

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

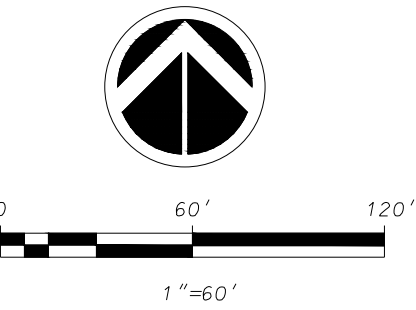


NOTES

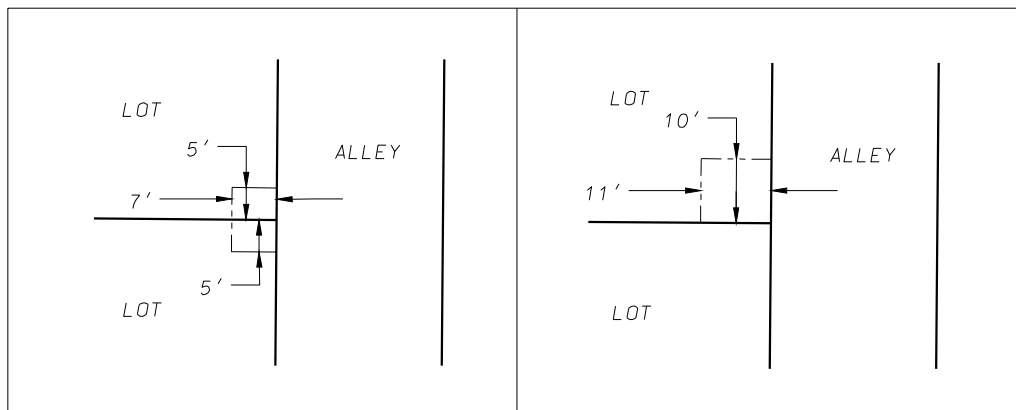
- Outlot Designations:
 - Open open space to be deeded to the Ice Age Park and Trail Foundation.
 - Public Stormwater, Drainage and Conveyance Easement over entire outlot.
 - Open open space to be deeded to the Ice Age Park and Trail Foundation.
 - Public Stormwater, Drainage and Conveyance Easement over entire outlot.
 - Private Open Space
 - Dedicated to the City of Verona for park purposes
 - Private alley, public utility easement over the entire outlot
 - Dedicated to the City of Verona for stormwater management, public sidewalk and bike path easement over the entire outlot
 - Private alley, public utility easement over the entire outlot
- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer.
- All construction shall conform to the lot corner and lowest opening elevations identified on the engineering plans developed for each construction phase of the plat as reviewed and approved by the City.
- No impervious improvements are allowed within the wetland setback. Fences are permitted as allowed by the plat Declaration of Protective Covenants, Conditions and Restrictions.
- Outlots 5 and 7 are designated as fire lanes.
- Distances shown along curves are chord lengths.

LEGEND

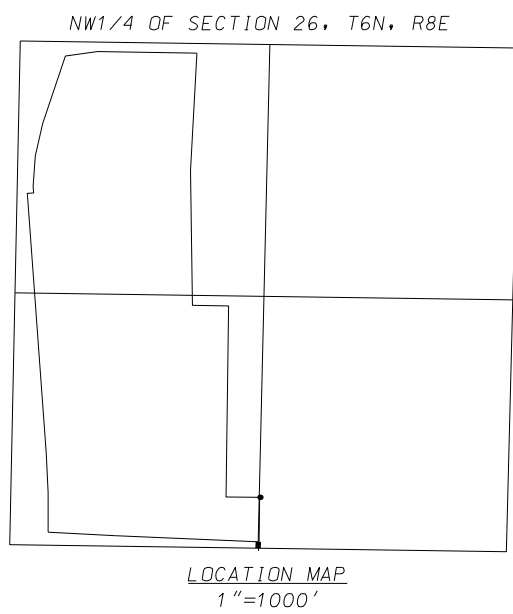
- Found 1" Iron Pipe
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as information



