

# THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

Dated this 2 day of JUNE, 2016

*[Signature]*  
Dyke County Planning and Development

Document # 5238991

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that the plat hereon is prepared in accordance with Wisconsin Statutes, Section 703.11 and is a correct representation of the condominium described. I further certify that such map of the plat hereon is correct in accordance with the provisions of each unit and the common elements can be determined from the plat.

Dated this 1st day of JUNE, 2016.

*[Signature]*  
Brett T. Stoffregen, Professional Land Surveyor, S-2742

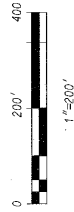
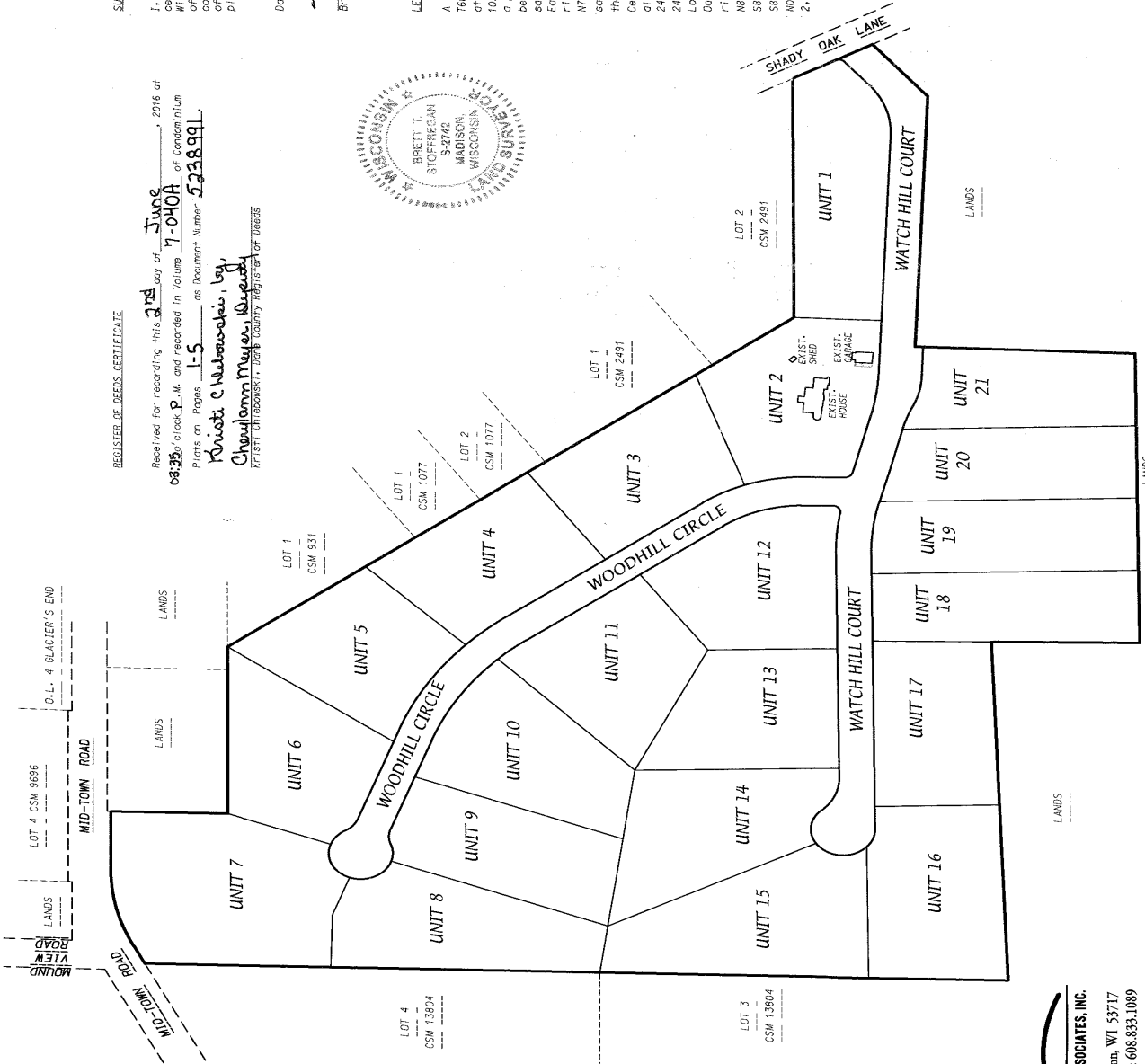
## LEGAL DESCRIPTION

