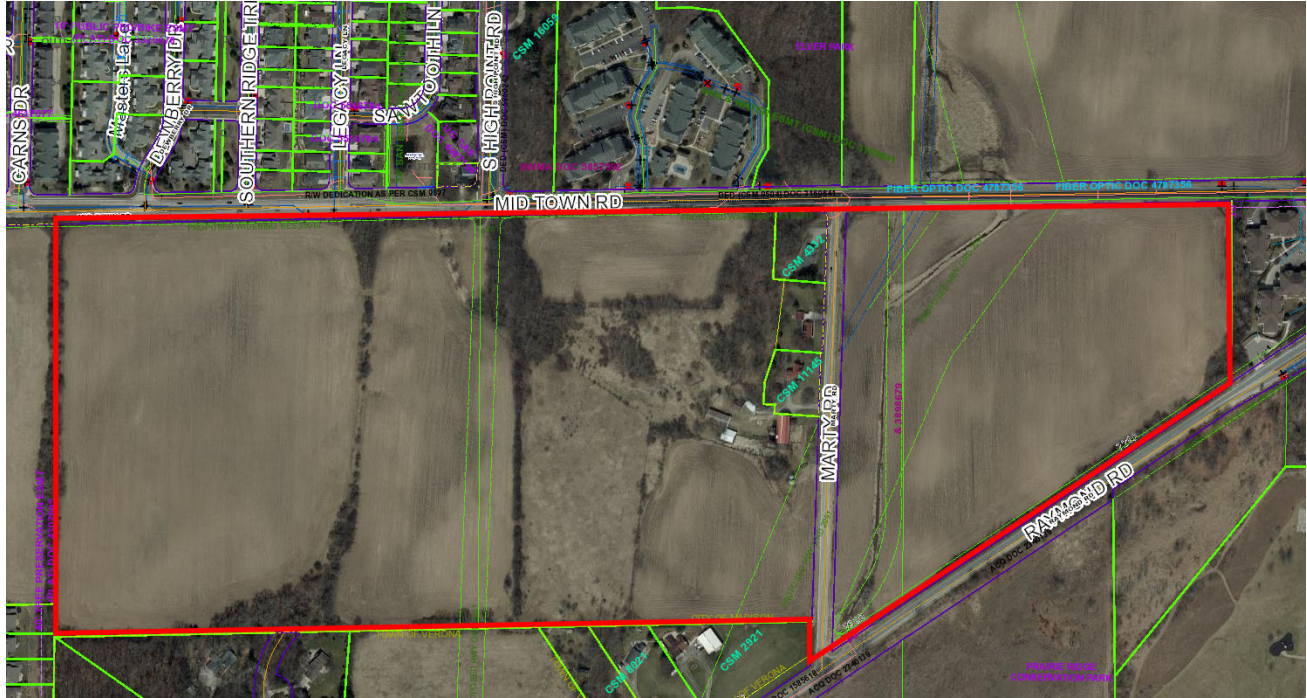


Midpoint Meadows Phase 1
Contract 9538, 9539, & 9540
MUNIS 15331 & 15406
Developer: VH Midpoint Meadows, LLC



Summary of Improvements:

- City standard public street and sidewalk improvements for all streets within the limits of Phase 1.
- City standard public sidewalk on Midtown Road adjacent to Lot 218.
- Public sanitary sewer, storm sewer, and water main improvements to serve Phase 1.
- Private sanitary and water service laterals to serve the lots within Phase 1.
- Public stormwater management improvements within Outlot 2 to serve Phase 1.

ADDENDUM NO 1: Developer to install split rail fence per SDD 2.20 and install and maintain rip-rap swale to manage stormwater runoff from the unfinished Raymond Road; additionally the Wet Detention Basin in Outlot 2 shall remain under warranty until it is no longer used as a temporary sediment basin

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.

