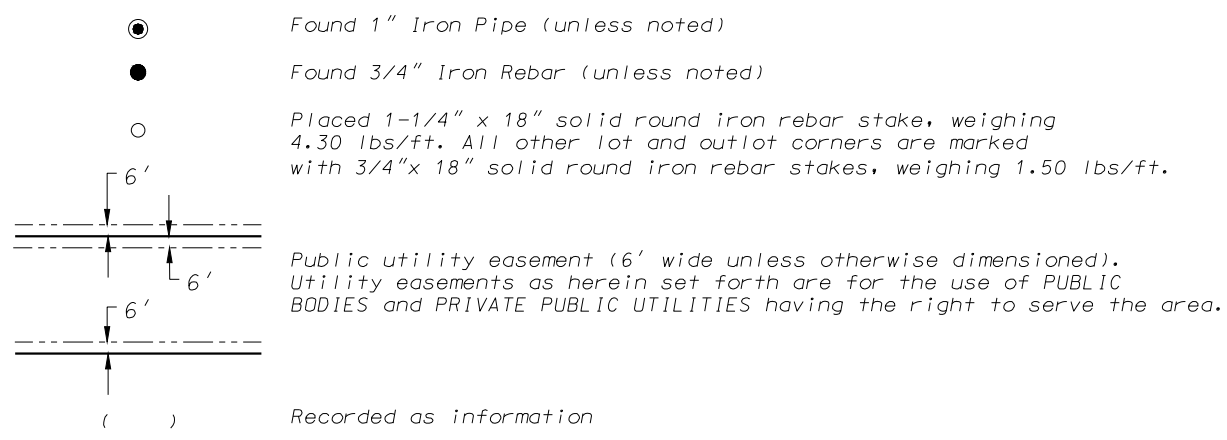


ACACIA RIDGE REPLAT NO. 2

LOTS 322 THROUGH 421, OUTLOTS 21 AND 22, WHITE SKY PASS, TURNING OAK LANE AND A PORTION OF LOST DEER RUN DISCONTINUED/VACATED BY THE CITY OF MADISON RES-----, DOC. NO.-----, WITHIN ACACIA RIDGE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

LEGEND



NOTES

1. 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 along 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 or 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.

2. The City will not install lighting in the alley, 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.

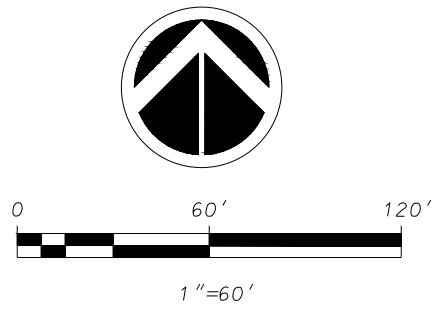
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

4. No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

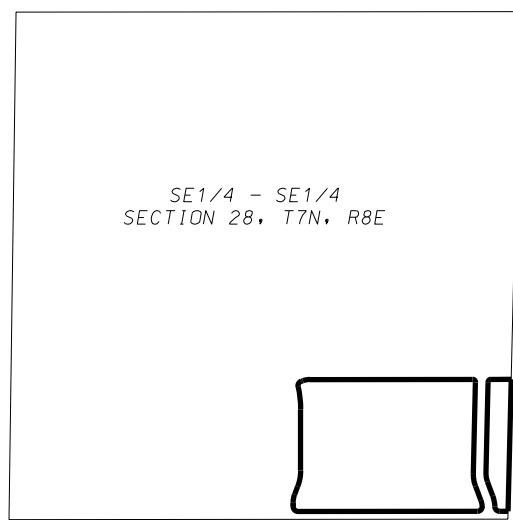
5. The building setback lines shown on this plat are to be enforced by the City of Madison.

6. This plat is subject to the following recorded instruments:
 -Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 54726694 amended by Doc. Nos. 5517963, 5577303, 5624586 and 5790179.
 -Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5474970 and 5475316.
 -Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
 -Public Utility Easements granted by Doc. No. 5471585, partially release by Doc. Nos.

