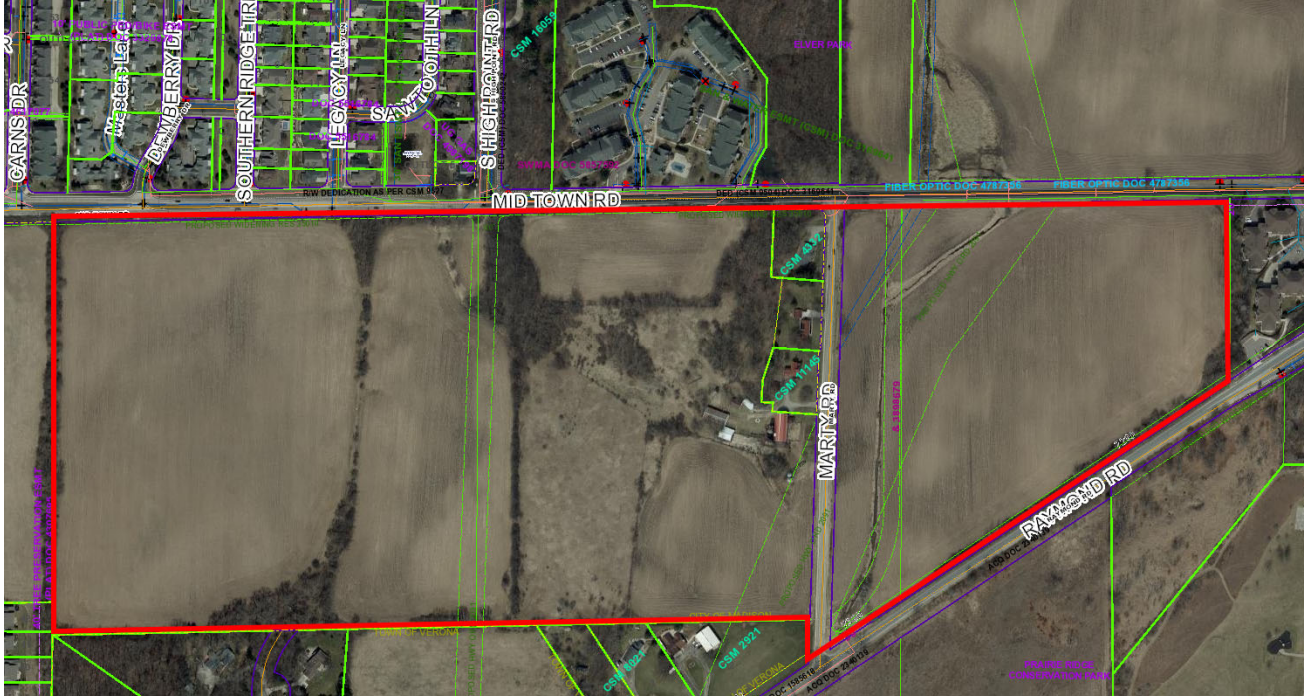


**Midpoint Meadows Phase 3**  
**Contract 9759 & 9760**  
**MUNIS 16175**  
**Developer: VH Midpoint Meadows, LLC**



**Summary of Improvements:**

- City standard public street, alley, terrace and sidewalk improvements within the limits of Phase 3.
- Public stormwater, sanitary service and water main connecting Phase 3 to Phase 2 and future phases.
- Private sanitary and water service laterals to serve the lots within Phase 3.

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.

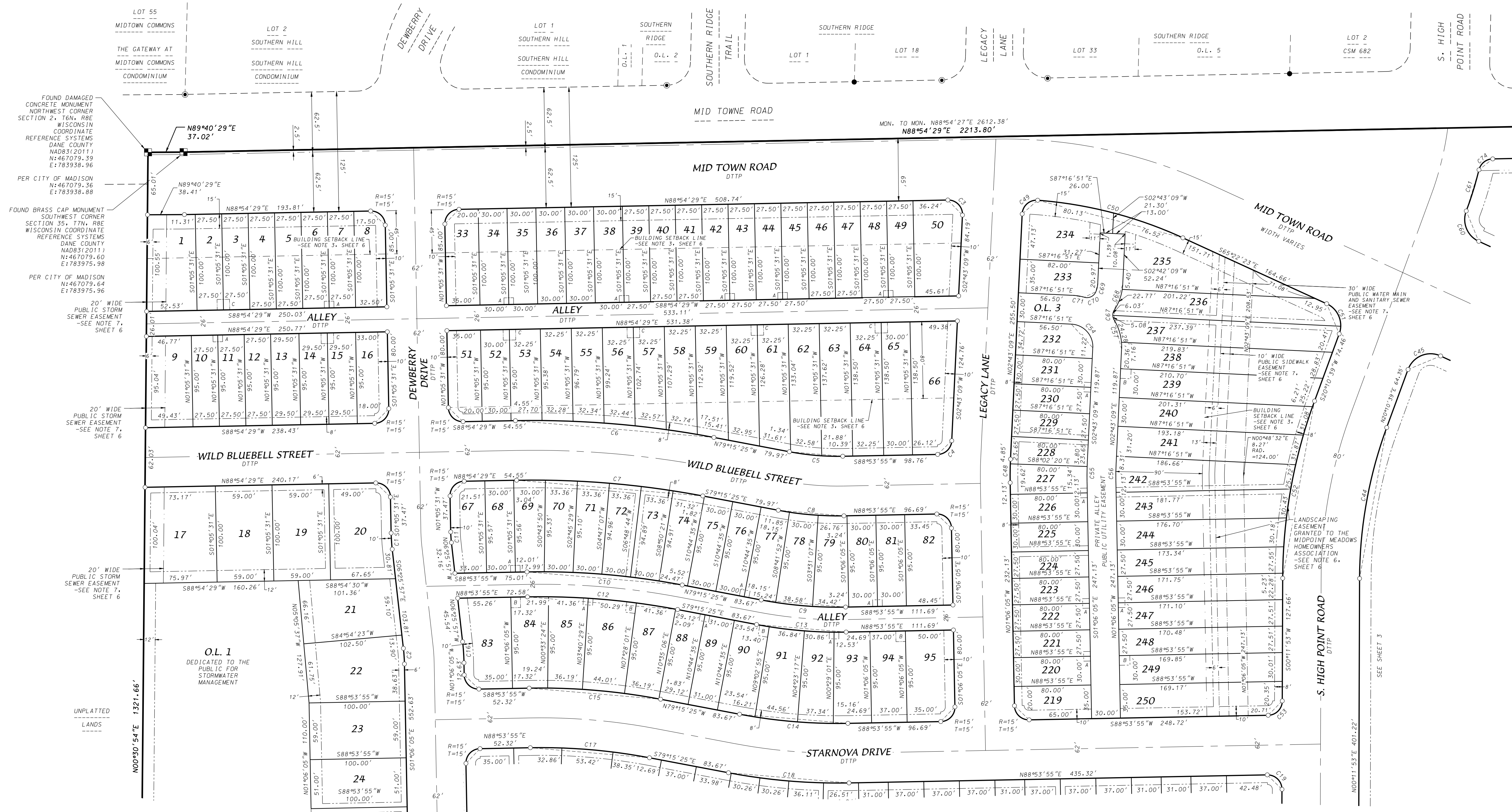
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



