

# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
 LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, 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.

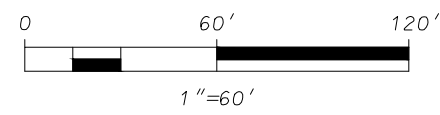
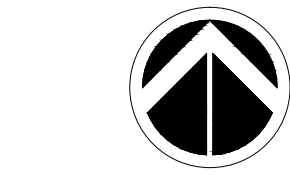
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



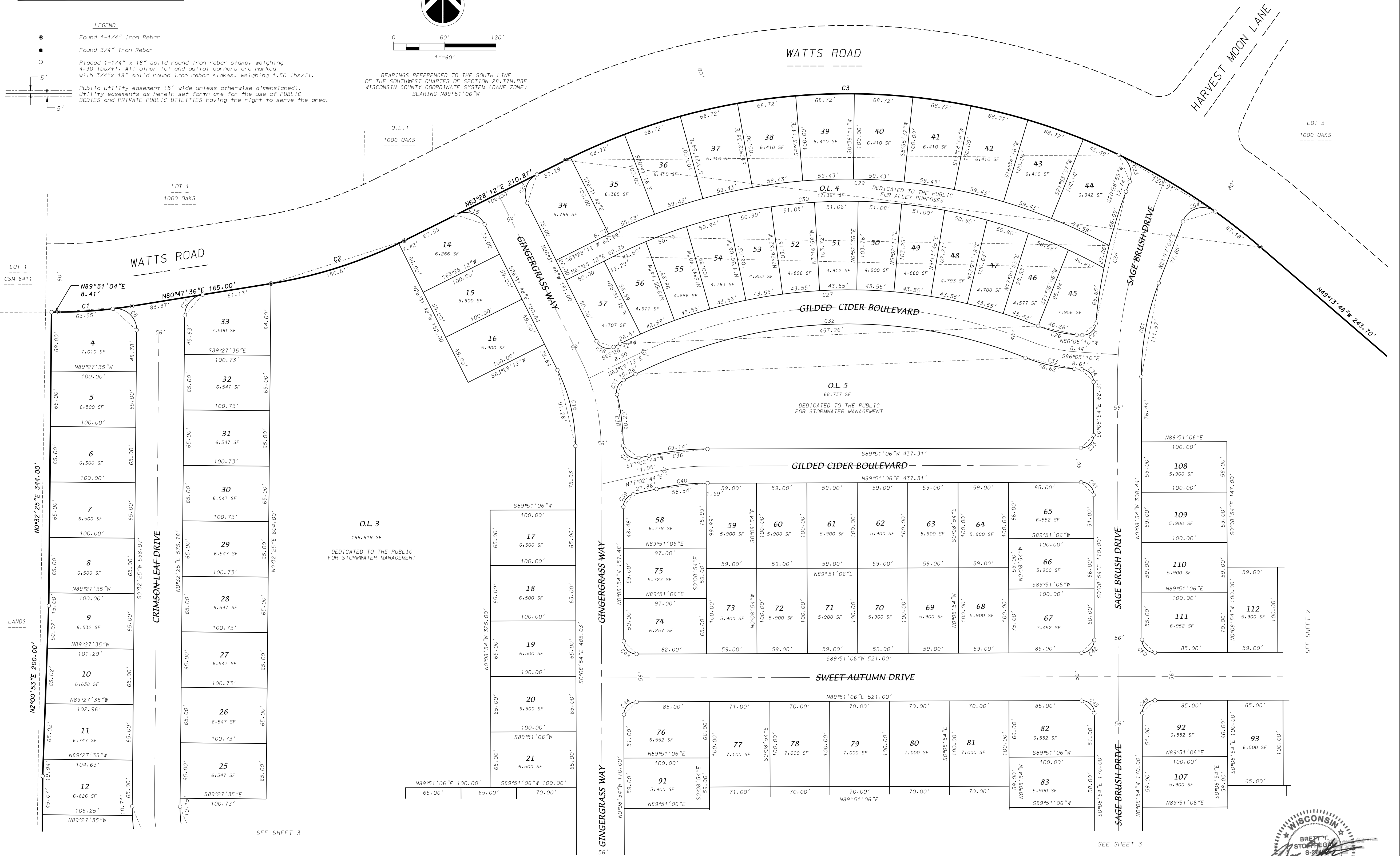
**LEGEND**

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- 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.
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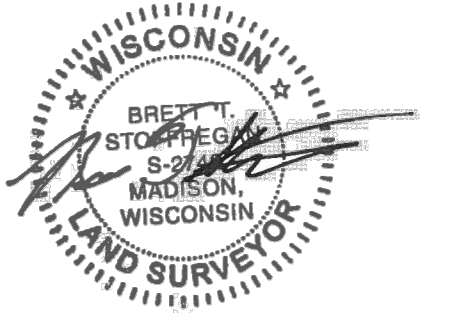
BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"W