A parcel of land located in all 1/4's of the NW1/4 of Section 5, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the Northwest corner of said Section 5; thence S01°27'24"W, 103.30 feet along the west line of the NW1/4 of said Section 5 to a point on the southerly right-of-way line of Mid-Town Road, also being the point of beginning; thence N63°13'04"E, 45.30 feet along said southerly right-of-way line to a point of curve; thence easterly along said southerly right-of-way line on a curve to the right which has radius of 400.00 feet and a chord which bears N76°34'00"E, 184.70 feet; thence N89°54'36"E, 133.92 feet along said southerly right-of-way line; thence S01°27'24"W, 218.92 feet; thence N89°54'36"E, 388.34 feet to the Northwest corner of Lot 1, Certified Survey Map No. 931; thence S35°48'38"E, 1307.62 feet along the Southwest line of Certified Survey Map No. 931, 1077 and 2491 to the Southwest corner of Lot 2, Certified Survey Map No. 2491 to a point on the Southwesterly right-of-way line of Shady Oak Lane; thence S28°00'20"E, 169.18 feet along said Southwesterly right-of-way line; thence S49°33'15"W, 159.33 feet; thence N87°39'34"W, 892.50 feet; thence S02°29'42"W, 411.54 feet; thence S87°44'39"W, 872.90 feet; thence N00°42'47"E, 276.97 feet; thence S87°44'39"W, 788.48 feet to the West line of said NW1/4; thence N01°27'24"E, 1616.61 feet to the point of beginning. Containing 2,176,846 square feet (49,974 acres).

## REGISTER OF DEEDS CERTIFICATE

Received for recording this 2nd day of JUNE, 2016 at 08:25 o'clock P.M. and recorded in Volume 1-040A of Condominium Plats on Pages 1-5 as Document Number 5238991.

*[Signature]*  
Christoph Meyer, Register of Deeds  
First District, Dane County, Wisconsin



**D'ONOFRI KOTTME AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
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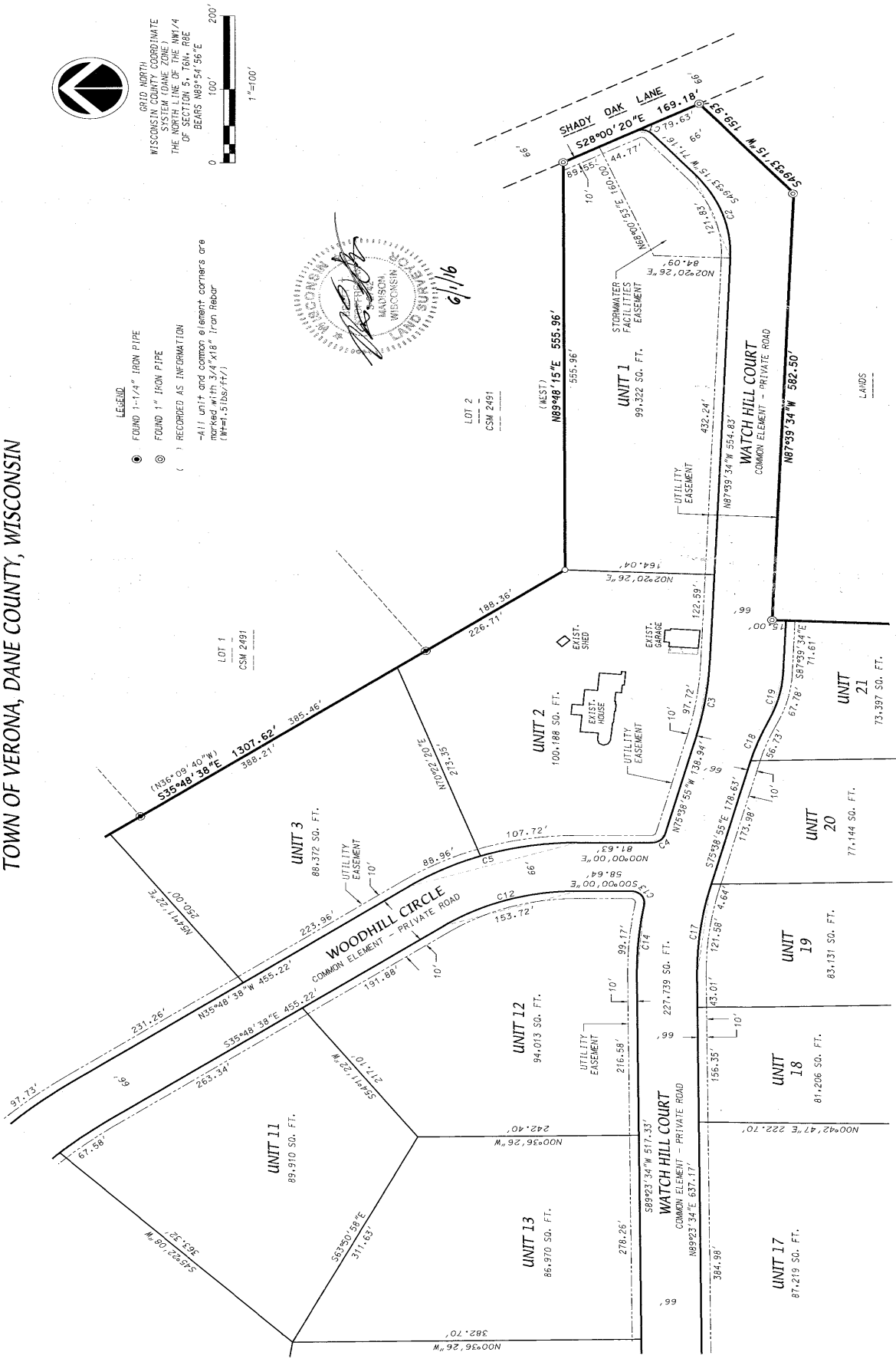
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TOWN OF VERONA, DANE COUNTY, WISCONSIN