BEARINGS REFERENCED TO THE NORTH LINE
OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING S89°11'07"E



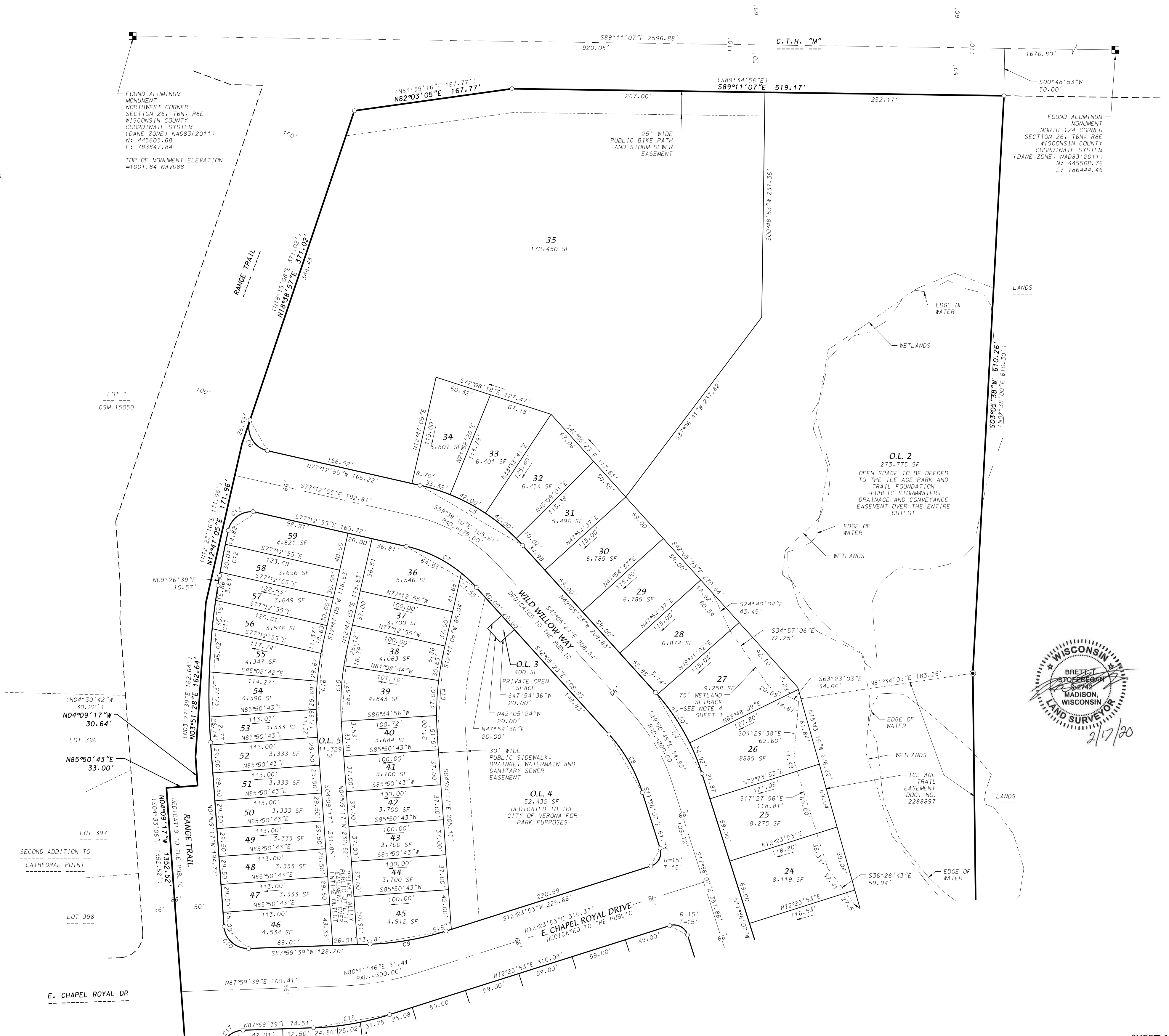
PUBLIC UTILITY EASEMENT DETAILS
1"=30'



LOCATION MAP
1"=1000'

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



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

FN:19-07-103

SHEET 1 OF 4

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.

