

# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

UNDERLYING LAND USE SUMMARY TABLE			
BLOCK / LOT #	PROPOSED ZONING	USE	ACRES
L 1, 3	UR	MULTI-FAMILY RESIDENTIAL	7.973
Bl. 2-21, 23-28	NR	SINGLE-FAMILY RESIDENTIAL	92.224
Bl. 1, 22	MR	SINGLE-FAMILY RESIDENTIAL	9.762
L 2	SC	COMMERCIAL MIXED USE	12.826

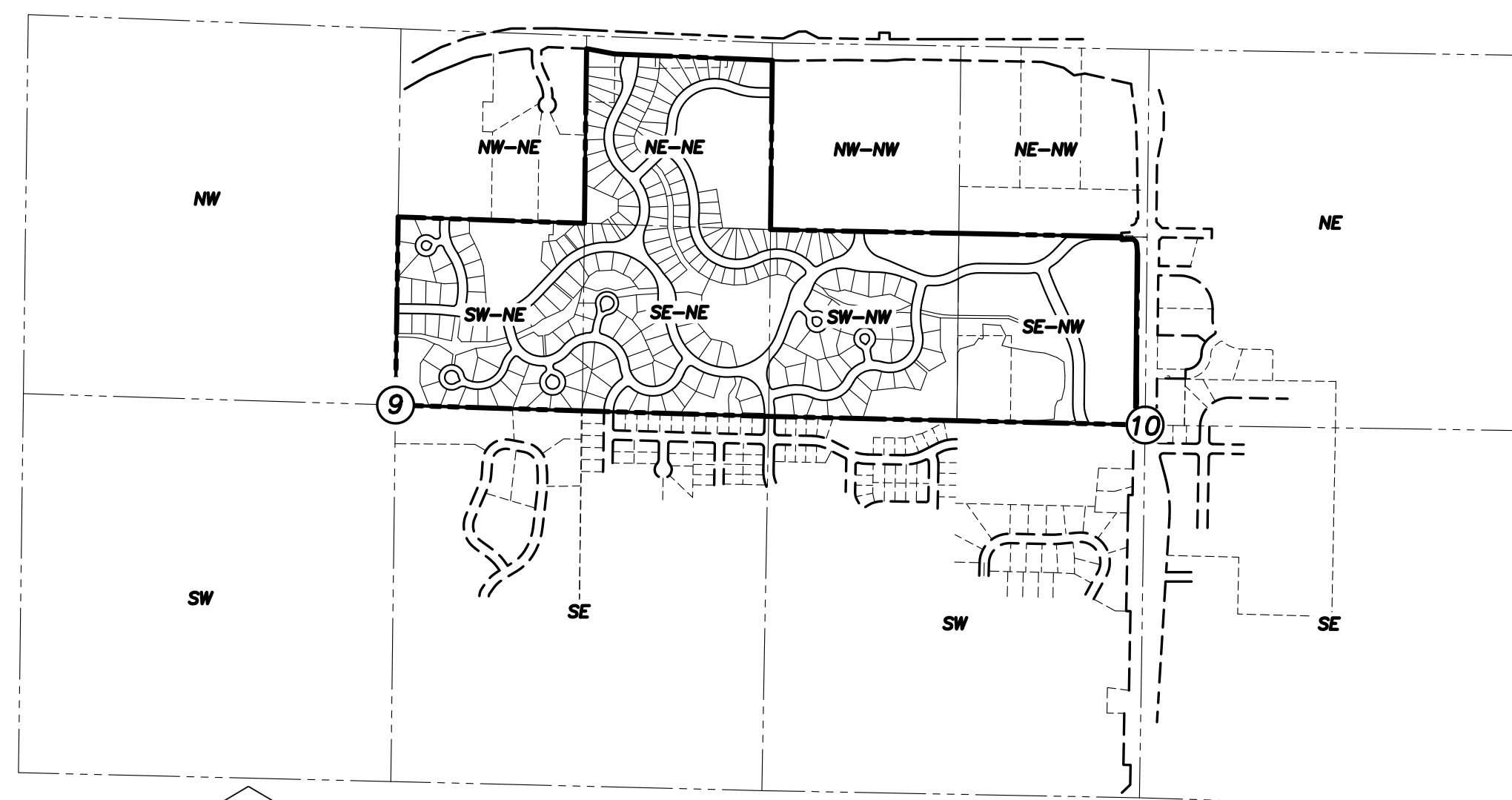
OUTLOT DEDICATION SUMMARY TABLE		
BLOCK:OUTLOT #	USE	ACRES
OL1	PUBLIC PARKLAND	9.072
OL2	PUBLIC STORMWATER MANAGEMENT	3.578
OL3	PUBLIC PARKLAND	0.355
OL4	PUBLIC STORMWATER MANAGEMENT	1.144
OL5	PUBLIC PARKLAND	0.441
OL6	PUBLIC PARKLAND	0.082
OL7	PUBLIC STORMWATER MANAGEMENT	1.186
OL8	PUBLIC PARKLAND	0.140
OL9	PUBLIC STORMWATER MANAGEMENT	4.889
OL10	PUBLIC PARKLAND	0.456
OL11	PUBLIC PARKLAND	0.082
OL12	PUBLIC PARKLAND AND STORMWATER MANAGEMENT	6.396
OL13	PUBLIC STORMWATER MANAGEMENT	1.277
OL14	PUBLIC PARKLAND	0.681
OL15	PUBLIC STORMWATER MANAGEMENT	0.865
OL16	PUBLIC PARKLAND	0.179
OL17	PUBLIC STORMWATER MANAGEMENT	1.209
OL18	PUBLIC PARKLAND	1.249
OL19	PUBLIC PARKLAND AND STORMWATER MANAGEMENT	0.926
OL20	PUBLIC PARKLAND	0.221
OL21	PUBLIC STORMWATER MANAGEMENT	0.343
OL22	PUBLIC PARKLAND	0.081
OL23	PUBLIC PARKLAND	1.075
OL24	PUBLIC STORMWATER MANAGEMENT	2.195
OL25	PUBLIC PARKLAND	0.173
OL26	PUBLIC PARKLAND	0.169
OL27	PUBLIC PARKLAND	1.048

BENCHMARK TABLE		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1007.61	BRASS CAP IN CONCRETE MONUMENT - NORTH QUARTER CORNER 10-06-08
BM-2	1009.10	BRASS CAP IN CONCRETE MONUMENT - CENTER OF 10-06-08
BM-3	1005.54	3/4" REBAR MONUMENT - CENTER OF NORTHWEST QUARTER 10-06-08
BM-4	1012.89	3/4" REBAR MONUMENT - EAST QUARTER CORNER - NORTHWEST QUARTER 09-06-08
BM-5	1041.38	ALUMINUM MONUMENT - NORTHEAST CORNER 09-06-08
BM-6	1035.63	1" IRON PIPE MONUMENT - CENTER OF NORTHEAST QUARTER 09-06-08
BM-7	1062.45	1" IRON PIPE MONUMENT - WEST QUARTER CORNER - NORTHEAST QUARTER 09-06-08