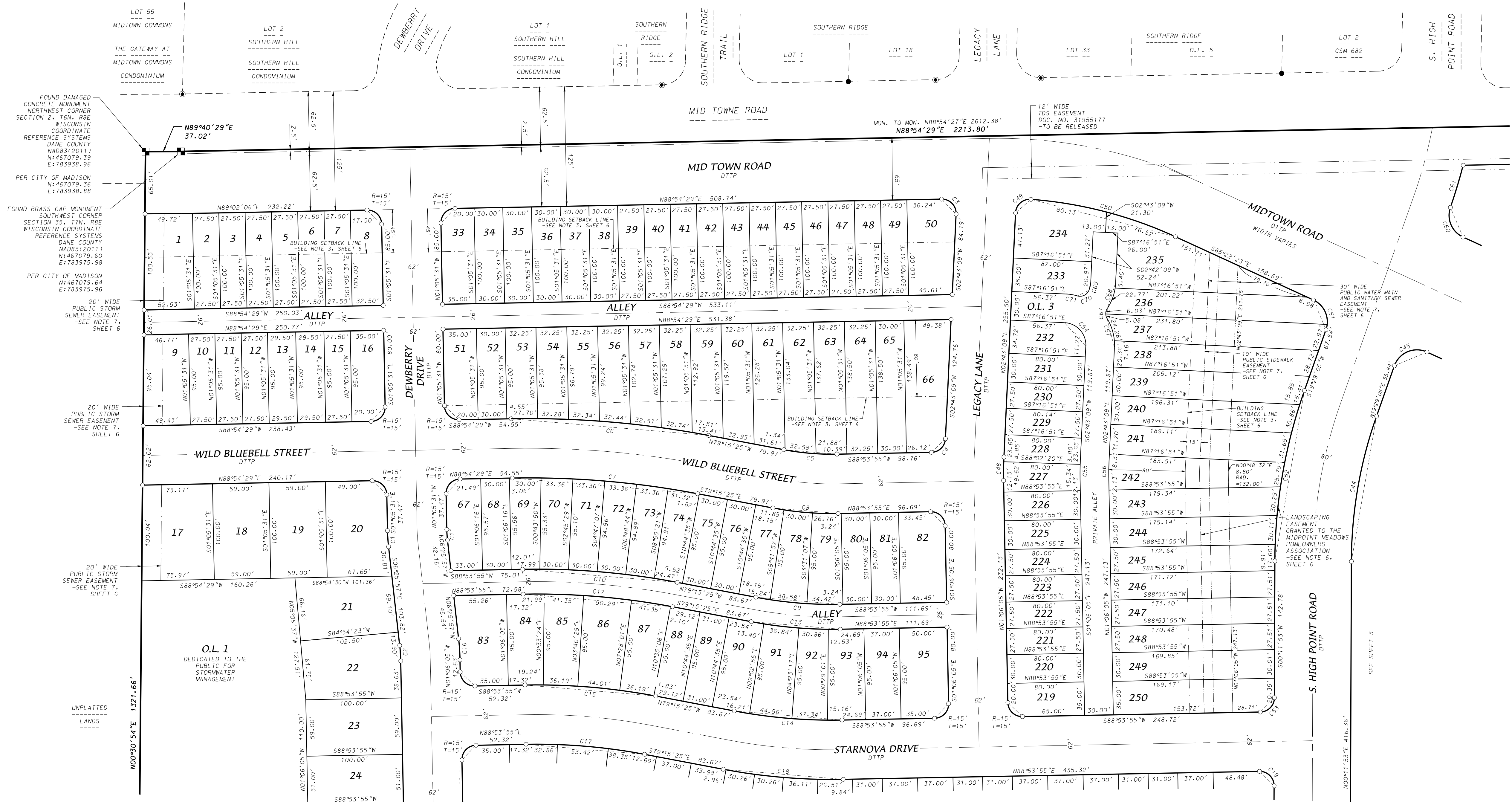
Certified _____, 20____

Department of Administration



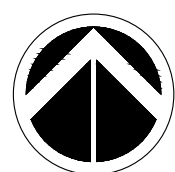
MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- Found chiseled "x" on rock
- 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 (5' 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.
- DDTP Dedicated to the public
- () Recorded as information



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

SHEET 1 OF 8

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

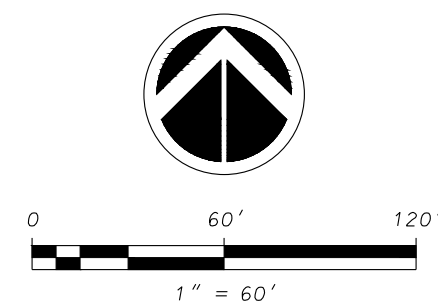
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

Mar 25, 2024--7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 2

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.