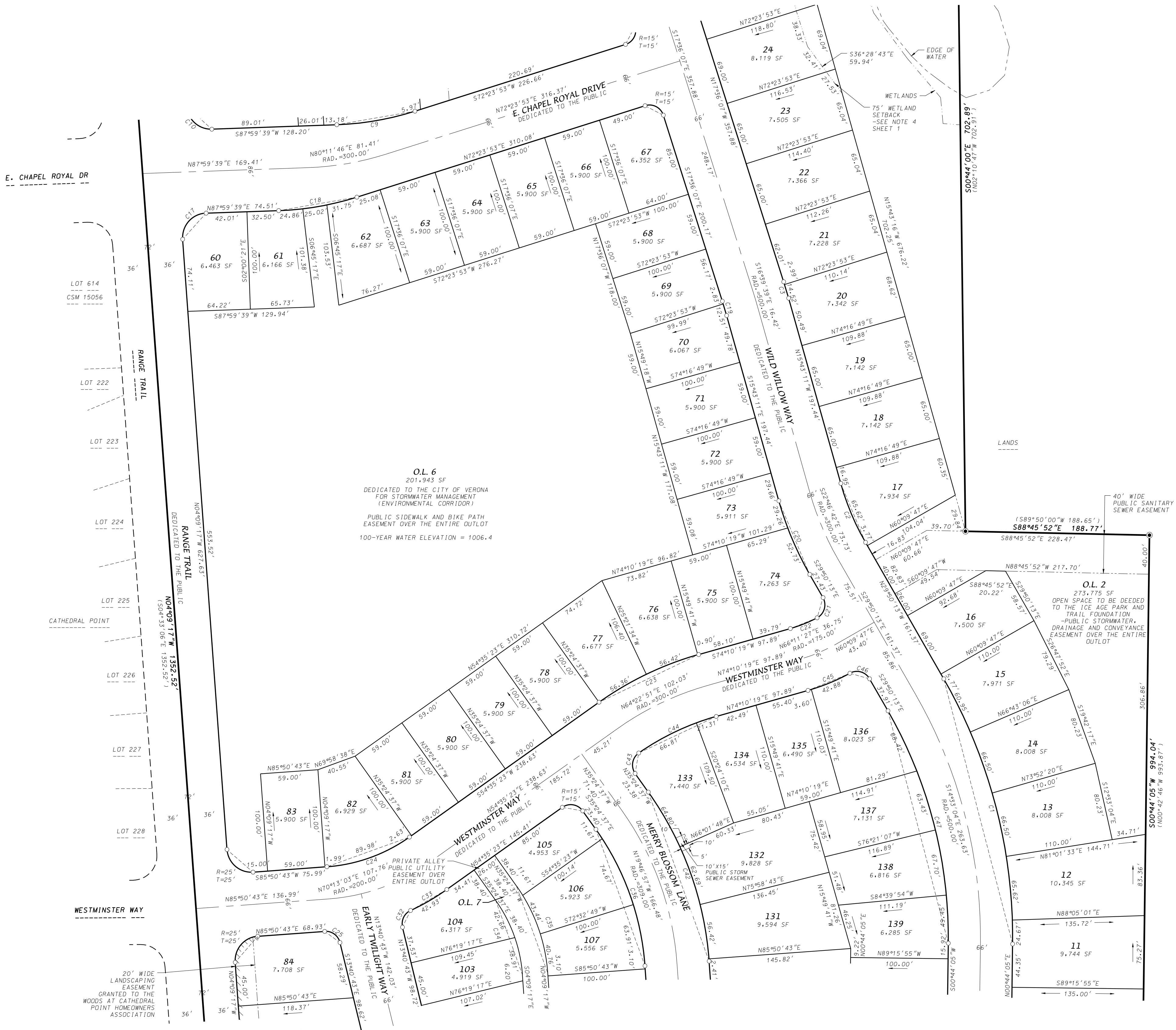
Certified _____, 20____

Department of Administration



THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



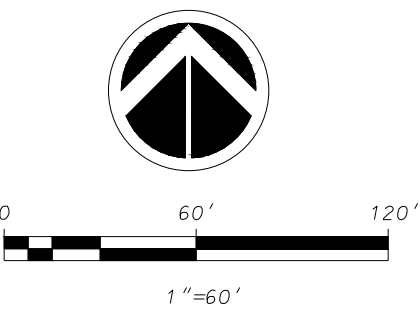
LEGEND

Found 1" Iron Pipe

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 (5' 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