GRID NORTH  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
THE NORTH LINE OF THE NW/4  
OF SECTION 5, T6N, R6E  
BEARS N89°54'56" E  
1"=100'

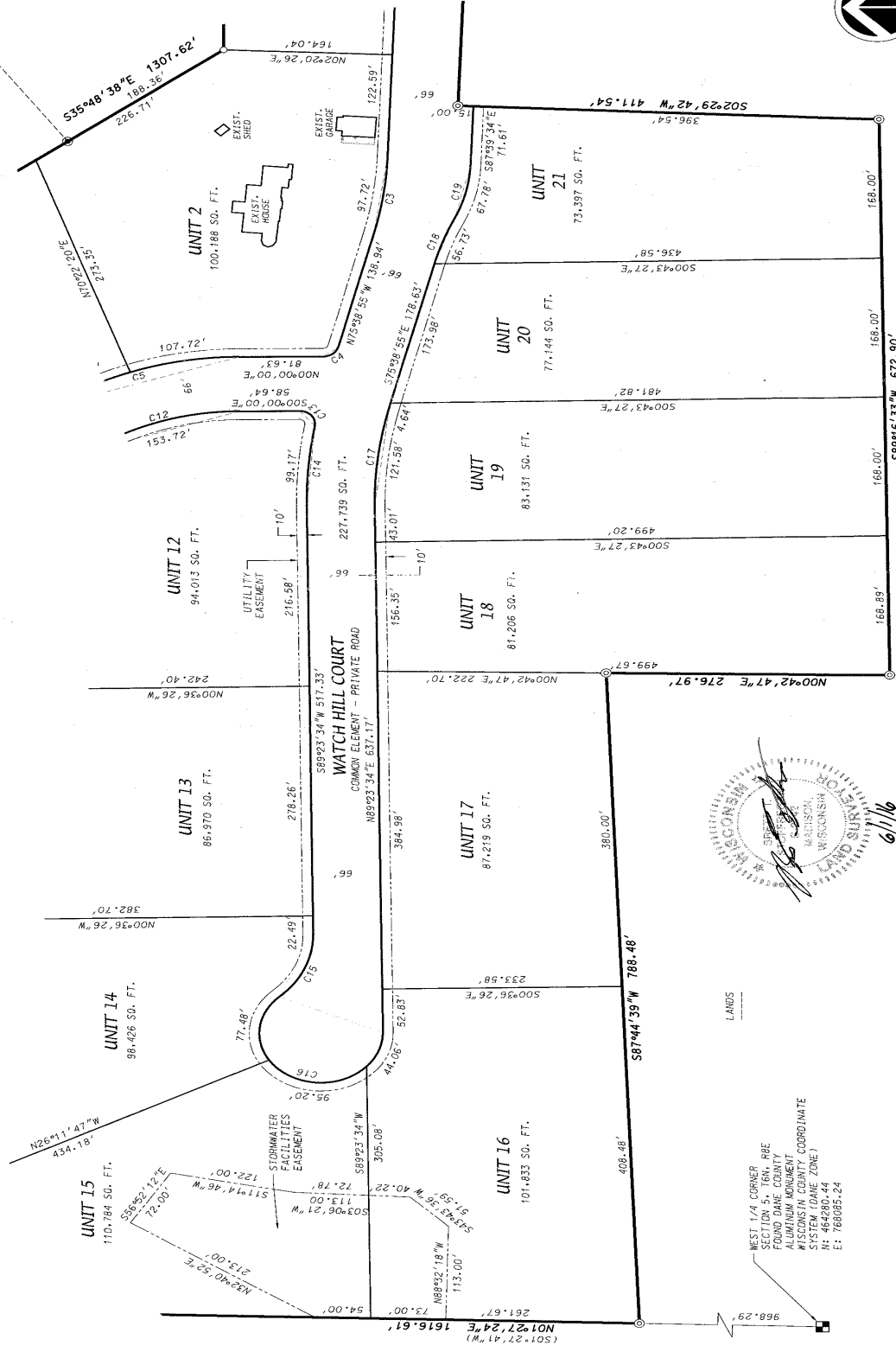
- LEGEND**
- FOUND 1-1/4" IRON PIPE
  - FOUND 1" IRON PIPE
  - ( ) RECORDED AS INFORMATION
- All unit and common element corners are marked with 3/4" x 1/8" Iron Rebar (W#1, Slbs/ft#)



