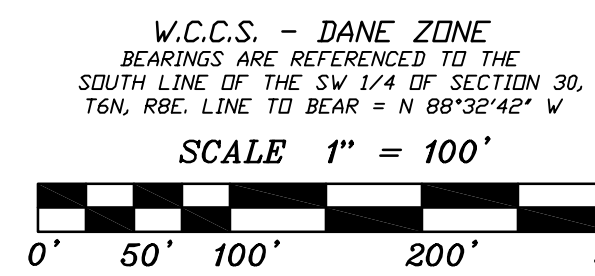
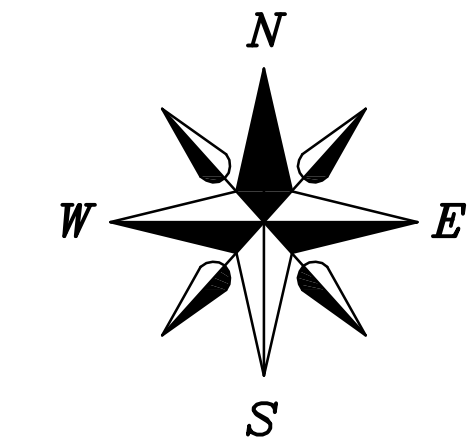


PRELIMINARY PLAT OF RIVERSIDE VISTA

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.



PREPARED FOR:
CARRICO ENGINEERING
8177 COUNTY ROAD "G"
VERONA, WI 53593

DEVELOPER:
JIM COONS
COONS CONSTRUCTION OF
VERONA, LLC
1827 LOCUST DRIVE
VERONA, WI 53593

SURVEYOR:
WILLIAMSON SURVEYING AND
ASSOCIATES, LLC
104 A WEST MAIN STREET
WAUNAKEE, WI 53597

LEGEND

- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- = FOUND SECTION CORNER
- (##) = RECORDED AS
- = FENCE
- = BUILDING SETBACKS FOR SFR-1
- = BUILDING ENVELOPE
- = NEW PUBLIC UTILITY EASEMENT (UNLESS NOTED)
- = VISION TRIANGLE
- = NEW 15' WIDE DRAINAGE EASEMENT (15' W.D.E.)
- ▨ = 30' WIDE ACCESS EASEMENT FOR SNOW PLACEMENT (30' W.A.E.S.P.)
- ▩ = DEDICATED TO THE PUBLIC

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DISTANCE	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

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN SHOWN.
- 4) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2012) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 30. TOP OF REBAR = 1108.15 FEET.
- 5) TOTAL AREA: 1,652,366 SQ. FT. OR 37.93 ACRES
- 6) DRIVEWAY ACCESS TO LOTS 6 THROUGH 17 SHALL BE FROM RIVERSIDE VISTA WAY. LOTS 1 AND 2 SHALL JOINTLY ACCESS SPRING ROSE ROAD. LOT 3 SHALL ACCESS SPRING ROSE ROAD. LOTS 4 AND 5 SHALL JOINTLY ACCESS RIVERSIDE ROAD.
- 7) SEE SHEET 2 FOR DESCRIPTION AND ALL OTHER CERTIFICATES.

