



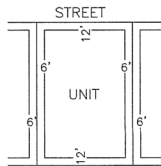
# Frostwood Valley Condominium

## GENERAL LOCATION

BEING A PART OF LOT 2, C.S.M. NO. 7731 AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS, PAGE 250 AS DOCUMENT NO. 2659856, 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. CONTAINING: 1,688,387 SQ. FT. - 38.76 ACRES

NOTES:  
1) A BLANKET UTILITY EASEMENT IS RESERVED OVER ALL COMMON ELEMENTS FOR STORMWATER MANAGEMENT AND THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS REQUIRED.  
2) A UTILITY EASEMENT IS RESERVED OVER THE FRONT AND REAR 12 FEET AND 6 FEET ALONG THE SIDES OF EACH UNIT FOR STORMWATER MANAGEMENT AND THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS REQUIRED.

NW1/4-SE1/4  
UNPLATTED  
LANDS  
BY OTHERS

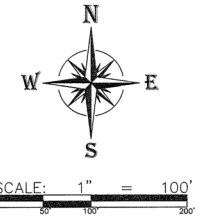
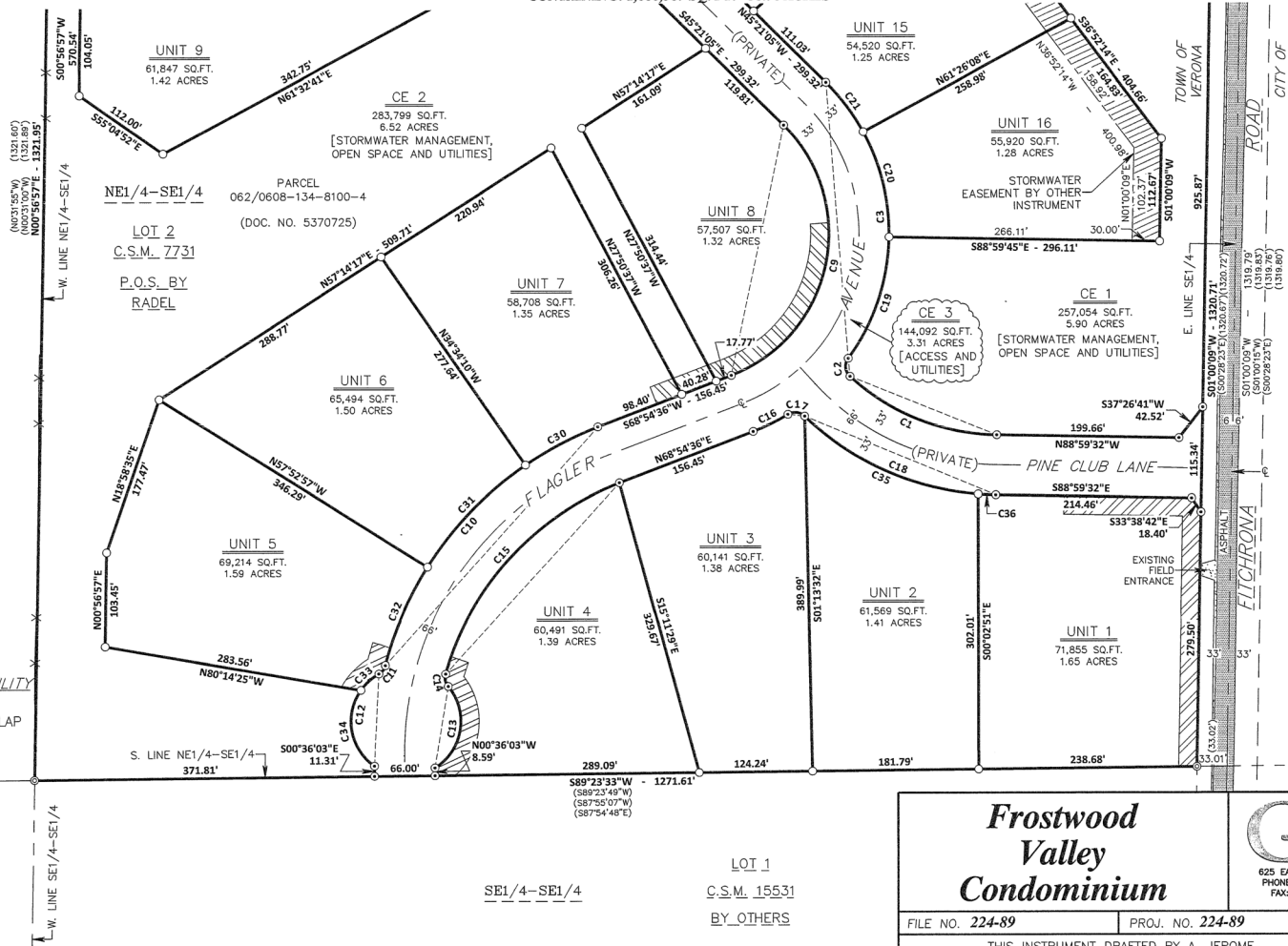