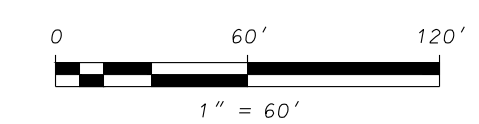
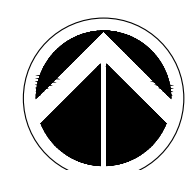
# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

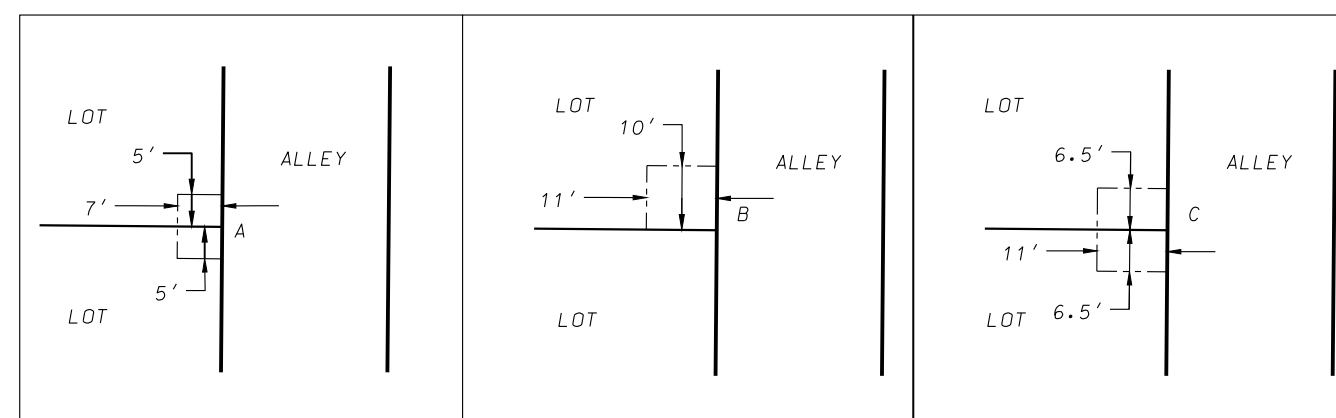


**LEGEND**

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- ⊗ Found chiseled "x" on rock
- 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.
- DOTP Dedicated to the public
- ( ) Recorded as information



GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
(DANE COUNTY) NAD83(2011)  
THE NORTH LINE OF THE NORTHWEST QUARTER  
OF SECTION 2, T6N, R8E BEARS N88°54'29"E



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:23-07-109

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

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



UNPLATTED LANDS

O.L. 1  
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

SEE SHEET 3

SEE SHEET 4

FIRST ADD. TO HAWK'S CREEK

LOT 42

LOT 41

LOT 2 CSM 15452

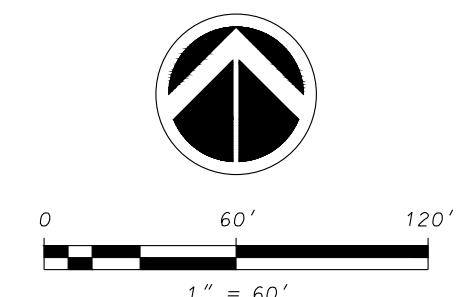
LOT 6 CSM 13277

LOT 6 HICKORY HILLS

UNPLATTED LANDS

**LEGEND**

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- ⊙ Found 1-1/4" rebar
- ⊗ Found chiseled "x" on rock
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' — 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.
- DDTP Dedicated to the public
- ( ) Recorded as information



GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
(DANE COUNTY) NAD83(2011)  
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

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.