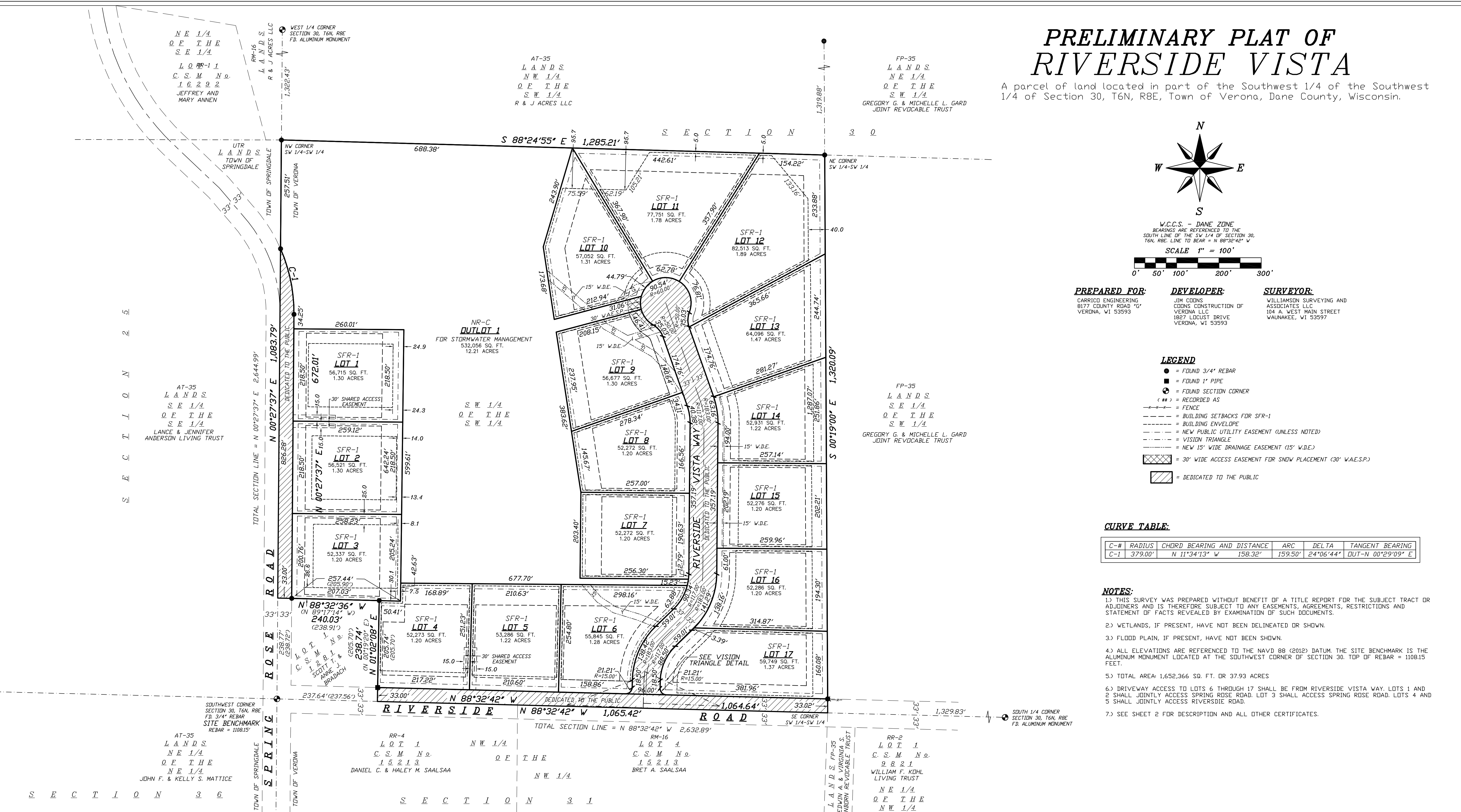
NE 1/4
OF THE
SE 1/4
L O T 1
C. S. M. N. O.
1 5 2 1 3
JEFFREY AND
MARY ANNEN

AT-35
LANDS
NW 1/4
OF THE
SW 1/4
R & J ACRES LLC

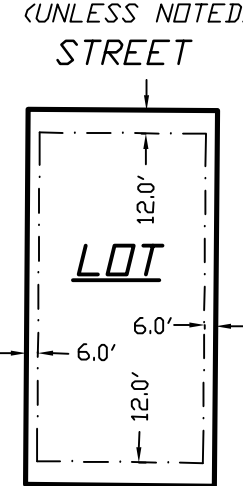
FP-35
LANDS
NE 1/4
OF THE
SW 1/4
GREGORY G. & MICHELLE L. GARD
JOINT REVOCABLE TRUST

AT-35
LANDS
SE 1/4
OF THE
SE 1/4
LANCE & JENNIFER
ANDERSON LIVING TRUST

FP-35
LANDS
SE 1/4
OF THE
SW 1/4
GREGORY G. & MICHELLE L. GARD
JOINT REVOCABLE TRUST



TYPICAL PUBLIC UTILITY EASEMENT
(UNLESS NOTED)



