

KETTLE CREEK NORTH

PART OF OUTLOT 3, KETTLE CREEK AND LANDS LOCATED IN THE NW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 10 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 9, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

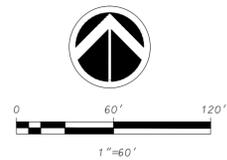
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



- LEGEND**
- Found 3/4" Iron Rebar
 - 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 (6' 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



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE) NAD83(1991)
THE WEST LINE OF THE SW 1/4 OF
SECTION 10, T6N, R8E
BEARS S01°02'46"W



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:15-07-128

KETTLE CREEK NORTH

PART OF OUTLOT 3, KETTLE CREEK AND LANDS LOCATED IN THE NW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 10 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 9, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

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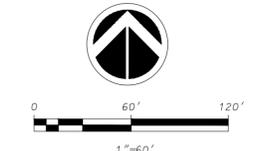
Certified _____, 20__

Department of Administration



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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

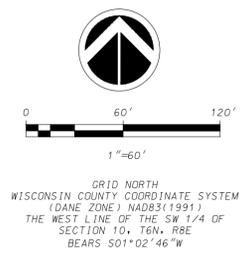


CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		333.00	210.58	214.26	S17°32'00"E	036°51'54"	
11		333.00	40.08	40.11	S02°33'04"E	006°54'02"	
10		333.00	88.41	88.67	S13°37'46"E	015°15'22"	
9		333.00	83.28	83.50	S28°26'26"E	014°21'58"	
8		333.00	1.99	1.99	S35°47'41"E	000°20'32"	
2		15.00	21.21	23.56	S09°02'03"E	090°00'00"	
3		192.00	171.74	178.06	N27°28'00"E	053°08'06"	
19		192.00	134.09	136.98	N21°20'14"E	040°52'34"	
20		192.00	41.00	41.08	N47°54'17"E	012°15'32"	
4		267.00	168.84	171.79	S17°32'00"E	036°51'54"	
21		267.00	103.59	104.25	S24°46'50"E	022°22'14"	
22		267.00	67.36	67.54	S06°20'53"E	014°29'40"	
5		333.00	210.58	214.26	N17°32'00"W	036°51'54"	
29		333.00	38.45	38.48	N02°24'39"W	006°37'12"	
30		333.00	20.21	20.22	N07°27'36"W	003°28'42"	
31		333.00	70.00	70.13	N15°13'58"W	012°04'02"	
32		333.00	77.34	77.52	N27°56'06"W	013°20'14"	
37		267.00	168.84	171.79	N17°32'00"W	036°51'54"	
36		267.00	85.52	85.89	N26°44'59"W	018°25'56"	
7		15.00	21.36	23.77	N46°18'05"E	090°48'16"	
8		15.00	21.06	23.35	S43°41'55"E	089°11'44"	
9		50.00	35.03	35.79	S21°24'23"W	041°00'52"	OUT-S41°54'49"W
41		50.00	33.99	34.69	S20°46'22"W	039°44'50"	
42		50.00	1.11	1.11	S41°16'48"W	001°16'02"	
10		60.00	90.55	274.40	S89°02'16"E	262°01'44"	OUT-N40°06'55"W
42		60.00	75.92	81.56	S02°58'25"W	017°52'48"	
43		60.00	54.51	56.58	S62°58'59"E	054°02'00"	
44		60.00	58.00	60.54	N61°05'48"E	057°48'26"	
45		60.00	58.46	61.06	N03°02'14"E	058°18'42"	
46		60.00	14.62	14.66	S33°07'01"W	013°59'48"	
50		35.03	35.03	35.79	N19°36'29"W	041°00'52"	
11		15.00	21.36	23.77	N46°18'05"E	090°48'16"	
12		25.00	35.23	39.10	S43°29'38"E	089°36'18"	
14		50.00	39.78	40.91	S24°24'22"W	046°52'50"	OUT-S47°50'47"W
15		60.00	119.94	192.22	S43°52'00"E	183°33'33"	OUT-N44°21'13"E