NO SCALE

TYPICAL DRAINAGE AND UTILITY EASEMENT DETAIL

TYPICAL EASEMENT MAY OVERLAP OTHER EASEMENTS.

SW1/4-SE1/4  
UNPLATTED  
LANDS  
BY OTHERS



FRACTIONAL  
NW1/4-SW1/4  
UNPLATTED  
LANDS  
BY OTHERS



**Frostwood  
Valley  
Condominium**

**CA GROTHMAN  
& ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 224-89	PROJ. NO. 224-89	DWG NO. 224-89
THIS INSTRUMENT DRAFTED BY A. JEROME		SHEET 2 OF 4

LOT 1  
C.S.M. 15531  
BY OTHERS

SE1/4-SE1/4



# Frostwood Valley Condominium

## GENERAL LOCATION

BEING A PART OF LOT 2, C.S.M. NO. 7731 AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS, PAGE 250 AS DOCUMENT NO. 2659856, 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.  
CONTAINING: 1,688,387 SQ. FT. - 38.76 ACRES

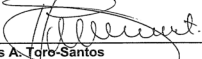
CURVE DATA TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1	41°47'42"	176.53'	242.00'	N68°05'41"W	172.64'	N88°59'32"W	N47°11'50"W
C2	83°17'37"	21.81'	15.00'	N05°33'01"W	19.94'	N47°11'50"W	N36°05'49"E
C3	81°26'54"	331.22'	233.00'	N04°37'38"W	304.03'	N36°05'49"E	N45°21'05"W
C4	58°12'33"	236.71'	233.00'	N74°27'21"W	226.67'	N45°21'05"W	S76°26'22"W
C5	49°22'16"	12.93'	15.00'	N78°52'29"W	12.53'	S76°26'22"W	N54°11'21"W
C6	280°24'00"	293.63'	60.00'	S14°23'21"E	76.81'	N54°11'21"W	N25°24'39"E
C7	51°33'08"	13.50'	15.00'	N51°11'13"E	13.05'	N25°24'39"E	N76°57'46"E
C8	57°41'09"	168.14'	167.00'	S74°11'39"E	161.12'	N76°57'46"E	S45°21'05"E
C9	114°15'40"	333.04'	167.00'	S11°46'45"W	280.53'	S45°21'05"E	S68°54'36"W
C10	54°26'34"	363.93'	383.00'	S41°41'18"W	350.39'	S68°54'36"W	S14°28'01"W
C11	45°55'23"	12.02'	15.00'	S37°25'42"W	11.70'	N14°28'01"E	N60°23'23"E
C12	115°14'24"	120.68'	60.00'	S02°46'11"W	101.34'	N54°51'02"W	N60°23'23"E
C13	98°03'05"	102.68'	60.00'	N09°19'34"E	90.60'	S58°21'07"W	S39°41'59"E
C14	55°28'50"	14.52'	15.00'	N11°57'34"W	13.96'	S39°41'59"E	S15°46'51"W
C15	53°07'45"	293.95'	317.00'	N42°20'43"E	283.53'	N15°46'51"E	N68°54'36"E
C16	10°26'40"	42.47'	233.00'	N63°41'15"E	42.41'	N68°54'36"E	N58°27'55"E
C17	75°40'12"	19.81'	15.00'	S83°41'58"E	18.40'	N58°27'55"E	S45°51'53"E
C18	43°07'40"	231.84'	308.00'	S67°25'42"E	226.40'	S45°51'53"E	S88°59'32"E
C19	35°05'34"	142.71'	233.00'	N18°33'02"E	140.49'		
C20	29°34'07"	120.24'	233.00'	N13°46'48"W	118.91'		
C21	16°47'13"	68.27'	233.00'	N36°57'28"W	68.02'		
C22	0°55'32"	3.76'	233.00'	N45°48'53"W	3.76'		
C23	26°37'58"	108.31'	233.00'	N59°35'36"W	107.33'		
C24	30°39'03"	124.64'	233.00'	N88°14'07"W	123.16'		
C25	36°15'52"	37.98'	60.00'	N72°19'17"W	37.35'		
C26	55°20'11"	57.95'	60.00'	S61°52'41"W	55.72'		
C27	56°00'11"	58.65'	60.00'	S06°12'30"W	56.34'		
C28	89°44'53"	93.98'	60.00'	S66°40'03"E	84.67'		
C29	43°02'53"	45.08'	60.00'	N46°56'05"E	44.03'		
C30	13°28'44"	90.10'	383.00'	S62°10'14"W	89.89'		
C31	23°18'49"	155.84'	383.00'	S43°46'27"W	154.77'		
C32	17°39'01"	117.99'	383.00'	S23°17'32"W	117.52'		
C33	25°40'34"	26.89'	60.00'	S47°33'06"W	26.86'		
C34	89°33'50"	93.79'	60.00'	S10°04'07"E	84.53'		
C35	39°33'12"	212.62'	308.00'	S65°38'29"E	208.43'		
C36	3°34'28"	19.21'	308.00'	S87°12'19"E	19.21'		