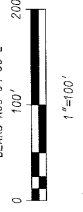
**D'ONOFRIO KOTKIE AND ASSOCIATES, INC.**  
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GRID NORTH  
WISCONSIN COUNTY COORDINATE  
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THE NORTH LINE OF THE 1/4  
OF SECTION 16, T18N  
R18E  
BEARS N89°54'56"E



- LEGEND**
- FOUND 1-1/4" IRON PIPE
  - ⊙ FOUND 1" IRON PIPE
  - ( ) RECORDED AS INFORMATION
- All unit and common element corners are  
marked with 1/2" x 1/8" iron rebar  
(R-1-3166/7/7)

WEST 1/4 CORNER  
SECTION 15, T18N  
R18E  
DANE COUNTY  
ALUMINUM MONUMENT  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
N: 464280.44  
E: 768085.24

LOT 3  
CSM 13804

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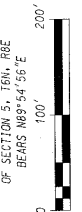
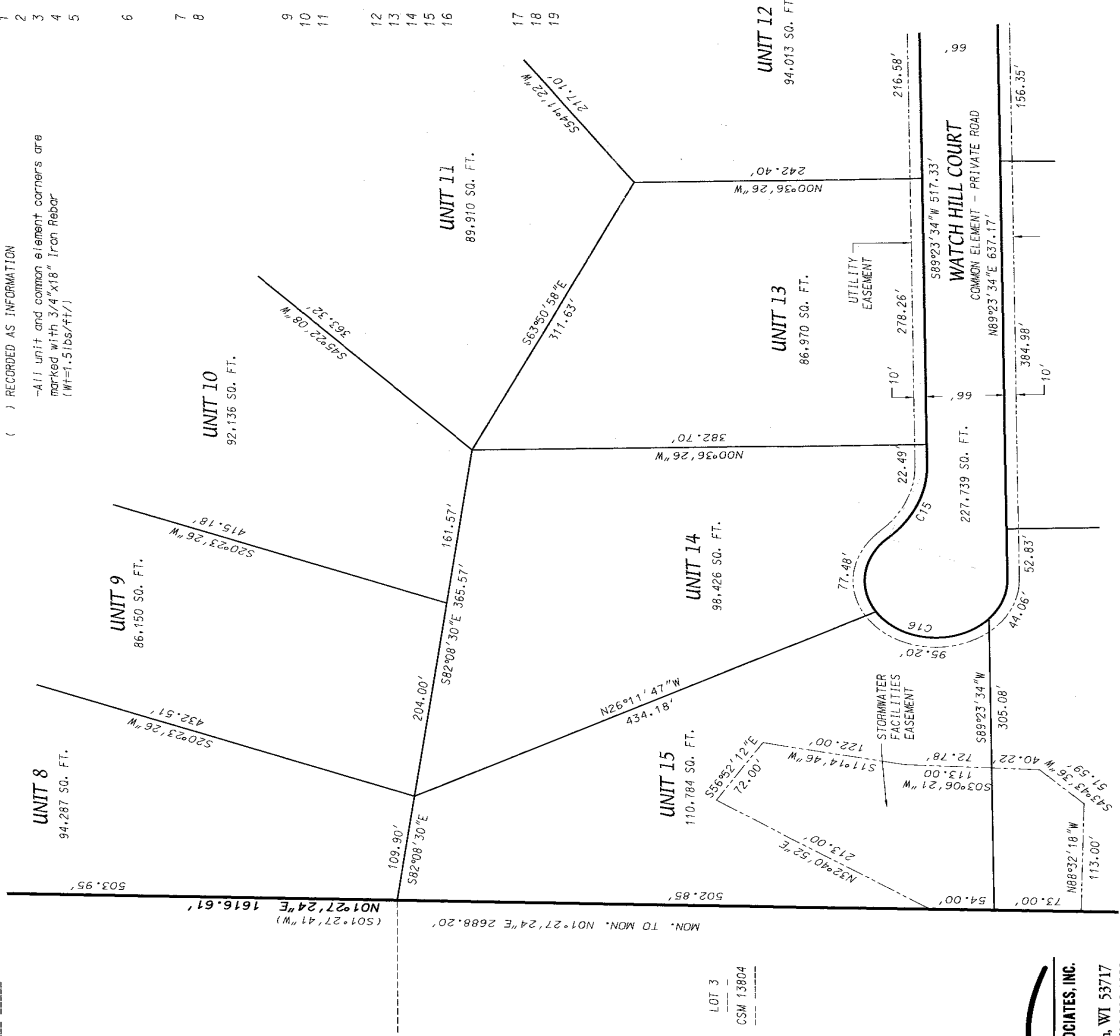
**LEGEND**