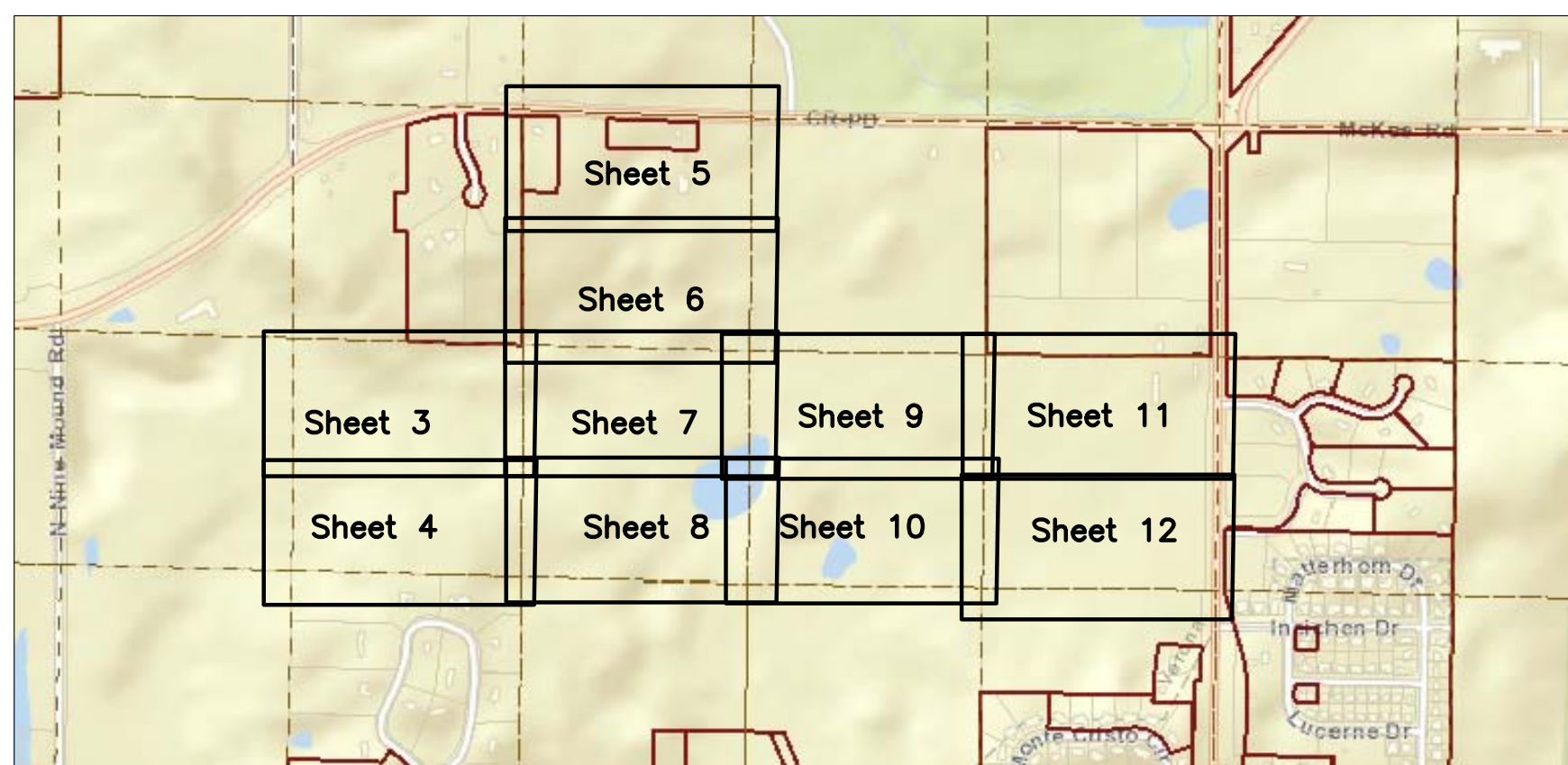
AREA MAP

NOT TO SCALE



LOCATION SKETCH

SECTION 09 AND 10, T06N, R08E, DANE COUNTY



**LEGEND**

- 1/4" x 30" REBAR SET (4.30 LBS/LF) SET (1.50 LBS/LF)
- ALL OTHER CORNERS ARE 3/4" x 24" REBAR
- GOVERNMENT CORNER
- 3/4" REBAR CORNER
- SIGN
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- FENCE LINE
- EDGE OF WATER
- EDGE OF PAVEMENT
- B22:L2 BLOCK AND LOT DESIGNATION
- OH OVERHEAD LINE
- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G NATURAL GAS
- E UNDERGROUND ELECTRIC
- FO FIBER OPTIC
- T UNDERGROUND TELEPHONE
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- SB SOIL BORING
- TEST PIT
- GRAVEL
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. (JSD) FROM MARCH 30 TO JUNE 15, 2017.
- BEARINGS FOR THIS SURVEY MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-08, BEARS N00°36'54"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE CONTOURS SHOWN OVER THE SUBJECT PROPERTY ARE AT 1 FOOT MINOR AND 5 FOOT MAJOR INTERVALS AND ARE BASED ON FIELD SURVEY DATA COLLECTED BY JSD. THE CONTOURS SHOWN AT 2 FOOT MINOR AND 10 FOOT MAJOR INTERVALS SHOWN OVER THE ADJOINING LANDS WERE PROVIDED BY DANE COUNTY.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NUMBERS 20170803908, 20170803914, 20170803926 AND 20170803934 WITH A CLEAR DATE OF FEBRUARY 22, 2017.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
MADISON GAS & ELECTRIC COMPANY      ALLIANT ENERGY  
CITY OF VERONA      TDS TELECOM-VERONA  
CITY OF MADISON ENGINEERING      MT. HOREB TELEPHONE COMPANY  
CHARTER COMMUNICATIONS
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
- AERIAL MAPPING OF THE SUBJECT PROPERTY REPRESENTS THE DAY OF THE SURVEY. MAPPING OUTSIDE OF THE SUBJECT PARCEL HAS BEEN SUPPLEMENTED WITH AVAILABLE IMAGERY FROM PUBLIC SOURCES.
- SUBJECT LANDS ARE HEREON SHOWN AS BEING IN THE CITY OF VERONA, ARE SHOWN PER THE ANNEXATION AGREEMENT, EXECUTED AUGUST 23, 2018.
- EXISTING BUILDINGS AND FOUNDATIONS WILL BE REMOVED.
- REFER TO GENERAL DEVELOPMENT PLAN, AND COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND RESIDENTIAL BUILDING ENVELOPE EXHIBITS.

**LEGAL DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 09, AFORESAID; THENCE NORTH 88 DEGREES 17 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09 A DISTANCE OF 1,310.50 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09; THENCE NORTH 88 DEGREES 12 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09 A DISTANCE OF 1,313.11 FEET TO THE CENTER OF SECTION 09; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 1,321.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09; THENCE SOUTH 88 DEGREES 02 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 1,309.28 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09; THENCE NORTH 00 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09 A DISTANCE OF 1,226.80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'PD'; THENCE SOUTH 79 DEGREES 09 MINUTES 33 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 201.09 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 39 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 1,108.26 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 09; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 09 A DISTANCE OF 1,189.60 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 88 DEGREES 51 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1,323.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 88 DEGREES 50 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1,143.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'M'; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT 8 CALLS, SOUTH 03 DEGREES 22 MINUTES 10 SECONDS EAST, 21.02 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 50 SECONDS EAST, 62.94 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 61.23 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THE CHORD BEARS SOUTH 49 DEGREES 30 MINUTES 58 SECONDS EAST, 55.42 FEET; THENCE SOUTH 05 DEGREES 39 MINUTES 46 SECONDS EAST, 72.98 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS WEST, 835.90 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS EAST, 204.57 FEET; THENCE SOUTH 06 DEGREES 39 MINUTES 26 SECONDS WEST, 88.77 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS EAST, 66.83 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, AFORESAID; THENCE NORTH 88 DEGREES 41 MINUTES 32 SECONDS WEST, 1,253.01 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE CONTINUING NORTH 88 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1,322.85 FEET TO THE EAST QUARTER CORNER OF SECTION 09, BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8,406,099 SQUARE FEET OR 192.977 ACRES.