BEARINGS REFERENCED TO THE NORTH LINE
OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
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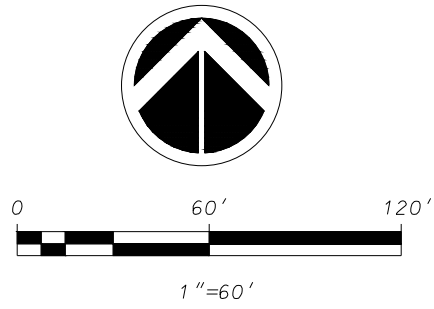
Certified _____, 20__

Department of Administration



LEGEND

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OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R8E,
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING S89°11'07"E

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



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Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered 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 "The Woods at Cathedral Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin to-wit:
Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M", to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°30'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway "M"; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.
Containing 2,241,628 square feet (51.461 acres).

Dated this 17th day of February, 2020

Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

VH WCP, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, 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.

VH WCP, 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, VH WCP, LLC has caused these presents to be signed this _____ day of _____, 2020.

VH WCP, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MORTGAGE CERTIFICATE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said _____ has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2020.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named officer(s) of the above named First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly elected, 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 _____, 2020 on any of the lands included in the plat of "The Woods at Cathedral Point".

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

CERTIFICATE OF CITY CLERK

Resolved that the plat of "The Woods at Cathedral Point" located in the City of Verona, was hereby approved by Resolution adopted on _____, 201_ and further resolved that the conditions of said approval were fulfilled on _____, 2020 and that said resolution further provided the acceptance of those lands and rights dedicated by said "The Woods at Cathedral Point" for public use.

Ellen Clark, City Clerk, 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 _____, 2020 affecting the land included in "The Woods at Cathedral Point".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at

