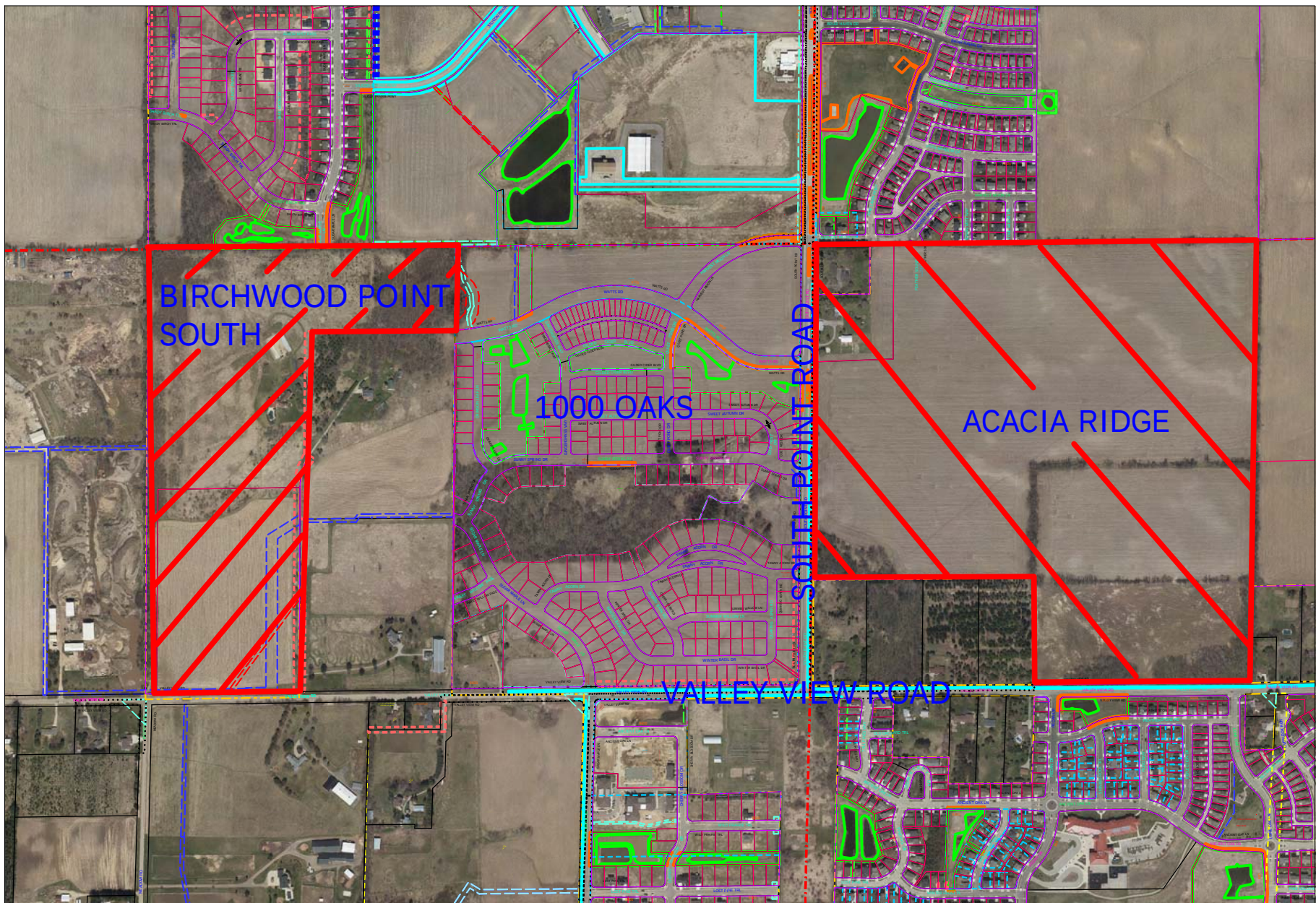




**Time:** 7/3/2018 2:22:06 PM

**Session:** C:\GTViewer\_Sessions\Deming & Fourier SW.gts

**City of Madison, WI - GIS/Mapping data**

Printed By: entnt

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages



# ACACIA RIDGE REPLAT NO. 4

LOTS 514 THROUGH 568, OUTLOT 25 AND TURNING OAK LANE DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-----, DOC. NO-----,  
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

## NOTES

- 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.
- 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 a pedestrian walkway.
- Lots 633-654 shall have no vehicular access to Valley View Road.
- Building setbacks lines shown on this plat shall be enforced by the City of Madison.
- Public Easement terms and conditions:

### 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.

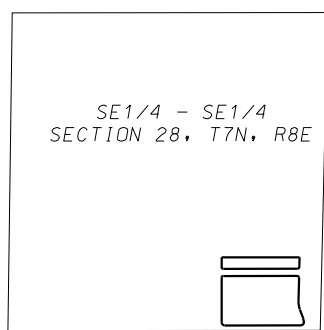
**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property and their successors in interest.