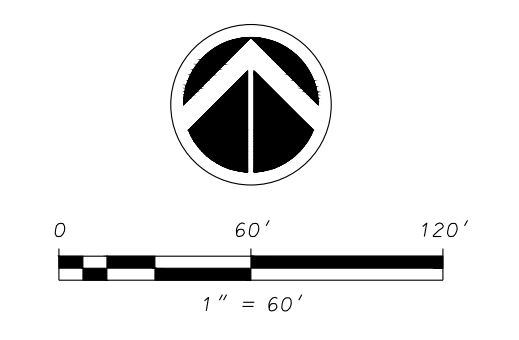
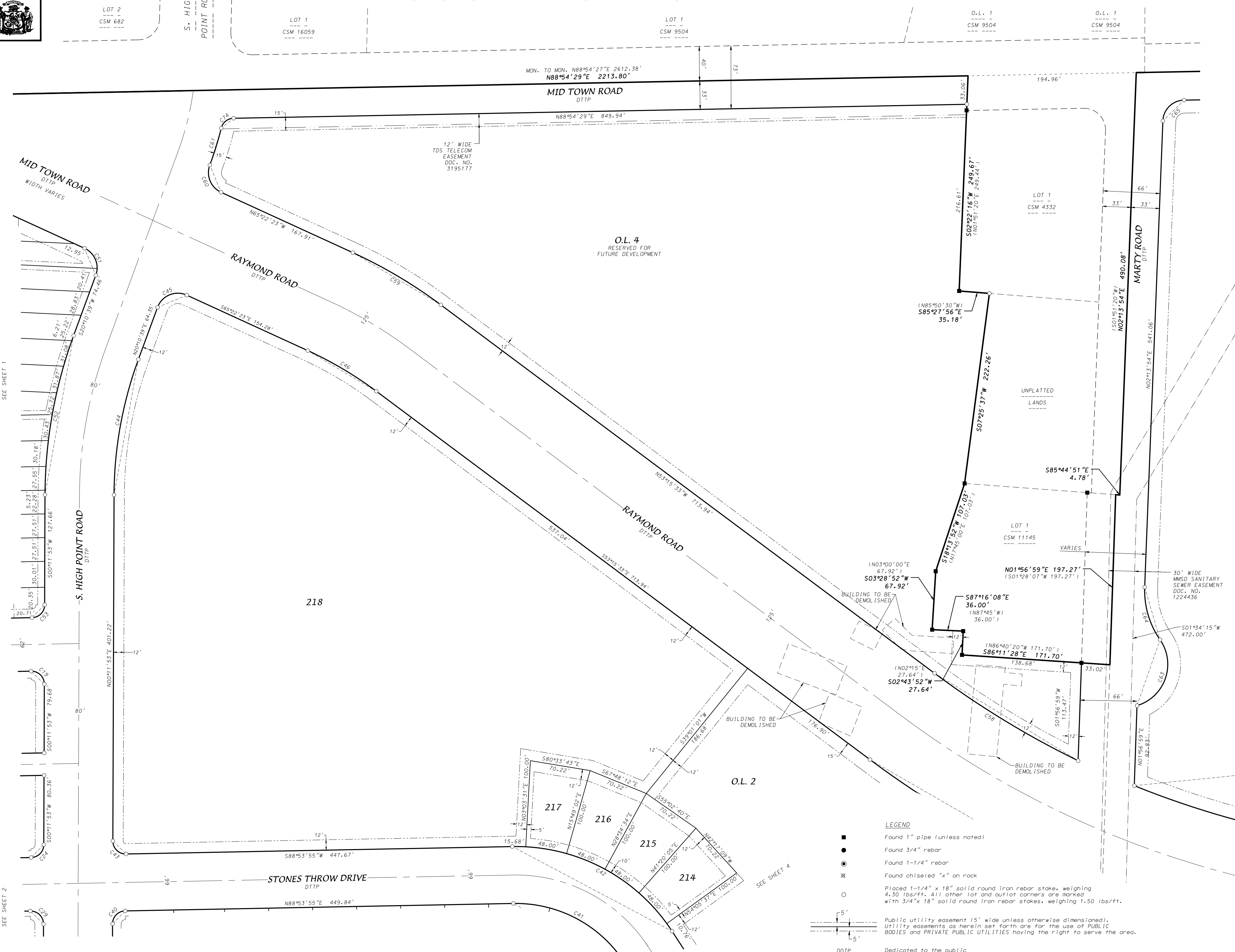
Certified \_\_\_\_\_, 20\_\_

Department of Administration



# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
(DANE COUNTY) NAD83(2011)  
THE NORTH LINE OF THE NORTHWEST QUARTER  
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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FN:23-07-109

- LEGEND**
- Found 1" pipe (unless noted)
  - Found 3/4" rebar
  - Found 1-1/4" rebar
  - ⊗ Found chiseled "x" on rock
  - 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.
  - D.T.P. Dedicated to the public
  - ( ) Recorded as Information

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



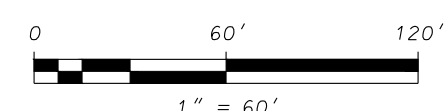
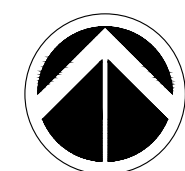
# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**LEGEND**

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- ⊗ Found chiseled "x" on rock
- 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 15' 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.
- DDTP Dedicated to the public
- ( ) Recorded as information



GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
(DANE COUNTY) NAD83(2011)  
THE NORTH LINE OF THE NORTHWEST QUARTER  
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

