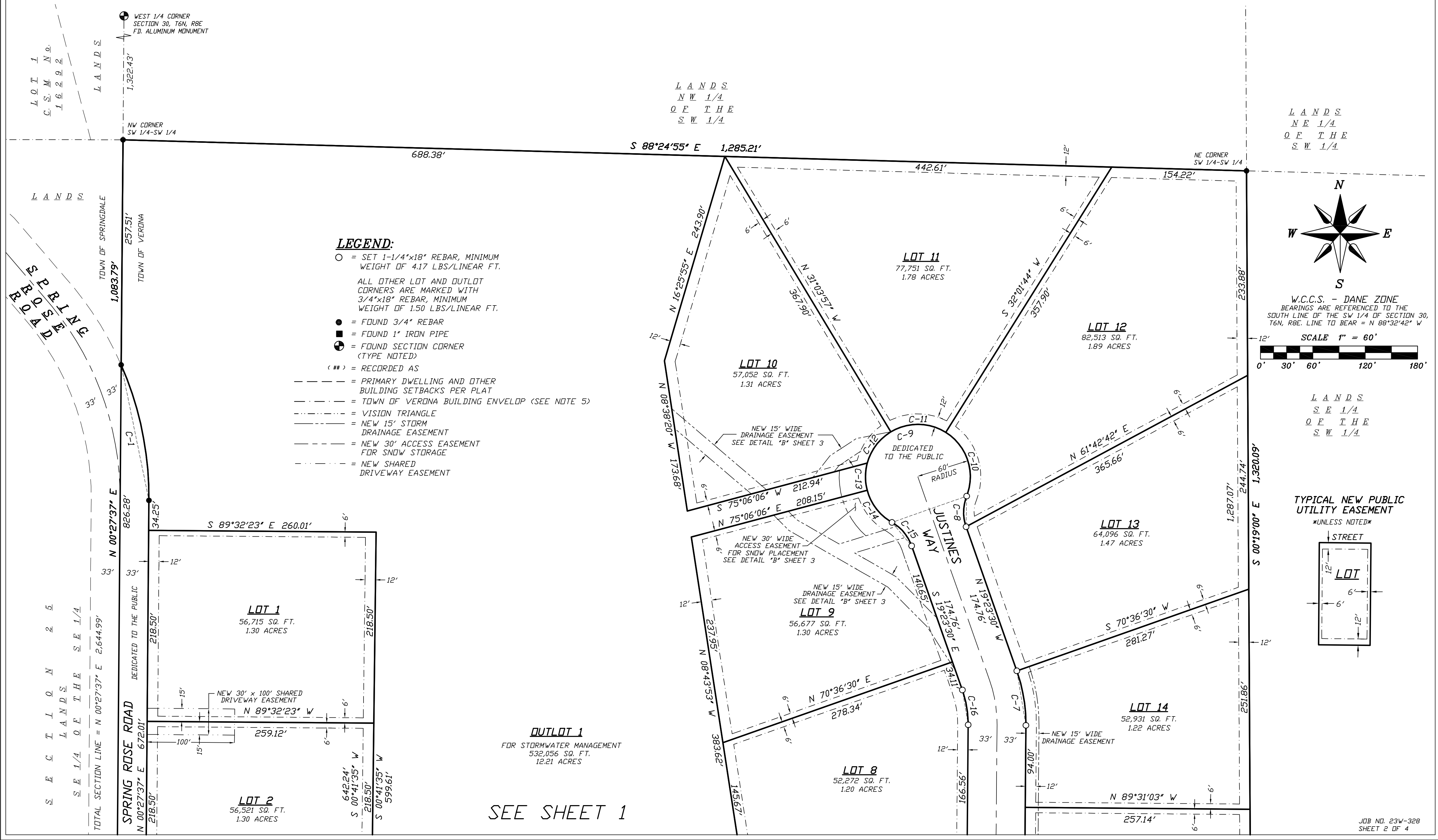
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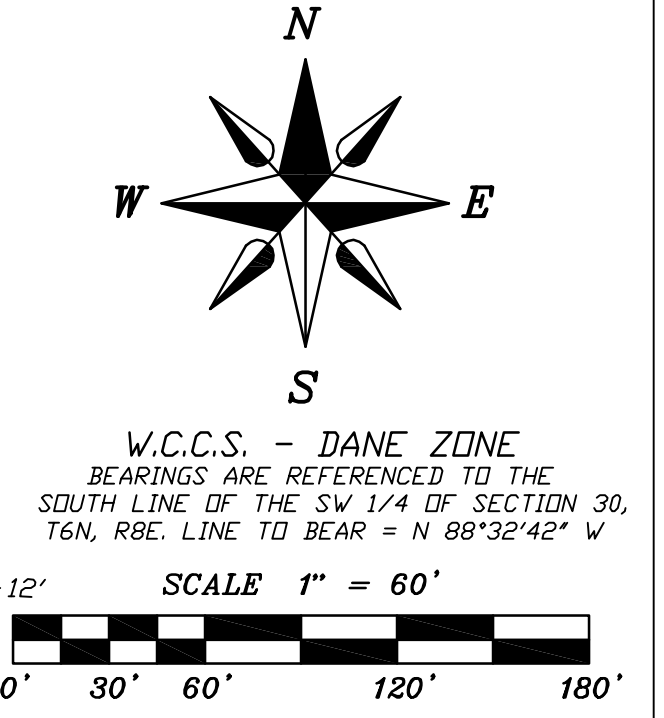
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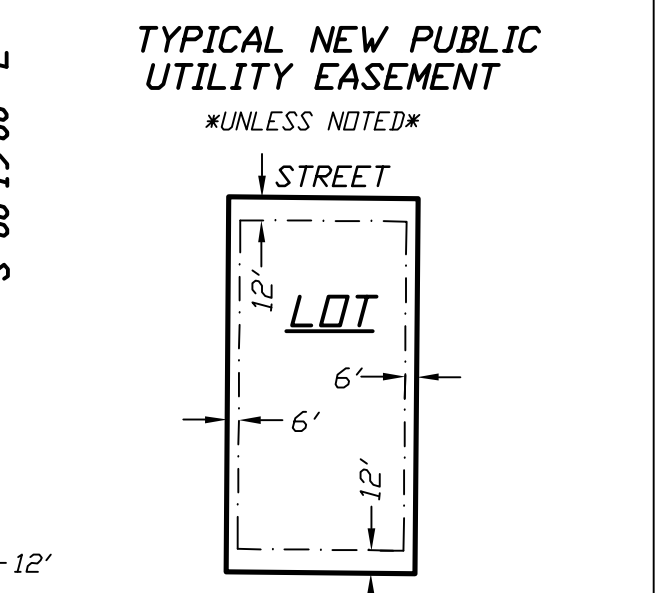
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 Certified **October 25, 2024**

 Department of Administration 



- LEGEND:**
- = SET 1-1/4"x18" REBAR, MINIMUM WEIGHT OF 4.17 LBS./LINEAR FT.
 - = ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4"x18" REBAR, MINIMUM WEIGHT OF 1.50 LBS./LINEAR FT.
 - = FOUND 3/4" REBAR
 - = FOUND 1" IRON PIPE
 - ⊙ = FOUND SECTION CORNER (TYPE NOTED)
 - (##) = RECORDED AS
 - - - - - = PRIMARY DWELLING AND OTHER BUILDING SETBACKS PER PLAT
 - - - - - = TOWN OF VERONA BUILDING ENVELOP (SEE NOTE 5)
 - - - - - = VISION TRIANGLE
 - - - - - = NEW 15' STORM DRAINAGE EASEMENT
 - - - - - = NEW 30' ACCESS EASEMENT FOR SNOW STORAGE
 - - - - - = NEW SHARED DRIVEWAY EASEMENT



LANDS
 NE 1/4
 OF THE
 SW 1/4



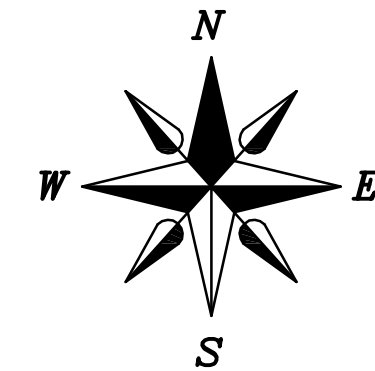
SEE SHEET 1

RIVERSIDE VISTA

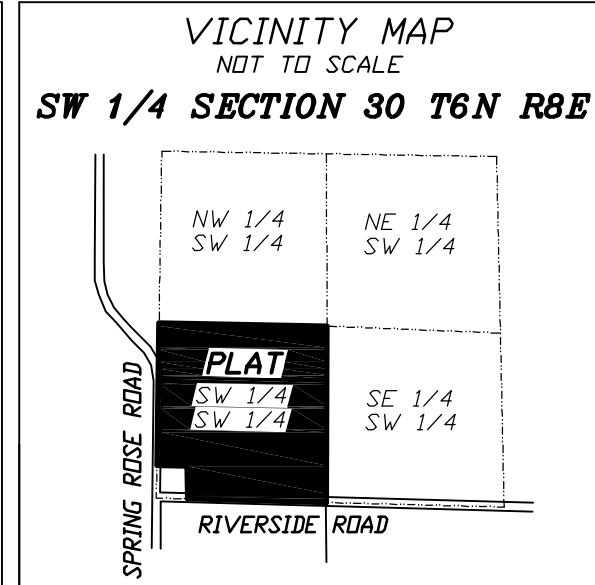
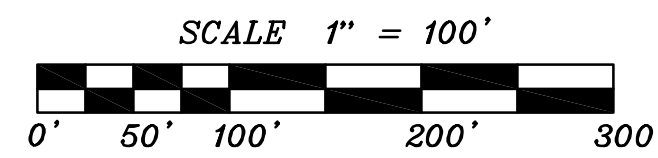
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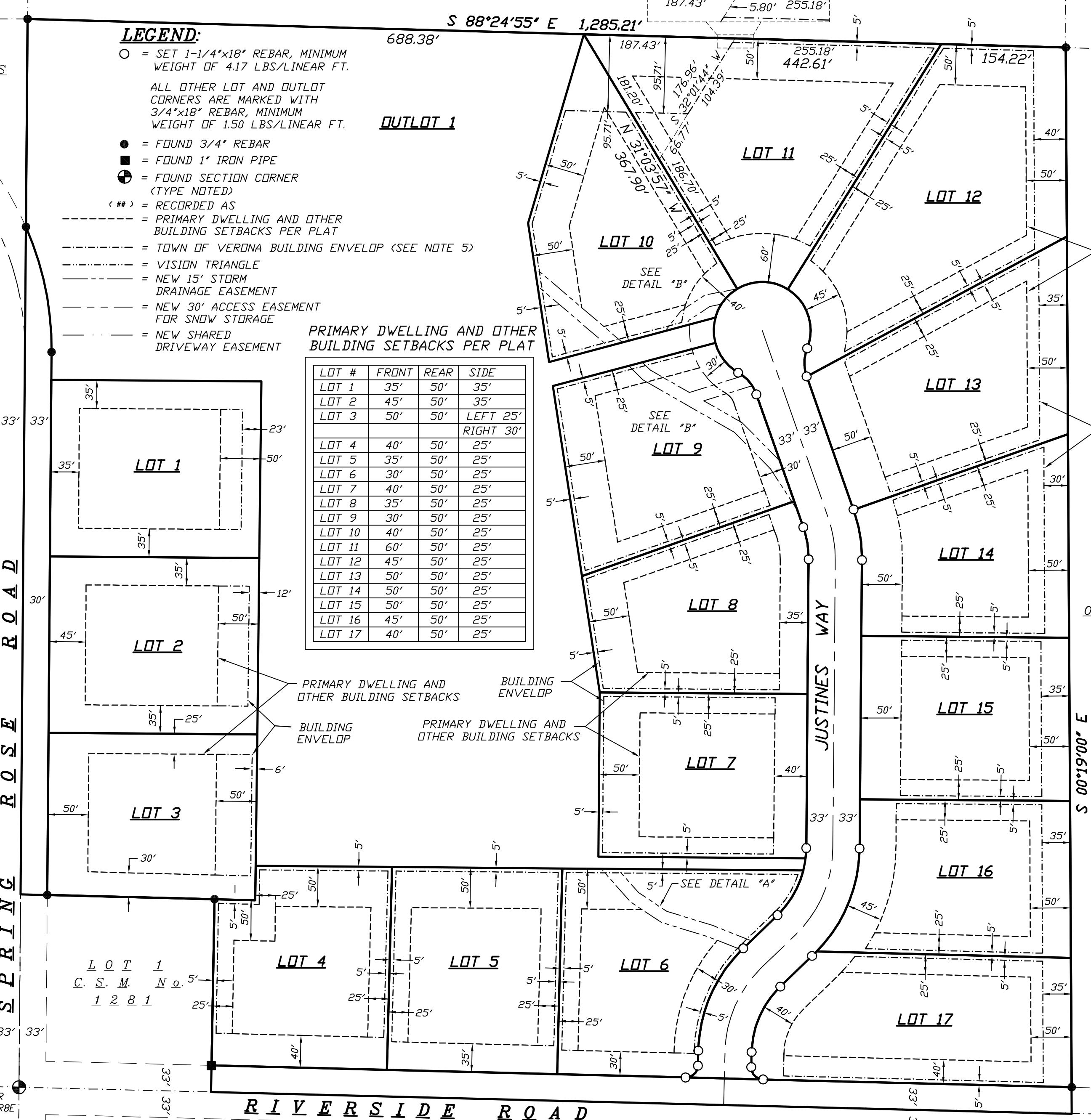
PRIMARY DWELLING AND OTHER BUILDING SETBACKS PER PLAT

LOT #	FRONT	REAR	SIDE
LOT 1	35'	50'	35'
LOT 2	45'	50'	35'
LOT 3	50'	50'	LEFT 25' RIGHT 30'
LOT 4	40'	50'	25'
LOT 5	35'	50'	25'
LOT 6	30'	50'	25'
LOT 7	40'	50'	25'
LOT 8	35'	50'	25'
LOT 9	30'	50'	25'
LOT 10	40'	50'	25'
LOT 11	60'	50'	25'
LOT 12	45'	50'	25'
LOT 13	50'	50'	25'
LOT 14	50'	50'	25'
LOT 15	50'	50'	25'
LOT 16	45'	50'	25'
LOT 17	40'	50'	25'

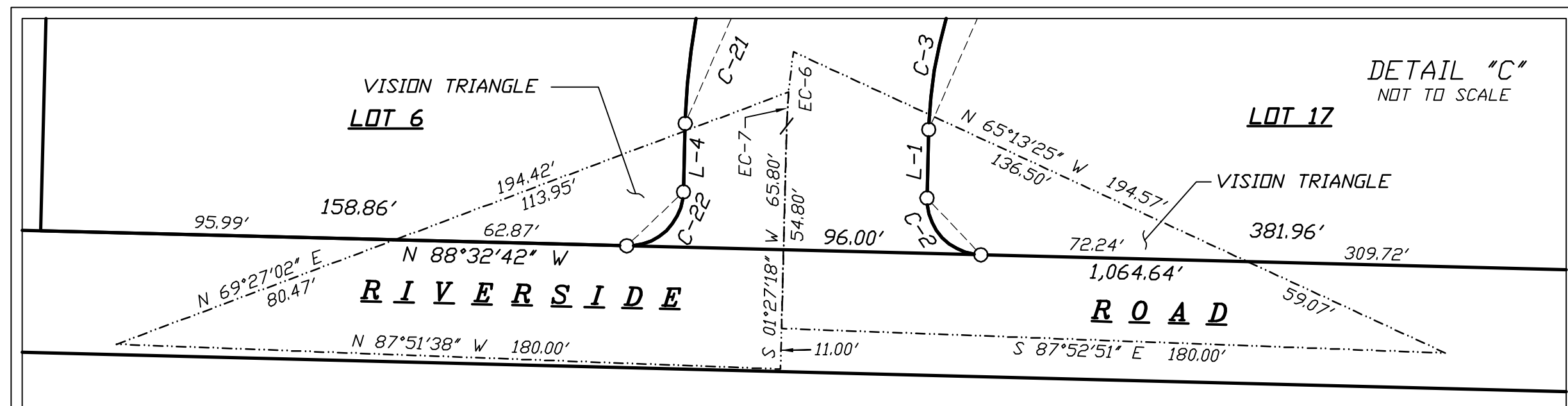
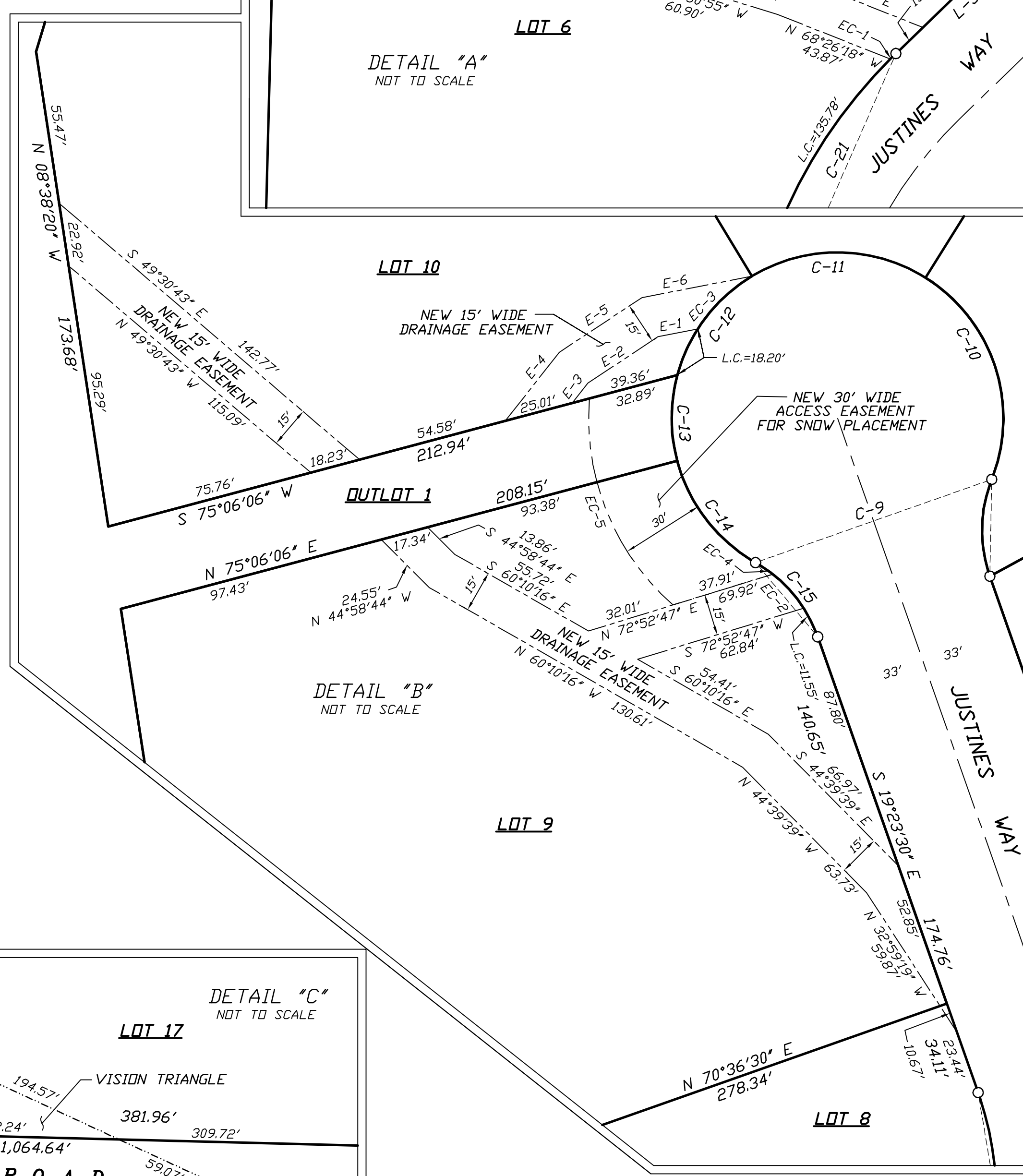
SECTION 2 & 5
LANDS
SE 1/4
OF THE
SE 1/4

SOUTHWEST CORNER
SECTION 30, T6N, R8E
FD. 3/4" REBAR
SITE BENCHMARK
REBAR = 1108.15'

- NOTES:
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LANDS
SE 1/4
OF THE
SW 1/4



RIVERSIDE VISTA

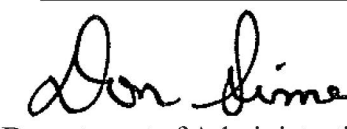

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Certified **October 25, 2024**