LOT 2  
 1000 OAKS



**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:13-07-122



03-17-14

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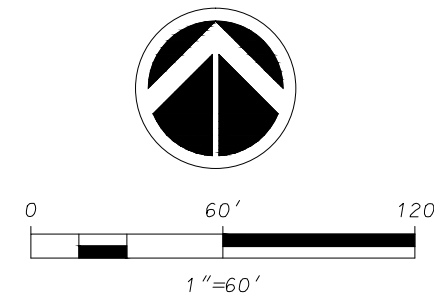
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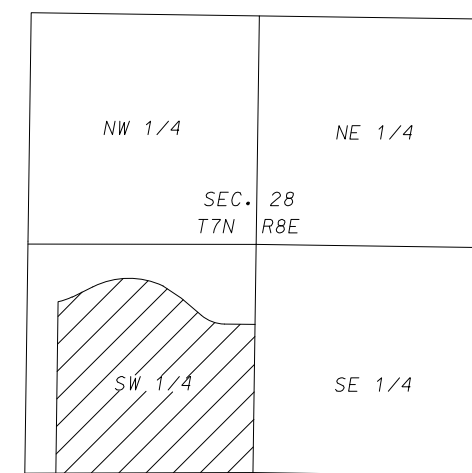
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### NOTES

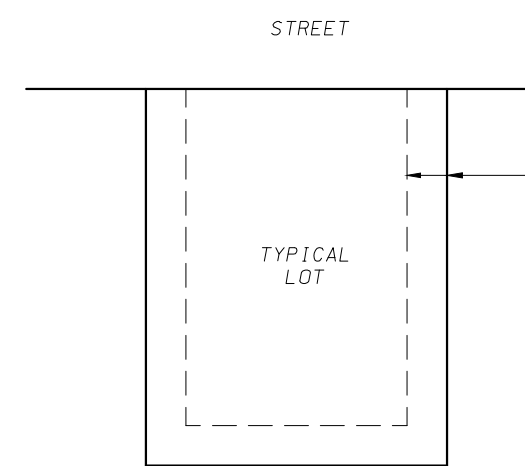
- This Plat is subject to the following recorded instruments:
  - Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332 and 4879641.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331 and 4281332.
  - Restrictions recorded as Doc. No. 4165428.
- 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. 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 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.
 

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
- Public Utility 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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area, City of Madison, and all other public utility companies registered to do business in the 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.
- Outlots 3, 5, 6 and 11 are dedicated to the public for stormwater management purposes.
- Outlot 2 is dedicated to the public for stormwater management and sanitary sewer purposes.
- Outlot 4 is dedicated to the public for alley purposes.
- Outlot 7 and 8 are dedicated to the public for park purposes.
- Outlots 9 and 10 are private open space.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.



LOCATION MAP  
NOT TO SCALE



- STREET
- 5' EASEMENT
- Easement is 12 feet on perimeter of the plat.
  - Easements are not required on lines that shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL  
NOT TO SCALE - SEE NOTE 2



03-17-14



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7530 Westward Way, Madison, WI 53717  
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:13-07-22

# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
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 CITY OF MADISON, DANE COUNTY, WISCONSIN

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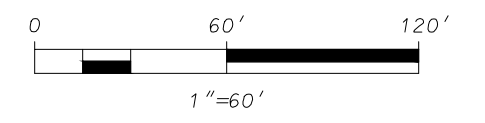
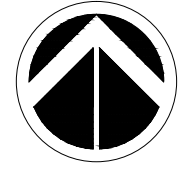
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Department of Administration