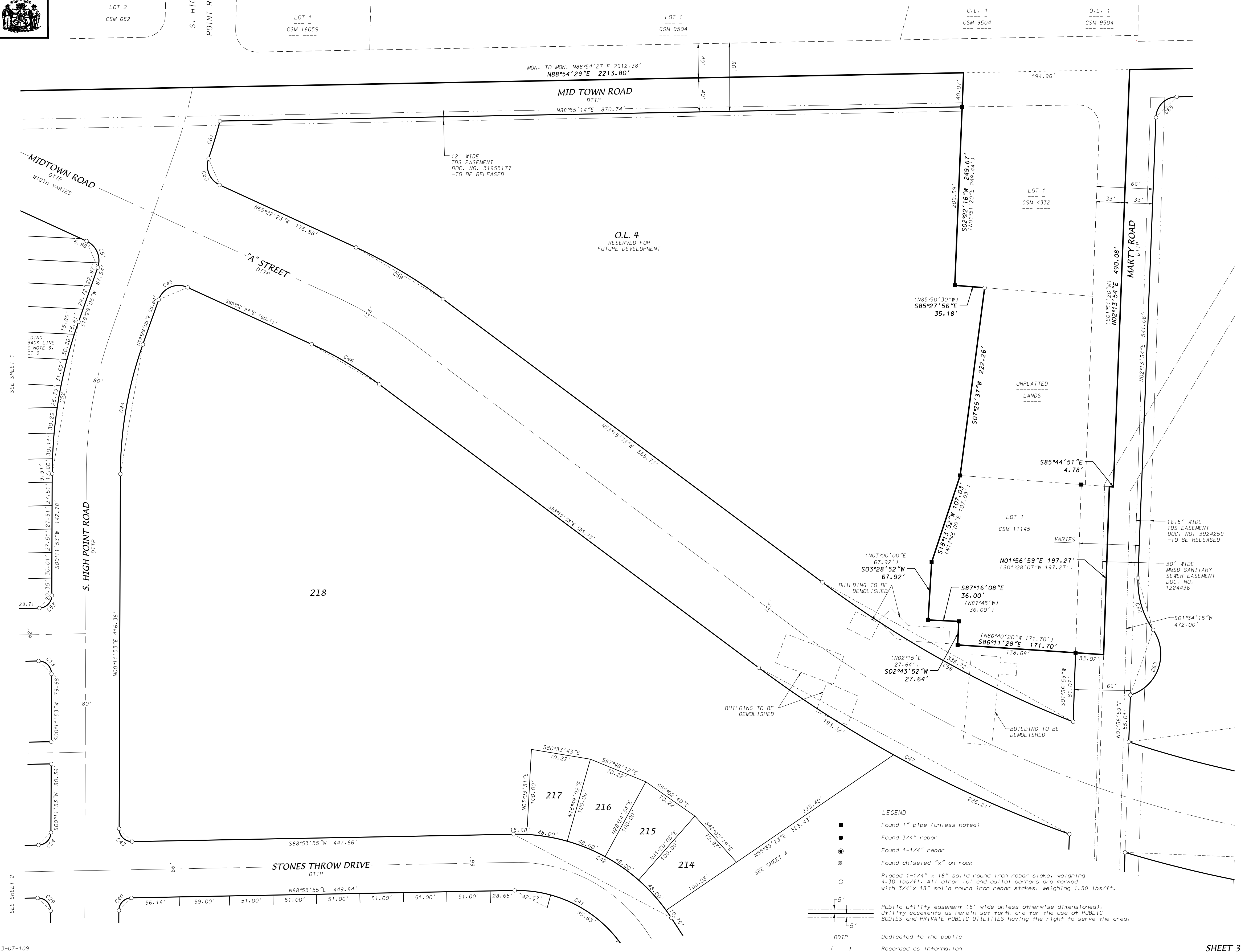
Certified _____, 20____

Department of Administration



MIDPOINT MEADOWS

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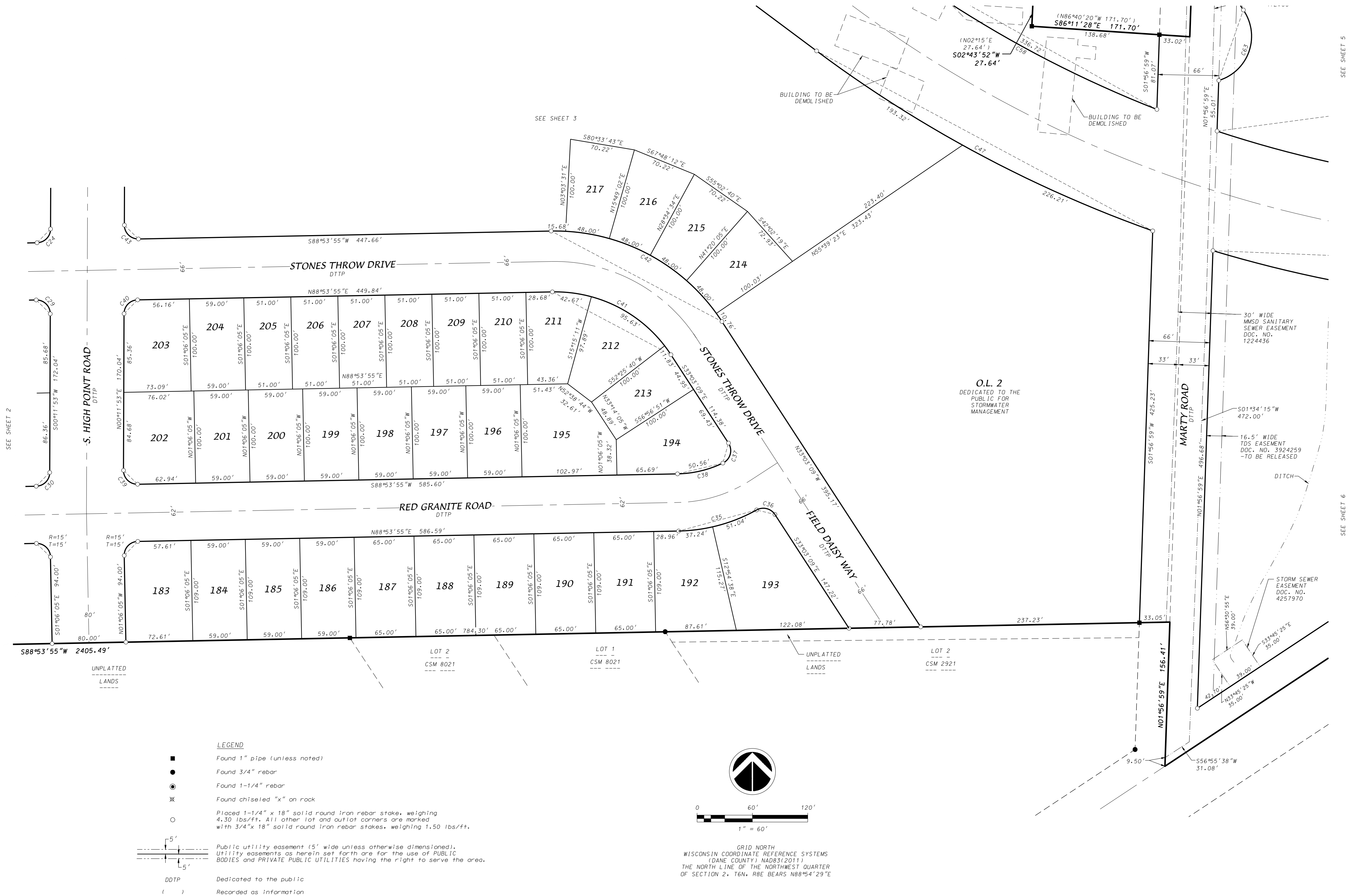
Certified _____, 20____

Department of Administration



MIDPOINT MEADOWS

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

SHEET 4 OF 8

NOTES

- This Plat is subject to the following recorded instruments:
-Mt. Vernon Telephone Company Easement recorded as Doc. No. 3195177, released by Doc. No. -----
-Mt. Vernon Telephone Company Easement recorded as Doc. No. 3924259, released by Doc. No. -----
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of Five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.
- Building setback lines shown on this plat shall be enforced by the City of Madison.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.
- Lots 235-250 are subject to a Landscaping Easement, reserved for the planting of trees or shrubs by the owner. No buildings are allowed within the easement. Maintenance of the easement area is the responsibility of the lot owner or homeowner's association.
- Public Easements terms and conditions

Public Storm Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Water Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

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Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- Outlot Designations:
- 1 - Dedicated to the public for stormwater management.
- 2 - Dedicated to the public for stormwater management.
- 3 - Private Alley. Public utility easement over entire outlot.
- 4 - Reserved for future development.
- 5 - Reserved for future development.
- 6 - Reserved for future development.