- FOUND 1-1/4" IRON PIPE
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- ( ) RECORDED AS INFORMATION

-All unit and common element corners are marked with 3/4"x18" Iron Rebar (W/F=1.5lbs/ft.)

**CURVE TABLE**

CURVE NUMBER	UNIT NUMBER	RADIUS (FEET)	ARC (FEET)	CHORD (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	15	18.79	20.31	15.00	S10°46'27.5"W	077°33'35"	
2	167	121.83	124.71	167.00	S70°56'50.5"W	042°47'11"	
3	467	00	97.90	N81°39'14.5"W	012°00'39"		
4	15	18.40	19.80	N37°49'27.5"W	075°38'55"		
5	316	100	194.30	N17°54'19"W	035°48'38"		
2	316	100	107.72	N09°48'50"W	019°37'40"		
3	316	100	88.96	N52°42'36"W	033°47'56"		
4	566	00	97.73	N40°45'48"W	009°54'20"		
5	566	00	234.33	N57°39'46"W	023°53'36"		
7	50	35	35.03	N49°06'08"W	041°00'52"		CUT-N28°35'42"W
8	60	90	55.25	S20°23'23"W	262°01'44"		CUT-N69°22'34"E
6	60	42	42.04	N49°06'07"W	041°00'50"		
7	60	84	84.85	S65°23'26"W	090°00'04"		
8	60	86	86.68	S25°51'37"E	092°30'02"		
9	60	39	39.58	N88°37'58"E	038°30'48"		
10	50	35	35.03	N89°53'00"E	041°00'52"		
11	400	184	186.39	N76°34'00"E	026°41'52"		
12	500	229	234.95	S52°42'36"E	033°47'56"		
13	500	229	227.32	S56°35'05"E	026°02'58"		
14	250	153	156.25	S39°41'07"E	007°44'58"		
15	15	22	22.99	S17°54'19"E	035°48'38"		
16	533	00	99.17	S50°02'03"W	100°04'06"		CUT-N79°55'54"W
17	100	109	112.16	N85°16'10"W	010°40'32"		CUT-N79°55'54"W
18	100	109	109.41	S23°38'50.5"W	048°30'33"		CUT-N42°05'53"W
19	60	77	77.48	N82°18'39.5"W	028°30'33"		TN-N42°05'53"
15	60	55	55.20	S04°58'32"W	080°25'33"		
16	60	44	44.06	S69°03'56"E	105°00'04"		
17	467	121	121.92	S83°07'40.5"E	043°04'56"		
18	300	56	56.73	S70°13'23"E	010°51'04"		
19	171	00	67.78	S76°13'4.5"E	022°51'43"		

