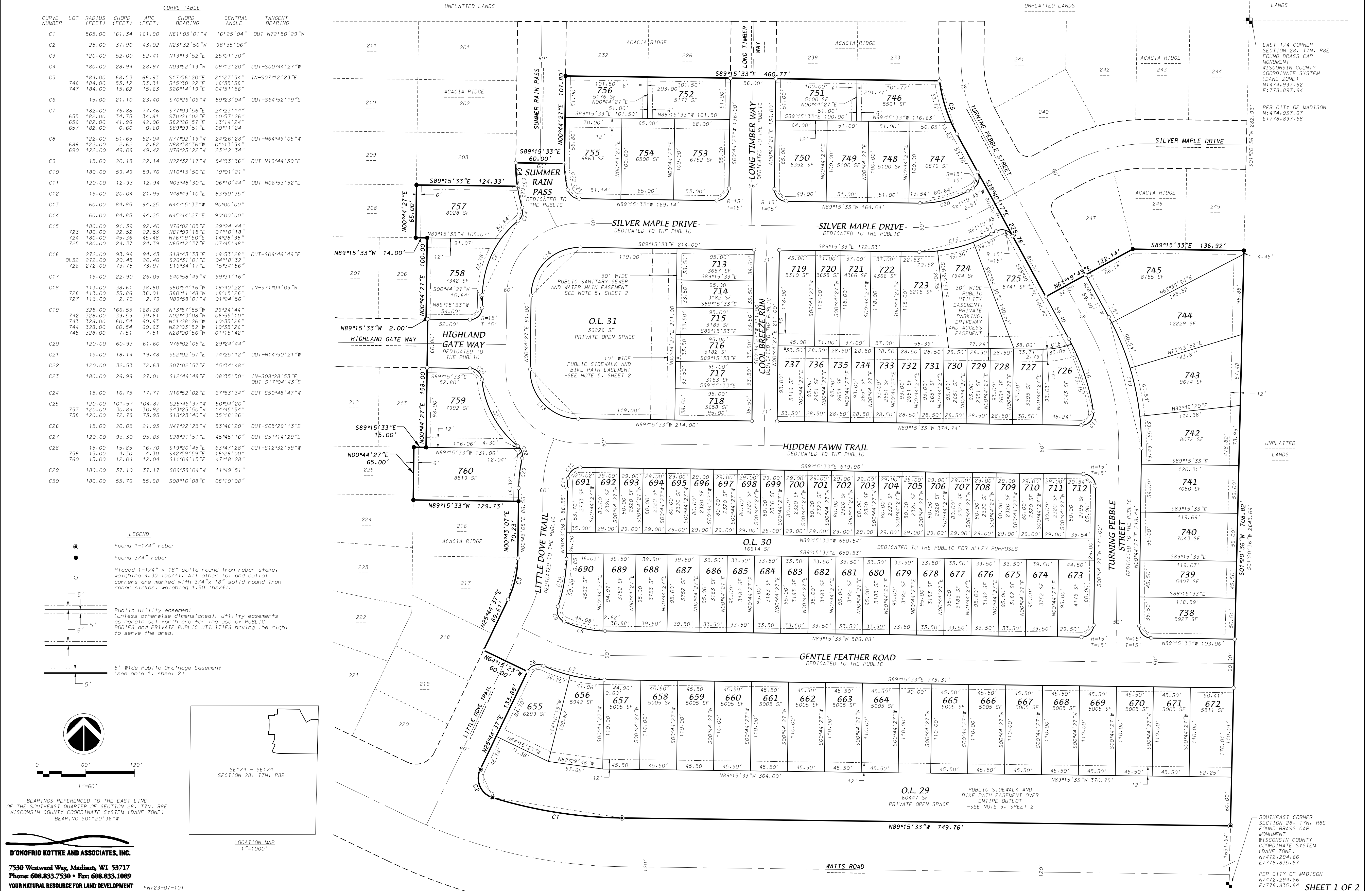


ACACIA RIDGE REPLAT NO. 5

LOTS 204, 205, 214, 215, 227-231, 234-238, 248-302, OUTLOT 17 AND 18, AND COOL BREEZE RUN, GENTLE FEATHER ROAD, HIDDEN FAWN TRAIL, AND PORTIONS OF HIGHLAND GATE WAY, SUMMER RAIN PASS, LONG TIMBER WAY, SILVER MAPLE DRIVE AND TURNING PEBBLE STREET TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO_____, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN



ACACIA RIDGE REPLAT NO. 5

LOTS 204, 205, 214, 215, 227-231, 234-238, 248-302, OUTLOT 17 AND 18, AND COOL BREEZE RUN, GENTLE FEATHER ROAD, HIDDEN FAWN TRAIL, AND PORTIONS OF HIGHLAND GATE WAY, SUMMER RAIN PASS, LONG TIMBER WAY, SILVER MAPLE DRIVE AND TURNING PEBBLE STREET TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, RES- _____, DOC. NO _____, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 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) 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 permit(s) are issued.
- No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.
- Public Easement terms and conditions:
Public Sanitary 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 sanitary 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 Sanitary 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 Sanitary 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.

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, Conditions and Restrictions recorded as Doc. No. 54726691 amended by Doc Nos. 5517963, 5577303, 5624586 and 5750179.
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. No.54749701 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, Doc. No. 5471585, released by Doc. Nos. _____
-Easement Underground Electrician Communication recorded as Doc. No. 5639153, released by Doc. Nos. _____
-Public Sidewalk and Bike Path Easement within Outlot 18, Acacia Ridge, Doc. No. 5471585, released by Doc No. _____
-Public Sidewalk, Water Main and Sanitary Sewer Easement with Outlot 17, Acacia Ridge, Doc. No. 5471585, released by Doc No. _____
- Distances shown along curves are chord lengths.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, 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. 5" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 204, 205, 214, 215, 227-231, 234-238, 248-302, Outlot 17, Outlot 18, and Cool Breeze Run, Gentle Feather Road, Hidden Fawn Trail, and portions of Highland Gate Way, Summer Rain Pass, Long Timber Way, Silver Maple Drive and Turning Pebble Street, discontinued/vacated by the City of Madison, RES-_____, Document Number _____, within Acacia Ridge, recorded in Volume 61-0058 of Plats on pages 21-31 as Document Number 5471585 in the Dane County Register of Deeds Office, located in the NE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin; Commencing at the East 1/4 corner of said Section 28; thence S01°20'36"W, 282.93 feet along the East line of said SE1/4 to the Southeast corner of Lot 245, Acacia Ridge, also being the point of beginning; thence S01°20'36"W, 708.82 feet along said East line to a point on the North right-of-way line of Watts Road; thence N89°15'33"W, 749.76 feet along said North right-of-way line to a point of curve; thence Westerly along said North right-of-way line along a curve to the right which has a radius of 565.00 feet and a chord which bears N81°03'01"W, 161.34 feet 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 N23°32'56"W, 37.90 feet to a point on the Southeasterly right-of-way line of Little Dove Trail; thence N25°44'37"E, 133.88 feet along said Southeasterly right-of-way line; thence N64°15'23"W, 60.00 feet to a point on the Northwesterly right-of-way line of Little Dove Trail, also begin on the East line of Lot 218, Acacia Ridge; thence N25°44'37"E, 69.60 feet along the Southeasterly line of Lots 217 and 218, Acacia Ridge to a point of curve; thence Northerly along the East line of said Lot 217 along a curve to the left which has a radius of 120.00 feet and a chord which bears N13°13'52"E, 52.00 feet; thence N00°43'07"E, 70.23 feet along the East line of Lots 216 and 217, Acacia Ridge to the Northeast corner of said Lot 216; thence N89°15'33"W, 129.73 feet to the Northwest corner of said Lot 216, being on the East line of Lot 224, Acacia Ridge; thence N00°44'27"E, 65.00 feet along the East line of Lots 224 and 225, Acacia Ridge to the Northeast corner of said Lot 225, also being on the South line of Lot 213, Acacia Ridge; thence S89°15'33"E, 15.00 feet to the Southeast corner of said Lot 213; thence N00°44'27"E, 158.00 feet along the East line of said Lot 213 and the Northerly extension thereof to a point on the North right-of-way line of Highland Gate Way; thence N89°15'33"W, 2.00 feet along said North right-of-way line to the Southeast corner of Lot 206, Acacia Ridge; thence N00°44'27"E, 100.00 feet to the Northeast corner of said Lot 206; thence N89°15'33"W, 14.00 feet along the North line of Lot 206 to the Southeast corner of Lot 208, Acacia Ridge; thence N00°44'27"E, 65.00 feet the Northeast corner of said Lot 208, also being the Southwest corner of Lot 203, Acacia Ridge; thence S89°15'33"E, 124.33 feet to the Southwest corner of said Lot 203; thence along the East line of said Lot 203 along a curve to the right which has a radius of 180.00 feet and a chord which bears N03°52'13"W, 28.94 feet; thence S89°15'33"E, 60.00 feet to a point on the East right-of-way line of Summer Rain Pass; thence N00°44'27"E, 107.80 feet along said East right-of-way line to the Southwest corner of Lot 232, Acacia Ridge; thence S89°15'33"E, 460.77 feet along the South line of Lots 226, 232, 233 and 239, Acacia Ridge to the Southeast corner of said Lot 233, also begin on the Southwesterly right-of-way line of Turning Pebble Street; thence Southeasterly along said Southwesterly right-of-way line along a curve to the left which has a radius of 184.00 feet and a chord which bears S77°56'20"E, 68.53 feet; thence S28°40'17"E, 228.76 feet along said Southwesterly right-of-way line; thence N61°19'43"E, 122.14 feet along the Southeasterly line of Lot 247, Acacia Ridge and the Southwesterly extension thereof to the Southeast corner of said Lot 247; thence S89°15'33"E, 136.92 feet along the South line of Lots 245 and 246, Acacia Ridge to the Southeast corner of said Lot 245, also being the point of beginning. Containing 783,589 square feet (17,989 acres).