**SURVEYOR'S CERTIFICATE**

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF VERONA CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-4-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614      DATE  
PROFESSIONAL LAND SURVEYOR

PREPARED FOR: MIDTUN PROPERTY, LLC  
13845 WEST BULLARD ROAD  
EVANSVILLE, WI 53536  
(608) 444-4797

PREPARED FOR: FORWARD DEVELOPMENT GROUP, LLC  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WI 53593  
MANAGING MEMBER OF  
NORTH NEIGHBORHOOD, LLC

PREPARED BY: JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

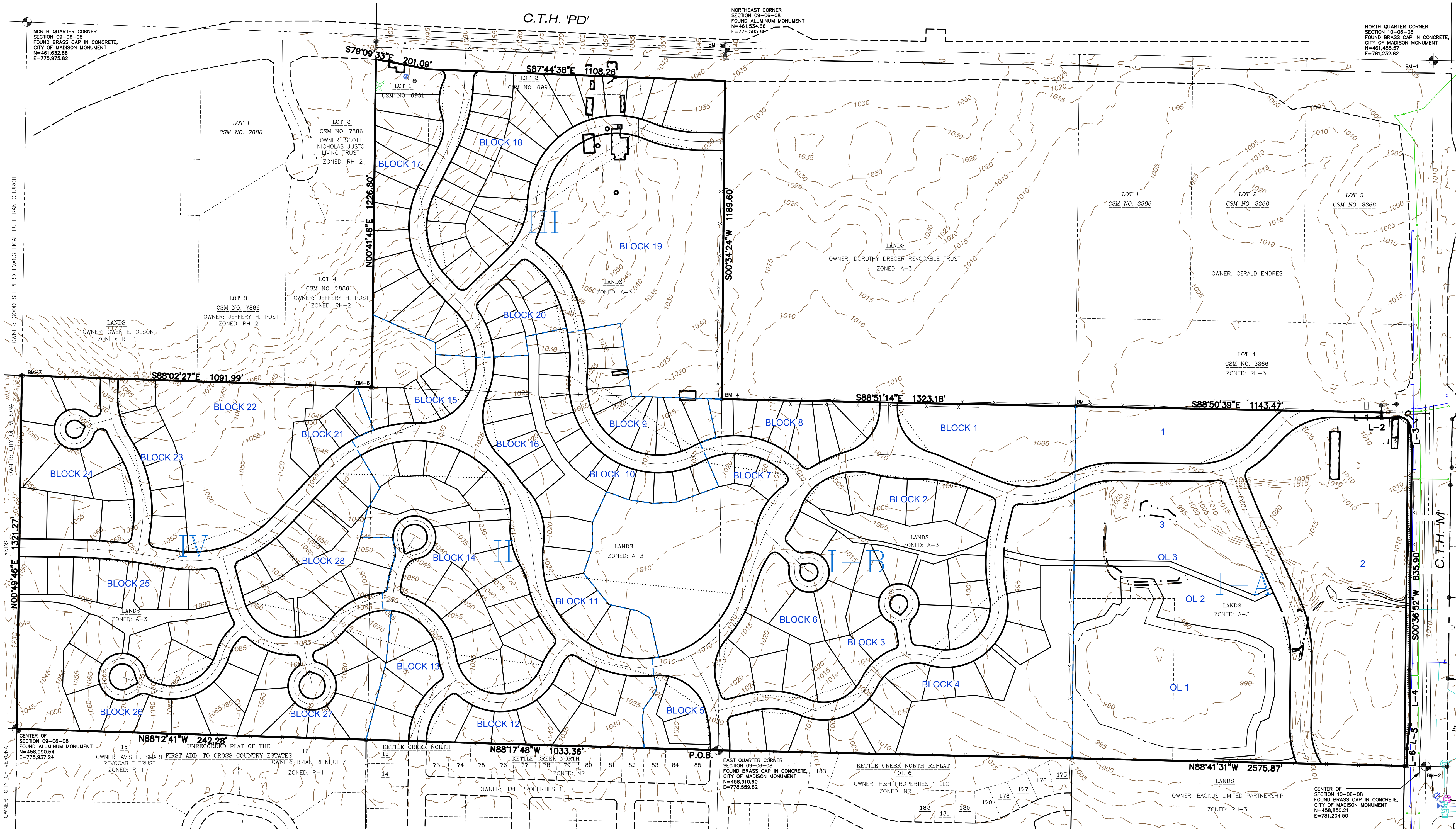


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PROJECT NO: 17-7777	SURVEYED BY: JK
FILE NO: 0--	DRAWN BY: CJD
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<b>SHEET 1 OF 12</b>	APPROVED BY: TJB

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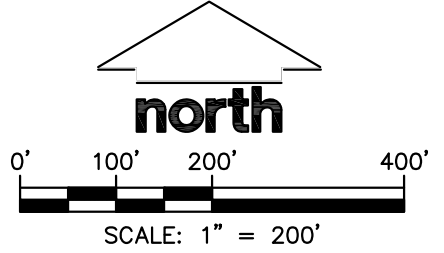


LINE	BEARING	DISTANCE
L-1	S03°22'10"E	21.02'
L-2	N86°37'50"E	62.94'
L-3	S05°39'46"E	72.98'

LINE	BEARING	DISTANCE
L-4	S00°21'55"E	204.57'
L-5	S06°39'26"W	88.77'
L-6	S00°22'11"E	66.83'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	41.14'	40.00'	58°56'16"	39.35'	S63°54'03"E

- LEGEND**
- BLOCK 2 BLOCK DESIGNATION
  - I-A PHASE DESIGNATION
  - CORPORATE BOUNDARY



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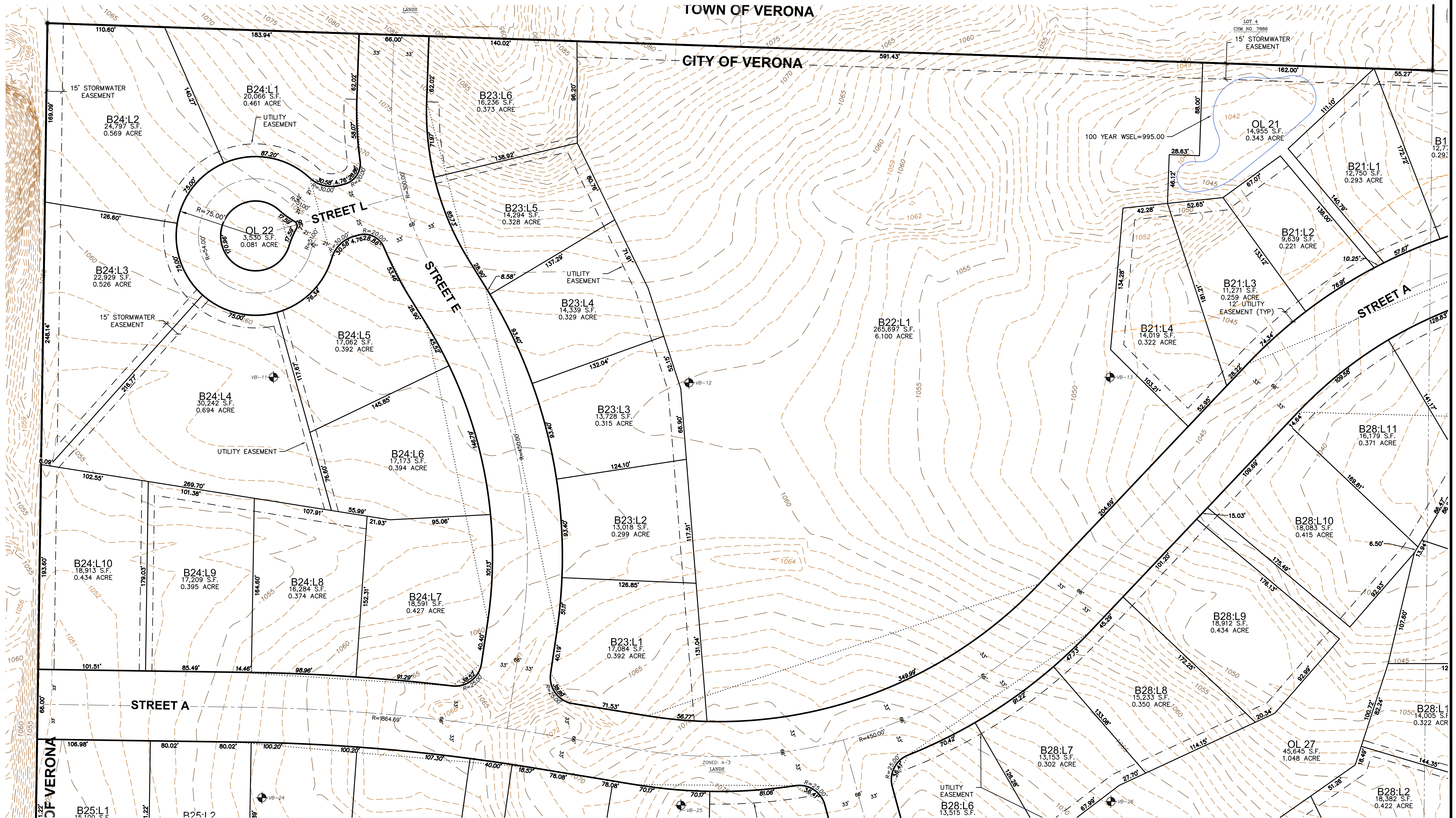
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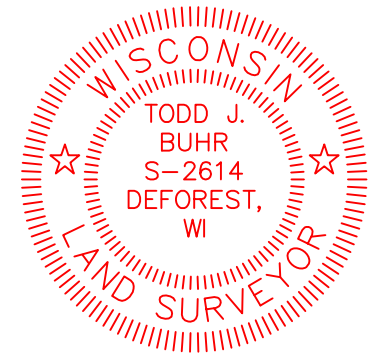
PROJECT NO: 17-7777	SURVEYED BY: JK
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SHEET 2 OF 12	APPROVED BY: TJB

# PRELIMINARY PLAT OF WHISPERING COVES

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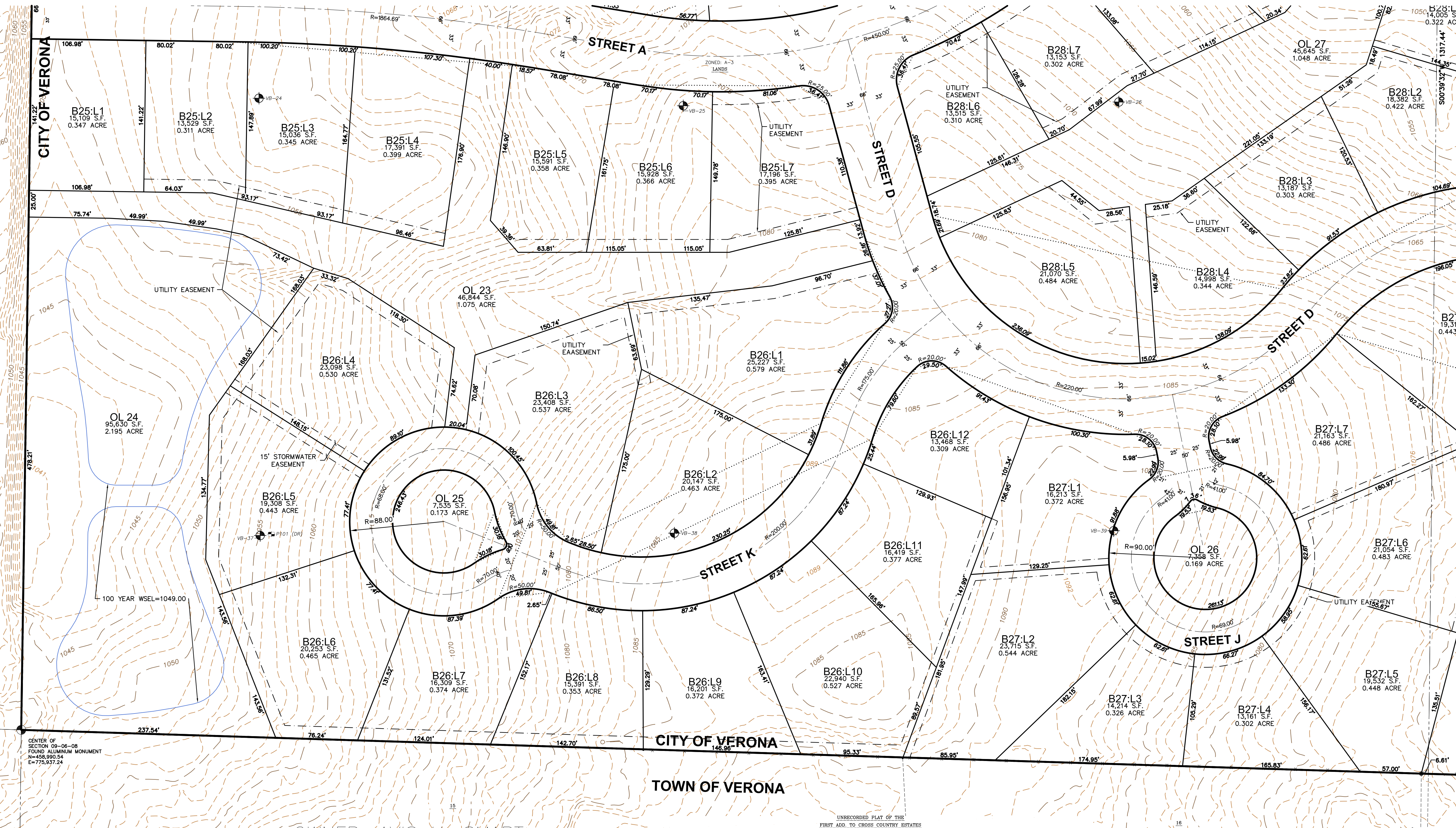
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<b>SHEET 3 OF 12</b>	APPROVED BY: TJB

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CENTER OF SECTION 09-06-08 FOUND ALUMINUM MONUMENT N=458,990.54 E=775,937.24