## SURVEYOR'S CERTIFICATE

I, **TOMAS A. TORO-SANTOS**, Professional Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and under the direction of **Raymond Management Company, Inc.** I have surveyed, monumented, and mapped the plat of **Frostwood Valley Condominiums**, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof and being a part of Lot 2, Certified Survey Map, No. 7731 as recorded in Volume 40, Certified Surveys, page 250 as Document No. 2659856 located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 13, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

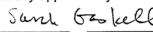
Commencing at the Southeast corner of Section 13;  
thence North 01°00'09" East along the East line of Section 13, 1,319.79 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 13;  
thence South 89°23'33" West along the South line of the Northeast Quarter of the Southeast quarter of section 13, 33.01 feet to the point of beginning;  
thence South 89°23'33" West along the South line of the Northeast Quarter of the Southeast Quarter of Section 13, 1,271.61 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of Section 13;  
thence North 00°56'57" East along the West line of the Northeast Quarter of the Southeast Quarter of Section 13, 3,321.95 feet to the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 13;  
thence North 89°32'54" East along the North line of the Northeast Quarter of the Southeast Quarter of Section 13, 699.79 feet;  
thence South 45°58'44" East, 52.04 feet;  
thence South 85°45'19" East, 225.72 feet;  
thence North 27°38'18" East, 154.93 feet to a point on the South right-of-way line of Tonto Trail;  
thence North 89°51'54" East, 239.89 feet to a point on the West right-of-way line of Fitchrona Road;  
thence South 00°57'07" West along the West right-of-way line of Fitchrona Road, 78.26 feet;  
thence South 01°00'09" West along the West right-of-way line of Fitchrona Road, 1,320.71 feet to the point of beginning.  
Containing 1,688,387 square feet, (38.76 acres), more or less.

  
**Tomas A. Toro-Santos**  
Professional Land Surveyor, No. 3034-8  
G & A Job No. 224-89  
Dated: March 14, 2025




## TOWN BOARD RESOLUTION

RESOLVED that this Condominium Plat in the Town of Verona, Frostwood Valley Condominiums, is hereby approved by the Town Board.

  
20 28  
**Sarah Gaskell**  
Town Administrator

Dated this 28 day of July

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of Verona.

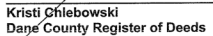
  
20 28  
**Teresa Withee**  
Town Clerk

Dated this 28 day of July

## REGISTER OF DEEDS CERTIFICATE

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Condominium Plats of Dane County, Page \_\_\_\_\_.

Document No. \_\_\_\_\_

  
**Kristi Chlebowski**  
Dane County Register of Deeds

**Frostwood  
Valley  
Condominium**

**CA GROTHMAN  
& ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

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DWG NO. 224-89

THIS INSTRUMENT DRAFTED BY A. JEROME

SHEET 4 OF 4