

Preliminary Plat of Fiduciary Development

A part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as being the north 20 rods in width of the east 40 rods in width of said section 10, subject to public highway "PD" along the northerly side thereof. The Northwest quarter of the Northwest quarter of Section 10, Township 6 North, Range 8 East, Town of Verona, except the north 20 rods of the east 40 rods thereof. Excepting therefrom that portion of land conveyed in trustee's deed recorded on October 31, 2018 as Document no. 5451679. And also excepting therefrom that portion of land conveyed in warranty deed recorded on July 20, 2021 as Document no. 5752029.

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

Surveyor's Certificate

I, Kevin A. Slotke, Professional Land Surveyor, S-2503 I hereby certify that in full compliance with provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, and under direction of the owners listed below, I have surveyed, divided, mapped and dedicated "Fiduciary Development" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 8 East, Town of Verona, Dane county, Wisconsin, described as being the north 20 rods in width of the east 40 rods in width of said section 10, subject to public highway "PD" along the northerly side thereof. The Northwest quarter of the Northwest quarter of Section 10, Township 6 North, Range 8 East, Town of Verona, except the north 20 rods of the east 40 rods thereof. Excepting therefrom that portion of land conveyed in trustee's deed recorded on October 31, 2018 as Document no. 5451679. And also excepting therefrom that portion of land conveyed in warranty deed recorded on July 20, 2021 as Document no. 5752029.

Commencing at the Northwest corner of said Section 10; thence South 00°34'25" West, 122.54 feet to the point of beginning of this description; thence South 87°44'20" East, 96.61 feet along the South right-of way line of County Highway "PD"-McKee Street; thence North 89°17'28" East, 425.02 feet; thence South 89°00'13" East, 286.33 feet; thence North 85°07'11" East, 117.13 feet; thence South 88°55'52" East, 399.18 feet; thence South 00°35'41" West, 1165.01 feet; thence North 88°51'12" West, 733.69 feet; thence South 01°08'46" West, 50.00 feet; thence North 88°51'16" West, 589.02 feet; thence North 00°34'25" East, 1189.55 feet to the point of beginning of this description.

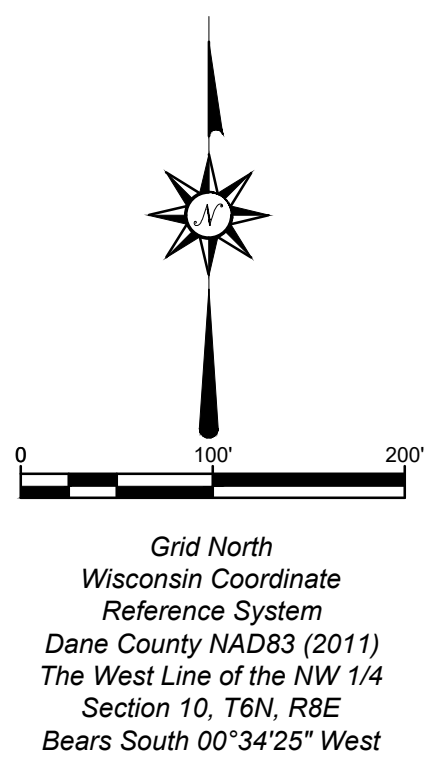
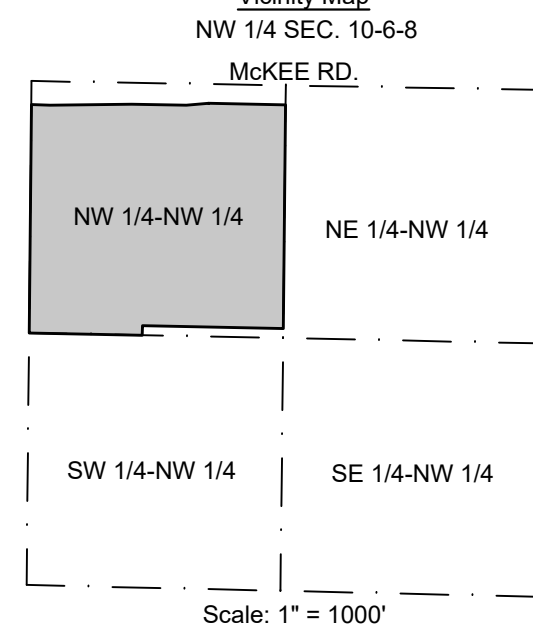
This description containing 1,555,275.217 square feet (35.70420 acres) of land, more or less.