SEE SHEET 5

SEE SHEET 6

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

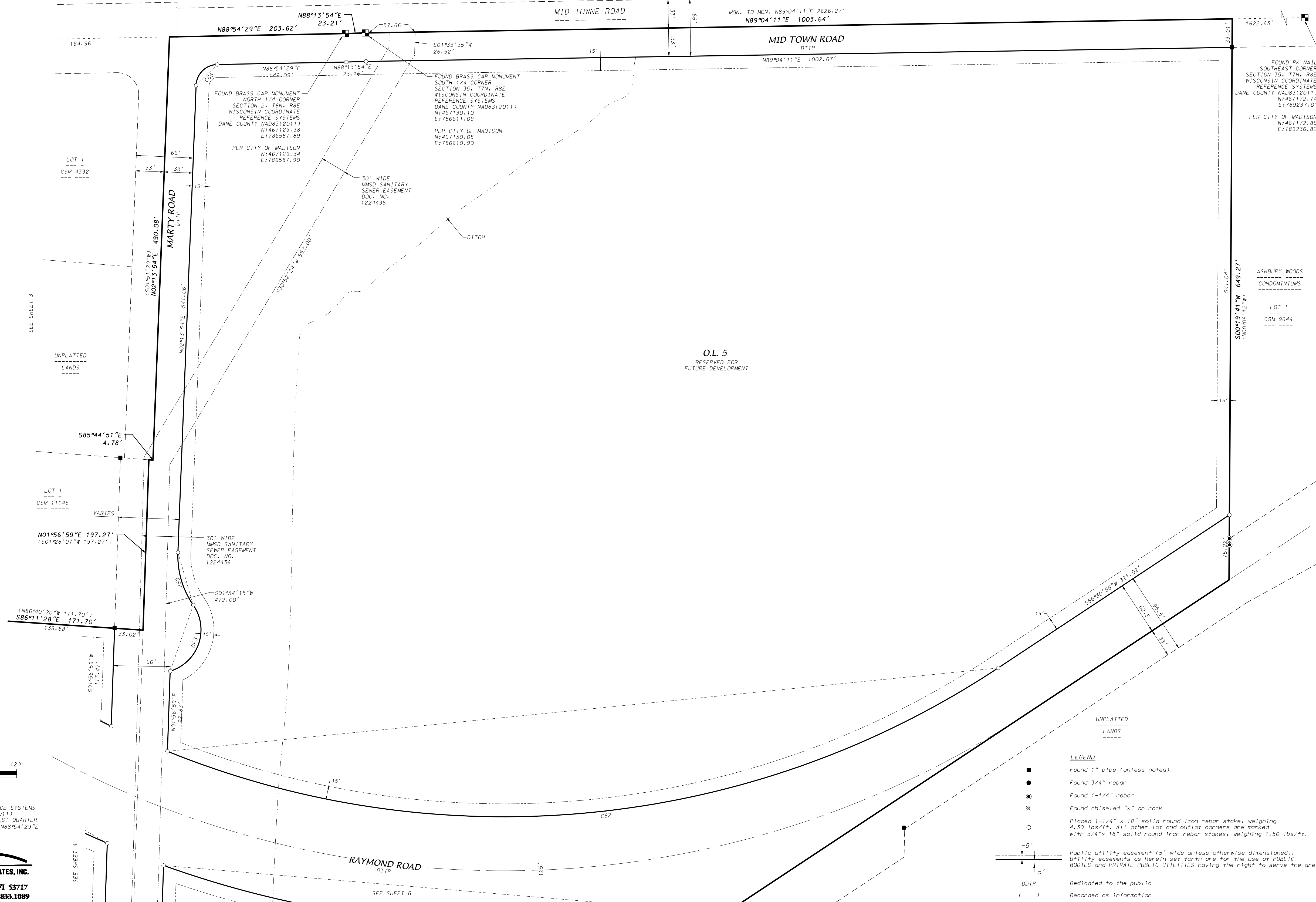


O.L. 1  
CSM 9504

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

UNPLATTED  
LANDS



LOT 1  
CSM 4332

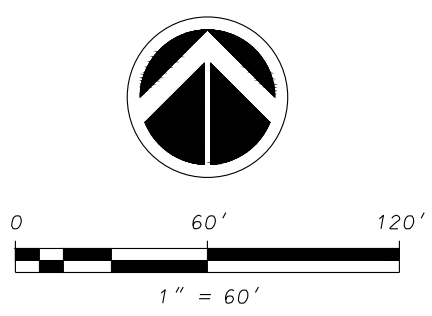
LOT 1  
CSM 11145

FOUND PK NAIL  
SOUTHEAST CORNER  
SECTION 35, T7N, R8E  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS  
DANE COUNTY NAD83(2011)  
N:467112.74  
E:789237.01  
  
PER CITY OF MADISON  
N:467112.89  
E:789236.82

ASHBURY WOODS  
CONDOMINIUMS  
  
LOT 1  
CSM 9644

O.L. 5  
RESERVED FOR  
FUTURE DEVELOPMENT

- LEGEND**
- Found 1" pipe (unless noted)
  - Found 3/4" rebar
  - Found 1-1/4" rebar
  - ⊗ Found chiseled "x" on rock
  - 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.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109


# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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



**NOTES**

- This Plat is subject to the following recorded instruments:  
-Mr. Vernon Telephone Company Easement recorded as Doc. No. 3195177, partially released by Doc. No. \_\_\_\_\_  
-Mr. Vernon Telephone Company Easement recorded as Doc. No. 3924259, released by Doc. No. \_\_\_\_\_
- 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.
- Building setback lines shown on this plat shall be enforced by the City of Madison.
- 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 the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.

Lots 235-250 are subject to a Landscaping Easement, reserved for the planting of trees or shrubs by the owner. No buildings are allowed with the easement. Maintenance of the easement area is the responsibility of the lot owner or homeowner's association.

Public Easements 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 Storm 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 storm 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 Storm 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.