- Distances shown along curves are chord lengths.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

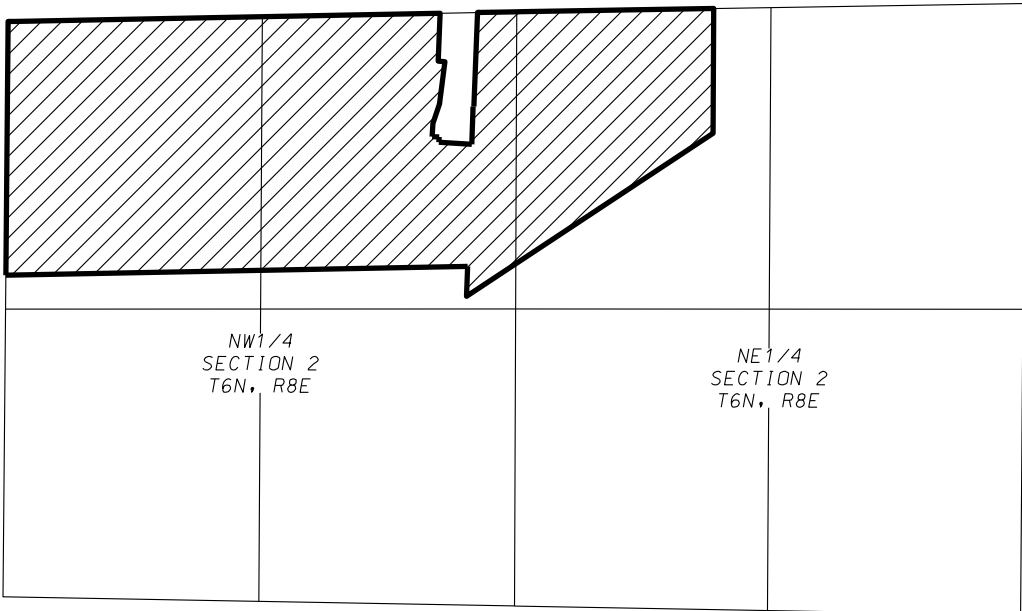
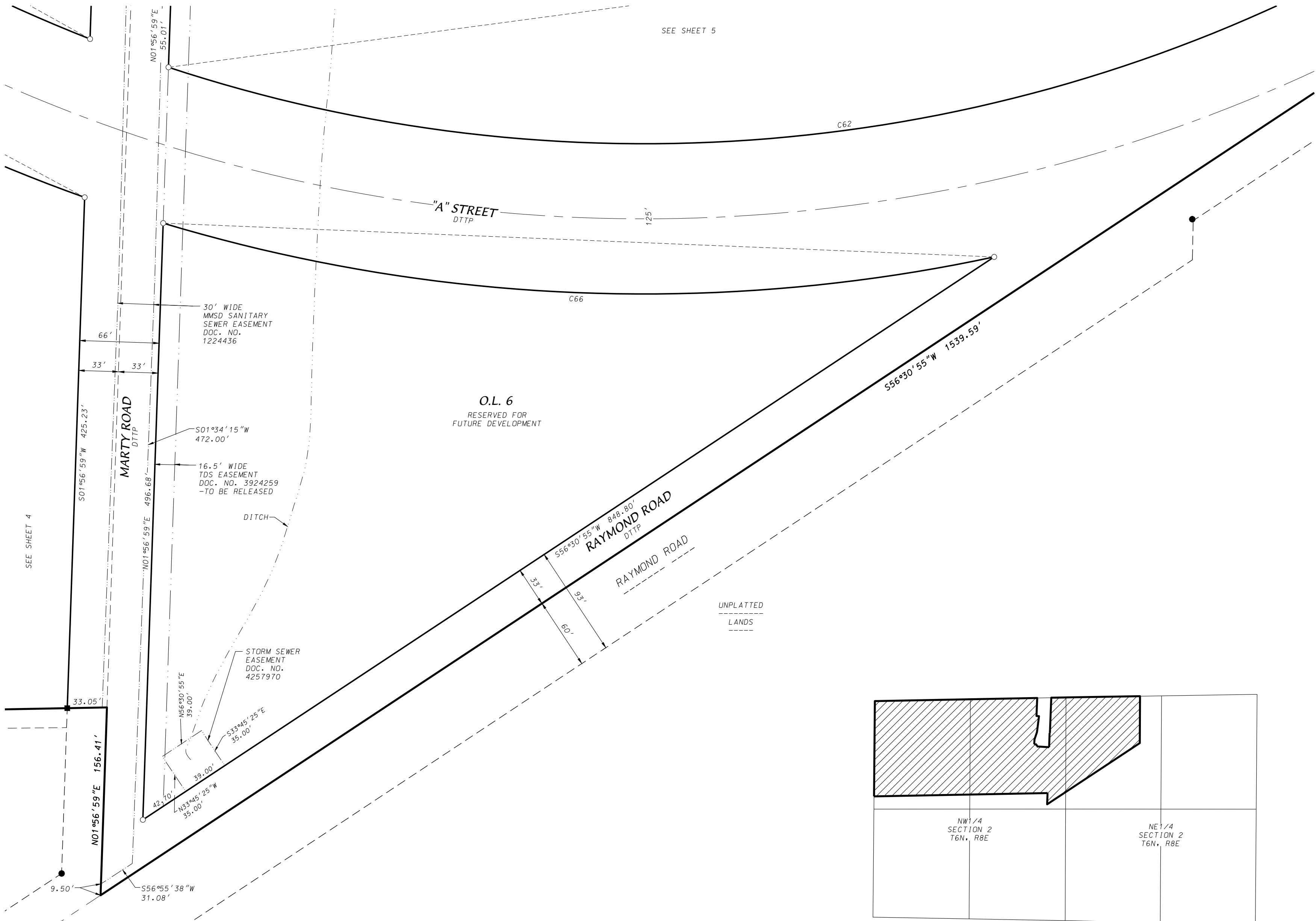
7530 Westward Way, Madison, WI 53717
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MIDPOINT MEADOWS