_____ o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as

Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		533.00	281.03	184.40	N14°33'04"W	30°34'18"	
	11	533.00	24.65	24.66	N00°35'26"W	02°39'02"	
	12	533.00	66.62	66.62	N05°26'43"W	07°03'35"	
	13	533.00	66.50	66.54	N12°33'05"W	07°09'12"	
	14	533.00	66.50	66.54	N19°42'17"W	07°09'12"	
15	533.00	60.95	60.98	N26°33'33"W	06°33'20"		
2		267.00	65.62	65.79	N22°46'42"W	14°07'02"	
3		533.00	17.51	17.51	N16°39'39"W	01°52'56"	
	20	533.00	14.52	14.52	N16°30'00"W	01°33'38"	
	21	533.00	2.99	2.99	N17°26'28"W	00°19'18"	
4		233.00	98.83	99.58	N29°50'45"W	24°29'16"	
	26	233.00	34.92	34.95	N21°53'59"W	08°35'44"	
	27	233.00	61.30	61.48	N33°45'25"W	15°07'08"	
28	233.00	3.14	3.14	N41°42'11"W	00°46'24"		
5		208.00	125.53	127.52	N59°39'09"W	35°07'32"	
	31	208.00	10.02	10.02	N43°28'10"W	02°45'34"	
	32	208.00	42.00	42.07	N50°38'58"W	11°35'22"	
	33	208.00	42.00	42.07	N62°14'00"W	11°35'22"	
34	208.00	33.32	33.35	N72°37'18"W	09°11'14"		
6		25.00	37.12	41.83	N29°16'59"W	95°51'52"	
7		142.00	85.70	87.05	S59°39'09"E	35°07'32"	
	36	142.00	64.91	65.48	S64°00'15"E	26°25'20"	
	OL4	142.00	21.55	21.57	S46°26'29"E	08°42'12"	
8		167.00	70.83	71.37	S29°50'45"E	24°29'16"	
9		300.00	81.41	81.66	S80°11'46"W	15°35'46"	
10		25.00	34.69	38.33	N48°04'49"W	87°51'04"	
11		700.00	165.75	166.14	N02°38'41"E	13°35'56"	
	53	700.00	26.74	26.74	N03°03'37"W	02°11'20"	
	54	700.00	47.73	47.74	N00°00'43"W	03°54'28"	
	55	700.00	45.62	45.63	N03°48'54"E	03°44'06"	
	56	700.00	30.16	30.16	N06°54'41"E	02°28'08"	
	57	700.00	15.86	15.83	N08°47'42"E	01°17'54"	
12		941.00	48.47	48.48	N10°55'12"E	02°57'06"	
	57	941.00	3.62	3.62	N09°33'16"E	00°13'14"	
	58	941.00	30.04	30.04	N10°34'45"E	01°49'44"	
	59	941.00	14.82	14.85	N11°56'41"E	00°54'08"	
13		25.00	35.48	39.44	N57°35'25"E	90°23'20"	
14		300.00	88.37	88.69	S04°18'54"W	16°56'22"	
	38	300.00	30.65	30.66	S09°51'24"W	05°51'22"	
	39	300.00	29.69	29.70	S03°23'55"W	07°04'16"	
	40	300.00	21.00	21.01	S02°08'55"E	04°00'44"	
15		274.00	80.71	81.01	N04°18'54"E	16°56'22"	
	40	274.00	3.53	3.53	N03°47'10"W	00°44'14"	
	39	274.00	58.57	58.69	N02°43'06"E	12°16'18"	
	38	274.00	18.79	18.80	N10°49'10"E	03°55'50"	
16		300.00	88.37	88.69	S04°18'54"W	16°56'22"	
	56	300.00	11.37	11.37	S11°41'57"W	02°10'16"	
	55	300.00	29.62	29.63	S07°47'03"W	05°39'32"	
	54	300.00	29.69	29.70	S02°07'06"W	05°40'22"	
55	300.00	17.99	17.99	S02°26'11"E	03°26'12"		
17		25.00	36.01	40.21	N41°55'11"E	92°08'56"	
18		300.00	81.41	81.66	N80°11'46"E	15°35'46"	
	61	300.00	24.86	24.87	N85°37'11"E	04°44'56"	
	OL6	300.00	25.02	25.03	N80°51'19"E	04°46'48"	
	62	300.00	31.75	31.77	N76°25'54"E	06°04'02"	
19		467.00	15.34	15.34	S16°39'39"E	01°52'56"	
	69	467.00	2.83	2.83	S17°25'41"E	00°20'52"	
	70	467.00	12.51	12.51	S16°29'13"E	01°32'04"	
20		333.00	81.84	82.05	S22°46'42"E	14°07'02"	
	73	333.00	29.26	29.27	S18°14'15"E	05°02'08"	
	74	333.00	52.73	52.78	S28°17'46"E	09°28'54"	
21		15.00	21.59	24.11	S16°12'05"W	92°04'36"	
22		142.00	29.52	29.57	S68°12'21"W	11°55'56"	
23		333.00	113.26	113.81	S64°22'51"W	19°34'56"	
	75	333.00	0.90	0.90	S74°05'40"W	00°09'18"	
	76	333.00	56.42	56.49	S69°09'26"W	09°43'10"	
	77	333.00	56.35	56.42	S59°26'37"W	09°42'28"	
24		167.00	89.98	91.10	S70°13'03"W	31°15'20"	
