

PRELIMINARY PLAT - ACACIA RIDGE REPLAT NO. 4

LOTS 514 THROUGH 568, OUTLOT 25 AND TURNING OAK LANE TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, WITHIN ACACIA RIDGE REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

LEGAL DESCRIPTION

Lots 514 through 568, Outlot 25 and Turning Oak Lane within Acacia Ridge Replat No. 2, recorded in Volume 61-081A of Plats on pages 479-480 as Document Number 5883303 in the Dane County Register of Deeds Office, located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the Southeast corner of said Section 28; thence N01°20'36"E, 41.01 feet along the East line of said SE1/4 to a point on the North right-of-way line of Valley View Road; thence S89°56'35"W, 160.31 feet along said North right-of-way line to the point of beginning; thence S89°56'35"W, 635.15 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°03'25"W, 35.36 feet to a point on the East right-of-way line of White Sky Pass; thence N00°03'25"W, 371.00 feet along said East right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°56'35"E, 21.21 feet to a point on the South right-of-way line of Honey Harvest Lane; thence N89°56'35"E, 614.08 feet along said South right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S01°20'36"W, 80.03 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to the point of beginning, containing 328,952 square feet (7.552 acres).

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 27th day of February, 2023.

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



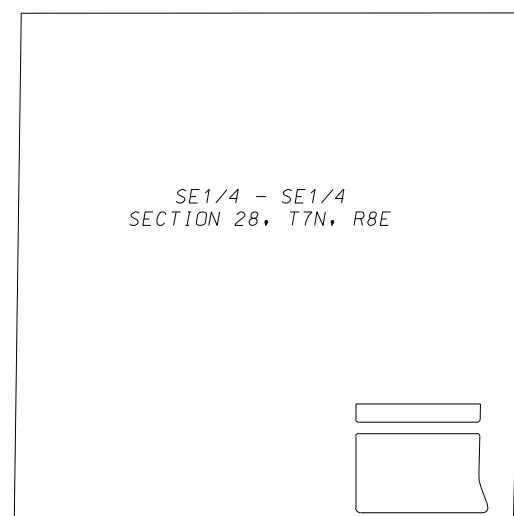
NOTES

- All existing public utility easements within the boundary of this plat will be released.
- Subdivider: East South Point, LLC, 6801 South Towne Drive, Madison, WI 53713.
Planner: Vandewalle & Assoc, 120 E. Lakeside St., Madison, WI 53715.
Owner: LandBanc Ventures, LLC, 842 Fox Run Court, Oregon, WI 53575.

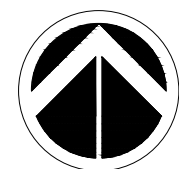
CURVE TABLE						
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	35.36	39.27	N45°03'25"W	90°00'00"	
2	15.00	21.21	23.56	N44°56'35"E	90°00'00"	
3	15.00	21.47	23.93	S44°21'24.5"E	91°24'01"	
4	15.00	20.95	23.20	S45°38'35.5"W	88°35'59"	
5	15.00	21.21	23.56	N45°03'25"W	90°00'00"	
6	183.00	69.30	69.72	S09°34'18.5"E	21°49'49"	OUT-S05°08'55"E
7	117.00	31.23	31.32	S12°49'04"E	15°20'17"	
8	25.00	36.89	41.49	S42°23'50"W	95°05'31"	

LEGEND

- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- OHE OHE OVERHEAD UTILITIES
- TELECOMMUNICATION PEDESTAL
- MANHOLE
- INLET
- POWER POLE
- HYDRANT
- CONCRETE
- EXISTING CONTOUR
- CONCRETE CURB AND GUTTER

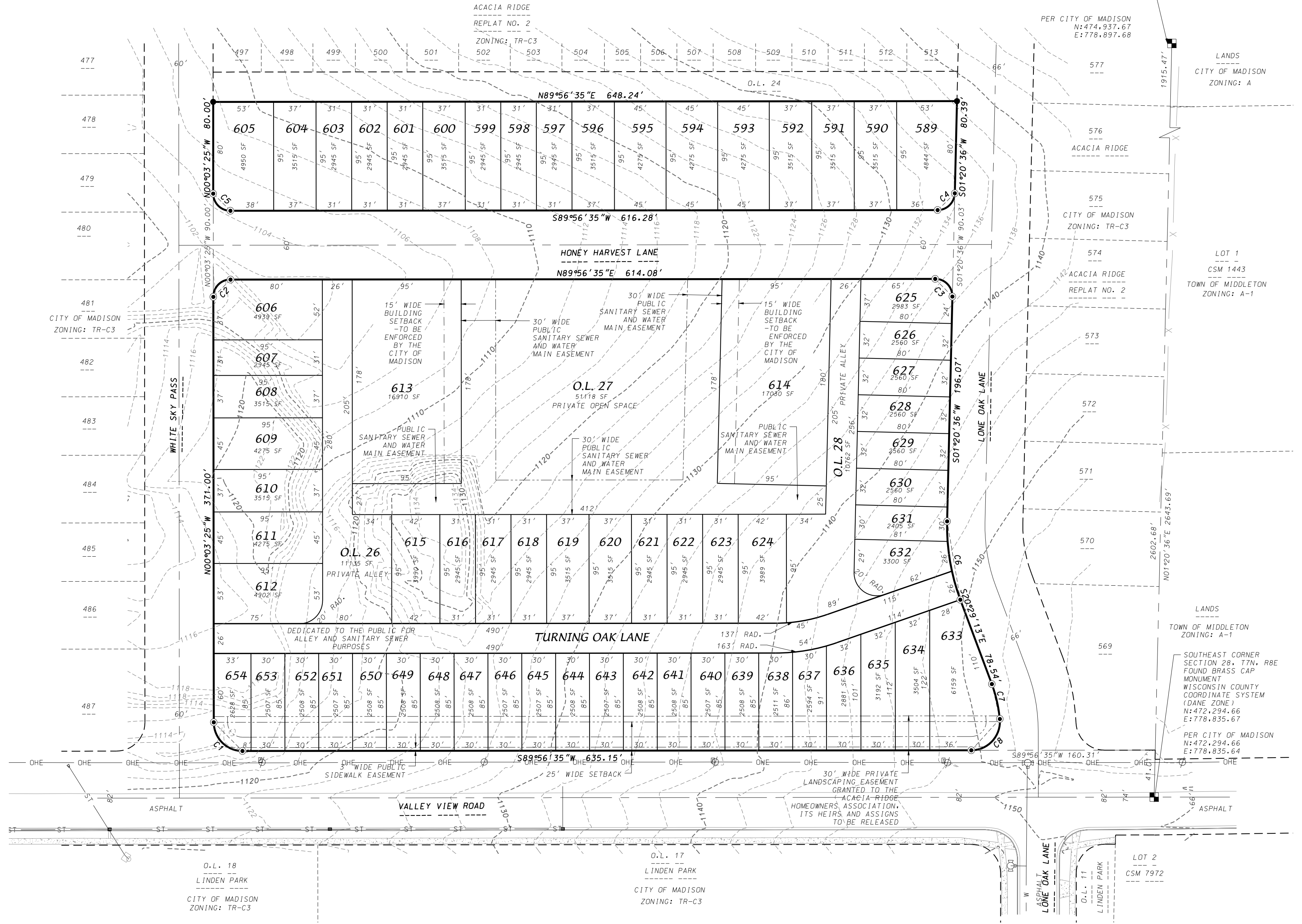


LOCATION MAP
1"=1000'



0 60' 120'
1"=60'

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.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 22-07-112