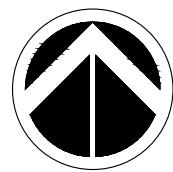
LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOCATION MAP
1"=1000'

LEGEND

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- Found 1-1/4" rebar
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0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

MIDPOINT MEADOWS
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SECTION 2, T6N, R8E, CITY OF MADISON, 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



CURVE TABLE						CURVE TABLE					
CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CENTRAL BEARING	CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CENTRAL BEARING
C1		181.00'	16.87'	16.87'	S03°45'44"E	05°20'27"					
C2		175.00'	16.28'	16.28'	S03°46'01"E	05°19'53"					
C3		15.00'	21.91'	24.56'	S44°11'11"E	93°48'40"					
C4		15.00'	20.49'	22.56'	S45°48'32"W	86°10'46"					
C5		270.00'	55.72'	55.82'	N85°10'45"W	11°50'40"					
64		270.00'	21.88'	21.88'	N88°46'47"W	04°38'36"					
63		270.00'	32.58'	32.58'	N82°59'58"W	06°55'02"					
62		270.00'	1.34	1.34	N79°23'56"W	00°17'02"					
C6		1005.00'	207.22'	207.59'	N85°10'28"W	11°50'06"					
59		1005.00'	17.51'	17.51'	N79°45'22"W	00°59'54"					
58		1005.00'	32.74'	32.74'	N81°11'19"W	01°52'00"					
57		1005.00'	32.57'	32.57'	N83°03'01"W	01°51'24"					
56		1005.00'	32.44'	32.44'	N84°54'12"W	01°50'58"					
55		1005.00'	32.34'	32.34'	N86°45'00"W	01°50'38"					
54		1005.00'	32.28'	32.28'	N88°35'32"W	01°50'26"					
53		1005.00'	27.70'	27.70'	S89°41'52"W	01°34'46"					
C7		943.00'	194.44'	194.78'	S85°10'28"E	11°50'06"					
69		943.00'	30.00'	30.00'	N89°49'10"E	01°49'22"					
70		943.00'	33.36'	33.36'	S88°15'20"E	02°01'38"					
71		943.00'	33.36'	33.36'	S86°13'42"E	02°01'38"					
72		943.00'	33.36'	33.36'	S84°12'04"E	02°01'38"					
73		943.00'	33.36'	33.36'	S82°10'26"E	02°01'38"					
74		943.00'	33.36'	33.36'	S80°12'31"E	01°54'12"					
C8		332.00'	68.51'	68.63'	S85°10'45"E	11°50'40"					
77		332.00'	11.85'	11.85'	S80°16'47"E	02°02'44"					
78		332.00'	30.00'	30.01'	S83°53'31"E	05°10'44"					
79		332.00'	26.76'	26.77'	S88°47'29"E	04°37'12"					
C9		427.00'	88.11'	88.27'	N85°10'45"W	11°50'40"					
79		427.00'	34.42'	34.43'	N88°47'29"W	04°37'12"					
78		427.00'	38.58'	38.60'	N83°53'31"W	05°10'44"					
77		427.00'	15.24'	15.24'	N80°16'47"W	02°02'44"					
C10		786.00'	162.20'	162.49'	N85°10'45"W	11°50'40"					
74		786.00'	24.47'	24.47'	N80°08'56"W	01°47'02"					
73		786.00'	30.00'	30.00'	N82°08'04"W	02°11'14"					
72		786.00'	30.00'	30.00'	N84°19'18"W	02°11'14"					
71		786.00'	30.00'	30.00'	N86°30'32"W	02°11'14"					
70		786.00'	30.00'	30.00'	N88°41'46"W	02°11'14"					
69		786.00'	17.99'	17.99'	S89°33'16"W	01°18'42"					
C11		119.00'	11.09'	11.09'	N03°45'44"W	05°20'26"					
C12		760.00'	156.83'	157.11'	S85°10'45"E	11°50'40"					
84		760.00'	21.99'	21.99'	N89°43'39"E	01°39'28"					
85		760.00'	41.36'	41.36'	S87°53'04"E	03°07'06"					
86		760.00'	50.29'	50.30'	S84°25'45"E	03°47'32"					
87		760.00'	41.35'	41.36'	S80°58'27"E	03°07'04"					
88		760.00'	2.10'	2.10'	S79°20'10"E	00°09'30"					
C13		453.00'	93.48'	93.65'	S85°10'45"E	11°50'40"					
90		453.00'	13.40'	13.40'	S80°06'15"E	01°41'40"					
91		453.00'	36.84'	36.85'	S83°16'54"E	04°39'38"					
92		453.00'	30.86'	30.87'	S87°53'51"E	03°54'16"					
93		453.00'	12.53'	12.53'	N89°41'28"E	01°35'06"					
C14		548.00'	113.08'	113.29'	N85°10'45"W	11°50'40"					
93		548.00'	15.16'	15.16'	S89°41'28"W	01°35'06"					
92		548.00'	37.34'	37.34'	N87°53'51"W	03°54'16"					
91		548.00'	44.56'	44.58'	N83°16'54"W	04°39'38"					
90		548.00'	16.21'	16.21'	N80°06'15"W	01°41'40"					
C15		665.00'	137.23'	137.47'	N85°10'45"W	11°50'40"					
88		665.00'	1.84'	1.84'	N79°20'10"W	00°09'30"					
87		665.00'	36.19'	36.19'	N80°58'26"W	03°07'06"					
86		665.00'	44.01'	44.01'	N84°25'45"W	03°47'32"					
85		665.00'	36.19'	36.19'	N87°53'04"W	03°07'06"					
84		665.00'	19.24'	19.24'	S89°43'39"W	01°39'28"					
C16		237.00'	22.04'	22.05'	N03°46'01"W	05°19'53"					
C17		603.00'	124.43'	124.66'	S85°10'45"E	11°50'40"					
97		603.00'	32.86'	32.86'	S89°32'25"E	03°07'20"					
98		603.00'	53.42'	53.43'	S85°26'26"E	05°04'38"					
99		603.00'	38.35'	38.36'	S81°04'46"E	03°38'42"					
C18		610.00'	125.88'	126.10'	S85°10'45"E	11°50'40"					
101		610.00'	2.95'	2.95'	S79°23'44"E	00°16'38"					
102		610.00'	30.26'	30.26'	S80°57'19"E	02°50'32"					
103		610.00'	30.26'	30.26'	S83°47'51"E	02°50'32"					
104		610.00'	36.11'	36.12'	S86°54'53"E	03°23'32"					
105		610.00'	26.51'	26.52'	S89°51'22"E	02°29'26"					
C19		15.00'	21.45'	23.90'	S45°27'06"E	91°17'57"					
C20		705.00'	145.48'	145.74'	N85°10'45"W	11°50'40"					
105		705.00'	30.64'	30.65'	N89°51'22"W	02°29'26"					
104		705.00'	41.73'	41.74'	N86°54'53"W	03°23'32"					
103		705.00'	34.97'	34.97'	N83°47'51"W	02°50'32"					
102		705.00'	34.97'	34.97'	N80°57'19"W	02°50'32"					
101		705.00'	3.41'	3.41'	N79°23'44"W	00°16'38"					
C21		508.00'	104.83'	105.02'	N85°10'45"W	11°50'40"					
C22		482.00'	99.46'	99.64'	S85°10'45"E	11°50'40"					
121		482.00'	12.45'	12.46'	S79°59'50"E	01°28'50"					
120		482.00'	53.96'	53.99'	S83°56'47"E	06°25'04"					
119		482.00'	33.19'	33.20'	S89°07'42"E	03°56'46"					
C23		731.00'	150.85'	151.12'	S85°10'45"E	11°50'40"					
123		731.00'	16.94'	16.94'	S79°55'15"E	01°19'40"					
124		731.00'	45.00'	45.01'	S82°20'55"E	03°31'40"					
125		731.00'	45.00'	45.01'	S85°52'35"E	03°31'40"					
126		731.00'	44.15'	44.16'	S89°22'15"E	03°27'40"					
C24		15.00'	20.97'	23.22'	S44°32'54"W	88°42'04"					
C25		826.00'	170.45'	170.75'	N85°10'45"W	11°50'40"					
126		826.00'	49.89'	49.90'	N89°22'15"W	03°27'40"					
125		826.00'	50.85'	50.85'	N85°52'35"W	03°31'40"					
124		826.00'	50.85'	50.85'	N82°20'55"W	03°31'40"					
123		826.00'	19.14'	19.14'	N79°55'15"W	01°19'40"					
C26		387.00'	79.86'	80.00'	N85°10'45"W	11°50'40"					
121		387.00'	10.00'	10.00'	N79°59'50"W	01°28'50"					
120		387.00'	43.33'	43.35'	N83°56'47"W	06°25'04"					
119		387.00'	26.65'	26.65'	N89°07'42"W	03°56'46"					

