

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

# ACACIA RIDGE REPLAT NO. 1

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 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. 1" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 122 through 130, 140 through 169 and Outlot 11, Acacia Ridge, recorded in Volume 61-005B 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).

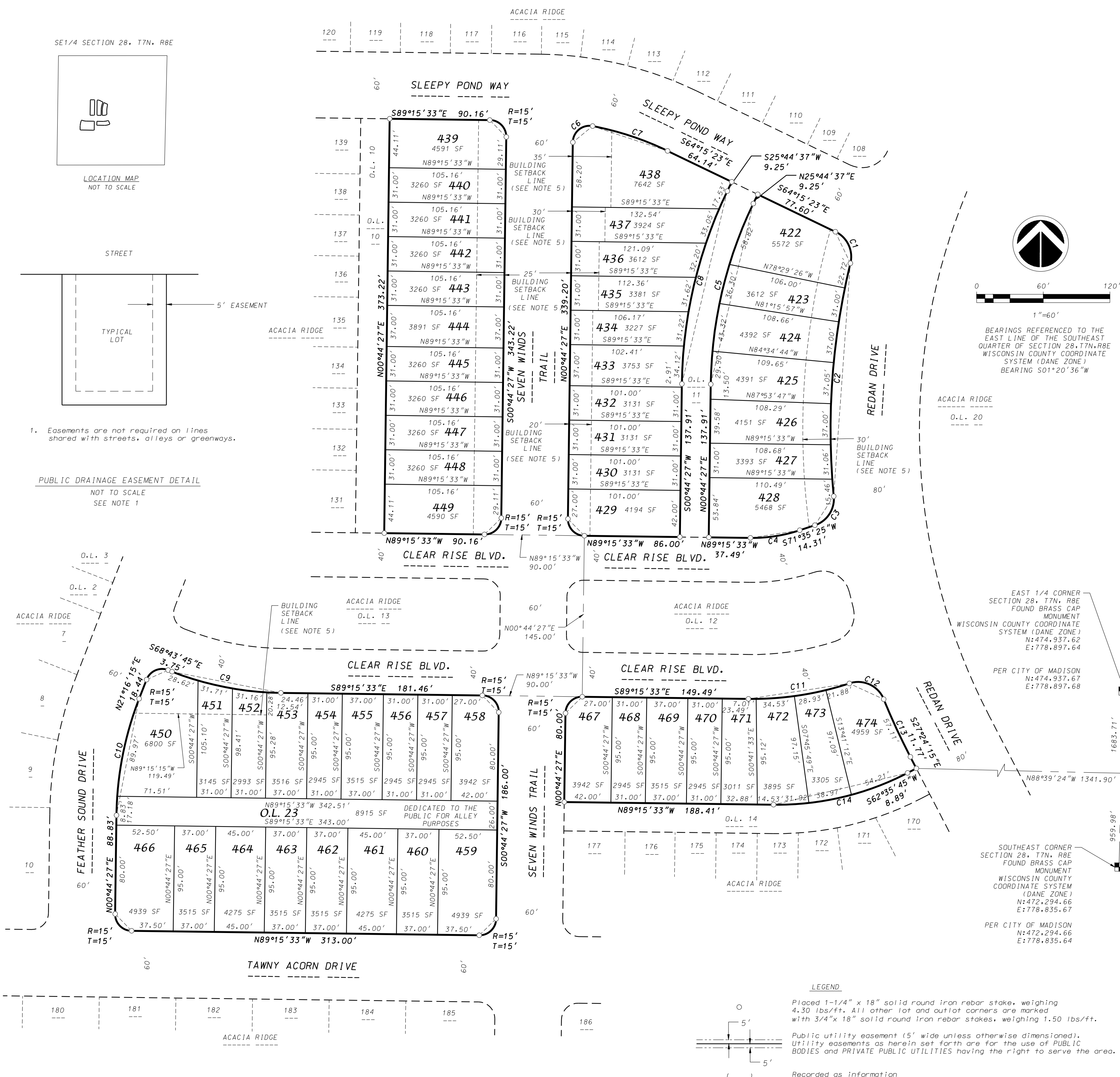
Dated this 29th day of July, 2020.