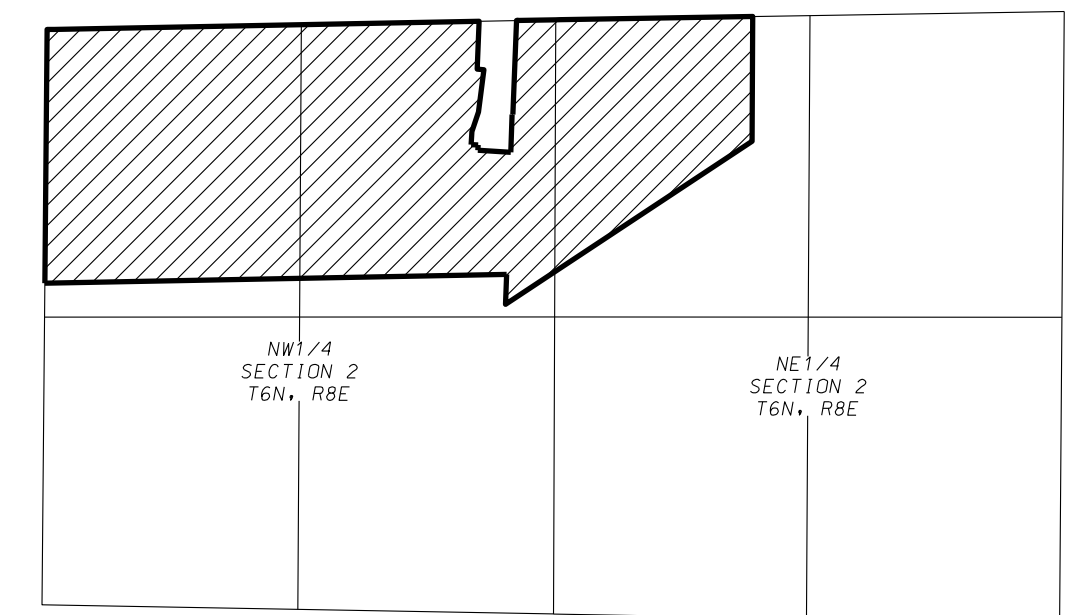
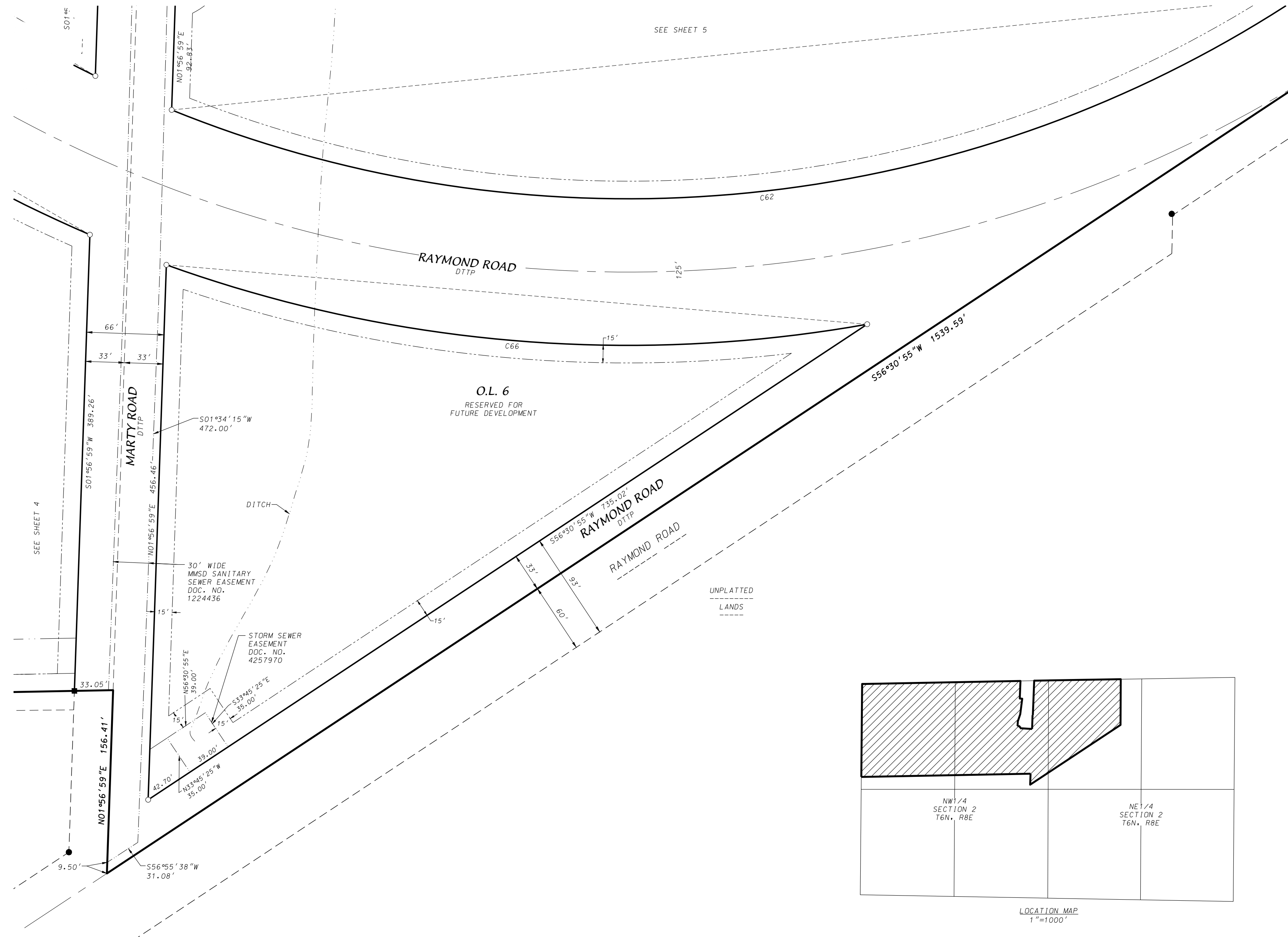
**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities 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.

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- Outlot Designations:**
  - Dedicated to the public for stormwater management.
  - Dedicated to the public for stormwater management.
  - Private Alley, Public utility easement over entire outlot.
  - Reserved for future development.
  - Reserved for future development.
  - Reserved for future development.

