

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
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Trans Fee:
Exempt #: 2R
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Pages: 5

**DEDICATION OF LAND FOR
PUBLIC ROADWAY**

Return to:
Timothy F. Umland
Paradise, Van Note and Umland
LLC
725 Heartland Trail, Suite 300
Madison, WI 53717

Part of 062/0608-134-8100-4
Parcel Number

This is NOT homestead
property.

THIS DEDICATION OF LAND FOR PUBLIC ROADWAY (the "**Dedication**") is executed as of the 6th day of August, 2025 by Frostwood Farm VI, LLC, a Wisconsin limited liability company (the "**Owner**"), to and for the benefit of the Town of Verona, a Wisconsin township (the "**Town**").

DEDICATION:

1. **Dedication.** Owner hereby dedicates and conveys to the Town, for valuable consideration, certain real estate located in Dane County, Wisconsin, legally described in Exhibit A, attached hereto and incorporated herein by reference (the "**Property**"). The Property is hereby dedicated and conveyed by Owner to the Town for public road and highway purposes.

2. **Acceptance.** By execution below, the Town hereby accepts the dedication and conveyance of the Property from Owner for public road and highway purposes.

3. **Transfer Tax Exempt.** The dedication and conveyance of the Property is transfer-tax exempt pursuant to Wis. Stat. § 77.25(2r).

[SIGNATURES ON FOLLOWING PAGE]

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[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Dedication has been executed as of the date first written above.

OWNER

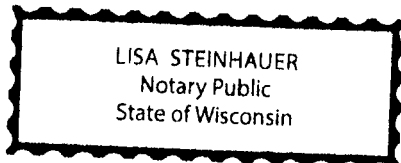
Frostwood Farm VI, LLC, a Wisconsin limited liability company

By: 
C.J. Raymond, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

This instrument was acknowledged before me on July 17, 2025, by C.J. Raymond, Manager of Frostwood Farm VI, LLC, a Wisconsin limited liability company.





Print Name: Lisa Steinhauer
Notary Public, State of Wisconsin
My commission expires: 09/20/2029

EXHIBIT A

Fitchrona Road Right of Way Dedication:

Being part Lot 2, Certified Survey Map, No. 7731 as recorded in Volume 40 of Certified Surveys, page 250 as Document No. 2659856, located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 13, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 2, Certified Survey Map, No. 7731 and the point of beginning;

thence South 89°23'33" West along the South line of Lot 2, Certified Survey Map, No. 7731 and the South Quarter line of the Northeast Quarter of the Southeast Quarter of Section 13, 33.01 feet; thence North 01°00'09" East, 1,320.71 feet to a point on the North Quarter line of the Northeast Quarter of the Southeast Quarter of Section 13;

thence North 00°57'07" East to a point on the North line of Certified Survey Map, No. 7731 and the South right-of-way line of Tonto Trail, 78.26 feet;

thence North 89°51'54" East along the North line of Certified Survey Map, No. 7731 to a point on the East line of Section 13, 33.01 feet;

thence South 00°57'07" West along the East line of Section 13 to the East Quarter corner of Section 13, 78.90 feet;

thence South 01°00'09" West along the East line of Section 13, 1,319.79 feet to a point on the South Quarter line of the Northeast Quarter of the Southeast Quarter of Section 13 and the point of beginning.

Containing 46,167 square feet or (1.06 acres) more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.

TOMAS A. Toro-Santos

Professional Land Surveyor, No. 3034-8

Dated: March 20, 2025

File No.: 224-89

THIS DESCRIPTION WAS PREPARED FOR: Raymond Management Company Inc

GENERAL LOCATION
 BEING A PART OF LOT 2, C.S.M. NO. 7731 AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS,
 PAGE 260 AS DOCUMENT NO. 2669868, LOCATED IN THE SE1/4 OF THE NE1/4, AND THE NE1/4 OF
 THE SE1/4, SECTION 13, T. 6 N. R. 8 E., TOWN OF VERONA, DANE COUNTY, WISCONSIN

NE1/4 - SE1/4

LOT 2
C.S.M. 7731

PARCEL
0627/0608-134 8100-4
(DOC. NO. 5370725)

P.O.S. BY
RADEL

DEDICATED TO
THE PUBLIC
43167 SQ. FT.
(1.06 ACRES ±)

10/1/01 589723'33\"

P.S. LINE SE1/4

TOWN OF VERONA

CITY OF FITCHBURG

ROAD

FITCHCROMA

SE COR
SEC. 13

SEAL

Grantor/Agent