UNRECORDED PLAT OF THE FIRST ADD. TO CROSS COUNTRY ESTATES



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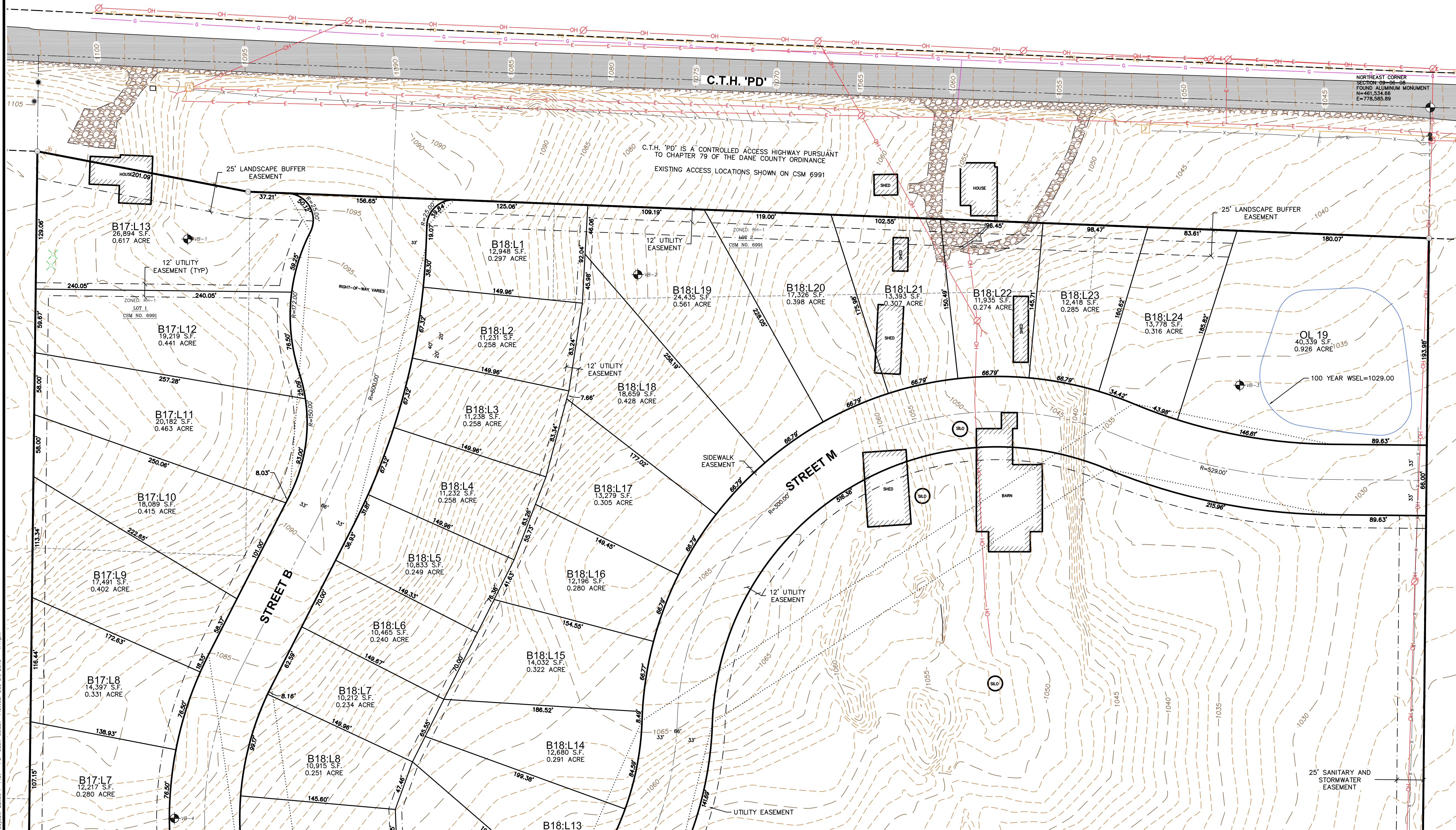
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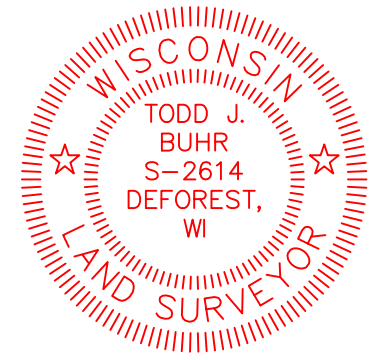
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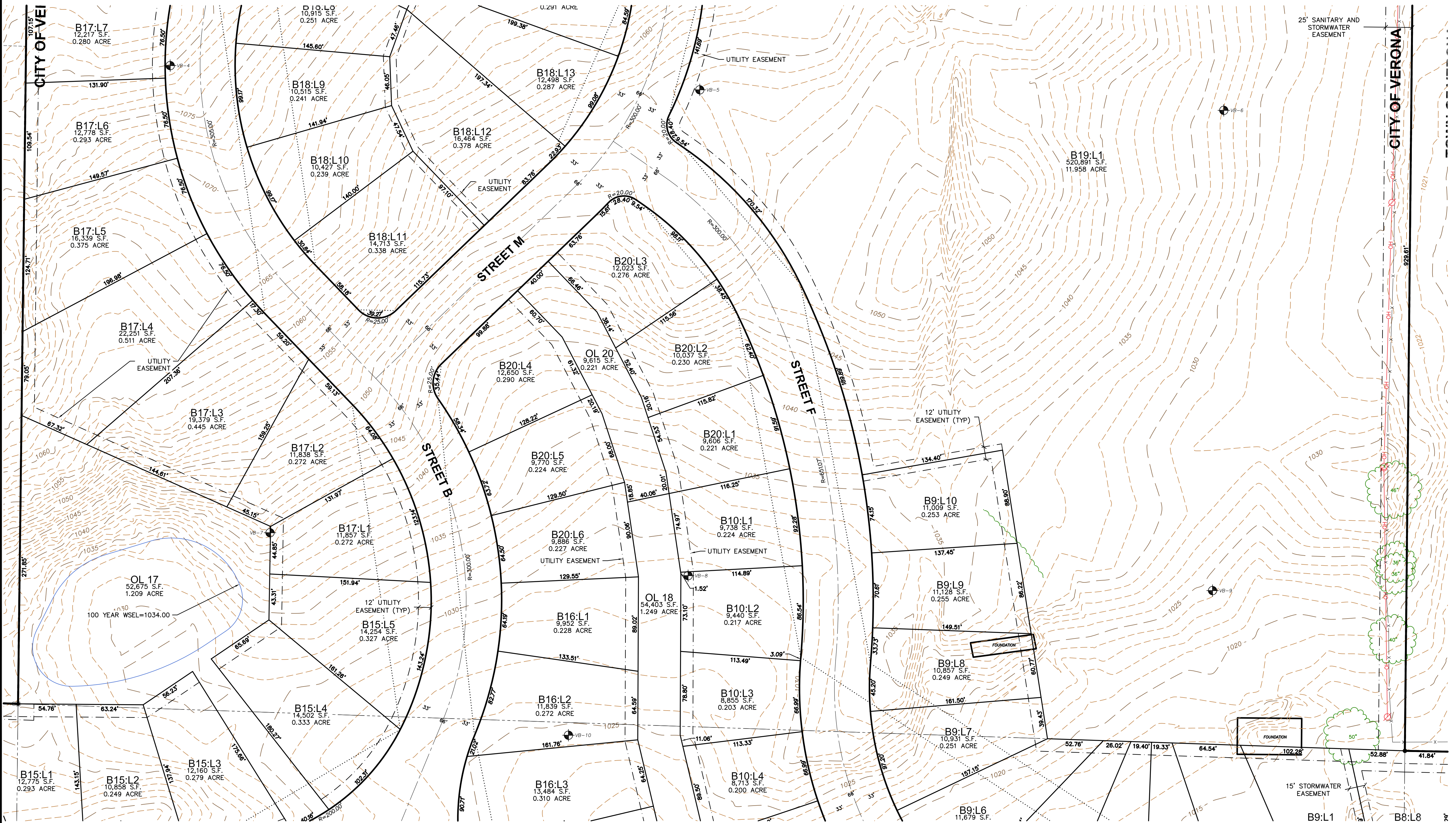
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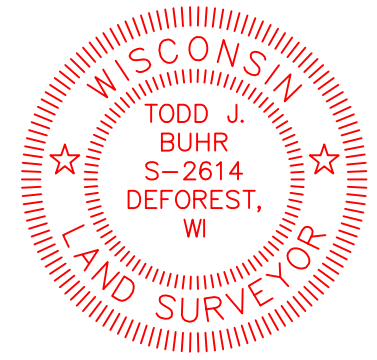
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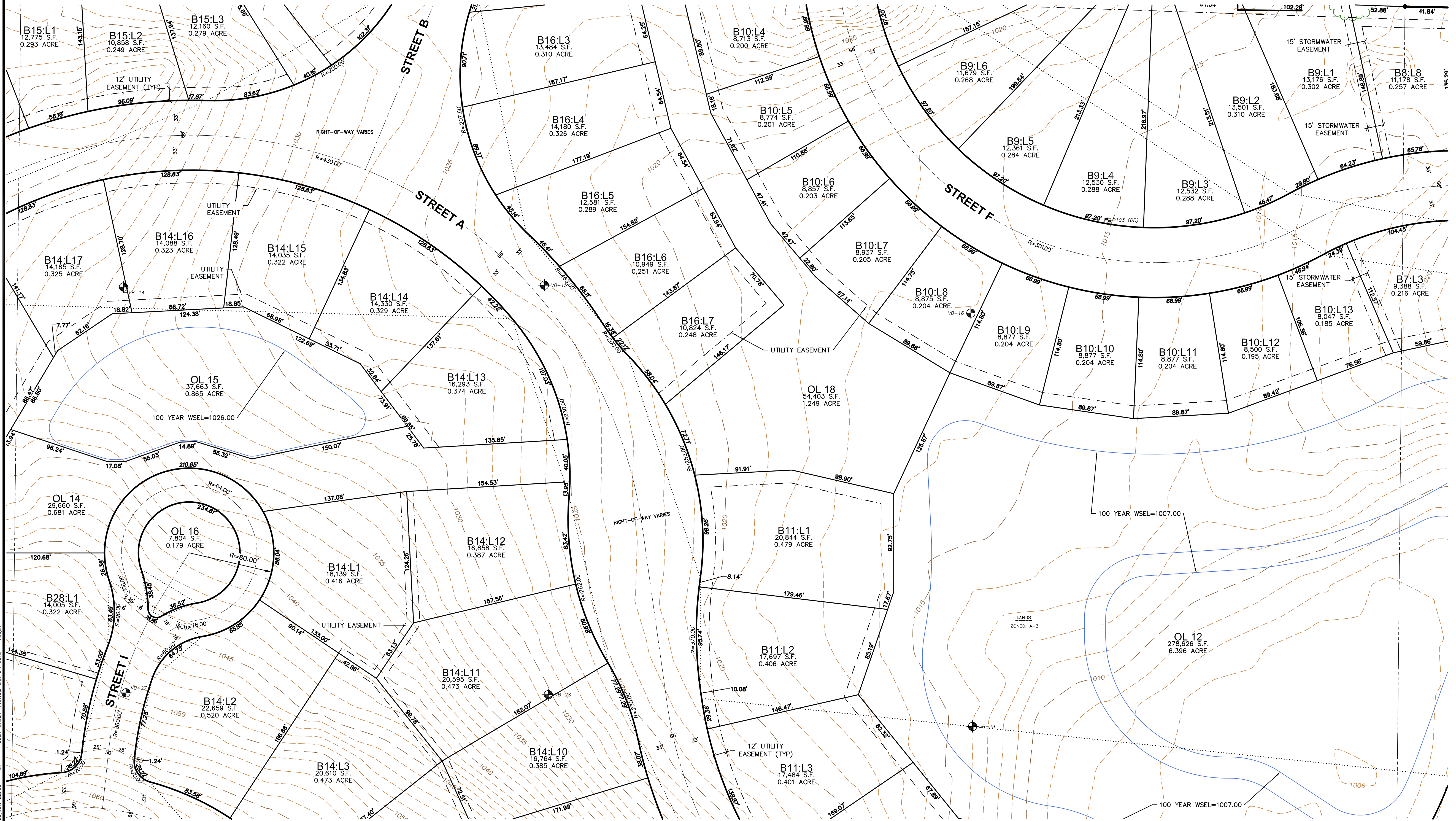
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<b>SHEET 6 OF 12</b>		APPROVED BY:	TJB