LOT AREA TABLE							
LOT/DL	AREA SF	LOT/DL	AREA SF	LOT/DL	AREA SF	LOT/DL	AREA SF
1	5123	65	4155	129	3515	193	11885
2	2750	66	6158	130	4275	194	7532
3	2750	67	3374	131	4275	195	8973
4	2750	68	2867	132	3515	196	5900
5	2750	69	3010	133	3515	197	5900
6	2750	70	3017	134	3515	198	5900
7	2750	71	3011	135	3515	199	5900
8	3202	72	3007	136	3515	200	5900
9	4569	73	3006	137	5653	201	5900
10	2612	74	2999	138	6352	202	7664
11	2612	75	2850	139	6308	203	7150
12	2613	76	2850	140	5900	204	5900
13	2802	77	3011	141	5272	205	5100
14	2803	78	3259	142	5503	206	5100
15	2612	79	3215	143	5637	207	5100
16	3277	80	2850	144	5478	208	5100
17	7457	81	2850	145	5157	209	5100
18	5900	82	4554	146	5151	210	5100
19	5900	83	4852	147	5959	211	5713
20	6424	84	3605	148	5151	212	6512
21	6373	85	3683	149	5151	213	5288
22	6649	86	4480	150	5151	214	5957
23	5900	87	3683	151	5959	215	5832
24	5100	88	2954	152	7154	216	5832
25	5100	89	2945	153	8389	217	5832
26	5900	90	3643	154	5959	218	345755
27	5900	91	3868	155	5959	219	2752
28	6500	92	3240	156	5959	220	2400
29	6500	93	3661	157	5959	221	2200
30	6952	94	3515	158	5959	222	2200
31	6500	95	4702	159	5959	223	2200
32	6500	96	4702	160	6565	224	2200
33	3452	97	4522	161	6937	225	2400
34	3000	98	4676	162	6500	226	2400
35	3000	99	4563	163	6500	227	2369
36	3000	100	3515	164	6995	228	2238
37	3000	101	3530	165	7212	229	2200
38	3000	102	3098	166	11500	230	2200
39	2750	103	3098	167	10010	231	2400
40	2750	104	3698	168	10010	232	2659
41	2750	105	3650	169	10010	233	2866
42	2750	106	2945	170	10010	234	5164
43	2750	107	3515	171	10010	235	8275
44	2750	108	3515	172	10929	236	6095
45	2750	109	2945	173	8958	237	6116
46	2750	110	2945	174	8408	238	5755
47	2750	111	3515	175	8934	239	6019
48	2750	112	3515	176	8563	240	5777
49	2750	113	3515	177	7521	241	5809
50	4838	114	2945	178	7085	242	5722
51	3277	115	2945	179	6431	243	5313
52	2850	116	3515	180	5559	244	5212
53	3067	117	5910	181	5559	245	4733
54	3095	118	4702	182	8123	246	4714
55	3158	119	4489	183	7866	247	4697
56	3254	120	4623	184	6431	248	4620
57	3383	121	3595	185	6431	249	5085
58	3548	122	3515	186	6431	250	5861
59	3746	123	3620	187	7085	DL 1	108592
60	3964	124	4554	188	7085	DL 2	171239
61	4182	125	4554	189	7085	DL 3	17117
62	4375	126	4548	190	7085	DL 4	313163
63	4460	127	3515	191	7085	DL 5	914889
64	4667	128	3515	192	8356	DL 6	515499