7. Distances shown along curves are chord lengths.



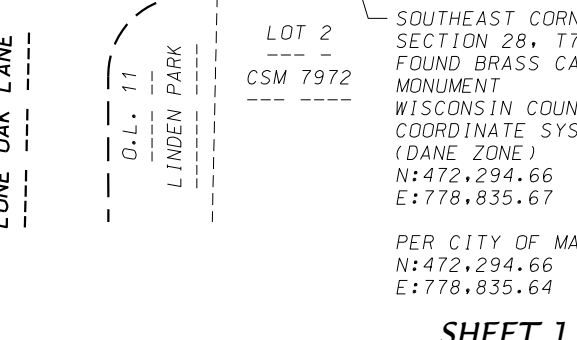
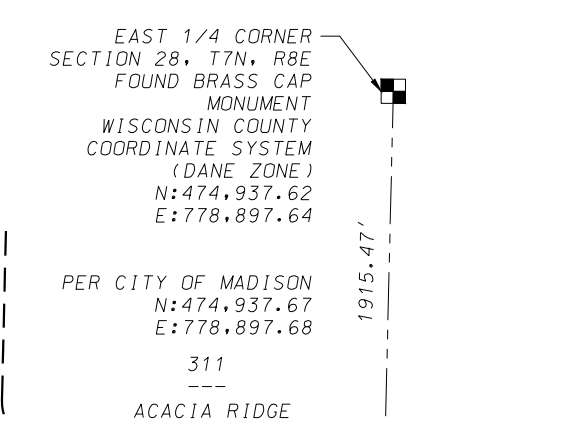
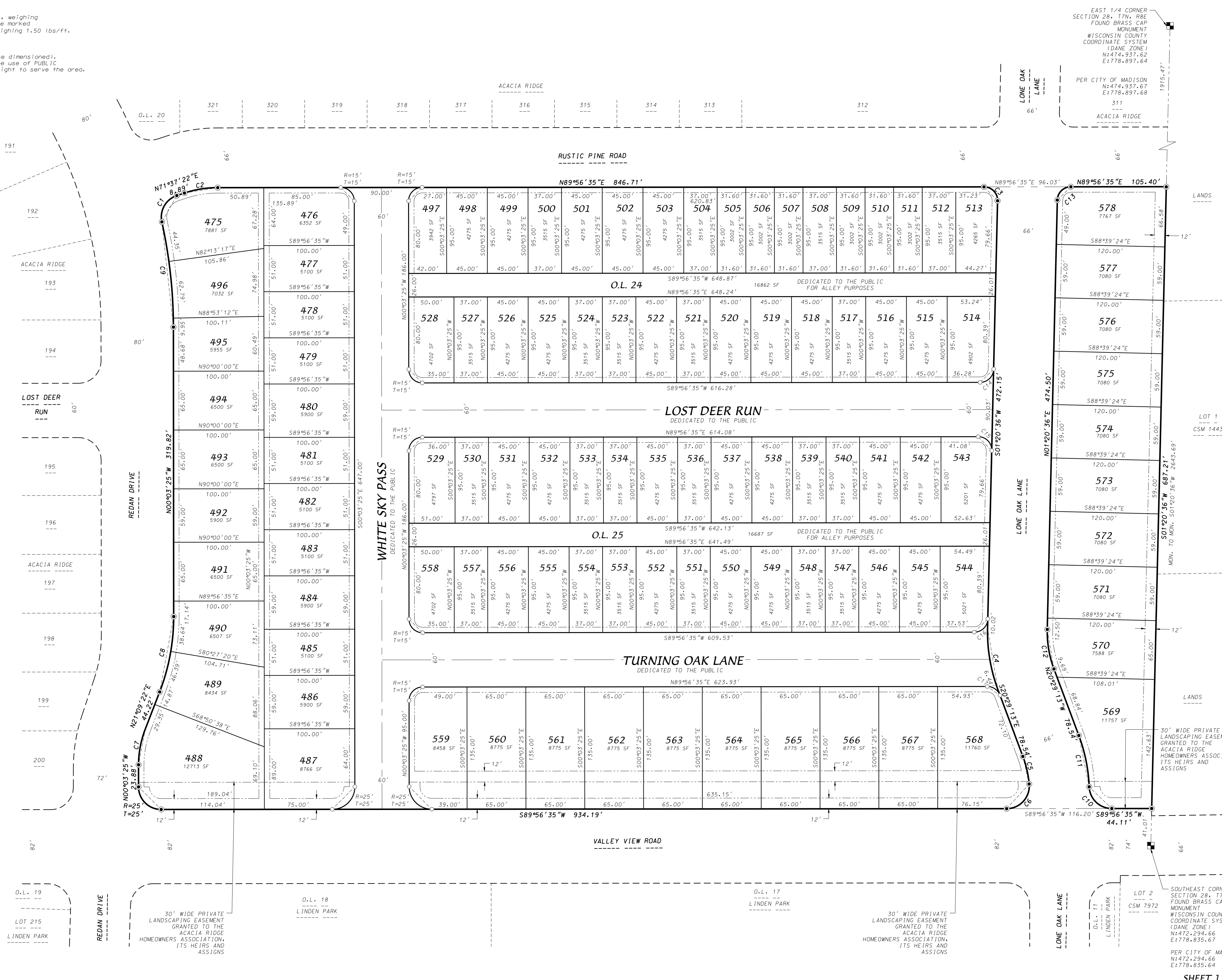
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W