53		60.00	77.11	83.74	S29°17'47"W	079°58'00"	
54		60.00	55.00	57.13	S16°35'24"E	054°33'14"	
55		60.00	55.00	57.13	S71°08'47"E	054°33'32"	
OL3		60.00	21.29	21.40	N71°21'26"E	020°26'02"	
56		60.00	17.52	17.58	N52°44'48"E	016°47'12"	
16		50.00	39.89	41.03	N67°51'38"E	047°00'50"	
17		183.00	76.14	76.70	N79°21'40"E	024°00'46"	
58		183.00	6.36	6.36	S89°37'43"E	001°59'32"	
59		183.00	63.25	63.57	N79°25'26"E	019°54'10"	
60		183.00	6.76	6.76	N69°24'49"E	016°47'12"	
18		117.00	48.68	49.03	S79°21'40"W	024°00'46"	
61		117.00	37.10	37.26	S76°28'38"W	018°14'42"	
62		117.00	11.77	11.78	S88°29'01"W	005°46'04"	
19		40.00	56.34	62.50	N43°52'00"W	089°31'54"	
20		15.00	21.36	23.77	N46°18'05"E	090°48'16"	
21		25.00	35.23	39.10	S43°29'38"E	089°36'18"	
22		286.00	118.70	119.57	S10°40'06"E	023°57'14"	
71		286.00	33.56	33.57	S02°03'16"E	006°43'34"	
72		286.00	73.48	73.69	S12°47'55"E	014°45'44"	
73		286.00	12.31	12.31	S21°24'45"E	002°27'56"	
23		15.00	21.06	23.35	N43°41'55"W	089°11'44"	
24		25.00	35.48	39.44	S46°30'22"W	090°23'42"	
25		15.00	21.28	23.65	S46°08'07.5"W	090°20'47"	
26		15.00	21.15	23.47	N43°51'52.5"E	089°39'13"	
27		183.00	102.30	103.68	S15°16'06.5"E	032°27'41"	
28		183.00	64.51	64.85	S21°20'50"E	020°18'14"	
OL4		183.00	38.76	38.83	S05°06'59.5"E	012°09'27"	
29		25.00	37.98	43.13	N72°04'20"W	098°51'14"	
30		214.00	88.82	89.47	N10°40'06"W	023°57'14"	
31		117.00	65.40	66.29	N15°16'06.5"W	032°27'41"	
32		15.00	21.28	23.65	N46°08'07.5"E	090°20'47"	
33		15.00	21.15	23.47	S43°51'52.5"E	089°39'13"	
34		15.00	21.24	23.59	S46°01'25.5"W	090°07'23"	
114		183.00	102.68	104.07	S74°47'35"W	032°35'04"	
123		183.00	28.14	28.17	S62°54'38"W	008°49'10"	
36		15.00	21.19	23.53	N43°58'34.5"W	089°52'37"	
37		15.00	21.28	23.65	N46°08'07.5"E	090°20'47"	
38		15.00	21.15	23.47	S43°51'52.5"E	089°39'13"	
39		15.00	21.24	23.59	S46°01'25.5"W	090°07'23"	
40		15.00	21.28	23.65	N46°08'07.5"E	090°20'47"	
41		15.00	21.24	23.59	S46°01'25.5"W	090°07'23"	
42		183.00	102.68	104.07	S74°47'35"W	032°35'04"	
147		183.00	25.90	25.92	S87°01'38"W	008°06'58"	
148		183.00	65.02	65.36	S72°44'12"W	020°27'54"	
149		183.00	12.78	12.79	S60°30'09"W	004°00'12"	
43		25.00	37.98	43.13	N72°04'20"W	098°51'14"	
44		25.00	32.52	35.41	N17°55'40"E	081°08'46"	
45		117.00	52.19	52.64	N74°47'35"E	032°35'04"	
161		117.00	13.89	13.90	N61°54'18"E	006°48'30"	
162		117.00	52.19	52.64	N78°11'50"E	025°46'34"	
46		15.00	21.19	23.53	S43°58'34.5"E	089°52'37"	
47		25.00	32.52	35.41	N17°55'40"E	081°08'46"	
48		117.00	65.65	66.54	N74°47'35"E	032°35'04"	
49		15.00	21.19	23.53	S43°58'34.5"E	089°52'37"	



LEGEND

- Found Chiseled "X" on boulder
- Found 3/4" Iron Rebar
- 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 (6' 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



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FN:15-07-128

SHEET 4 OF 6

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



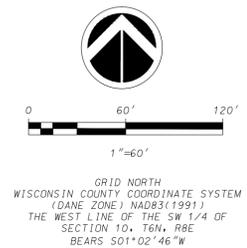
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LEGEND