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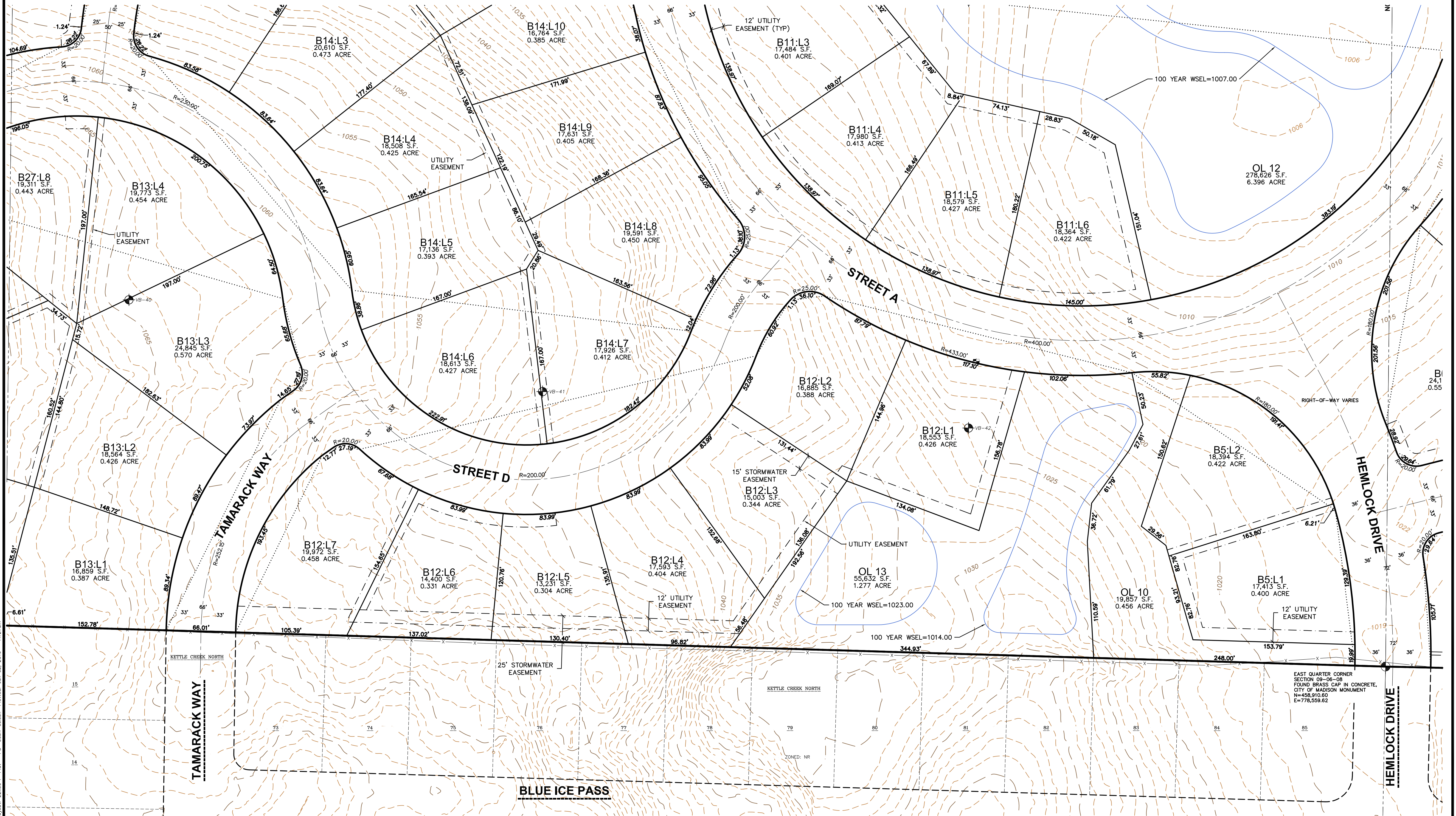
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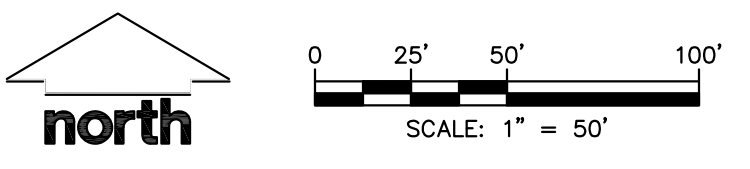
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FILE NO:	0-*	DRAWN BY:	CJD
FIELDBOOK/PAGE:	-	CHECKED BY:	TJB
<b>SHEET 7 OF 12</b>		APPROVED BY:	TJB

# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



File: I:\2017\177777\177777 P-Plot.dwg Layout: 22x30 P-Plot - PB User: colson Plotfile: Jan 02, 2019 - 11:27am



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MIDHUN PROPERTY, LLC  
13845 WEST BULLARD ROAD  
EVANSVILLE, WI 53536  
(608) 444-4797

PREPARED FOR:  
FORWARD DEVELOPMENT GROUP, LLC  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WI 53593  
MANAGING MEMBER OF  
NORTH NEIGHBORHOOD, LLC