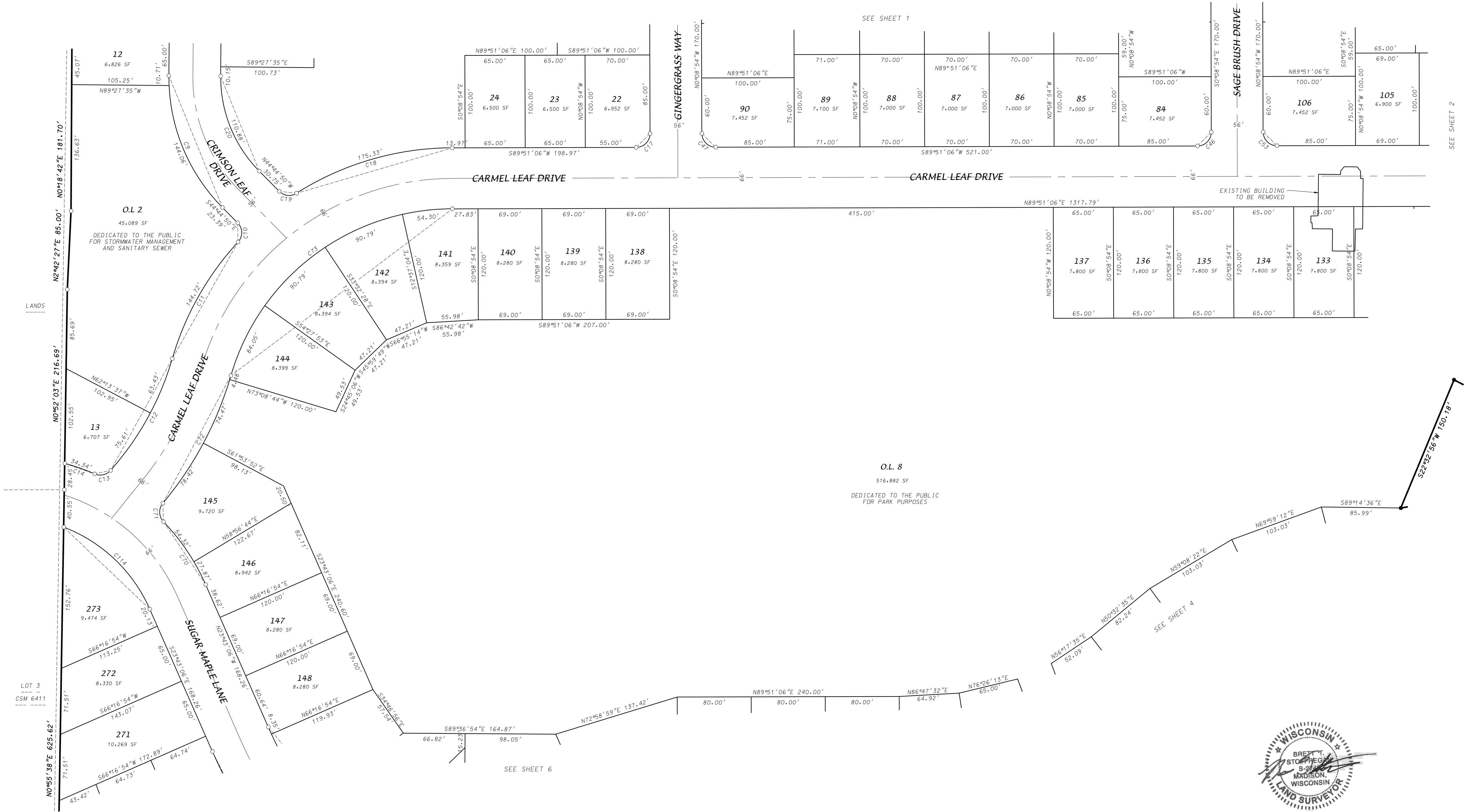


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BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"W