Distances shown along curves are chord lengths.



**LEGEND**

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- ⊙ Found 1-1/4" rebar
- ⊗ Found chiseled "x" on rock
- 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 1.30 lbs/ft.
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- ( ) Recorded as information

0 60' 120'  
1" = 60'

GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
(DANE COUNTY) NAD83(2011)  
THE NORTH LINE OF THE NORTHWEST QUARTER  
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

**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:23-07-109


Nov. 06, 2024-11:36am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 6

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 

CURVE TABLE					CURVE TABLE											
CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	
C1		181.00'	16.87'	16.87'	S03°45'44"E	05°20'27"		C27		325.00'	67.07'	67.19'	S85°10'45"E	11°50'40"		
C2		175.00'	16.28'	16.28'	S03°46'01"E	05°19'53"		C28	141	888.00'	183.25'	183.57'	S85°10'45"E	11°50'40"		
C3		15.00'	21.91'	24.56'	S44°11'11"E	93°48'40"			142	888.00'	51.00'	51.01'	S82°16'35"E	03°17'28"		
C4		15.00'	20.49'	22.56'	S45°48'32"W	86°10'46"			143	888.00'	51.00'	51.01'	S85°34'03"E	03°17'28"		
C5		270.00'	55.72'	55.82'	N85°10'45"W	11°50'40"			144	888.00'	57.72'	57.73'	S89°04'32"E	03°43'30"		
	63	270.00'	21.88'	21.88'	N88°46'47"W	04°38'36"			145	888.00'	2.53'	2.53'	N88°58'49"E	00°09'48"		
	62	270.00'	32.58'	32.58'	N82°59'58"W	06°55'02"		C29		15.00'	21.45'	23.90'	S45°27'06"E	91°17'58"		
	61	270.00'	1.34	1.34	N79°23'56"W	00°17'02"		C30		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"		
C6		1005.00'	207.22'	207.59'	N85°10'28"W	11°50'06"		C31		150.00'	30.95'	31.01'	N85°10'45"W	11°50'40"		
	59	1005.00'	17.51'	17.51'	N79°45'22"W	00°59'54"		C32		330.00'	68.10'	68.22'	N85°10'45"W	11°50'40"		
	58	1005.00'	32.74'	32.74'	N81°11'19"W	01°52'00"			164	330.00'	45.22'	45.26'	N82°11'09"W	07°51'28"		
	57	1005.00'	32.57'	32.57'	N83°03'01"W	01°51'24"			165	330.00'	22.96'	22.96'	N89°06'29"W	03°59'12"		
	56	1005.00'	32.44'	32.44'	N84°54'12"W	01°50'58"		C33		268.00'	55.30'	55.40'	S85°10'45"E	11°50'40"		
	55	1005.00'	32.34'	32.34'	N86°45'00"W	01°50'38"		C34		212.00'	43.75'	43.83'	S85°10'45"E	11°50'40"		
	54	1005.00'	32.28'	32.28'	N88°35'32"W	01°50'26"		C35		181.00'	87.64'	88.52'	N74°53'17"E	28°01'17"	OUT-N60°52'39"E	
	53	1005.00'	27.70'	27.70'	S89°41'52"W	01°34'46"			192	181.00'	37.24'	37.31'	N82°59'38"E	11°48'34"		
C7		943.00'	194.44'	194.78'	S85°10'28"E	11°50'06"			193	181.00'	51.04'	51.21'	N68°59'00"E	16°12'42"		
	69	943.00'	30.00'	30.00'	N89°49'10"E	01°49'22"		C36		15.00'	20.47'	22.53'	S76°05'15"E	86°04'12"		
	70	943.00'	33.36'	33.36'	S88°15'20"E	02°01'38"		C37		15.00'	22.54'	25.50'	S15°39'29"W	97°25'16"	OUT-S64°22'07"W	
	71	943.00'	33.36'	33.36'	S86°13'42"E	02°01'38"		C38		119.00'	50.56'	50.95'	S76°38'01"W	24°31'48"		
	72	943.00'	33.36'	33.36'	S84°12'04"E	02°01'38"		C39		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"		
	73	943.00'	33.36'	33.36'	S82°10'26"E	02°01'38"		C40		15.00'	20.97'	23.22'	N44°32'54"E	88°42'02"		
	74	943.00'	31.32'	31.33'	S80°12'31"E	01°54'12"		C41		150.00'	145.55'	151.97'	S62°04'37"E	58°02'56"		
C8		332.00'	68.51'	68.63'	S85°10'45"E	11°50'40"			211	150.00'	42.67'	42.82'	S82°55'27"E	16°21'16"		
	77	332.00'	11.85'	11.85'	S80°16'47"E	02°02'44"			212	150.00'	95.63'	97.32'	S56°09'34"E	37°10'30"		
	78	332.00'	30.00'	30.01'	S83°53'31"E	05°10'44"			213	150.00'	11.83'	11.83'	S35°18'44"E	04°31'10"		
	79	332.00'	26.76'	26.77'	S88°47'29"E	04°37'12"		C42		216.00'	209.60'	218.84'	N62°04'37"W	58°02'56"		
C9		427.00'	88.11'	88.27'	N85°10'45"W	11°50'40"			OL2	216.00'	10.76'	10.76'	N34°28'48"W	02°51'18"		
	79	427.00'	34.42'	34.43'	N88°47'29"W	04°37'12"			214	216.00'	48.00'	48.10'	N42°17'12"W	12°45'30"		
	78	427.00'	38.58'	38.60'	N83°53'31"W	05°10'44"			215	216.00'	48.00'	48.10'	N55°02'42"W	12°45'30"		
	77	427.00'	15.24'	15.24'	N80°16'47"W	02°02'44"			216	216.00'	48.00'	48.10'	N67°46'12"W	12°45'30"		
C10		786.00'	162.20'	162.49'	N85°10'45"W	11°50'40"			217	216.00'	48.00'	48.10'	N80°33'42"W	12°45'30"		