Dated this 17th day of July, 2023.

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

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

In witness whereof, LandBanc Ventures, LLC has caused these presents to be signed this _____ day of _____, 2023.

LandBanc Ventures, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2023, 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: _____
Matt Wachter, Secretary of Plan Commission

Date: _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge Replat No. 5" located in the City of Madison, was hereby approved by Enactment Number RES-_____, File I.D. Number _____, adopted this _____ day of _____, 2023, 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 _____, 2023.

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 _____, 2023 on any of the lands included in the plat of "Acacia Ridge Replat No. 5".

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 _____, 2023 affecting the land included in "Acacia Ridge Replat No. 5".

Adam Gallagher, Treasurer, Dane County, Wisconsin

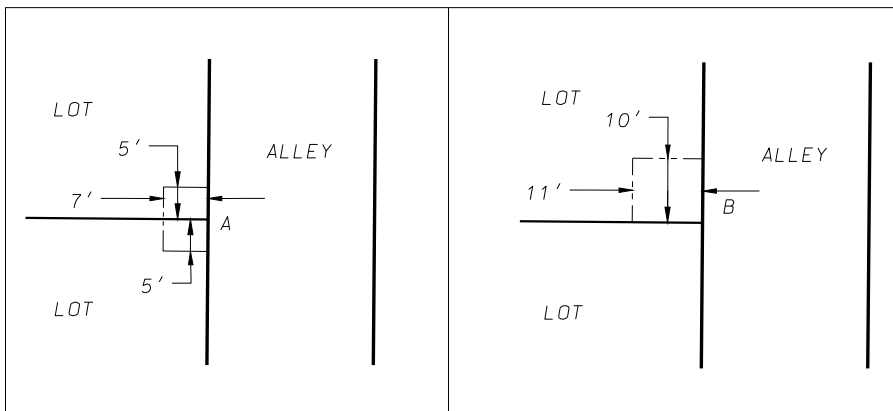
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023

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

as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



PUBLIC UTILITY EASEMENT DETAILS
1"=30'

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:23-07-101

SHEET 2 OF 2