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- Found 3/4" Iron Rebar
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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional 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 "Kettle Creek North" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Outlot 3, Kettle Creek and lands located in the NW1/4 and the SW1/4 of the SW1/4 of Section 10 and in the NE1/4 and the SE1/4 of the SE1/4 of Section 9, T6N, R8E, City of Verona, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 10; thence S88°41'29"E, 1322.86 feet; thence S00°57'44"W, 1117.22 feet along said West line of Gateway Estates and the Northerly extension thereof to the Northeast corner of Lot 1, Kettle Creek; thence N88°40'25"W, 191.00 feet along the North line of Lot 1, Kettle Creek and the westerly extension thereof to a point on the East line of Lot 51, Kettle Creek; thence N00°57'44"E, 49.09 feet along the East line and to the Northeast corner of Lot 51, Kettle Creek; thence N88°54'53"W, 232.97 feet along the North line of Lots 51, 52 and 53, Kettle Creek; thence S58°30'03"W, 447.26 feet along the Northwesterly line of Lots 53, 54, 55, 56 and 57; thence N88°39'49"W, 170.85 feet along the North line of Lot 58, Kettle Creek and the westerly extension thereof to an angle point in the East line of Lot 1, Certified Survey Map No. 11107; thence N22°38'43"W, 527.96 feet along the East line and to the Northeast corner of Lot 1, Certified Survey Map No. 11107; thence N88°37'57"W, 663.93 feet along the North line of Lot 1, Certified Survey Map No. 11107 and the North line Outlot 3, Kettle Creek to the Northwest corner of said Outlot 3; thence S01°22'03"W, 274.00 feet along the West line of Outlot 3, Kettle Creek to the Southwest corner of said Outlot 3; thence S22°38'17"W, 223.49 feet along the West line of Lot 2, Certified Survey Map No. 9440 to the Northeast corner of Lot 132, Kettle Creek; thence N88°39'49"W, 699.77 feet along the North line of Lots 126, 127, 131 and 132, Kettle Creek to the Northwest corner of said Lot 126; thence N00°53'57"E, 1318.95 feet along the Northerly extension of the West line of Kettle Creek; thence S88°17'47"E, 1310.50 feet to the point of beginning. Containing 2,936,719 square feet (67.418 acres).

Dated this 6th day of July, 2016.


Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

H&H Properties I, 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

H&H Properties I, 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, H&H Properties I, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

H&H Properties I, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named H&H Properties I, LLC 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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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



OWNER'S CERTIFICATE

The City of Verona, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Verona does further certify that this plat is required by S.236.10 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, the said City of Verona has caused these presents to be signed by Jon Hochkammer, its Mayor, and Ellen Clark, its City Clerk, at Madison, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____, 2016.

City of Verona

By: _____
Jon Hochkammer, Mayor

By: _____
Ellen Clark, City Clerk

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named Jon Hochkammer, Mayor of the City of Verona, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named Ellen Clark, City Clerk of the City of Verona, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Kettle Creek North" located in the City of Verona, was hereby approved by Resolution adopted on _____, 2016 and further resolve that the conditions of said approval were fulfilled on _____, 2016 and that said resolution further provided for the acceptance of those lands and rights dedicated by said "Kettle Creek North" to the City for public use.

Dated this _____ day of _____, 2016.

Ellen Clark, City Clerk, City of Verona, Dane County, Wisconsin

CITY OF VERONA TREASURER'S CERTIFICATE

I, Cindy Engelke, being the duly appointed, 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 _____, 2016 on any of the lands included in the plat of "Kettle Creek North".

Cindy Engelke, City Treasurer, 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 _____, 2016 affecting the land included in "Kettle Creek North".