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



MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning, Containing 4,401,120 square feet (101.036 acres).

Dated this 25th day of March, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH Midpoint Meadows, 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.

VH Midpoint Meadows, 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 Madison

In witness whereof, VH Acquisitions, LLC has caused these presents to be signed this _____day of _____, 2024.

VH Midpoint Meadows, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____day of _____, 2024, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By: _____ Date: _____
Matt Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted the day of _____, 2024, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____day of _____, 2024.

Maribeth Witzel-Behl, Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, 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 _____, 2024 on any of the lands included in the plat of "Midpoint Meadows".

Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

DANE 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 _____, 2024 affecting the land included in "Midpoint Meadows".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____day of _____, 2024

at _____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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:23-07-109

Midpoint Meadows Phase Map

The map shows a residential development with various streets including Mid Town Road, Wild Bluebell Street, Star Nova Drive, Stones Throw Drive, Red Granite Road, Hickory Ridge Road, Dewberry Drive, Legacy Lane, S. High Point Road, S. Mid Point Road, and Mary Road. Lots are numbered throughout the map. A thick black line outlines the area designated as Phase 1, which includes lots 217 through 250. A label 'PHASE 1' with an arrow points to this outlined area.

PHASE 1
(31 SF, 28 TWINS & 1 MF)

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

0 400
Scale 1" = 400'