Department of Administration

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C-1	379.00'	N 11°34'13" W 158.32'	159.50'	24°06'44"	OUT-N 00°29'09" E
C-2	15.00'	N 43°32'42" W 21.21'	23.56'	90°00'00"	
C-3	117.00'	N 23°40'40" E 88.50'	90.76'	44°26'44"	
C-4	183.00'	N 23°11'30" E 141.29'	145.06'	45°25'05"	
C-5	183.00'	N 45°22'11" E 3.39'	3.39'	01°03'42"	
C-6	183.00'	N 22°39'39" E 138.16'	141.67'	44°21'23"	
C-7	183.00'	N 09°27'17" W 63.16'	63.48'	19°52'28"	
C-8	50.00'	N 01°06'55" E 35.03'	35.79'	41°00'52"	OUT-N 21°37'21" E
C-9	60.00'	S 70°36'30" W 90.55'	274.40'	262°01'43"	
C-10	60.00'	N 18°10'27" W 76.81'	83.35'	79°35'37"	IN-S 60°24'22" E
C-11	60.00'	N 89°31'06" W 62.78'	66.07'	63°05'41"	
C-12	60.00'	S 37°01'05" W 44.79'	45.90'	43°49'58"	
C-13	60.00'	S 00°06'06" W 31.06'	31.42'	30°30'00"	
C-14	60.00'	S 37°39'08" E 46.41'	47.66'	45°30'28"	
C-15	50.00'	S 39°53'56" E 35.03'	35.79'	41°00'52"	
C-16	117.00'	S 09°27'17" E 40.38'	40.58'	19°52'28"	
C-17	117.00'	S 23°11'30" W 90.34'	92.74'	45°25'05"	
C-18	117.00'	S 03°36'58" W 12.79'	12.80'	06°16'01"	
C-19	117.00'	S 10°28'52" W 15.23'	15.24'	07°27'51"	
C-20	117.00'	S 30°03'26" W 63.88'	64.71'	31°41'13"	
C-21	183.00'	S 23°40'40" W 138.42'	141.96'	44°26'44"	
C-22	15.00'	S 46°27'18" W 21.21'	23.56'	90°00'00"	

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 01°27'18" E	18.50'
L-2	N 45°54'02" E	59.01'
L-3	S 45°54'02" W	59.01'
L-4	S 01°27'18" W	18.50'

EASEMENT CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
EC-1	183.00'	S 45°27'16" W 2.85'	2.85'	00°53'32"
EC-2	50.00'	S 41°54'35" E 16.52'	16.59'	19°00'22"
EC-3	60.00'	S 45°44'35" W 27.38'	27.63'	26°22'57"
EC-4	50.00'	S 56°35'44" E 7.62'	7.63'	08°44'18"
EC-5	90.00'	N 22°01'24" W 80.59'	83.55'	53°11'32"
EC-6	155.50'	S 05°10'35" W 20.19'	20.20'	07°26'34"
EC-7	155.50'	S 03°08'59" W 9.20'	9.20'	03°23'22"

EASEMENT LINE TABLE:

E-#	BEARING	DIST.
E-1	S 78°57'24" W	14.64'
E-2	S 56°30'34" W	30.39'
E-3	S 38°14'56" W	9.16'
E-4	N 38°14'56" E	31.59'
E-5	N 56°30'34" E	35.78'
E-6	N 78°57'24" E	40.53'

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 Jim Coons, owner of said land, I surveyed, divided, and mapped Riverside Vista; 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 Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.77 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 1,083.79 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning. This parcel contains 1,652,366 sq. ft. or 37.93 acres and is subject to a road right of way over the southerly and westerly side.

Williamson Surveying and Associates, LLC
 by Noa T. Prieve

Date _____
 Noa T. Prieve S-2499
 Professional Land Surveyor

LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:

Coons Construction of Verona 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. Coons Construction of Verona 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 Coons Construction of Verona LLC, has caused these presents to be signed by Jim Coons, its President, and its company seal to be hereunto affixed on this _____ day of _____, 20____.

In the presence of: _____ Coons Construction of Verona LLC

Witness _____ by: Jim Coons, President, Coons Construction of Verona LLC

STATE OF WISCONSIN
 DANE COUNTY) SS

Personally came before me this _____ day of _____, 20____ the above named Jim Coons, 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. _____ Notary Public
 My commission expires _____
 _____ Print Name

CONSENT OF CORPORATE MORTGAGEE:

Oak 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 Coons Construction of Verona LLC, owner.

IN WITNESS WHEREOF, the said Oak 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: _____
 Oak 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. _____ Notary Public
 My commission expires _____
 _____ Print Name

TOWN OF VERONA BOARD APPROVAL

The plat of Riverside Vista 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 Riverside Vista.

Date _____ Teresa Withee, Town Treasurer

CERTIFICATE OF DANE COUNTY:

STATE OF WISCONSIN
 DANE COUNTY) SS

This plat of Riverside Vista 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 Riverside Vista 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