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: 21-07-124



ACACIA RIDGE REPLAT NO. 2

LOTS 322 THROUGH 421, OUTLOTS 21 AND 22, WHITE SKY PASS, TURNING OAK LANE AND A PORTION OF LOST DEER RUN DISCONTINUED/VACATED BY THE CITY OF MADISON RES-_____, DOC. NO._____,
WITHIN ACACIA RIDGE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Staffregan, 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 "Acacia Ridge Replat No. 2" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 322 through 421, Outlots 21 and 22, Turning Oak Lane and a portion of Lost Deer Run, discontinued and vacated by the City of Madison RES-_____, recorded as Document Number _____, within Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, Containing

Dated this _____ day of _____, 2021.

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

OWNER'S CERTIFICATE

East South Point, 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.

East South Point, 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
Dane County Zoning and Land Regulation Committee

In witness whereof, East South Point, LLC has caused these presents to be signed this _____ day of _____, 2021.

East South Point, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2021, the above named authorized signatory of the above named East South Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

LandBanc Ventures, 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.

LandBanc Ventures, 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
Dane County Zoning and Land Regulation Committee

In witness whereof, LandBanc Ventures, LLC has caused these presents to be signed this _____ day of _____, 2021.

LandBanc Ventures, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2021, the above named authorized signatory of the above named LandBanc Ventures, LLC to me known to be the person(s) 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 Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge Replat No. 2" located in the City of Madison, was hereby approved by Enactment Number RES-_____, File I.D. Number _____, adopted this _____ day of _____, 2020, 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 _____, 2021.

Maribeth Witzel-Behl, City 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 _____, 2021 on any of the lands included in the plat of "Acacia Ridge Replat No. 2".

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

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 _____, 2021 affecting the land included in "Acacia Ridge Replat No. 2".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021 at _____
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	33.49	36.70	N29°34'07.5"E	84°06'29"	
2		117.00	37.25	37.41	N80°46'58.5"E	18°19'13"	
3		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"	
4		183.00	69.30	69.72	S09°34'18.5"E	21°49'49"	
5		117.00	31.23	31.32	S12°49'04"E	15°20'18"	OUT=505°08'55"E
6		25.00	36.89	41.49	S42°23'50"W	95°05'30"	
7		110.00	40.49	40.73	N10°32'58"E	21°12'46"	
8		230.00	84.67	85.15	N10°32'58.5"E	21°12'47"	
	189	230.00	46.39	46.47	N15°22'05.5"E	11°34'33"	
	490	230.00	38.64	38.69	N04°45'42"E	09°38'14"	
9		540.00	116.90	117.13	N06°16'16"W	12°25'42"	OUT=N12°29'07"W
	495	540.00	9.95	9.95	N00°35'06"W	01°03'22"	
	496	540.00	62.79	62.82	N04°26'45"W	06°39'56"	
	475	540.00	44.35	44.36	N10°07'55"W	04°42'24"	
10		25.00	34.65	38.29	N46°10'54"W	87°45'02"	OUT=N02°18'23"W
11		183.00	57.82	58.08	N11°23'48"W	18°10'50"	IN=N02°18'23"W
12		117.00	44.31	44.58	N09°34'18.5"W	21°49'49"	
13		15.00	20.95	23.20	N45°38'35.5"E	88°35'59"	