PREPARED BY:  
JSD PROFESSIONAL SERVICES, INC.  
181 HORIZON DRIVE, SUITE 101  
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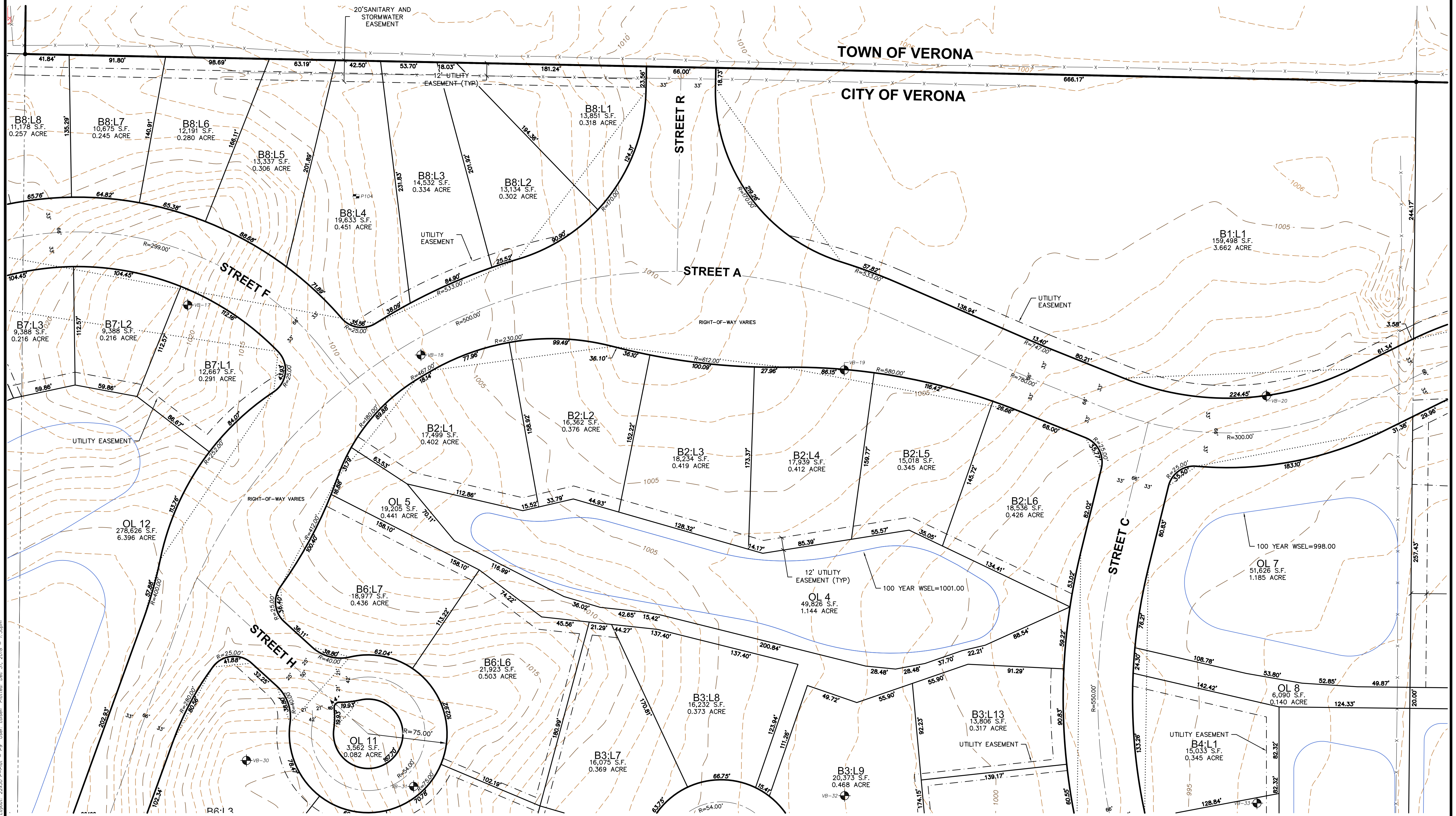
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<b>SHEET 8 OF 12</b>		APPROVED BY:	TJB

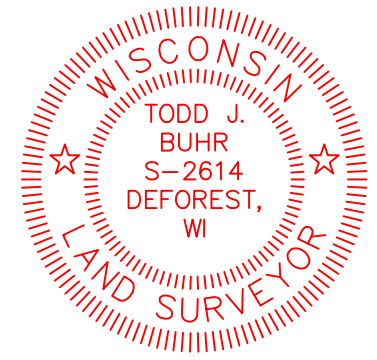


# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



File: I:\2017\17777\UMC\177777 P-Plan.dwg Layout: 22x30 P-Plan - 1/23/2019 11:30am User: colson Plotfile: Dec 31, 2018 - 11:30am



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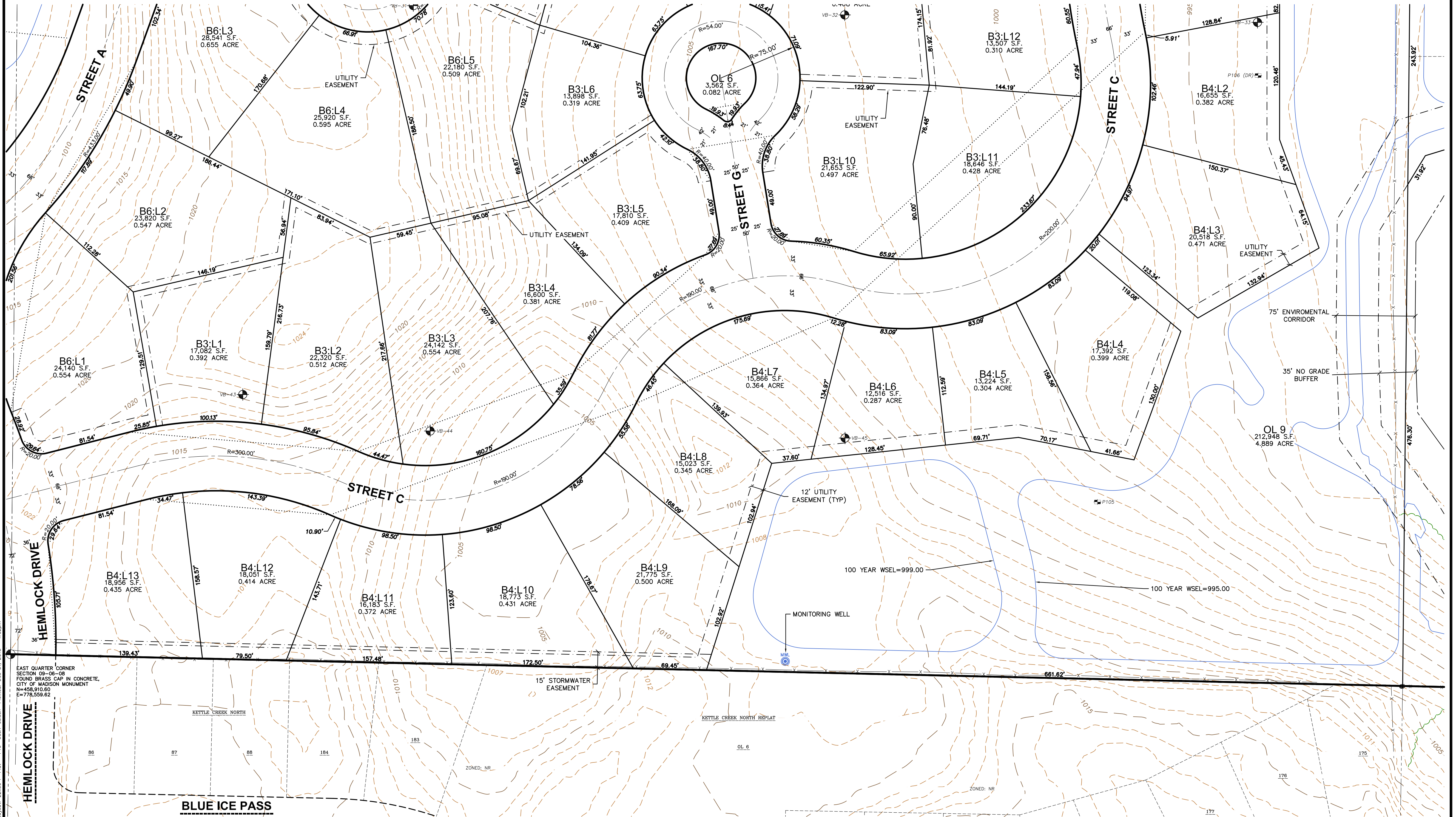
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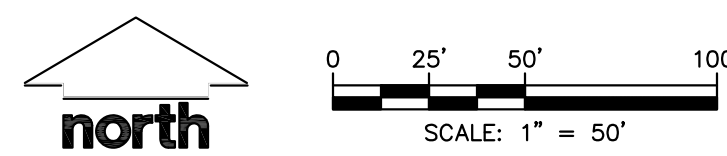
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FILE NO: 0-*	DRAWN BY: CJD
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<b>SHEET 9 OF 12</b>	APPROVED BY: TUB

# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



EAST QUARTER CORNER  
SECTION 09-06-08  
FOUND BRASS CAP IN CONCRETE,  
CITY OF MADISON MONUMENT  
N=458,910.80  
E=778,559.62



