

ACACIA RIDGE REPLAT NO. 1 - PRELIMINARY PLAT

LOTS 122 THROUGH 130, 140 THROUGH 169 AND OUTLOT 10, ACACIA RIDGE
 LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
 SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 9th day of October, 2017.

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



LEGEND	
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
○	MANHOLE
□	INLET/CATCH BASIN
⊕	HYDRANT
▭	CONCRETE
- - -	EXISTING CONTOUR
==	CONCRETE CURB AND GUTTER

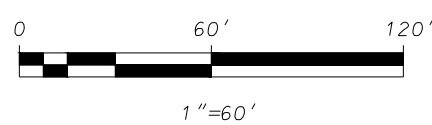
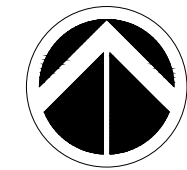
LEGAL DESCRIPTION

Lots 122 through 130, 140 through 169 and Outlot 11, Acacia Ridge, recorded in Volume 61-0058 of Plats on pages 21-31 as Document Number 5471585, Dane County Registry, located in NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County Wisconsin, containing 211,924 square feet (4.865 acres).

NOTES

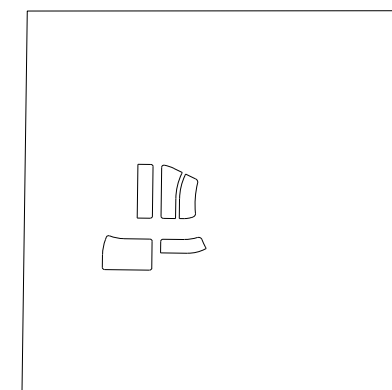
- Existing and proposed zoning: TR-P
- All underlying easements will be released as part of the replatting process. See final plat for proposed easements.
- Subdivider/Owner:
 VH Acacia Ridge, LLC
 6801 South Towne Drive
 Madison, WI 53715
 Planner:
 Vandewalle & Assoc
 120 E. Lakeside St.
 Madison, WI 53715

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	TANGENT BEARING
1		25.00	31.40	33.95	S25°21'23"E	77°48'00"
2		640.00	210.35	211.31	S04°05'08"W	18°55'02"
3		25.00	31.11	33.58	S33°06'31"W	76°57'48"
4		135.00	44.91	45.12	S81°09'56"W	19°09'02"
5		386.00	167.11	168.44	N13°14'32"E	25°00'10"
6		15.00	23.00	26.21	N50°47'27"E	100°06'00"
7		274.00	71.07	71.21	S71°42'28"E	14°54'10"
8		412.00	178.37	179.79	S13°14'32"W	25°00'10"
9		280.00	99.79	100.33	S78°59'39"E	20°31'48"
10		300.00	106.92	107.49	N11°00'21"E	20°31'48"
11		280.00	91.97	92.39	N81°17'18"E	18°54'18"
12		25.00	34.06	37.47	S65°13'38"E	85°52'26"
13		640.00	57.10	57.12	S24°50'50"E	05°06'50"
14		255.00	124.01	125.26	S76°40'06"W	28°08'42"

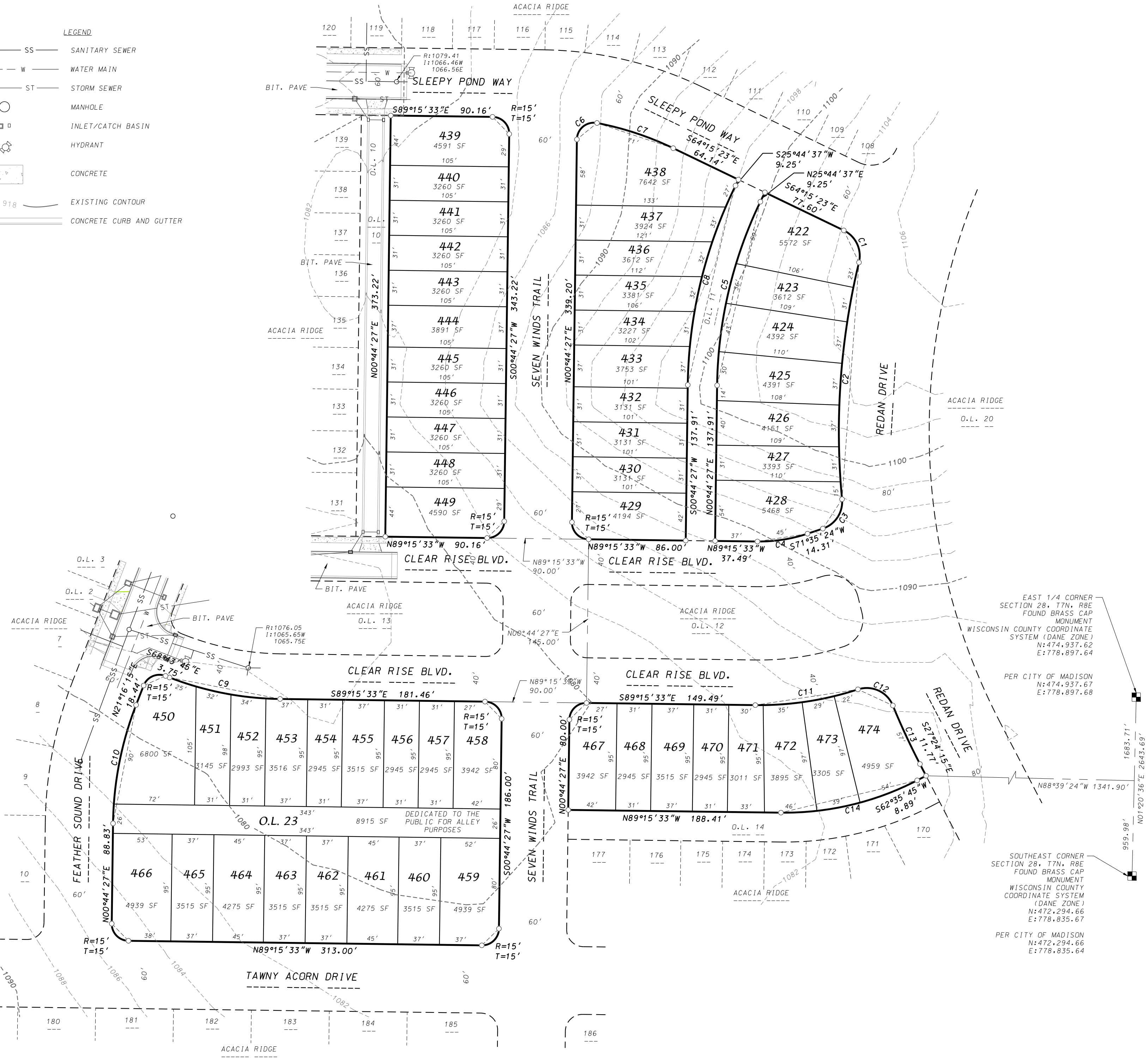


BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

SE1/4 SECTION 28, T7N, R8E



LOCATION MAP NOT TO SCALE



EAST 1/4 CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:474,937.62 E:778,897.64 PER CITY OF MADISON N:474,937.67 E:778,897.68

SOUTHEAST CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:472,294.66 E:778,835.67 PER CITY OF MADISON N:472,294.66 E:778,835.64

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:20-07-108