

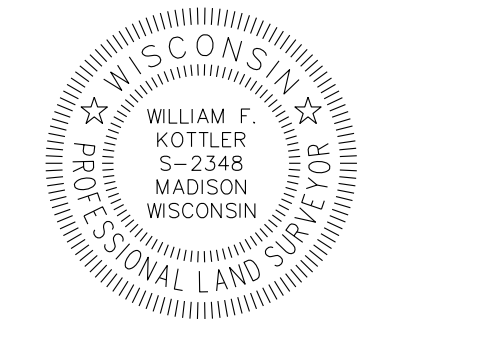
DATE: 02-03-25
 REVISED:
 FN: 22-07-109
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SCALE: 1" = 100'
 (PAGE SIZE: 30x42)
 GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 (DANE COUNTY) NAD83(2011)

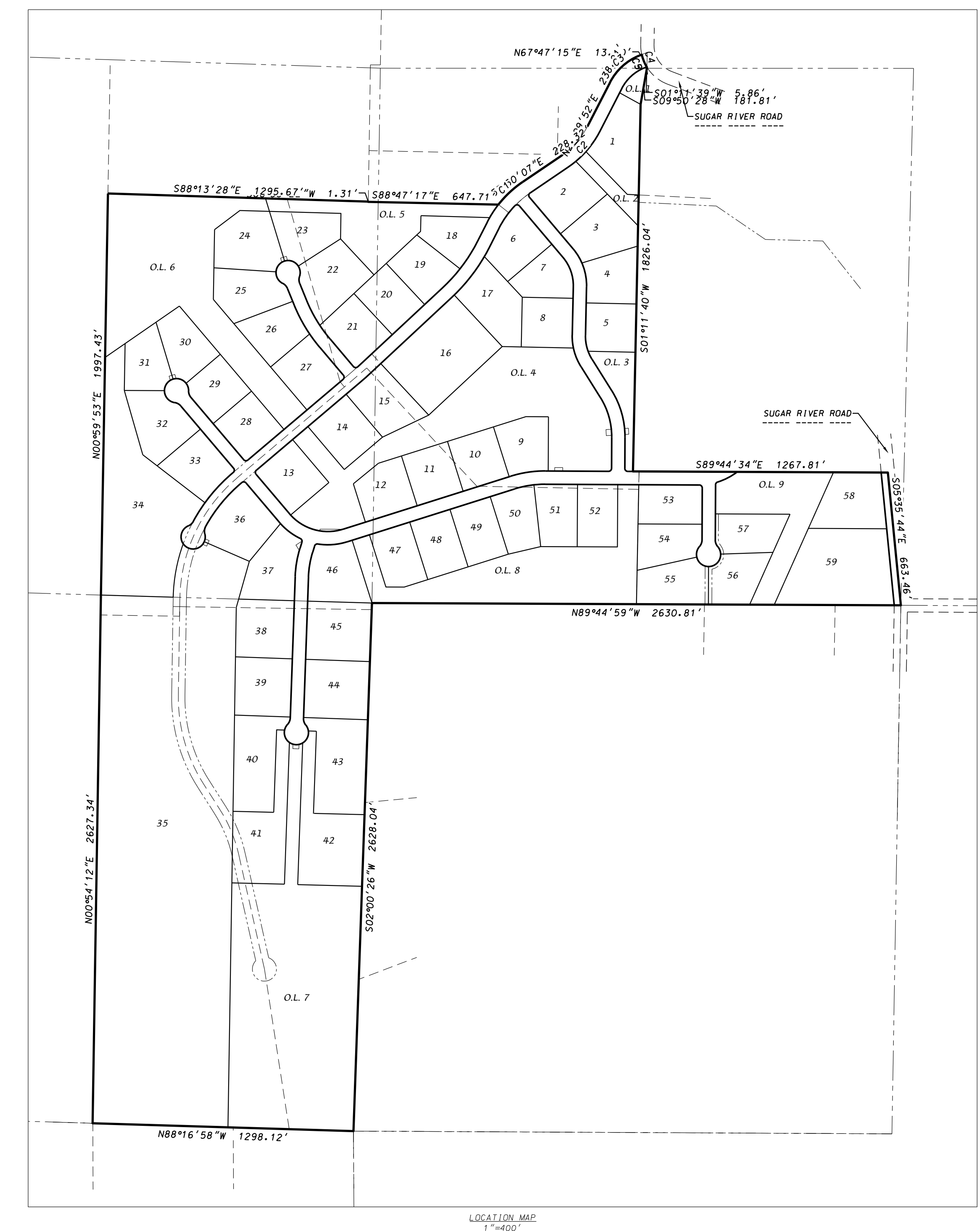
PRELIMINARY PLAT
SUGAR RIVER VISTA
 LOTS 1, 2, 3, AND 4, CERTIFIED SURVEY MAP NO. 8957; LOT 1, CERTIFIED SURVEY MAP NO. 15961 AND UNPLATTED LANDS, LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 19, THE SW1/4 OF THE NW1/4, NW1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 20 AND THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE
 I, William F. Kottler, Professional Land Surveyor S-2348, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Verona and Dane County, I have conducted a survey of Sugar River Vista and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
 Lots 1, 2, 3, and 4, Certified Survey Map No. 8957; Lot 1, Certified Survey Map No. 15961 and unplatted lands, located in the NE1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 19, the SW1/4 of the NW1/4, NW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 20 and the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:
 Beginning at the Southwest corner of said Section 20, thence S02°00'28"W, 2628.04 feet along the East line of the NE1/4 of said Section 30 also being along West line of Lot 1, Certified Survey Map No. 14176, feet to the East 1/4 corner of said Section 30; thence N88°16'58"W, 1298.12 feet along the South line of the NE1/4 of said Section 30 also being along the North line of Lot 1, Certified Survey Map No. 5767 and the North line of Lot 2, Certified Survey Map No. 7171 to the Northwest corner of said Lot 2, also being along the North line of Lot 1, Certified Survey Map No. 15502 and the Southwest corner of Lot 2, Certified Survey Map No. 8957; thence N00°46'12"E, 2627.34 feet along the West line of Lots 1 and 2, Certified Survey Map No. 8957 to the Southwest corner of said Lot 1; thence N00°59'53"E, 1997.43 feet along the West line of and to the Northeast corner of said Lot 1; thence S88°13'28"E, 1298.61 feet along the North line of said Lot 1 and the Easterly extension thereof; thence S00°53'22"W, 1.31 feet thence S88°47'17"E, 647.71 feet to a point of curve on the Northwesterly line of Lot 1, Certified Survey Map No. 15961; thence Northwesterly along said Northwesterly line along a curve to the right which has a radius of 533.00 feet and a chord which bears N62°27'E, 164.81 feet; thence N09°50'07"E, 228.32 feet along said Northwesterly line to a point of curve; thence Northwesterly along said Northwesterly line along a curve to the left which has a radius of 472.00 feet and a chord which bears N67°59'55"E, 206.30 feet; thence N07°09'52"E, 236.81 feet along said Northwesterly line to a point of curve; thence Northwesterly along said Northwesterly line along a curve to the right which has a radius of 472.00 feet and a chord which bears N67°59'55"E, 206.30 feet; thence N07°09'52"E, 236.81 feet along said Northwesterly line to a point on the westerly right-of-way line of Sugar River Road; thence Southerly along said westerly right-of-way line along a curve to the left which has a radius of 206.05 feet and a chord which bears S22°16'51"E, 67.32 feet to the Northeast corner of Lot 1, Certified Survey Map No. 8957; thence S01°11'29"W, 5.86 feet along the West line of said Lot 1; thence S09°50'28"W, 181.81 feet along said West line; thence S01°11'40"W, 1626.04 feet along said West line and the Southerly extension thereof; thence S89°44'54"E, 1267.81 feet to a point on the centerline of Sugar River Road; thence S05°55'44"E, 663.46 feet along said centerline to the South 1/4 corner of said Section 20; thence N89°44'59"W, 2630.81 feet along the South line of the SW1/4 of said Section 20 to the point of beginning, containing 225,799 acres.