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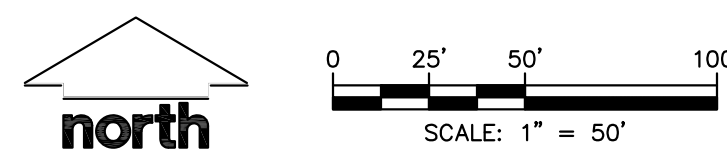
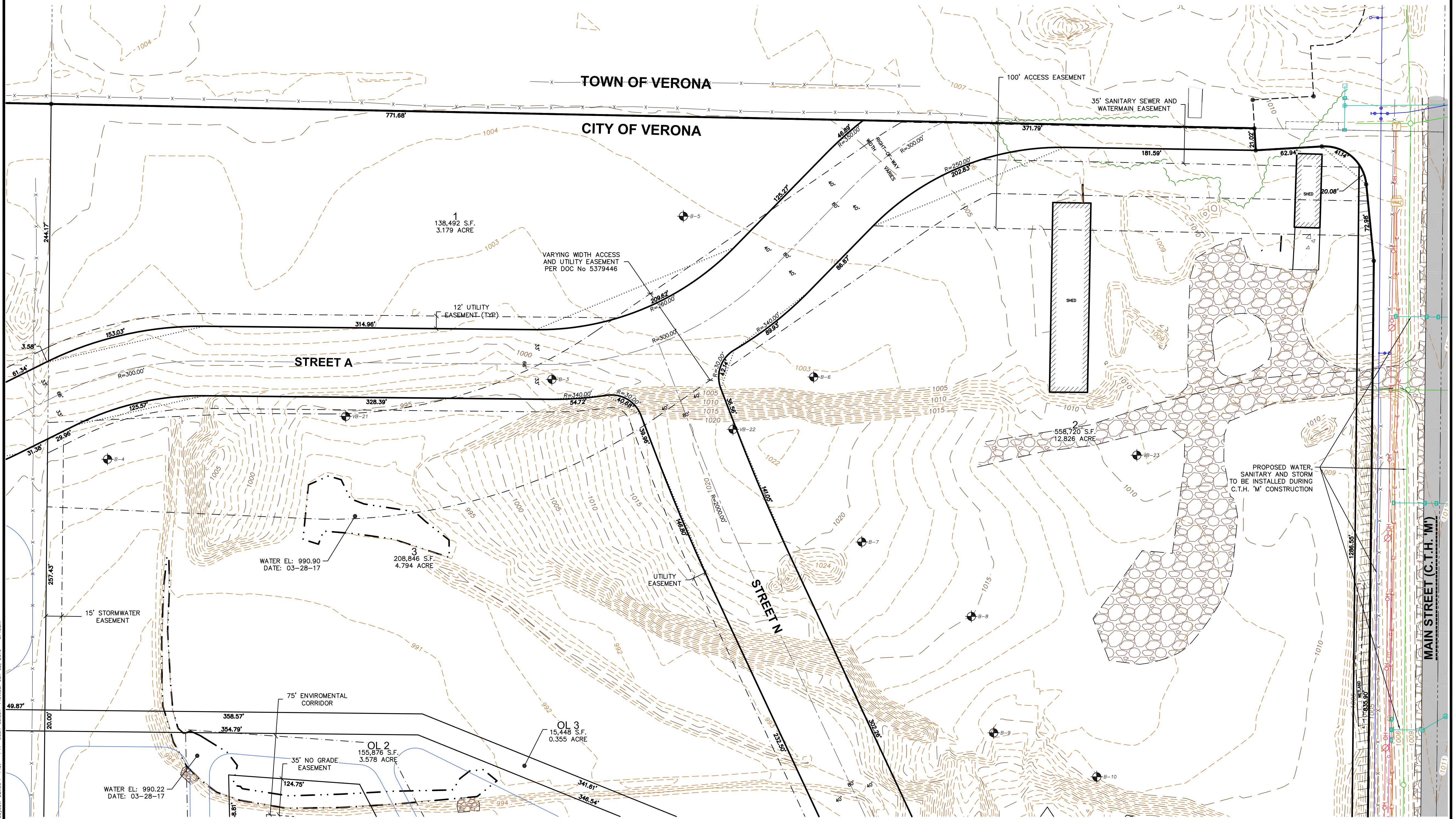
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FILE NO: 0-*	DRAWN BY: CJD
FIELDBOOK/Pg: -	CHECKED BY: TJB
<b>SHEET 10 OF 12</b>	APPROVED BY: TJB

# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



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MANAGING MEMBER OF  
NORTH NEIGHBORHOOD, LLC

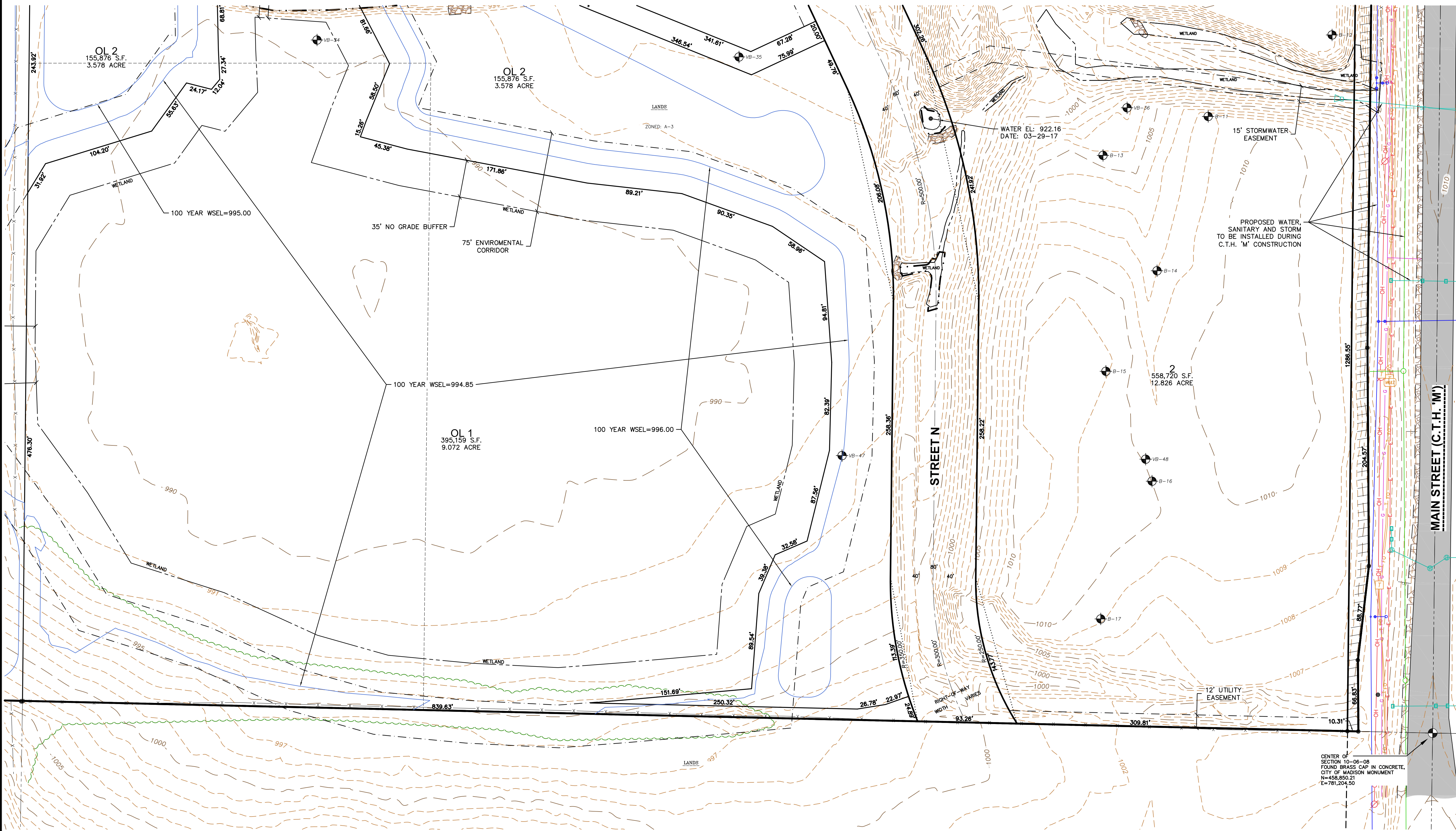
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FILE NO: 0--	DRAWN BY: CJD
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<b>SHEET 11 OF 12</b>	APPROVED BY: TJB

# PRELIMINARY PLAT OF WHISPERING COVES

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



File: I:\2017\177777\UMC\177777 P-Plan.dwg Layout: 22x30 P-Plan - P12 User: colson Plotdate: Dec 31, 2018 - 1:38pm



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**SHEET 12 OF 12**