**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.

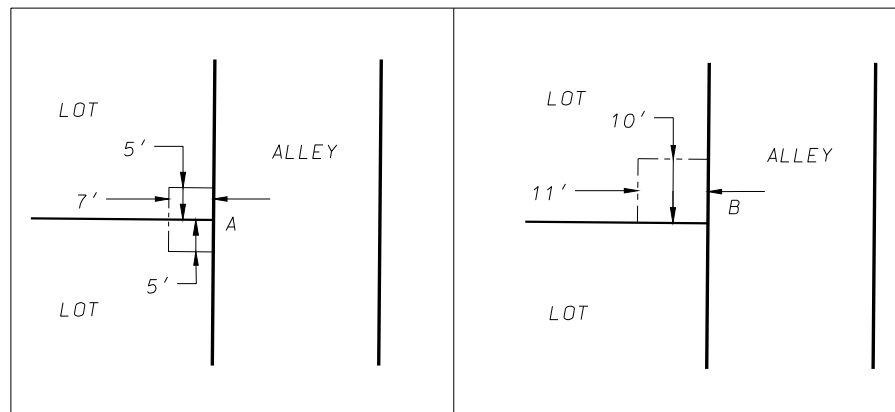
- This plat is subject to the following recorded instruments:
  - Declaration of Protective Covenants and Restrictions recorded as Doc. No. 5472669; amended by Doc. Nos. 5517963, 5577303, 5624586 and 5750179.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5474970; modified by Doc. Nos. 5709339, 5784844, 5835935.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5475376.
  - Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
  - All Public Utility Easements within the boundary of this plat granted by Acacia Ridge Replat No. 2.
  - Doc. No. 5883303, released by Doc. Nos.
  - Landscaping Easement granted by Acacia Ridge Replat No. 2, Doc. No. 5471585, released by Doc. No. 5883303.
- Distances shown along curves are chord lengths.

## CURVE TABLE

| CURVE NUMBER | LOT | 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"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"     |                 |
|              | 631 | 183.00        | 17.49        | 17.49      | S01°23'42.5"E | 05°28'37"     |                 |
|              | 632 | 183.00        | 26.16        | 26.18      | S08°13'55"E   | 08°11'48"     |                 |
|              | ROW | 183.00        | 26.03        | 26.05      | S16°24'31"E   | 08°09'24"     |                 |
| 7            |     | 117.00        | 31.23        | 31.32      | S12°49'04"E   | 15°20'17"     | OUT-S05°08'55"E |
| 8            |     | 25.00         | 36.89        | 41.49      | S42°23'50"W   | 95°05'31"     |                 |
| 9            |     | 137.00        | 45.49        | 45.71      | S80°23'08"W   | 19°06'54"     |                 |
|              | 614 | 137.00        | 36.18        | 36.28      | S78°24'53"W   | 15°10'24"     |                 |
|              | 624 | 137.00        | 9.42         | 9.42       | S87°58'20"W   | 02°56'30"     |                 |
| 10           |     | 163.00        | 54.13        | 54.38      | N80°23'08"E   | 19°06'54"     |                 |
|              | 638 | 163.00        | 14.73        | 14.73      | N87°21'13"E   | 05°10'44"     |                 |
|              | 637 | 163.00        | 30.00        | 30.04      | N79°27'04"E   | 10°33'34"     |                 |
|              | 636 | 163.00        | 9.60         | 9.61       | N72°30'59"E   | 03°22'36"     |                 |

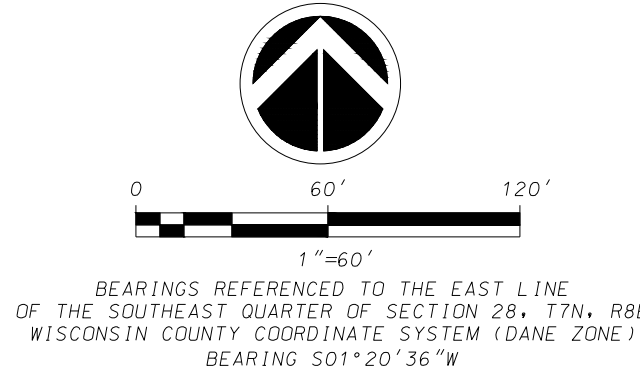


LOCATION MAP  
NOT TO SCALE



PUBLIC UTILITY EASEMENT DETAILS  
1"=30'

- LEGEND**
- Found 1-1/4" rebar
  - Found 3/4" rebar
  - 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.