Adam Gallagher, Treasurer, Dane County, Wisconsin

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-128

ZONING MAP
KETTLE CREEK NORTH
 CITY OF VERONA, DANE COUNTY, WISCONSIN

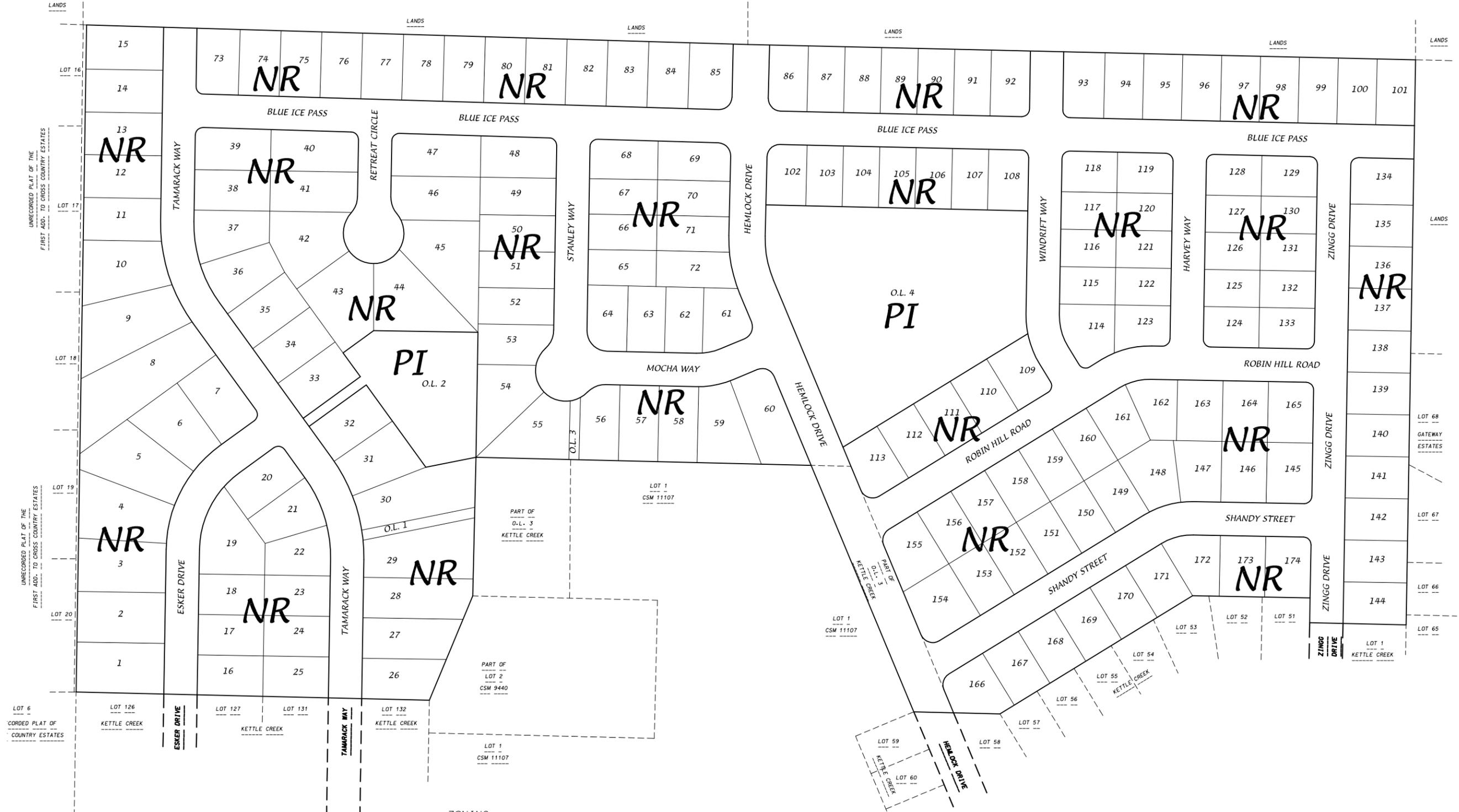


SCALE: 1" = 200'

DATE: 07-07-16
 REVISED:

FN: 15-07-128

Sheet Number:
1 of 1



ZONING
 LOTS 1-174, O.L. 1, O.L. 3 - NR Neighborhood Residential
 O.L. 2, O.L. 4 - PI Public Institutional

UNRECORDED PLAT OF THE FIRST ADD. TO CROSS COUNTRY ESTATES
 UNRECORDED PLAT OF THE FIRST ADD. TO CROSS COUNTRY ESTATES
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LANDS LANDS LANDS LANDS LANDS LANDS

LOT 16
 LOT 17
 LOT 18
 LOT 19
 LOT 20
 LOT 68 GATEWAY ESTATES
 LOT 67
 LOT 66
 LOT 65
 LOT 1 KETTLE CREEK