Dated this 3th day of February, 2025.
 William F. Kottler, Professional Land Surveyor, S-2348

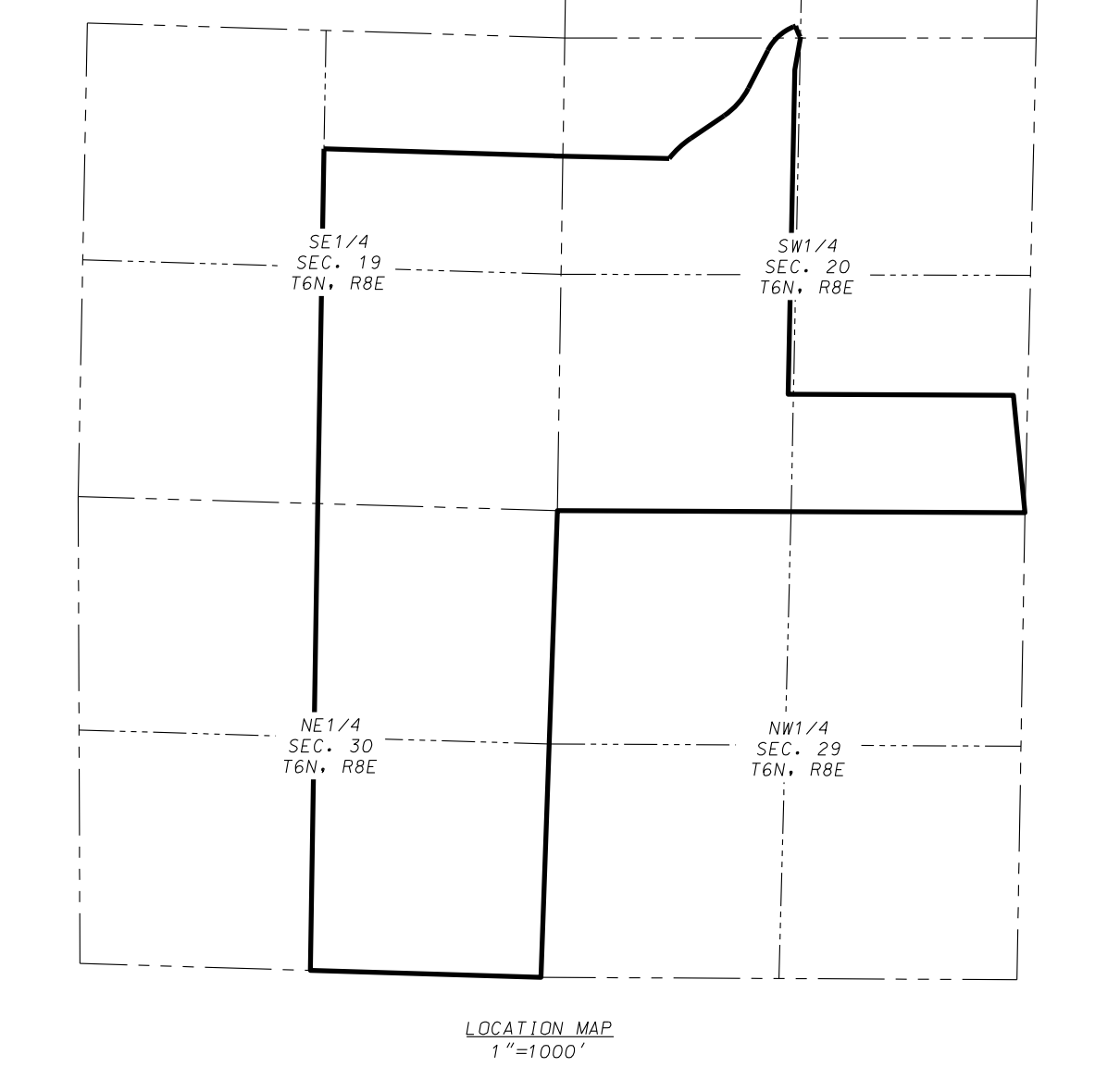


- NOTES**
- Outlots 1-8 are to be owned or maintained by the homeowners association and used for storm water management.
 - All intersection radii are 15'.
 - Distances along curves are chord lengths.
 - Existing Zonings: AT-35, RM-16, RR-2, RR-4
Proposed Zoning: MFC; Outlots 1-8
SRF-1; Lots 1-15, 17-33, 36, 46-57
RM-4; Lot 34
AT-35; Lot 35
SRF-2; Lots 37-45
RR-2; Lot 58
 - Setbacks
SRF-1/SRF-2: Front - 63' / 30' minimum from highway centerline or right-of-way line (whichever is greater)
Side - 10' minimum
Rear - 50' minimum, uncovered decks/porches 38' minimum
RR-2, RR-4, RM-8, AT-35: Front - 63' / 30' minimum from highway centerline or right-of-way line (whichever is greater)
Side - 25' total, with no single side less than 10' minimum
Rear - 50' minimum, uncovered decks/porches 38' minimum
 - Lots 20, 21, 27, 28, and 33 are subject to maximum ground elevation listed below and defined in the Declaration of Covenants, Restrictions, Conditions and Easements for Sugar River Vista.
- | Lot | Max Ground Elevation (NAVD83 datum) |
|-----|-------------------------------------|
| 20 | 1022 |
| 21 | 1030 |
| 27 | 1034 |
| 28 | 1034 |
| 33 | 1034 |
- Project Contacts:
 Engineer/Land Surveyor/Planner: D'Donofrio Kottke & Assoc.
 7530 Westward Way, Madison, WI 53717
 Owner/Subdivider: Jeff Harman, Indigo Capital
 2313 Sugar River Road, Verona, WI 53593
 Misbach Duex LLC
 1622 Lindale Lane, Green Bay, WI 54313
 Sugar River Properties I LLC
 150 E Gilman Street, STE 1600, Madison, WI 53703
 Sweetwater V LLC
 150 E Gilman Street, STE 1600, Madison, WI 53703



LEGEND

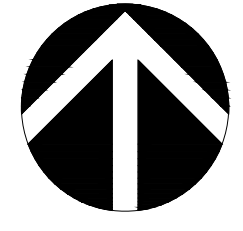
- FOUND 3/4" REBAR
- ⊗ WELL
- ⊙ POWER POLE
- OVERHEAD UTILITIES
- - - EXISTING CONTOUR LINE
- ⋄ EDGE OF TREES
- BUILDING SETBACK LINE
- () RECORDED AS INFORMATION





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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