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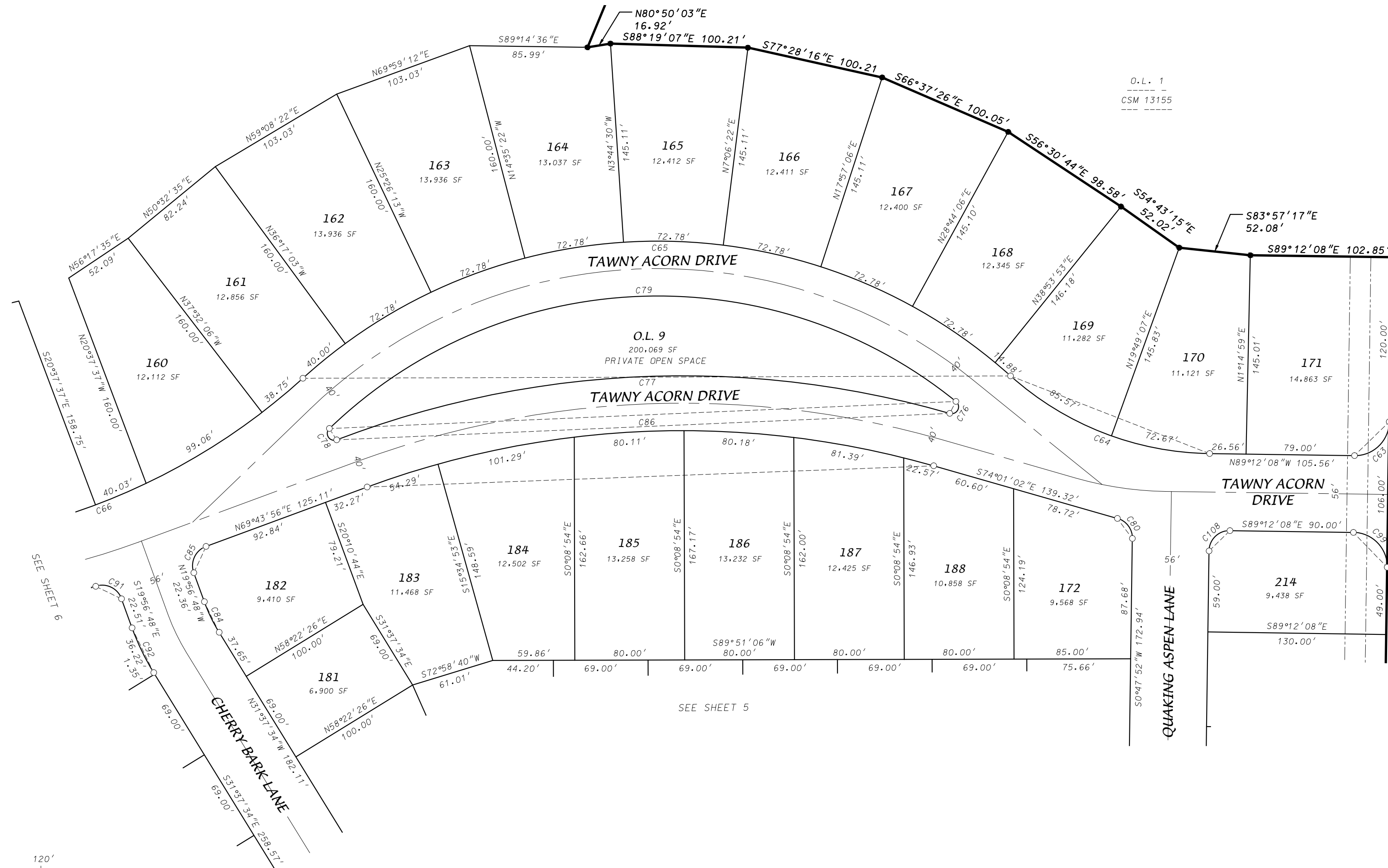
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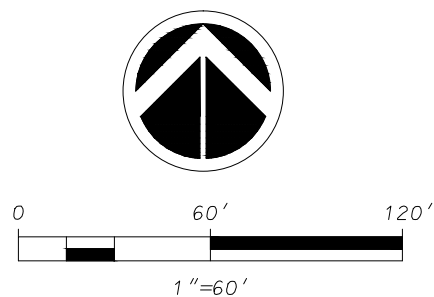
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SEE SHEET 2



SEE SHEET 5



BEARINGS REFERENCED TO THE SOUTH LINE  
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 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
 BEARING N89°51'06"W



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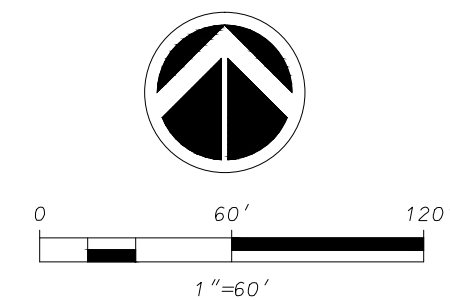


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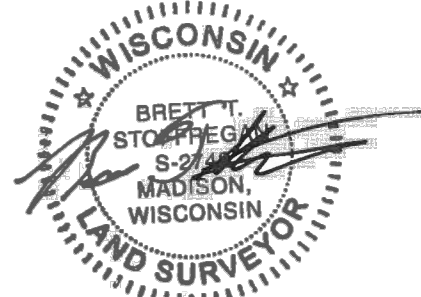
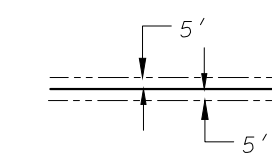
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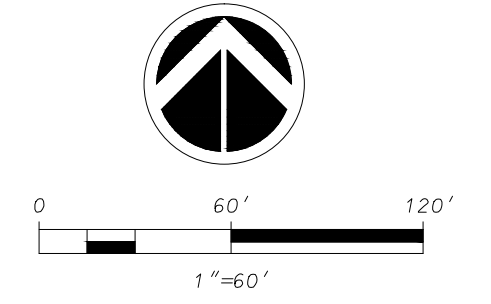
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SEE SHEET 3