	74	786.00'	24.47'	24.47'	N80°08'56"W	01°47'02"			218	216.00'	15.68'	15.68'	N89°01'17"W	04°09'36"		
	73	786.00'	30.00'	30.00'	N82°08'04"W	02°11'14"		C43		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"		
	72	786.00'	30.00'	30.00'	N84°19'18"W	02°11'14"		C44		460.00'	159.59'	160.41'	N10°11'16"E	19°58'46"		
	71	786.00'	30.00'	30.00'	N86°30'32"W	02°11'14"		C45		25.00'	36.70'	41.21'	N67°24'08"E	94°26'58"		
	70	786.00'	30.00'	30.00'	N88°41'46"W	02°11'14"		C46		437.50'	92.33'	92.50'	S59°18'58"E	12°06'50"		
	69	786.00'	17.99'	17.99'	S89°33'16"W	01°18'42"		C47		1162.50'	273.15'	273.78'	S60°00'22"E	13°29'38"	OUT-S66°45'11"E	
C11		119.00'	11.09'	11.09'	N03°45'44"W	05°20'26"		C48		367.00'	24.47'	24.47'	N00°48'32"E	03°49'14"		
C12		760.00'	156.83'	157.11'	S85°10'45"E	11°50'40"			227	367.00'	19.62'	19.62'	N00°25'48"E	03°03'46"		
	84	760.00'	21.99'	21.99'	N89°43'39"E	01°39'28"			228	367.00'	4.85'	4.85'	N02°20'25"E	00°45'28"		
	85	760.00'	41.36'	41.36'	S87°53'04"E	03°07'06"		C49		15.00'	21.52'	24.00'	N48°33'07"E	91°39'57"	OUT-S85°36'55"E	
	86	760.00'	50.29'	50.30'	S84°25'45"E	03°47'32"		C50		444.00'	156.05'	156.86'	S79°29'39"E	20°14'32"		
	87	760.00'	41.36'	41.36'	S80°59'26"E	03°07'06"			234	444.00'	80.13'	80.24'	S80°26'16"E	10°21'18"		
	88	760.00'	2.09'	2.09'	S79°20'09"E	00°09'28"			235	444.00'	76.52'	76.62'	S70°19'00"E	09°53'14"		
C13		453.00'	93.48'	93.65'	S85°10'45"E	11°50'40"		C51		25.00'	33.96'	37.33'	S22°35'52"E	85°33'02"		
	90	453.00'	13.40'	13.40'	S80°06'15"E	01°41'40"			236	25.00'	27.56'	29.19'	S31°55'46"E	66°53'14"		
	91	453.00'	36.85'	36.85'	S83°16'54"E	04°39'38"			237	25.00'	8.11'	8.14'	S10°50'45"W	18°39'48"		
	92	453.00'	30.86'	30.87'	S87°33'51"E	03°54'16"		C52		540.00'	187.35'	188.30'	S10°11'16"W	19°58'46"		
	93	453.00'	12.53'	12.53'	N89°41'28"E	01°35'06"			239	540.00'	6.21'	6.21'	S19°50'53"W	00°39'32"		
C14		548.00'	113.08'	113.29'	N85°10'45"W	11°50'40"			240	540.00'	31.09'	31.09'	S17°52'09"W	03°17'56"		
	93	548.00'	15.16'	15.16'	S89°41'28"W	01°35'06"			241	540.00'	31.87'	31.88'	S14°31'43"W	03°22'56"		
	92	548.00'	37.34'	37.34'	N87°33'51"W	03°54'16"			242	540.00'	25.72'	25.72'	S11°28'22"W	02°43'46"		
	91	548.00'	44.56'	44.58'	N83°16'54"W	04°39'38"			243	540.00'	30.43'	30.44'	S08°29'36"W	03°13'46"		
	90	548.00'	16.21'	16.21'	N80°06'15"W	01°41'40"			244	540.00'	30.18'	30.19'	S05°16'38"W	03°12'10"		
C15		665.00'	137.23'	137.47'	N85°10'45"W	11°50'40"			245	540.00'	27.55'	27.55'	S02°12'51"W	02°55'24"		
	88	665.00'	1.84'	1.84'	N79°20'10"W	00°09'30"			246	540.00'	5.23'	5.23'	S00°28'31"W	00°33'16"		
	87	665.00'	36.19'	36.19'	N80°58'26"W	03°07'06"		C53		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"		
	86	665.00'	44.01'	44.01'	N84°25'45"W	03°47'32"		C54		23.50'	33.23'	36.91'	S42°16'51"E	90°00'00"		
	85	665.00'	36.19'	36.19'	N87°53'04"W	03°07'06"			50	4838	114	2945	178	7085	242	5793
	84	665.00'	19.24'	19.24'	S89°43'39"W	01°39'28"		C55		287.00'	19.13'	19.14'	S00°48'32"W	03°49'14"		
C16		237.00'	22.04'	22.05'	N03°46'01"W	05°19'53"			228	287.00'	3.80'	3.80'	S02°20'25"W	00°45'28"		
C17		603.00'	124.43'	124.66'	S85°10'45"E	11°50'40"			227	287.00'	15.34'	15.34'	S00°25'48"W	03°03'46"		
	97	603.00'	32.86'	32.86'	S89°32'25"E	03°07'20"		C56		257.00'	17.13'	17.14'	N00°48'32"E	03°49'14"		
	98	603.00'	53.42'	53.43'	S85°26'26"E	05°04'38"			55	3158	119	4488	183	8086	247	4697
	99	603.00'	38.35'	38.36'	S81°04'46"E	03°38'42"			56	3254	120	4624	184	6431	248	4680
C18		610.00'	125.88'	126.10'	S85°10'45"E	11°50'40"			57	3383	121	3595	185	6431	249	5085
	101	610.00'	2.95'	2.95'	S79°23'44"E	00°16'38"			58	3548	122	3515	186	6431	250	5861
	102	610.00'	30.26'	30.26'	S80°57'19"E	02°50'32"			59	3747	123	3620	187	7085	OL 1	108511
	103	610.00'	30.26'	30.26'	S83°47'51"E	02°50'32"			60	3963	124	455				

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

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, 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 "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:  
Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning. Containing 4,401,120 square feet (101.036 acres).