Kevin A. Slotke, P.L.S. 2503

DATE: 3/20/23

Curve Table								
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Central angle	Tangent Bearing In	Tangent Bearing Out
C1	250.92	465.00	30.92	N14° 18' 46"W	247.89	30° 55' 03"	N1° 08' 46"E	N29° 46' 17"W
C2	230.06	535.00	24.64	N17° 27' 08"W	228.30	24° 38' 19"	N5° 07' 58"W	N29° 46' 17"W
C3	82.12	165.32	28.46	N15° 32' 28"W	81.28	28° 27' 39"	N29° 46' 17"W	N11° 18' 38"W
C4	117.79	235.32	28.68	N15° 25' 55"W	116.57	28° 40' 46"	N29° 46' 17"W	N1° 05' 32"W
C5	95.82	183.00	30.00	S75° 13' 43"W	94.73	30° 00' 00"	S60° 13' 43"W	N89° 46' 17"W
C6	61.26	117.00	30.00	N75° 13' 43"E	60.56	30° 00' 00"	S89° 46' 17"E	N60° 13' 43"E
C7	52.37	183.00	16.40	N82° 01' 49"E	52.19	16° 23' 47"	S89° 46' 17"E	N73° 49' 56"E
C8	43.45	183.00	13.60	N67° 01' 49"E	43.35	13° 36' 13"	N73° 49' 56"E	N60° 13' 43"E
C9	211.87	465.00	26.11	S16° 43' 06"E	210.05	26° 06' 23"	S29° 46' 17"E	S3° 39' 54"E
C10	39.05	465.00	4.81	S1° 15' 34"E	39.03	4° 48' 40"	S3° 39' 54"E	S1° 08' 46"W
C11	23.56	15.00	90.00	N15° 13' 43"E	21.21	90° 00' 00"	N29° 46' 17"W	N60° 13' 43"E
C12	23.56	15.00	90.00	N74° 46' 17"W	21.21	90° 00' 00"	N29° 46' 17"W	S60° 13' 43"W
C13	23.56	15.00	90.00	N15° 13' 43"E	21.21	90° 00' 00"	N60° 13' 43"E	N29° 46' 17"W
C14	23.56	15.00	90.00	N74° 46' 17"W	21.21	90° 00' 00"	S60° 13' 43"W	N29° 46' 17"W
C15	61.26	117.00	30.00	N75° 13' 43"E	60.56	30° 00' 00"	N60° 13' 43"E	S89° 46' 17"E
C16	95.82	183.00	30.00	S75° 13' 43"W	94.73	30° 00' 00"	N89° 46' 17"W	S60° 13' 43"W