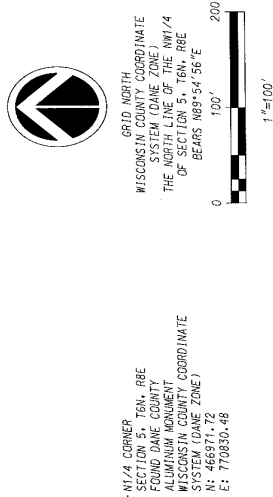


GRID NORTH  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE 14M/14)  
THE CENTERLINE OF THE  
OF SECTION 5, T4N, R9E  
BEARS N89°54'55"E

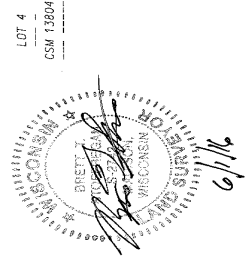
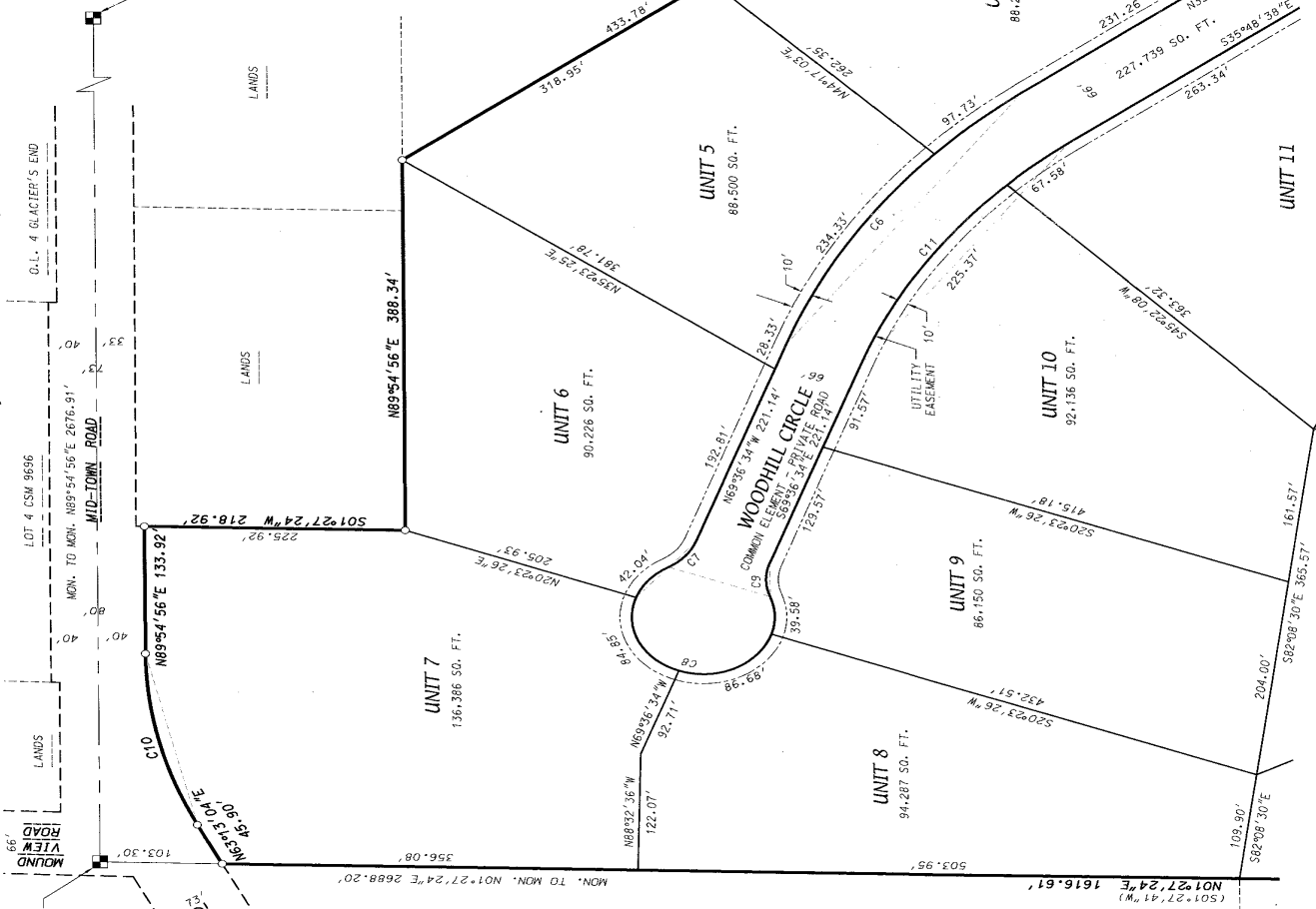
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