Dated this 29th day of October, 2024

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

### OWNER'S CERTIFICATE

VH Midpoint Meadows, 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 Midpoint Meadows, 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, VH Acquisitions, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

VH Midpoint Meadows, LLC  
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above person to me known to be the person 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 the Plan Commission Date: \_\_\_\_\_

### MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted the day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2025.

Martibeth Witzel-Behl, 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 \_\_\_\_\_, 2025 on any of the lands included in the plat of "Midpoint Meadows".

Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

### DANE 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 \_\_\_\_\_, 2025 affecting the land included in "Midpoint Meadows".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document  
Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

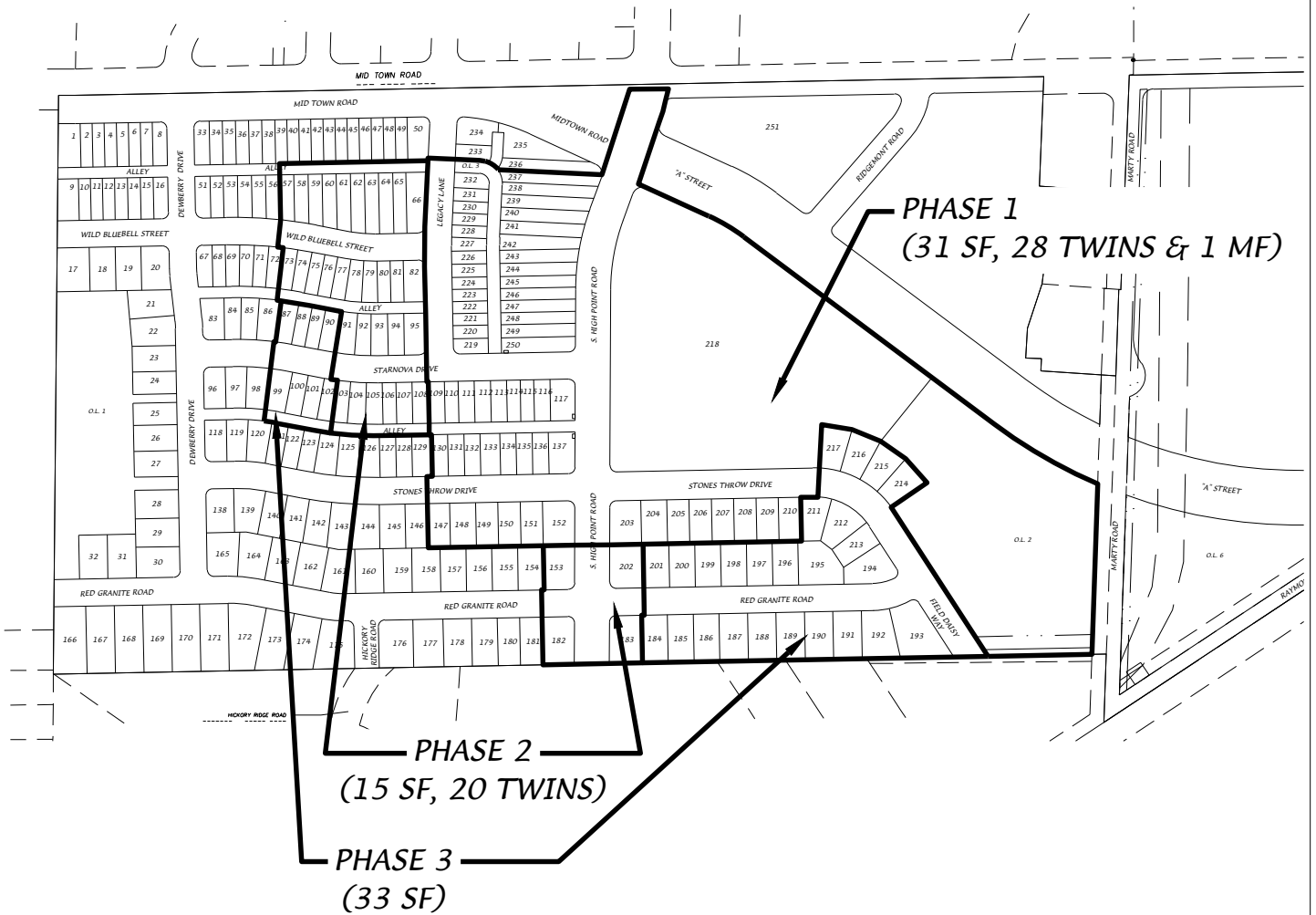
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

# Midpoint Meadows 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: 02-16-26  
 F.N.: 25-05-115  
 REV.

DRAWN BY: DRH

LEGEND	
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	CONCRETE SIDEWALK
	GRASS TERRACE
	ASPHALT PAVEMENT
	ASPHALT PATH

PHASE 3  
LIMITS

PHASE 3  
LIMITS

B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS  
MIDPOINT MEADOWS PHASE 3  
B.P.W. MEETING DATE: 04/08/2026

