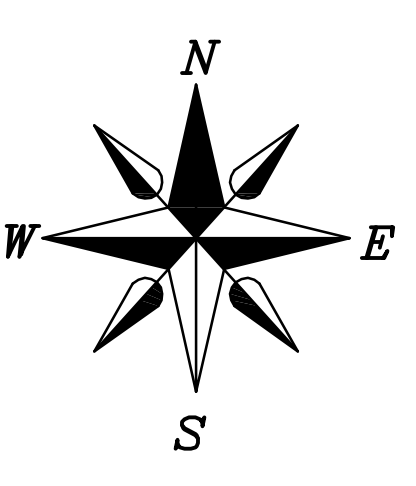


PRELIMINARY PLAT OF TWIN ROCK

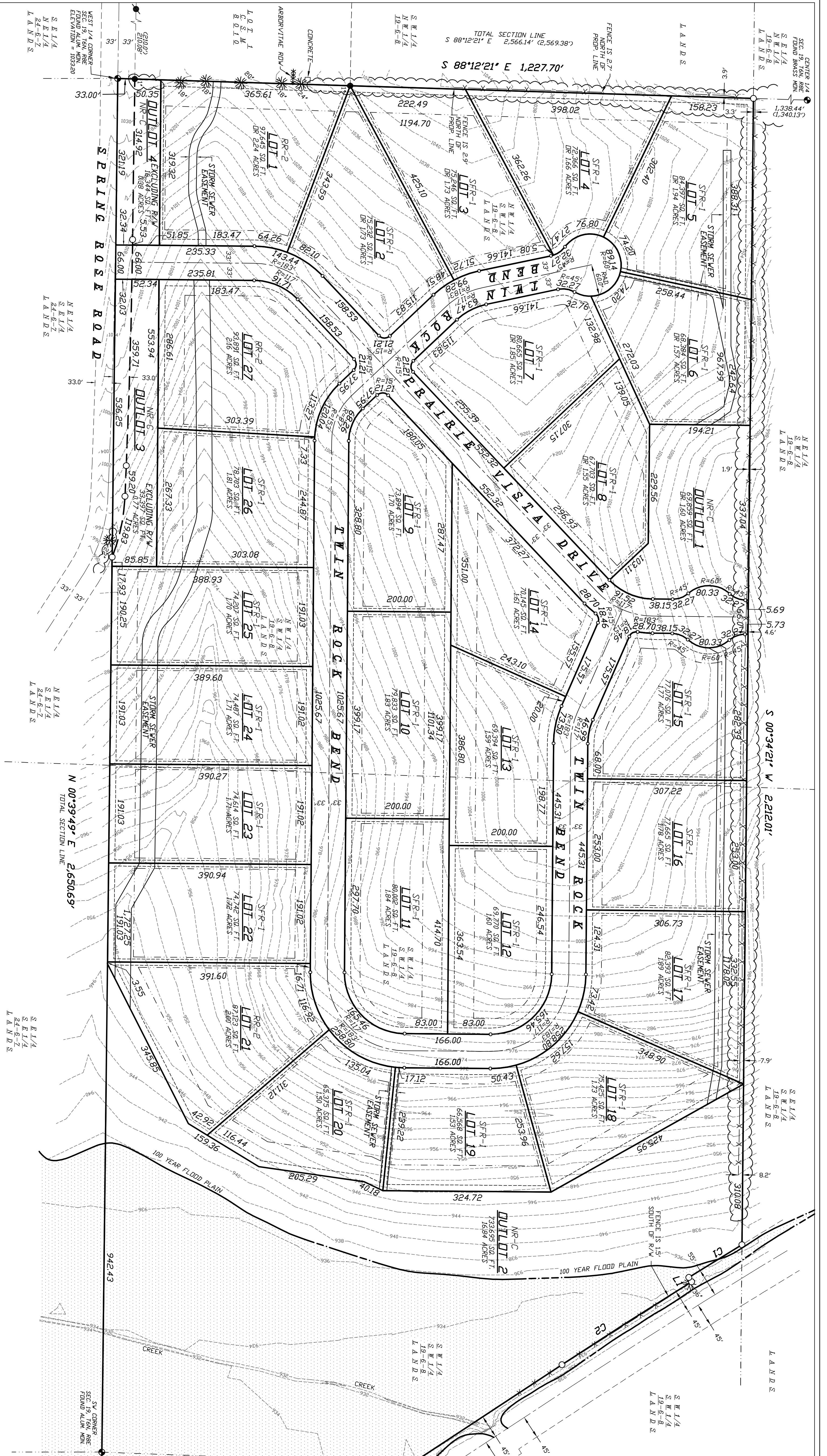
A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, 16N, R8E, Town of Verona, Dane County, Wisconsin.



VCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE LEFT LINE
OF THE SW 1/4 OF SECTION 19, 16N, R8E,
WHICH BEARS N 00°39'49" E

SCALE 1" = 100'

PREPARED FOR:
BRET GAL, CSM
VERNON DRIVE
VERONA, WISCONSIN 53593
PHONE NO: 1-608-576-6136



OBJECTING AUTHORITIES
DANE COUNTY DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA
DANE COUNTY HIGHWAY

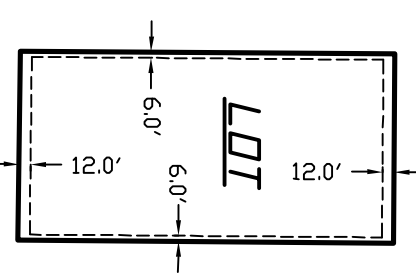
DESCRIPTION FOR PARCEL "A":
A portion of land located within the land described in Warranty Deed Document No. S349098.

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, 16N, R8E, and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, 16N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West 1/4 of said Section 19, thence S 88°12'21" E along the north line of the Southwest 1/4 of said Section 19, 1,227.70 feet; thence S 00°34'21" W along the East line of the West 1/2 of said Section 19, 2,212.01 feet to the North right of way line of County Highway "G"; thence along the said North right of way line for the next 6 courses, thence along an arc of a curve concaved southeasterly having a radius of 112,500 feet, and a long chord bearing and distance of S 57°24'10" W, 256.85 feet; thence S 56°39'49" W, 948.30 feet; thence N 33°20'11" W, 150.00 feet; thence S 56°58'11" W, 113.34 feet to the West line of the Northwest 1/4 of said Section 30, thence N 01°01'43" E along the West line of the Northwest 1/4 of said Section 30, 401.70 feet to the Southwest corner of said Section 19, thence N 00°39'49" E along the West line of the Southwest 1/4 of said Section 19, 2,650.69 feet to the point of beginning. This parcel contains 3,247,184 sq. ft., or 74.55 acres and is subject to a road right of way over a portion of the westerly part thereof.

LINE TABLE

#	BEARING	DISTANCE
L1	S 31°51'29" E	10.00'
L2	N 33°20'11" W	153.00'
L3	S 56°50'20" W	113.34'



**TYPICAL UTILITY
EASEMENT
STREET**

CURVE TABLE

#	RADIUS	CHORD BEARING	CHORD DIST.	ARC	DELTA
C1	112,500	S 59°26'18" W	120.97'	120.97'	00°33'26"
C2	112,500	S 57°24'10" W	256.85'	256.85'	01°28'42"

ZONING
CURRENT ZONING IS A1-C5
PROPOSED ZONING:
SFR-1 = LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26
RR-2 = LOTS 1, 21, 27
NR-C = LOTS 1, 2, 3, 4
SETBACKS SFR-1
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

LEGEND

- = SET 1 1/4" x 3/4" SOLID IRON STAKE 417 LB/FT
- = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND IRON PIPE (SIZE NOTED)
- = FOUND 1 1/4" REBAR
- = FOUND 3/4" REBAR
- (***) = RECORDED AS
- ⊕ = ARBORVITAE TREES
- ⊕ = STREET/PARKING SIGN
- ⊕ = DECIDUOUS TREE (TRUNK SIZE NOTED)
- X--- = FENCE
- - - - - = APPROXIMATE 100 YEAR FLOOD PLAIN
- — — — — = TREE LINE

NOTES:

1. SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENTS OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
2. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
3. THE 100 YEAR FLOOD PLAIN IS SHOWN IN ITS APPROXIMATE LOCATION PERTAINING TO THE ACCESS DANE VEBSITE.
4. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2011) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 19, TOP OF ALUMINUM MONUMENT = 1032.80 NAVD 88 (GEO DATUM).
5. AS PER WARRANTY DEED DOCUMENT #5349098, PARCEL "A" IS SUBJECT TO EASEMENTS TO AND IN FAVOR OF THE WEST 1/4 CORNER OF SECTION 19, TOP OF ALUMINUM MONUMENT AND THE WEST 1/4 CORNER OF SECTION 30, TOP OF ALUMINUM MONUMENT, BOTH AS SET FORTH IN V.L. 232 OF MISC. PAGE 97, #88282B1, DANE COUNTY REGISTRY.
6. TOTAL AREA 3,247,184 SQ. FT. OR 74.55 ACRES.

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597
MHA T. PRELVEY & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-848-9780 WEB: WILLIAMSONSURVEYING.COM

**PRELIMINARY PLAT OF
TWIN ROCK**

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 30, and also in the SW 1/4 and NW 1/4 of the SW 1/4 of Section 19, 16N, R8E, Town of Verona, Dane County, Wisconsin.

DATE	REVISION DATE	REVISION BY	CHECK BY	SCALE
JUNE 14, 2019	AUGUST 16, 2019			1" = 100'
	AUGUST 20, 2019			

DRAWN BY: NEIL BARTZ
SHEET 1 OF 2