ZONING

CURRENT ZONING IS AT-35
PROPOSED ZONING:
SFR-1 = LOTS 1 THROUGH 17
NR-C = OUTLOTS 1

PROPOSED BUILDING SETBACKS FOR SFR-1

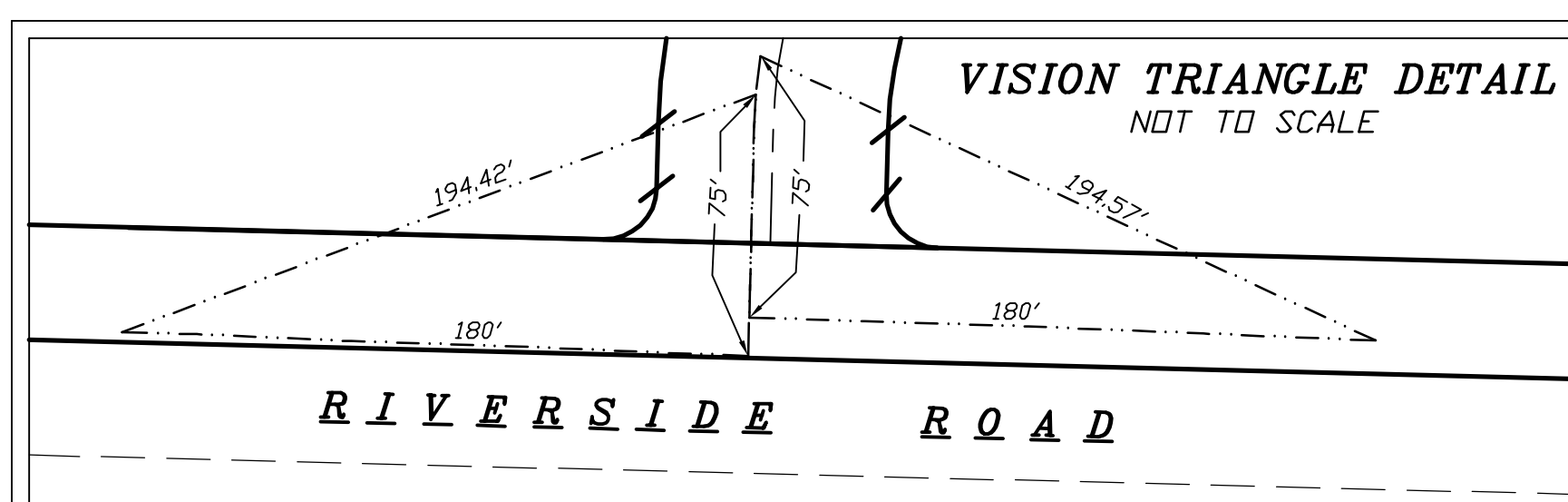
ROAD = 30 FEET
SIDE = 10 FEET MINIMUM EACH SIDE
REAR = 50 FEET WITH 38 FEET FOR UNCOVERED DECKS / PORCHES.
ACCESSORY STRUCTURES IN REAR YARD = 4 FEET SIDE 4 FEET REAR

BUILDING ENVELOPE SETBACKS

- LOT 1 - STREET = 35' - SIDES = 34.25' - REAR SHOWN ON MAP
- LOT 2 - STREET = 45' - SIDES = 34.25' - REAR SHOWN ON MAP
- LOT 3 - STREET = 50' - SIDES SHOWN ON MAP - REAR SHOWN ON MAP
- LOT 4 - STREET = 40' - SIDES = 5' - REAR = 5'
- LOT 5 - STREET = 35' - SIDES = 5' - REAR = 5'
- LOT 6 - STREET = 30' - SIDES = 5' - REAR = 5'
- LOT 7 - STREET = 40' - SIDES = 5' - REAR = 5'
- LOT 8 - STREET = 35' - SIDES = 5' - REAR = 5'
- LOT 9 - STREET = 30' - SIDES = 5' - REAR = 5'
- LOT 10 - STREET = 40' - SIDES = 5' - REAR SHOWN ON MAP
- LOT 11 - STREET = 60' - SIDES = 5' - REAR SHOWN ON MAP
- LOT 12 - STREET = 45' - SIDES = 5' - REAR SHOWN ON MAP
- LOT 13 - STREET = 50' - SIDES = 5' - REAR = 35'
- LOT 14 - STREET = 50' - SIDES = 5' - REAR = 30'
- LOT 15 - STREET = 50' - SIDES = 5' - REAR = 35'
- LOT 16 - STREET = 45' - SIDES = 5' - REAR = 35'
- LOT 17 - STREET = 40' - SIDES = 5' - REAR = 35'

OBJECTING AUTHORITIES
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF 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.

DATE	JANUARY 29th, 2024	DATE REVISED	FEBRUARY 5th, 2024	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE REVISED	FEBRUARY 7th, 2024	DRAWING NO.	23V-328
DRAWN BY	NEIL BORTZ			SHEET	1 OF 2

PRELIMINARY PLAT OF 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.

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, 238.78 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 & Chris W. Adams

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:

Dak 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 Dak 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:
Dak 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. _____ Print Name
My commission expires _____ Notary Public

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

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**PRELIMINARY PLAT OF
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.

DATE	JANUARY 23RD, 2024	DATE REVISED	FEBRUARY 5TH, 2024	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE REVISED	FEBRUARY 7TH, 2024	DRAWING NO.	23V-32B
DRAWN BY	NEIL BORTZ	DATE REVISED	FEBRUARY 15TH, 2024	SHEET	2 OF 2