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 KOTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

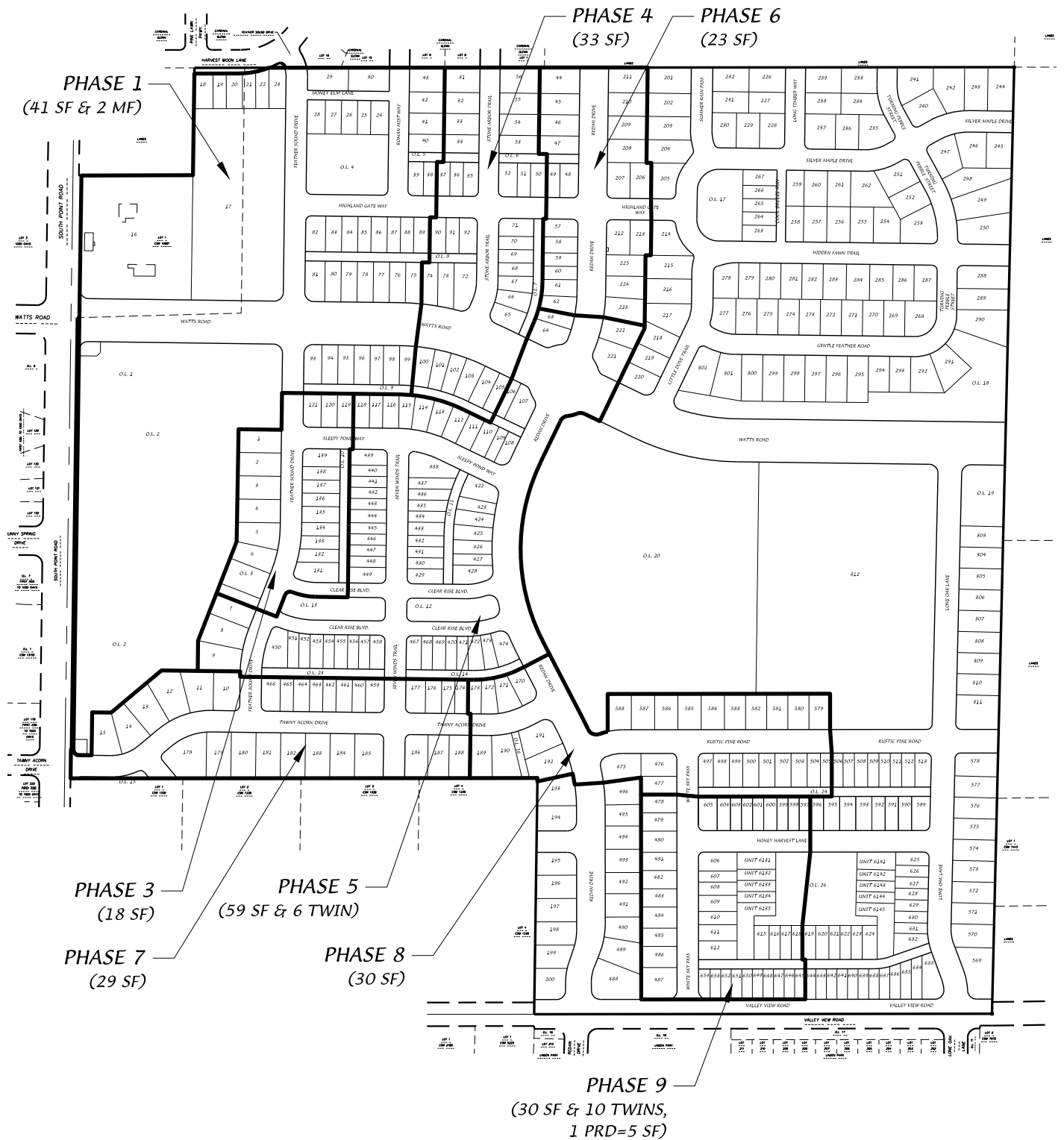
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 22-07-112

SHEET 1 OF 2

# Acacia Ridge- Phase Map



**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: 05-31-23

REV.:

F.N.: 22-05-127

DRAWN BY: JMS

U:/USER/1507133/DRAWINGS/Phase Map.DWG



EXHIBIT OF IMPROVEMENTS - ACACIA RIDGE PH 9  
BOARD OF PUBLIC WORKS 6/7/2023