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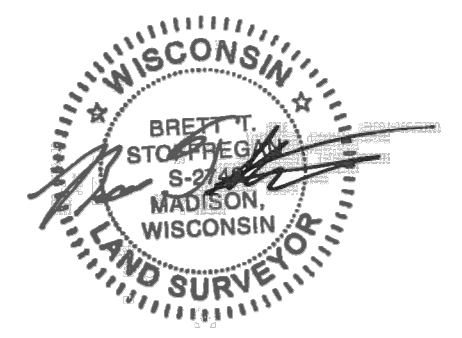
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CURVE TABLE

Table with columns: CURVE NUMBER, LOT, RADIUS (FEET), CHORD (FEET), ARC (FEET), CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. The table lists curve data for lots C1 through C48, organized into three columns.



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



Department of Administration

## LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered 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 "First Addition to 1000 Oaks" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in all quarters of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E along the south line of the SW1/4 of said Section 28, 786.78 feet; thence N00°55'38"E along the easterly extension of the east line of Lot 1, Certified Survey Map No. 8812, 45.01 feet to the point of beginning; thence continuing N00°55'38"E along said east line, 488.05 feet to the northeast corner of said Lot 1; thence S69°20'53"W along the north line of said Lot 1, 317.18 feet; thence N00°55'38"E, 625.62 feet; thence N00°52'03"E, 216.69 feet; thence N02°42'27"E, 85.00 feet; thence N00°18'42"E, 181.70 feet; thence N02°00'53"E, 200.00 feet; thence N00°32'25"E, 344.00 feet; thence N89°51'04"E, 15.34 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 164.15 feet; thence N63°28'12"E, 210.87 feet to a point of curve; thence easterly on a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.10 feet; thence S49°13'48"E, 243.70 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet; thence S00°47'52"W, 731.27 feet to the northeast corner of Outlot 1, Certified Survey Map No. 13155; thence N89°12'08"W along the north line of said Outlot 1, 40.58 feet to a point of curve; thence along said north line northwesterly on a curve to the right which has a radius of 255.00 feet and a chord which bears N73°18'16"W, 139.70 feet; thence N57°24'25"W along said north line, 119.67 feet; thence S32°35'35"W along said north line, 153.72 feet; thence N89°10'42"W along said north line, 97.58 feet; thence N62°56'58"W along said north line, 85.92 feet to the northwest corner of said Outlot 1; thence S22°32'56"W along the west line of said Outlot 1, 150.18 feet to the southwest corner of said Outlot 1; thence N80°50'03"E along the south line of said Outlot 1, 16.92 feet; thence S88°19'07"E along said south line, 100.21 feet; thence S77°28'16"E along said south line, 100.21 feet; thence S66°37'26"E along said south line, 100.05 feet; thence S56°30'44"E along said south line, 98.58 feet; thence S54°43'15"E along said south line, 52.02 feet; thence S83°57'17"E along said south line, 52.08 feet; thence S89°12'08"E along said south line, 102.85 feet to the southeast corner of said Outlot 1; thence S00°47'52"W, 799.77 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°19'29"W, 35.06 feet; thence S89°51'06"W, 1716.35 feet to the point of beginning. Containing 4,015,204 square feet (92.18 acres).

Dated this 17th day of March, 2014.

Brett T. Stoffregan, Registered Land Surveyor S-2742



## OWNER'S CERTIFICATE

VH South Pointe, 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 South Pointe, 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 South Pointe, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

VH South Pointe, LLC

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named officer(s) of the above named VH South Pointe, 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

## OWNER'S CERTIFICATE

Jim & Sue Investment, 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.

Jim & Sue Investment, 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, Jim & Sue Investment, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Jim & Sue Investment, LLC

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named officer(s) of the above named Jim & Sue Investment, 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 COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to 1000 Oaks" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014.

Maribeth Witzel-Behl, City Clerk, 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 \_\_\_\_\_, 2014 affecting the land included in "First Addition to 1000 Oaks".

Adam Gallagher, Treasurer, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 \_\_\_\_\_, 2014 on any of the lands included in the plat of "First Addition to 1000 Oaks".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

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