DATE: 05-22-24
F.N.: 23-07-109
REV.
DRAWN BY: JMS

U:\USER\2307109\DRAWINGS\Phase Map-Midpoint Meadows.dwg

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



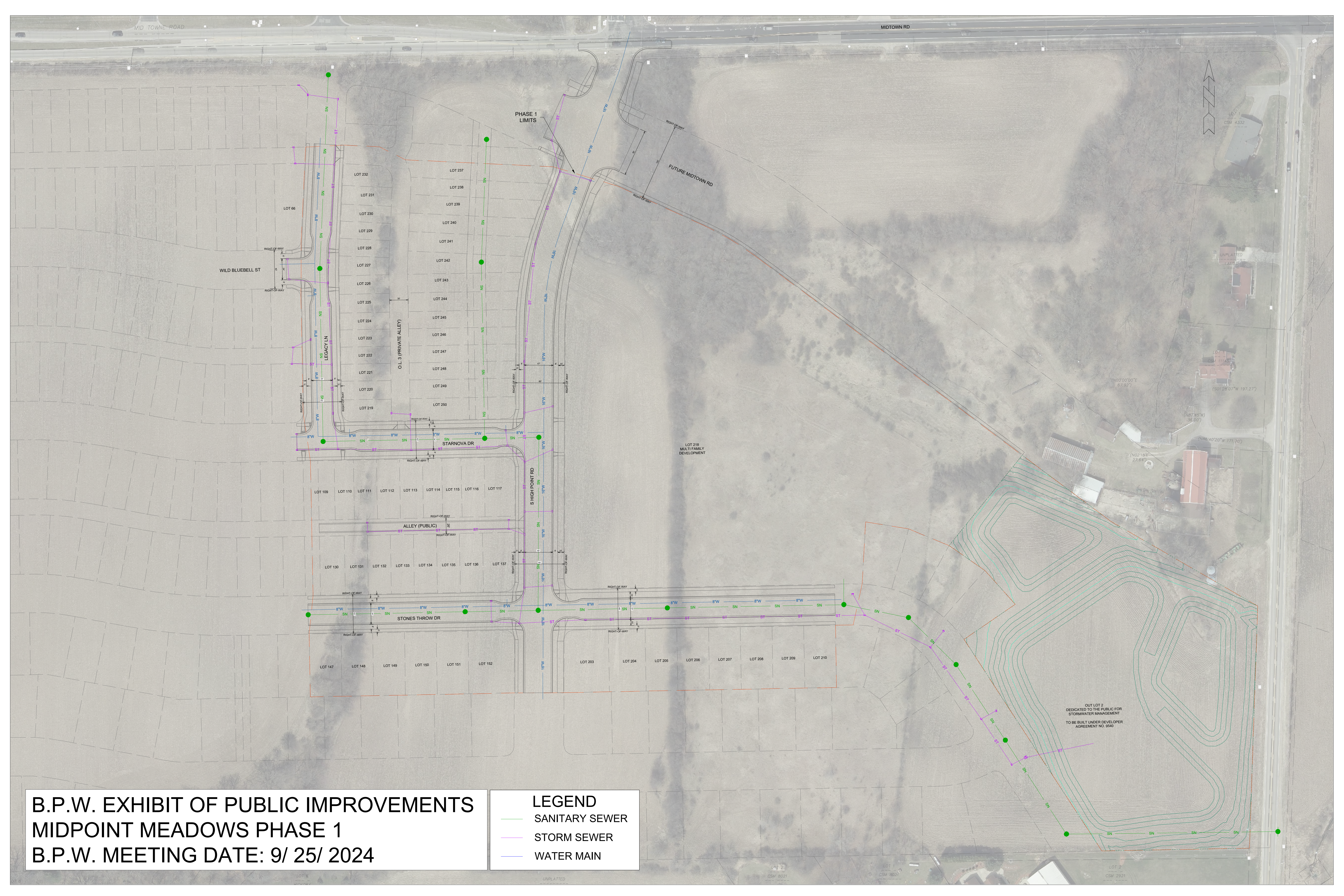
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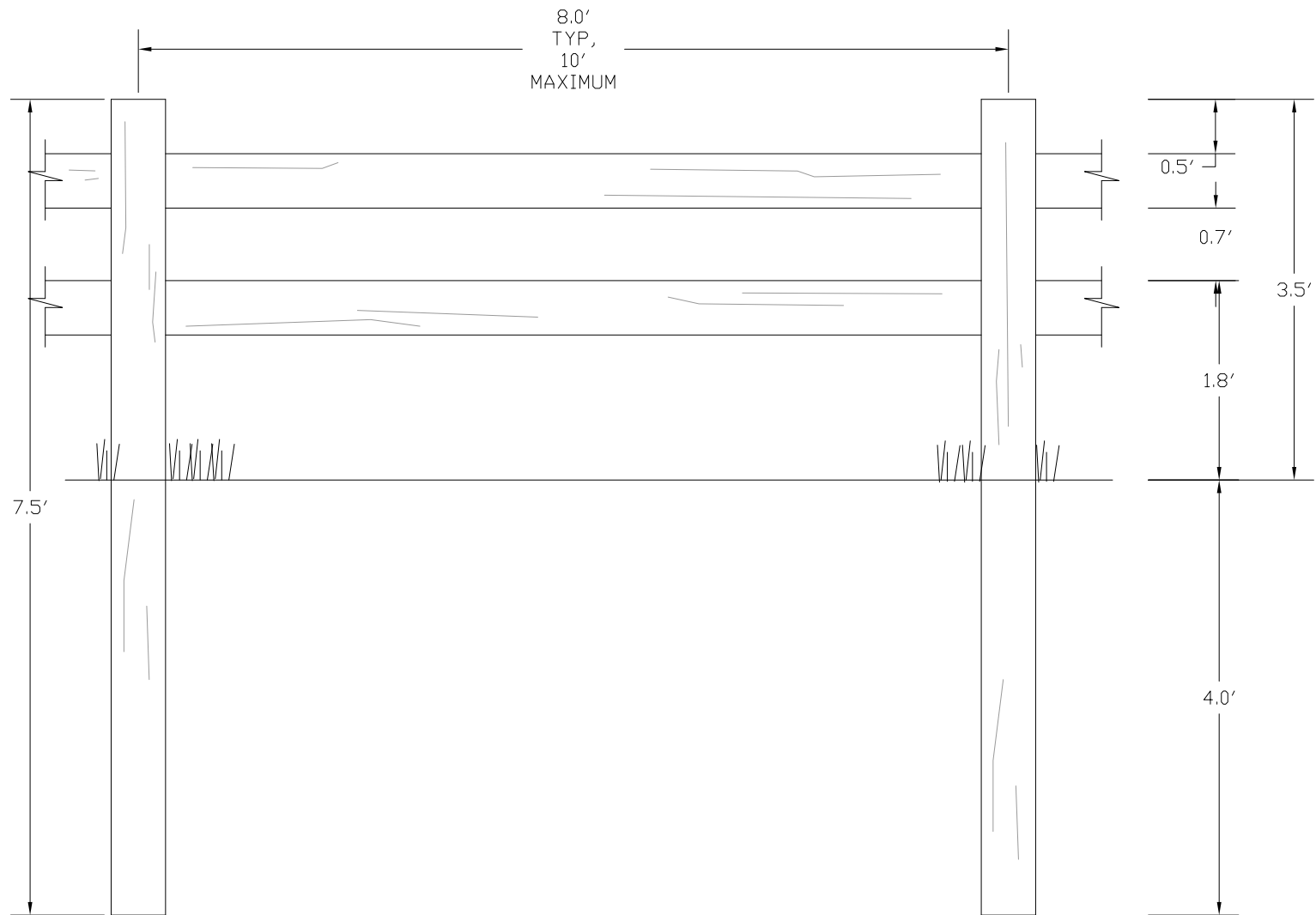
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B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
MIDPOINT MEADOWS PHASE 1
B.P.W. MEETING DATE: 9/ 25/ 2024

LEGEND
— SANITARY SEWER
— STORM SEWER
— WATER MAIN





NOTES:

1. DIMENSIONS ARE APPROXIMATE.
2. RAILS SHALL BE MADE OF 2"X6" KILN DRIED WESTERN RED CEDAR.
3. POSTS SHALL BE 6"X6" PRESSURE TREATED GROUND CONTACT LUMBER.

2026

CITY OF MADISON
ENGINEERING DIVISION

SPLIT RAIL FENCE DETAIL

STANDARD DETAIL DRAWING 2.20