25		15.00	19.38	21.07	S53°55'00"E	80°28'34"	
26		142.00	23.58	23.60	S08°55'00"E	09°31'26"	
27		15.00	21.91	24.56	S42°44'57"W	93°48'28"	
28		25.00	34.78	38.46	N46°16'46"W	88°08'06"	
29		4536.00	153.80	153.81	N03°11'00"W	01°56'34"	
	81	4536.00	41.83	41.83	N02°28'34"W	00°31'42"	
	80	4536.00	65.01	65.01	N03°09'03"W	00°49'16"	
	89	4536.00	46.97	46.97	N03°51'29"W	00°35'36"	
30		15.00	20.50	22.57	N47°15'03"W	86°11'32"	
31		208.00	34.53	34.57	N08°55'00"W	09°31'26"	
	101	208.00	8.22	8.22	N05°17'13"W	02°15'52"	
	102	208.00	26.34	26.35	N10°02'56"W	07°15'34"	
32		15.00	19.05	20.64	N25°44'28"E	78°50'22"	
33		233.00	42.93	42.99	N59°52'31"E	34°34'16"	
34		150.00	80.81	81.83	S19°46'58"E	31°15'18"	
	104	150.00	42.66	42.81	S27°14'05"E	16°21'04"	
105	150.00	38.91	39.02	S11°36'26"E	14°54'14"		
35		176.00	94.82	96.01	N19°46'58"W	31°15'18"	
	107	176.00	40.76	40.85	N10°48'15"E	03°55'18"	
	106	176.00	43.44	43.55	N24°32'30"W	14°10'38"	
	105	176.00	11.61	11.61	N33°31'13"W	03°46'48"	
36		276.00	148.70	150.56	S19°46'58"E	31°15'18"	
	106	276.00	11.61	11.61	S25°22'00"E	01°02'00"	
	105	276.00	74.67	74.90	S25°13'57"E	15°32'52"	
	107	276.00	63.91	64.06	S10°48'15"E	13°17'52"	
37		142.00	64.18	64.74	S08°54'22"W	26°07'22"	
	118	142.00	1.49	1.49	S03°51'24"W	00°36'06"	
	119	142.00	62.73	62.85	N09°12'25"E	03°09'18"	
			6.41	6.41	N04°21'25"E	00°24'12"	
38		208.00	80.50	81.01	N79°11'23"W	22°18'52"	
	119	208.00	16.26	16.27	N70°16'22"W	04°28'50"	
	OL6	208.00	27.32	27.34	N76°16'42"E	07°31'50"	
	92	208.00	37.35	37.40	N85°11'43"W	10°18'12"	
39		267.00	47.71	47.78	N48°08'21"W	10°15'08"	
40		15.00	23.10	26.36	N28°40'17"W	100°41'00"	
41		208.00	92.96	93.75	N08°45'28"E	25°49'30"	
	122	208.00	81.76	82.30	N10°20'07"E	22°40'12"	
	123	208.00	11.45	11.45	N02°38'58"E	00°39'18"	
42		342.00	184.28	186.56	S19°46'58"W	31°15'18"	
	130	342.00	2.41	2.41	N04°21'25"W	00°24'12"	
	131	342.00	56.42	56.48	N09°17'24"W	09°27'46"	
	132	342.00	62.69	62.77	N12°16'57"E	08°18'46"	
133	342.00	6.41	6.41	N04°21'25"W	00°24'12"		
43		15.00	21.33	23.73	N09°54'12"E	90°38'22"	
44		267.00	87.90	89.30	N64°11'52"E	18°56'54"	
	133	267.00	66.81	66.98	N62°24'38"E	14°22'26"	
	134	267.00	21.31	21.32	N71°53'05"E	04°34'28"	
45		208.00	46.47	46.56	N67°45'32"E	12°49'34"	
	135	208.00	3.60	3.60	N73°40'33"E	00°59'32"	
	136	208.00	42.88	42.96	N67°15'46"E	11°10'02"	
46		15.00	20.99	23.25	S74°14'44"E	88°49'02"	
47		467.00	246.23	249.18	S14°33'04"E	30°34'18"	
	136	467.00	68.41	68.44	S26°38'11"E	07°03'35"	
	137	467.00	63.43	63.48	S17°32'31"E	07°47'16"	
	138	467.00	67.70	67.75	S09°29'38"E	08°18'46"	
139	467.00	49.45	49.45	S02°18'01"E	00°13'14"		
48		4536.00	150.13	150.13	N00°11'38.5"E	01°53'50"	
	148	4536.00	94.91	94.91	N00°32'34"E	01°11'56"	
		4536.00	55.22	55.22	N00°24'19.5"W	00°40'51"	
49		25.00	35.48	39.45	N45°26'58"E	90°24'28"	
50		15.00	21.65	24.19	S44°08'46"E	92°24'06"	
51		15.00	20.76	22.93	N45°51'14"E	87°35'54"	
52		142.00	54.95	55.30	S78°11'22"E	22°18'52"	
	152	142.00	47.97	48.27	S80°37'20"E	15°07'08"	
	153	142.00	7.10	7.10	S69°27'54"E	02°51'54"	
53		333.00	122.70	123.40	S78°38'56"E	21°13'58"	
	154	333.00	48.21	48.25	S72°11'00"E	08°18'06"	
	155	333.00	13.06	13.06	S88°08'29"E	02°14'52"	
	156	333.00	13.06	13.06	S88°08'29"E	02°14'52"	