Vicinity Map



SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

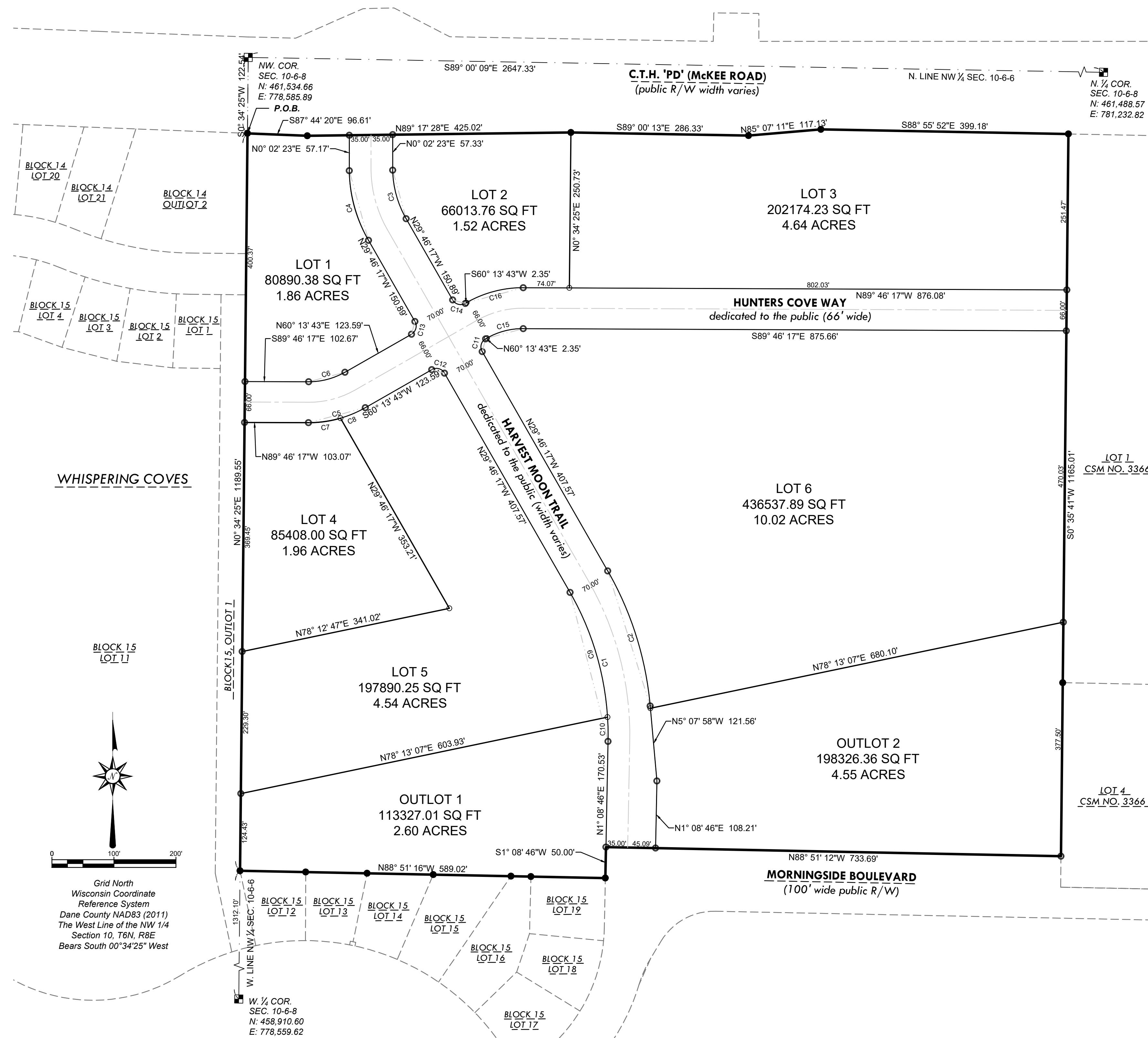
NO.	REVISION	DATE	BY
1	DRAWING NO.	20064	
1	DRAWN BY:	N.CAMPANELLI	
1	DATE:	3/20/23	
1	PROJECT NO.:	20064	
1	CHECKED BY:	KMA	
1	APPROVED BY:		

1 OF 2

- LEGEND
- SECTION 1/4 SECTION LINE
 - PROPERTY LINE
 - CENTERLINE
 - CHORD LINE
 - 2.375" O.D. X 18" IRON PIPE SET WEIGHING 3.65 LBS/FT.
 - 3/4" DIA. REBAR FOUND
 - 3/4" DIA. X 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - SECTION CORNER MONUMENT

NOTES

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.



Preliminary Plat of Fiduciary Development

A part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as being the north 20 rods in width of the east 40 rods in width of said section 10, subject to public highway "PD" along the northerly side thereof. The Northwest quarter of the Northwest quarter of Section 10, Township 6 North, Range 8 East, Town of Verona, except the north 20 rods of the east 40 rods thereof. Excepting therefrom that portion of land conveyed in trustee's deed recorded on October 31, 2018 as Document no. 5451679. And also excepting therefrom that portion of land conveyed in warranty deed recorded on July 20, 2021 as Document no. 5752029.

Owner's Certificate

Fiduciary Real Estate Development, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Fiduciary Real Estate Development, Inc., 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 objects:

Department of Administration
Common Council, City of Verona

In witness whereof, Fiduciary Real Estate Development, Inc., has caused these presents to be signed this _____ day of _____, 2023.

Fiduciary Real Estate Development, Inc.


State of Wisconsin)
County of Dane) S.S

Personally came before me this _____ day of _____, 2023, the above named person known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, 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

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 _____, 2023 affecting the land included in "Fiduciary Development".

Adam Gallagher, Treasurer, Dane County, Wisconsin

Register of Deeds Certificate

Received for recording this _____ day of _____, 2023, recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

Town of Verona Certificate

STATE OF WISCONSIN
_____ COUNTY }SS

I, _____, being the duly elected (appointed), qualified and acting treasurer of the (Village, Town, County) of _____, do hereby certify that the records in my office show no unpaid taxes or unpaid special assessments as of _____, 2023 affecting the lands included in this plat.

(Date) Treasurer

THE SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

NO.	REVISION	DATE	BY
	DRAWING NO.	20064	
	DRAWN BY:	N.CAMPANELLI	
	DATE:	3/20/23	
	PROJECT NO:	20064	
	CHECKED BY:	KMA	
	APPROVED BY:	---	