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

### 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 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.
- 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.
- The building setback lines shown on this plat are to be enforced by the City of Madison.
- This plat is subject to the following recorded instruments:  
-Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5472669; amended by Doc. Nos. 5517963 and 5517303.  
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5474970, 5475376 and 5534104.  
-Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
- Distances shown along curves are chord lengths.

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	31.40	33.95	S25°21'23"E	77°48'00"	OUT-S13°32'37"W	
2	422	640.00	210.35	211.31	S04°05'06"W	18°55'02"	OUT-S05°22'25"E
	423	640.00	22.72	22.72	S12°31'36"W	02°02'02"	
	424	640.00	31.00	31.00	S10°07'19"W	02°46'32"	
	425	640.00	37.00	37.00	S07°04'40"W	03°18'46"	
	426	640.00	37.00	37.00	S03°45'45"W	03°19'04"	
	427	640.00	37.00	37.00	S00°26'50"W	03°18'46"	
	428	640.00	31.06	31.06	S02°35'58"E	02°46'50"	
	429	640.00	15.46	15.46	S04°40'54"E	01°23'02"	
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"		
	425	386.00	29.30	29.91	N02°57'38"E	04°26'22"	
	424	386.00	43.31	43.34	N08°23'50"E	06°26'02"	
	423	386.00	36.30	36.31	N14°18'32"E	05°23'22"	
	422	386.00	36.30	36.31	N21°22'25"E	08°44'24"	
6	15.00	23.00	26.21	N50°47'27"E	100°06'00"	OUT-S79°09'33"E	
7	274.00	71.07	71.27	S71°42'28"E	14°54'10"		
8	412.00	178.37	179.79	S13°14'32"W	25°00'10"		
	438	412.00	17.53	17.53	S24°31'28"W	02°26'18"	
	437	412.00	33.05	33.06	S21°00'24"W	04°35'50"	
	436	412.00	32.20	32.21	S16°28'06"W	04°28'46"	
	435	412.00	31.62	31.62	S12°01'47"W	04°23'52"	
	434	412.00	31.22	31.23	S07°39'33"W	04°20'36"	
	433	412.00	34.12	34.13	S03°06'51"W	04°44'48"	
9	280.00	99.79	100.33	S78°59'39"E	20°31'48"		
	450	280.00	24.87	24.88	S71°16'29"E	05°05'28"	
	451	280.00	31.71	31.73	S77°04'00"E	06°29'34"	
	452	280.00	31.16	31.18	S83°30'10"E	06°22'46"	
	453	280.00	12.54	12.54	S87°58'33"E	02°34'00"	
10	300.00	106.92	107.49	N11°00'21"E	20°31'48"		
	OL23	300.00	17.18	17.18	N02°22'53"E	03°16'52"	
	450	300.00	89.97	90.31	N12°38'47"E	17°14'56"	
11	280.00	91.97	92.39	N81°17'18"E	18°54'18"	OUT-N71°50'09"E	
	471	280.00	7.00	7.00	S89°58'33"E	01°26'00"	
	472	280.00	34.53	34.56	N85°46'19"E	07°04'16"	
	473	280.00	28.93	28.95	N79°16'29"E	05°55'24"	
	475	280.00	21.87	21.88	N74°04'28"E	04°28'38"	
12	25.00	34.06	37.47	S65°13'38"E	85°52'26"	OUT-S22°17'25"E	
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"		
	474	255.00	54.21	54.32	S68°41'53"W	12°12'16"	
	473	255.00	38.97	39.00	S79°10'56"W	08°45'50"	
	472	255.00	31.92	31.95	S87°09'11"W	07°10'40"	



**LEGEND**  
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.  
Recorded as information

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

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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

OWNER'S CERTIFICATE

VH Acacia Ridge, 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.

VH Acacia Ridge, 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, VH Acacia Ridge, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

VH Acacia Ridge, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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

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. 1" 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020 on any of the lands included in the plat of "Acacia Ridge Replat No. 1".

\_\_\_\_\_  
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 \_\_\_\_\_, 2020 affecting the land included in "Acacia Ridge Replat No. 1".

\_\_\_\_\_  
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds