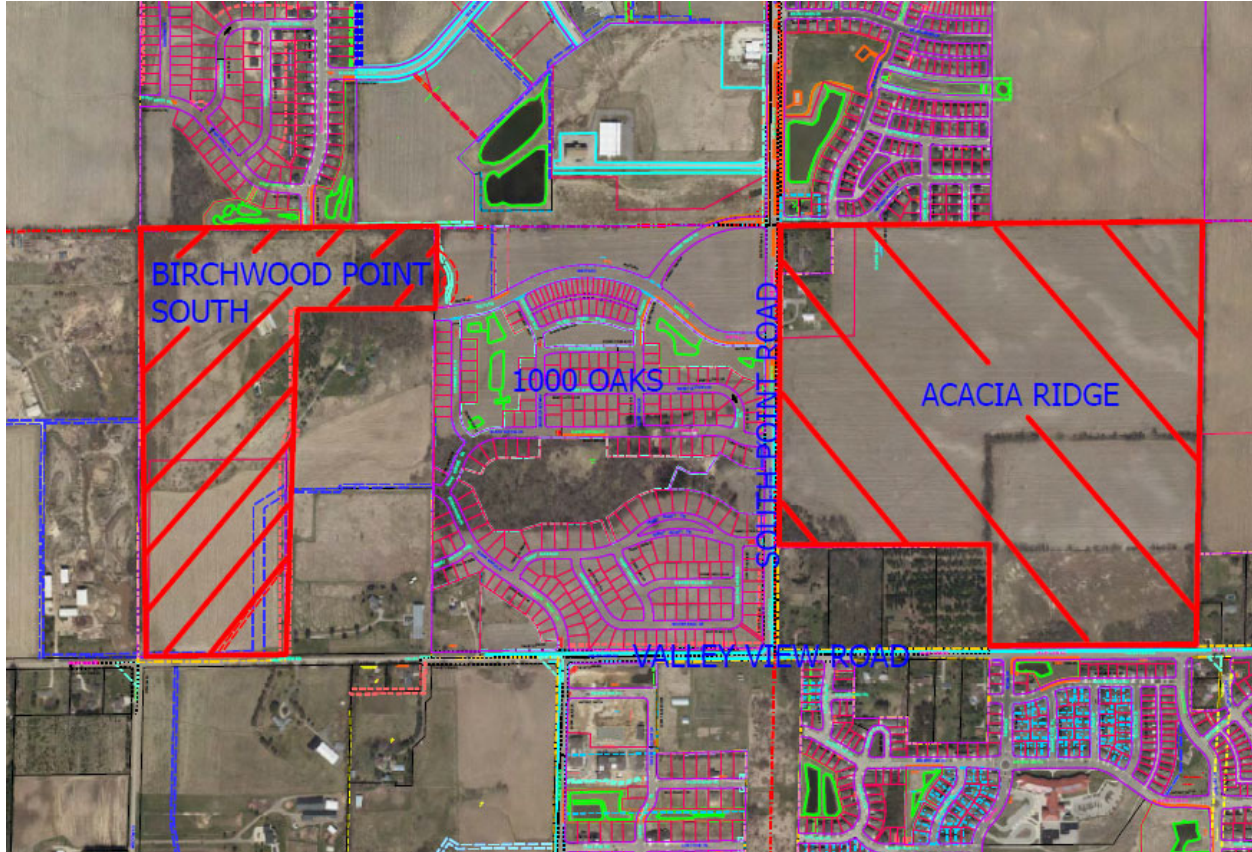


Acacia Ridge Phase 14
Contracts 9702 & 9703
MUNIS 16029
Developer: East South Point, LLC



Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 14.
- Construct public sanitary sewer, storm sewer, and water main improvements and private service laterals necessary to serve the lots within Phase 14.
- Install new streetlights per plans approved by the City Traffic Engineer.
- Street signage and pavement markings per plans approved by the City Traffic Engineer.
- Repair or replace existing sidewalk, terrace, curb & gutter, and pavement as needed.

ACACIA RIDGE

DCCR DOC 6014099

DCCR DOC 6014102

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 February 19, 2019

Dennis M. Dunning
Department of AdministrationSee DOC 5715541 for Release of SB
Rest. and Util EsmtLOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSINPRTL REL OF DCCR
DOC 6050790

REL of ESMTS DOC 5970961

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

Lot 1, Dane County Certified Survey Map No. 10681, recorded in Volume 63 of Certified Survey Maps on pages 224-225 as Document Number 3657230, Outlot 1, Cardinal Glenn, recorded in Volume 58-083A of Plats on pages 421-425 as Document Number 4089593 and lands located in the NE1/4, NW1/4, SW1/4 and the SE1/4 of the SE1/4 of the NE1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:
Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet along the South line of said SE1/4 to a point on the Southerly extension of the East line of Lot 4, Certified Survey Map No. 1338, recorded in Volume 5 of Certified Survey Map on pages 295-296 as Document Number 1383787; thence N00°48'16"E, 659.55 feet along the East line of and to the Northeast corner of said Lot 4; thence S89°57'16"W, 1303.56 feet along the North line of Lots 1 through 4, Certified Survey Map No. 1338 to the East right-of-way line of South Point Road; thence N00°47'47"E, 1286.66 feet along said East right-of-way line and a line feet 16.50 feet East of the West line of said SE1/4; thence N88°25'58"E, 7.01 feet along a jog in said East right-of-way line; thence N00°47'47"E, 396.73 feet along said East right-of-way line and a line 23.50 feet East of the West line of said SE1/4; thence N89°51'04"E, 311.46 feet; thence N00°49'10"E, 299.87 feet to a point on the South right-of-way line of Harvest Moon Lane; thence N89°56'47"E, 207.84 feet along said South right-of-way line to a point of curve; thence Northeasterly along said South right-of-way line on a curve to the left which has a radius of 231.50 feet and a chord which bears N65°07'28"E, 27.41 feet to a point of reverse curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S71°03'06"E, 22.02 feet to a point of compound curve; thence Southeasterly along curve to the right which has a radius of 72.00 feet and a chord which bears S21°58'24"E, 4.68 feet; thence N89°56'47"E, 721.82 feet along the South line Cardinal Glenn to the Southeast corner of Lot 1, Cardinal Glenn; thence S00°44'27"W, 0.30 feet to a point on the North line of said SE1/4; thence N89°57'06"E, 1311.48 feet the North line of said SE1/4 to the East 1/4 corner of said Section 28; thence S01°20'36"W, 2643.69 feet along the East line of said SE1/4 to the point of beginning. Containing 5,900.163 square feet (135.449 acres).

Dated this 15th day of October, 2018.

Revised this 5th day of February, 2019.

Revised this 14th day of February, 2019.

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

STREET

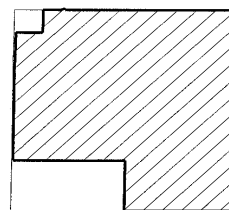
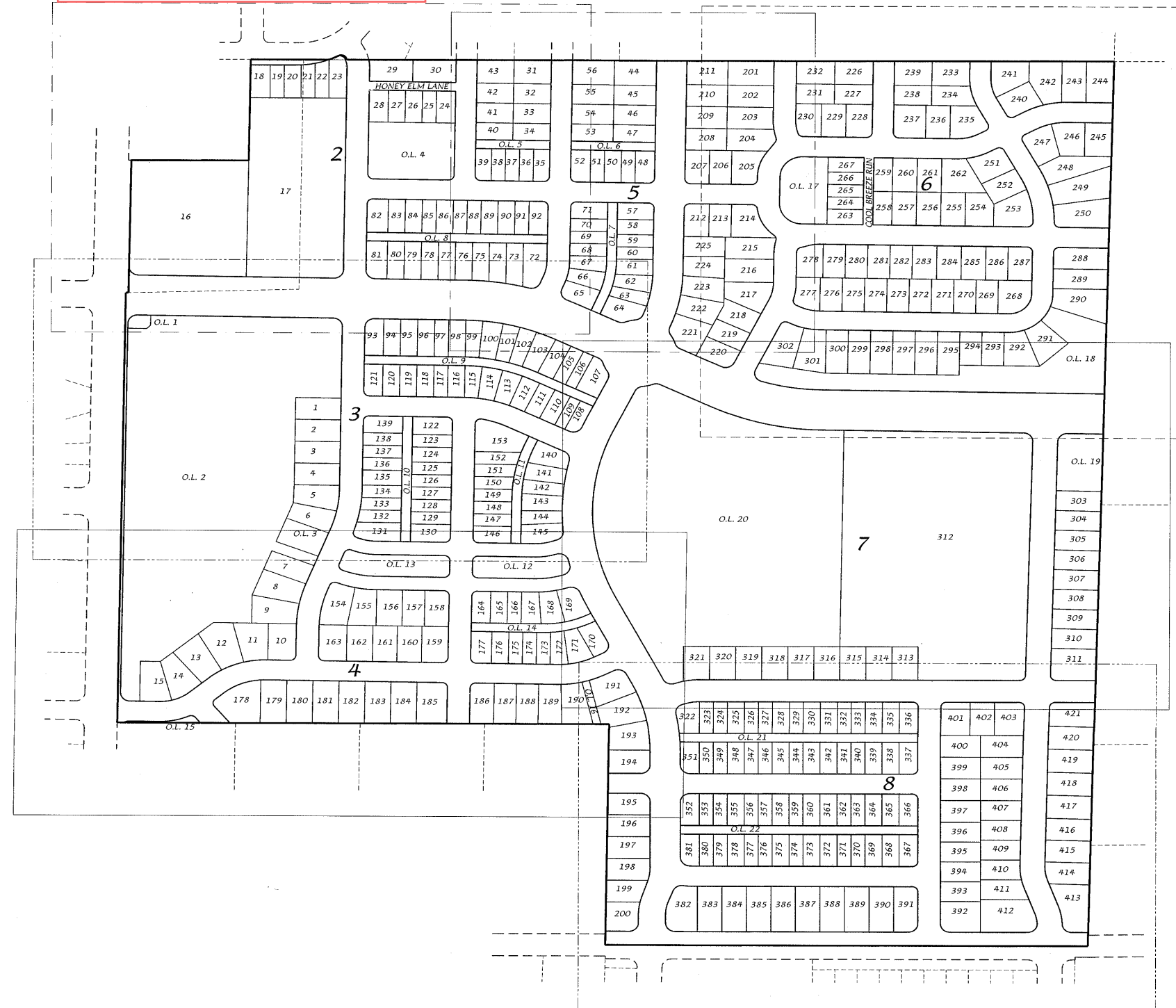
TYPICAL LOT

5' EASEMENT

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

PUBLIC DRAINAGE EASEMENT DETAIL
NOT TO SCALE
SEE NOTE 1 ON SHEET 9

SE1/4 SECTION 28, T7N, R8E

LOCATION MAP
NOT TO SCALE0 200' 400'
1"=200'

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 February 19, 2019

Rene A. Pong
Department of Administration

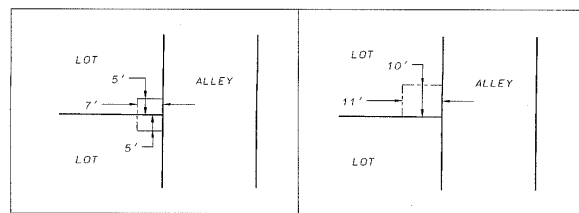


0 60' 120'
1"=60'

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

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 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. (See note 8, sheet 9)
- Recorded as information



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



10/15/18
REV 2/5/19
REV 2/14/19

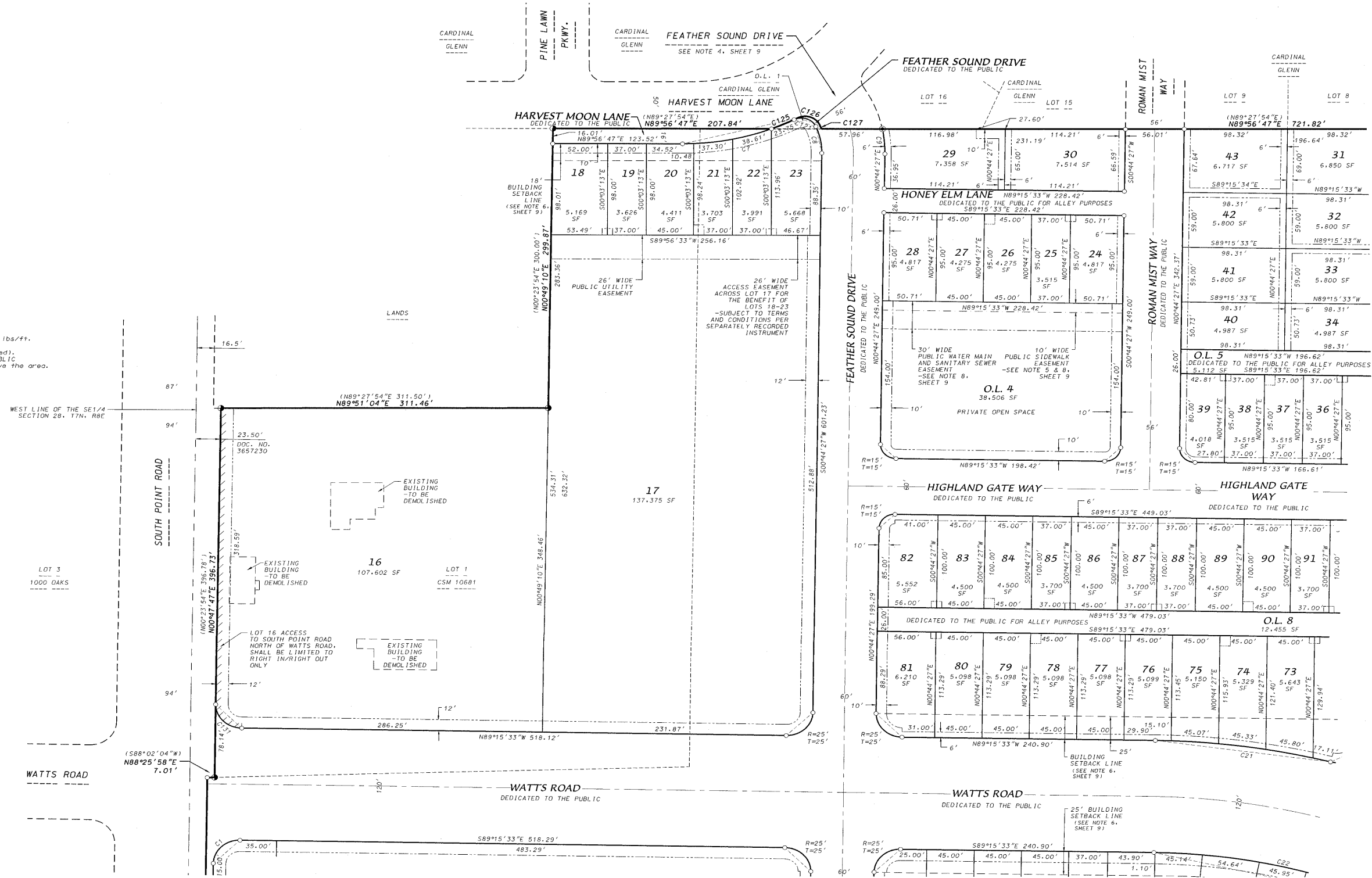
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SEE SHEET 3

SEE SHEET 5

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 February 14, 2019

David A. Pomy
Department of Administration



0 60' 120'
1"=60'

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

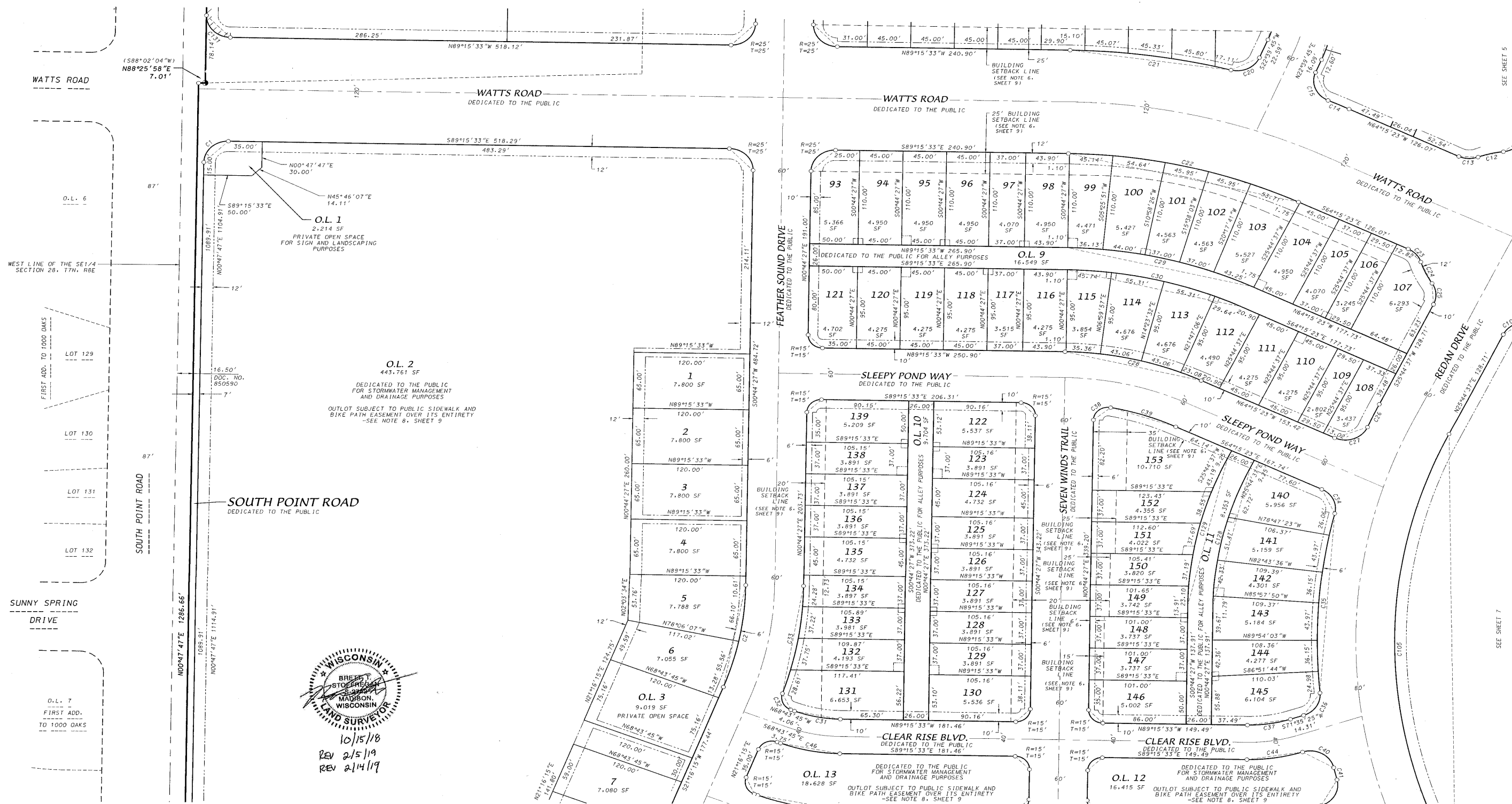
ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SEE SHEET 2

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 outlot corners are marked
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
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Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
(See note 8, sheet 9)
- Recorded as information



SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

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:15-07-133

SHEET 3 OF 11

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 February 19th, 2019

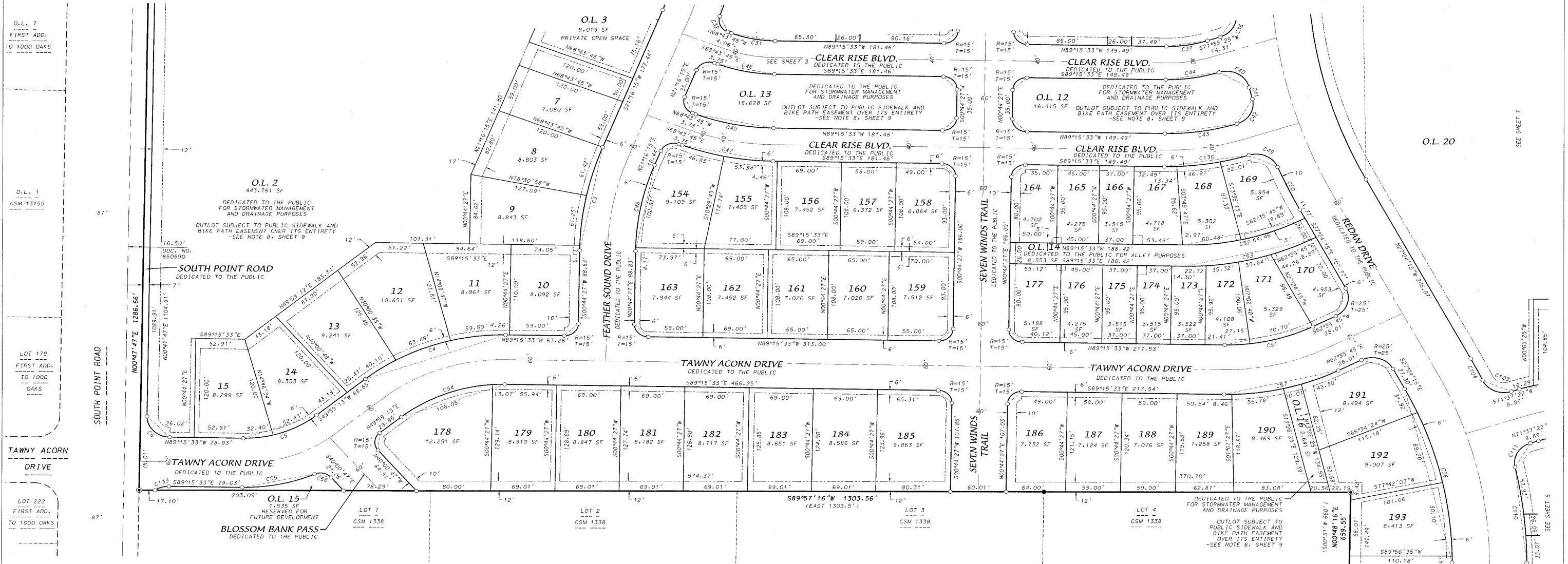
Revised
Department of Administration



ACACIA RIDGE

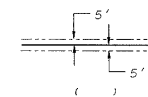
LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SEE SHEET 3



LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 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. (See note 8, sheet 9)
- Recorded as information



10/15/18
REV 2/5/19
REV 2/14/19

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:15-07-133

SHEET 4 OF 11

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 February 19, 2019

Rev. M. Dorn
Department of Administration



10/15/18
REV 2/5/19
REV 2/14/19



0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE EAST LINE
OF THE SOUTHEAST QUARTER OF SECTION 28, T17N-R0E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING S01°20'36"W

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
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- Recorded as information

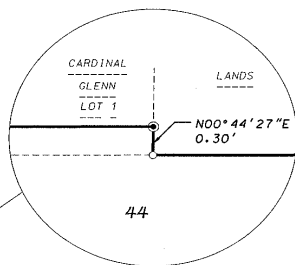
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, 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 February 19, 2019

René M. Dwyer
Department of Administration



ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



0 60' 120'
1"=60'

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

LEGEND

Found 1-1/4" Iron Rebar

Found 1" Iron Pipe

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 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.
(See note 8, sheet 9)

Recorded as information



10/15/18
REV 2/5/19
REV 2/14/19

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:15-07-133

WATTS ROAD
DEDICATED TO THE PUBLIC
SEE SHEET 7

SHEET 6 OF 11

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 February 14, 2019

René H. Dorn
Department of Administration



0 60' 120'
1"=60'

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

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

O.L. 18

O.L. 20
444,852 SF

DEDICATED TO THE PUBLIC
FOR PARK PURPOSES
OUTLOT SUBJECT TO PUBLIC SIDEWALK AND
BIKE PATH EASEMENT OVER ITS ENTIRETY
-SEE NOTE 8, SHEET 9

312
348,466 SF

O.L. 19
20,395 SF

DEDICATED TO THE
PUBLIC FOR
STORMWATER MANAGEMENT
AND DRAINAGE PURPOSES

303
7,080 SF

304
7,080 SF

305
7,080 SF

306
7,080 SF

307
7,080 SF

308
7,080 SF

309
7,080 SF

310
7,080 SF

311
11,404 SF

10' WIDE
PUBLIC SIDEWALK AND
BIKE PATH EASEMENT
-SEE NOTE 8, SHEET 9



10/15/18
REV 2/5/19
REV 2/14/19

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 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. (See note 8, sheet 3)

Recorded as Information

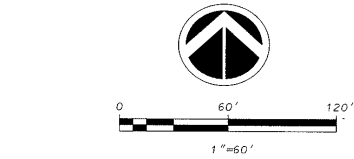
D'ONOFRIO KOTTKE AND ASSO

7530 Westward Way, Madison,
Phone: 608.833.7530 • Fax: 608.833.1007
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

SEE SHEET 8

LEGEND
● Found 1-1/4" Iron Rebar
● Found 1" Iron Pipe
○ 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 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, SPOUSES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
Recorded as information



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T17N, R08E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

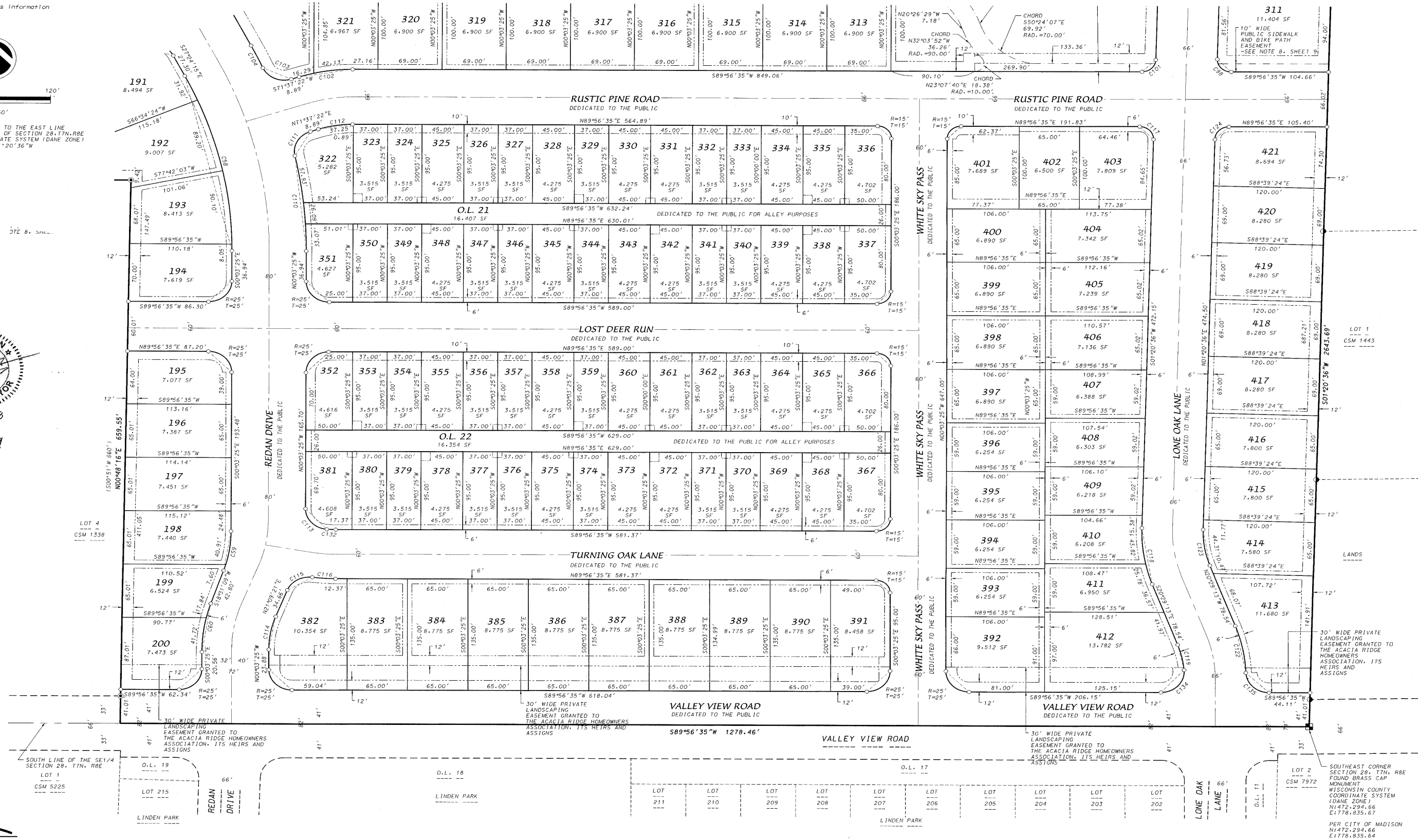
WISCONSIN
BRETT T. STOPPER
LAND SURVEYOR
10/15/18
REV 2/5/19
REV 2/14/19

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SEE SHEET 7

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 February 14, 2019
Brett T. Stopper
Department of Administration



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:15-07-133

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 February 14th, 2019

Doni M. Dorn
Department of Administration



ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. 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 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.
- Feather Sound Drive was renamed from Vintage Drive on July 11, 2017 by the Common Council. RES-17-00547. File ID 47317.
- 10' Wide Public Sidewalk Easement within Outlots 4 and 17: This is a Type IV Public Sidewalk. The adjacent Lot owners shall be responsible to clear snow and ice for the portion adjacent to their Lot.
- All Building Setback Lines shown on this plat are to be enforced by the City of Madison.
- All roads ending at the edge of the plat are intended to be extended into adjoining lands in the future. Watts Road and Redan Drive are a vital part of the City's street network and will be extended off-site in the future as part of adjacent development approvals. Watts Road will be extended and potentially expanded in the future within its current right of way.
- 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, obstructions landscaping 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.

Public Water Main 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 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.

NOTES (cont'd)

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.

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, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility 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, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

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 Water Management and Drainage 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 storm water management and drainage 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 Water Management and Drainage Facilities and also to dredge any pond or waterway 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 Water Management and Drainage 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.

- The future single-family residences on Lots 18-23 shall be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glen subdivision.
- No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.
- Outlot Designation**

- Private Open Space for Sign and Landscaping purposes.
- Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
- Private Open Space
- Private Open Space
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
- Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
- Reserved for Future Development
- Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
- Private Open Space
- Private Open Space, Public Sidewalk and Bike Path Easement
- Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
- Dedicated to the Public for Park Purposes, Public Sidewalk and Bike Path Easement
- Dedicated to the Public for Alley Purposes
- Dedicated to the Public for Alley Purposes

12. Distances shown along curves are chord lengths.



10/15/18
REV 2/5/19
REV 2/14/19

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 Edmund J. 20 19

Barry M. Denny
Department of Administration



ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE																CURVE TABLE															
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING								
1	25.00	35.34	39.25	N45°46'07"E	89°56'40"			49	25.00	34.06	37.47	S65°13'38"E	85°52'26"	OUT-S22°17'25"E		110	540.00	116.90	117.13	N06°16'16"W	12°25'42"	OUT-N12°29'07"W									
2	340.00	121.18	121.83	S11°00'21"W	20°31'48"			50	640.00	57.10	57.10	S24°50'50"E	08°06'50"			351	540.00	33.07	33.08	N01°48'42"W	03°30'34"										
3	340.00	66.10	66.21	S06°19'10"W	11°09'26"			51	200.00	70.26	70.26	S76°40'06"W	28°08'42"			322	540.00	57.93	57.96	N09°24'37"W	06°09'00"										
4	360.00	128.30	128.99	S11°00'21"W	20°31'48"			52	171	200.00	70.70	71.07	S72°46'33"W	20°21'36"			111	25.00	33.49	36.70	N29°34'07.5"E	84°06'29"									
5	360.00	61.25	61.33	S06°36'12"W	09°45'38"			53	172	200.00	70.25	71.17	S68°50'54"W	07°47'06"			112	360.00	128.30	128.99	S11°00'21"W	20°31'48"									
6	230.00	160.17	163.60	S70°21'50"W	40°45'14"			54	168	255.00	64.46	64.63	S69°51'26"W	14°31'22"			113	25.00	33.99	37.32	N42°49'31"W	85°32'12"									
7	230.00	63.48	63.66	S67°55'17"W	15°51'52"			55	169	255.00	60.48	60.63	S83°55'47"W	13°37'20"			114	110.00	40.49	40.73	N10°32'58"E	21°12'46"									
8	230.00	40.10	40.15	S54°59'17"W	10°00'08"			56	170	281.00	136.65	138.03	N78°40'06"E	28°08'42"			115	25.00	31.00	33.43	N59°28'05"E	76°37'28"	OUT-S71°37'22"E								
9	120.00	83.57	85.35	S70°21'50"W	40°45'14"			57	171	281.00	136.65	138.03	N78°40'06"E	28°08'42"			116	183.00	25.01	25.03	S86°08'18"E	07°50'14"									
10	120.00	52.43	52.86	S62°36'19"W	25°14'12"			58	172	281.00	35.32	35.35	N82°30'14"E	07°12'26"			117	15.00	21.47	23.93	S44°21'24.5"E	91°24'01"									
11	120.00	32.40	32.50	S82°58'56"W	15°31'02"			59	173	281.00	35.64	35.66	N75°15'53"E	07°16'16"			118	183.00	69.30	69.72	S09°34'18.5"E	21°49'49"									
12	25.00	35.37	39.29	N44°13'53"W	30°03'20"			60	178	170.00	13.07	13.07	N88°32'20"E	04°24'16"			410	183.00	43.82	43.93	S05°31'59.5"E	13°45'11"									
13	231.50	109.20	110.24	N76°18'16"E	27°17'02"	OUT-N62°39'45"E		61	179	170.00	106.05	107.65	N68°09'42"E	36°21'00"			411	183.00	25.78	25.80	S16°26'54"E	08°04'38"									
14	231.50	37.30	37.34	N82°43'04"E	09°14'26"			62	180	200.00	79.54	80.20	N77°58'33"E	25°31'38"	OUT-N65°12'39"E		119	117.00	31.23	31.32	S22°49'04"E	15°20'18"	OUT-S00°08'55"E								
15	231.50	38.61	38.66	N73°19'39"E	02°34'04"			63	180	200.00	79.54	80.20	N77°58'33"E	25°31'38"			120	123.00	20.14	20.16	N85°21'38"W	09°23'34"	OUT-N80°39'51"W								
16	231.50	23.75	23.76	N65°36'11"E	05°52'52"			64	180	200.00	79.54	80.20	N77°58'33"E	25°31'38"			121	15.00	21.91	24.56	S70°26'09"E	93°48'12"	OUT-S23°32'03"E								
17	128.00	26.58	26.63	N05°13'06"W	11°55'06"	OUT-N11°10'39"W		65	189	260.00	8.46	8.46	N89°48'30"E	01°51'54"			122	183.00	57.82	58.08	N11°23'48"W	18°10'50"	IN-N02°18'23"W								
18	360.00	131.54	132.28	S11°16'03"W	21°03'12"	OUT-S21°47'39"W		66	190	260.00	55.78	55.89	N82°43'04"E	12°18'58"			123	117.00	44.31	44.58	N09°34'18.5"W	21°49'49"									
19	360.00	11.77	11.77	S01°40'40"W	01°52'26"			67	191	260.00	8.46	8.46	N89°48'30"E	01°51'54"			124	15.00	20.95	23.20	N45°38'35.5"E	88°35'59"									
20	360.00	51.25	51.29	S06°41'47"W	08°09'48"			68	192	260.00	20.01	20.02	N74°21'14"E	04°24'42"			125	231.50	27.41	27.43	N65°07'28"E	06°47'16"	OUT-S68°31'06"W								
21	360.00	27.83	27.84	S19°34'44"W	04°25'50"			69	193	260.00	43.30	43.35	N67°22'19"E	09°33'08"			126	(27.42)	22.02	24.72	S71°03'06"E	04°26'08"	OUT-S61°43'50"W								
22	25.00	25.82	27.14	S52°53'19"W	62°11'20"	OUT-S83°58'59"W		70	194	260.00	20.01	20.02	N74°21'14"E	04°24'42"			127	72.00	4.68	4.68	S21°58'24"E	03°43'16"	IN-N20°06'46"W								
23	25.00	20.00	20.58	N80°50'05"W	02°00'46"	OUT-N66°16'09"W		71	195	260.00	8.05	8.05	S00°33'29"E	01°00'08"			128	386.00	167.11	168.44	N13°14'32"E	25°00'10"	OUT-N23°50'02"W								
24	685.00	24.06	24.06	N65°15'46"W	02°00'46"			72	196	260.00	48.42	48.63	S09°13'52"W	16°34'34"			129	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
25	25.00	35.02	38.80	N12°48'12"W	88°55'54"			73	197	260.00	40.91	41.03	S07°46'48"W	15°40'26"			130	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
26	180.00	68.87	68.87	N11°42'06"E	21°55'18"			74	198	260.00	7.60	7.60	S14°04'08"W	01°43'58"			131	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
27	180.00	12.60	12.60	N20°38'24"E	04°00'58"			75	199	260.00	59.39	59.66	S09°13'52"W	16°34'34"			132	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
28	180.00	36.97	37.03	N12°45'24"E	11°47'18"			76	200	260.00	17.84	17.85	S14°44'26"W	05°33'26"			133	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
29	180.00	19.22	19.23	N03°48'06"E	06°07'18"			77	201	260.00	17.84	17.85	S14°44'26"W	05°33'26"			134	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
30	180.00	114.84	115.55	N11°42'06"E	21°55'18"			78	202	260.00	41.72	41.81	S06°27'09"W	13°01'08"			135	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
31	302.00	29.50	29.51	N18°06'50"E	05°35'54"			79	203	260.00	55.09	55.09	S08°03'39"E	17°36'10"	OUT-S16°51'45"E		136	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
32	302.00	37.00	37.03	N11°48'09"E	07°01'28"			80	204	260.00	28.94	28.97	S03°52'13"E	09°13'02"			137	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
33	302.00	39.76	39.79	N04°30'56"E	07°32'58"			81	205	260.00	26.31	26.33	S12°40'19"E	08°22'52"			138	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
34	276.00	104.96	105.60	S11°42'06"E	21°55'18"			82	206	260.00	14.01	14.01	S09°53'16"W	05°30'02"			139	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
35	276.00	34.62	34.64	S04°20'12"W	07°11'30"			83	207	260.00	13.50	13.50	S14°04'08"W	01°43'58"			140	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
36	276.00	56.88	56.98	S13°50'48"W	11°49'42"			84	208	260.00	19.61	21.37	S48°26'34"E	81°37'58"	OUT-S07°37'35"E		141	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
37	276.00	13.98	13.98	S21°12'42"E	02°54'06"			85	209	260.00	90.14	92.41	S19°41'13"E	47°07'16"	OUT-S51°44'51"E		142	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
38	276.00	15.33	15.33	S11°42'06"E	21°55'18"			86	210	260.00	16.25	17.17	S18°57'23"E	65°34'56"	OUT-S13°50'05"W		143	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
39	25.00	35.85	36.85	S63°44'46"W	82°10'02"	OUT-N75°10'13"W		87	211	260.00	9.09	9.09	S34°06'48"E	09°51'06"			144	143	386.00	42.33	42.35	N05°38'02"E	06°17'10"								
40	685.00	168.02	168.44	N82°12'53"W	14°05'02"			88	212	260.00	7.84	7.94	S01°19'20"E	30°18'50"			145	143													

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

Certified February 19, 2019

Renée M. Dohm
Department of Administration



ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Gerald F. Dohm Revocable Living Trust, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gerald F. Dohm Revocable Living Trust 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, Gerald F. Dohm Revocable Living Trust has caused these presents to be signed
this 20th day of February, 2019.

Steven J. Dohm, TTEE
Steven J. Dohm TTEE

Richard E. Dohm, TTEE
Richard E. Dohm TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 20th day of February, 2019, the above named persons
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires 11-13-2020 Sarah Proctor
Notary Public, Dane County, Wisconsin

NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN

OWNER'S CERTIFICATE

Malinda Weisenel, my Agent under POA dated September 27, 2016
Charlene C. Dohm, as owner, does hereby certify that I caused the land described on this plat to be surveyed,
divided, mapped and dedicated as represented on this plat.

Malinda Weisenel, my Agent under POA dated September 27, 2016
Charlene C. Dohm 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

Malinda Weisenel, my Agent under POA dated September 27, 2016
In witness whereof, Charlene C. Dohm has caused these presents to be signed
this 22 day of February, 2019.

Malinda Weisenel POA
Charlene C. Dohm, by Malinda Weisenel, my Agent under POA dated September 27, 2016

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 22 day of February, 2019, the above named person
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin



OWNER'S CERTIFICATE

East South Point, 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.

East South Point, 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, East South Point, LLC has caused these presents to be signed by its official officer(s)
of said limited liability company of Madison,
Wisconsin this 22 day of February, 2019.

East South Point, LLC

Chris Christensen
Chris Christensen, Authorized Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 22 day of February, 2019, 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 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin



MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Natalie Erdman
Natalie Erdman, Secretary of Plan Commission

Date: 22 FEBRUARY 2019

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge" located in the City of Madison, was hereby approved by Enactment Number
RES-18-00482, File I.D. Number 50995, adopted this 19 day of June, 2018, 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 22 day of February, 2019.

Maribeth Witzel-Behn

Maribeth Witzel-Behn, City Clerk, City of Madison, 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 22nd day of FEBRUARY, 2019 on any of the lands included in the plat of
"Acacia Ridge".

David M. Gawenda
David M. Gawenda, 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 25th day of
FEBRUARY, 2019 affecting the land included in "Acacia Ridge".

Adam Gallagher
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 25th day of February, 2019 at 12:24 P.M.
and recorded in Volume 61-0058 of Plats on Pages 21-31 as Document Number 5471585.

Kristi Chlebowski
Kristi Chlebowski, Dane County Register of Deeds



10/15/18
REV 2/5/19
REV 2/14/19

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:15-07-133

SHEET 11 OF 11

Doc# 5978856

PRTL REL DCCR DOC
6053011

DCCR DOC 6014101
DCCR DOC 6014104

DCCR REL DOC 6031900

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, LITTLE DOVE TRAIL AND TURNING PEBBLE STREET DISCONTINUED/VACATED BY THE CITY OF MADISON, RES- 24-00005, DOC. NO 5970722, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	565.00	161.34	161.90	N81°03'01"W	16°25'04"	OUT-N72°50'29"W
C2	25.00	37.90	43.02	N23°32'56"W	98°35'06"	
C3	120.00	52.00	52.41	N13°13'52"E	25°01'30"	
C4	180.00	28.94	28.97	N03°52'13"W	09°13'20"	OUT-S00°44'27"W
C5	184.00	68.53	68.93	S17°46'20"E	21°07'54"	IN-S07°12'23"E
C6	746	184.00	53.12	S26°14'15"E	04°51'56"	
C7	15.00	21.10	23.40	N70°26'09"E	89°23'19"	OUT-S64°52'19"E
C8	182.00	76.88	77.46	S77°03'56"E	24°23'14"	
C9	655	182.00	41.96	S70°21'02"E	10°51'22"	
C10	657	182.00	0.60	S89°09'51"E	00°11'24"	
C11	120.00	12.93	12.94	N03°48'30"E	06°10'44"	OUT-N08°53'52"E
C12	15.00	20.04	21.95	N48°49'10"E	83°50'35"	
C13	60.00	84.85	94.25	N44°15'33"W	90°00'00"	
C14	60.00	84.85	94.25	N45°44'27"E	90°00'00"	
C15	180.00	91.39	92.40	N76°02'05"E	29°24'44"	
C16	723	180.00	22.52	N87°09'18"E	07°40'18"	
C17	726	180.00	24.39	N85°11'23"E	07°45'48"	
C18	725	180.00	45.36	S18°43'13"E	19°33'26"	OUT-S08°46'49"E
C19	727	180.00	73.77	S27°33'42"E	01°33'10"	
C20	726	180.00	86.69	S17°56'58"E	18°20'18"	
C21	15.00	22.90	26.05	S40°56'49"W	99°31'16"	
C22	113.00	35.61	38.60	S80°54'16"W	15°09'22"	IN-S71°04'05"W
C23	127	113.00	2.76	S40°11'48"W	18°15'25"	
C24	113.00	35.61	38.60	N89°58'01"W	01°24'56"	
C25	328.00	166.53	168.38	N13°57'55"W	29°24'44"	
C26	328.00	39.59	39.61	N02°43'08"W	06°55'10"	
C27	743	328.00	60.54	N1°28'56"W	10°35'26"	
C28	745	328.00	60.54	N1°28'56"W	10°35'26"	
C29	745	328.00	73.71	N26°00'36"W	01°18'42"	
C30	120.00	60.93	61.60	N76°02'05"E	29°24'44"	
C31	15.00	16.14	19.48	N82°02'57"W	74°25'12"	OUT-N14°50'21"W
C32	120.00	32.53	32.63	N07°02'57"W	15°34'48"	
C33	180.00	26.98	27.01	S12°46'48"E	08°35'50"	IN-S08°28'53"E
C34	15.00	16.75	17.77	S16°52'02"W	67°53'34"	OUT-S50°48'47"W
C35	120.00	101.57	104.87	S25°46'37"W	50°04'20"	
C36	757	120.00	30.84	S43°25'50"W	14°45'54"	
C37	758	120.00	72.18	S18°23'40"W	35°18'26"	
C38	15.00	20.93	21.93	S47°92'23"E	83°46'20"	OUT-S08°29'13"E
C39	120.00	93.30	95.83	S28°21'51"E	45°48'16"	OUT-S55°14'29"E
C40	15.00	15.95	16.70	S39°20'45"E	63°47'28"	OUT-S12°32'59"W
C41	760	15.00	12.04	S11°06'15"E	47°18'28"	
C42	180.00	37.10	37.17	S08°38'04"W	11°49'51"	
C43	180.00	55.76	55.98	S08°10'08"E	08°10'08"	

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 1.30 lbs/ft.

Public Utility Easement (PUE)
(unless otherwise dimensioned), Public Utility Easement (PUE) is shown for the use of PUBLIC UTILITIES. PUBLIC UTILITIES having the right to serve the area.

5' Wide Public Driveway Easement (PDE)
(see note 1, sheet 2)

LEGEND
Found 1-1/4" rebar
Found 3/4" rebar
Paced 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other iron and copper rebar stakes, weighing 1.50 lbs/ft.

Public Utility Easement (PUE)
Unless otherwise dimensioned, Public Utility of Public Bodies and Private Public Utilities having the right to serve the area.

5' Wide Public Drainage Easement (PDE)
(See note 1, sheet 2)

BEARINGS REFERRED TO THE
OF THE SOUTHEAST QUARTER OF
SECTION 28, T7N, R8E
WISCONSIN COUNTY, DANE COUNTY
BEARING S01°20'36"W

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

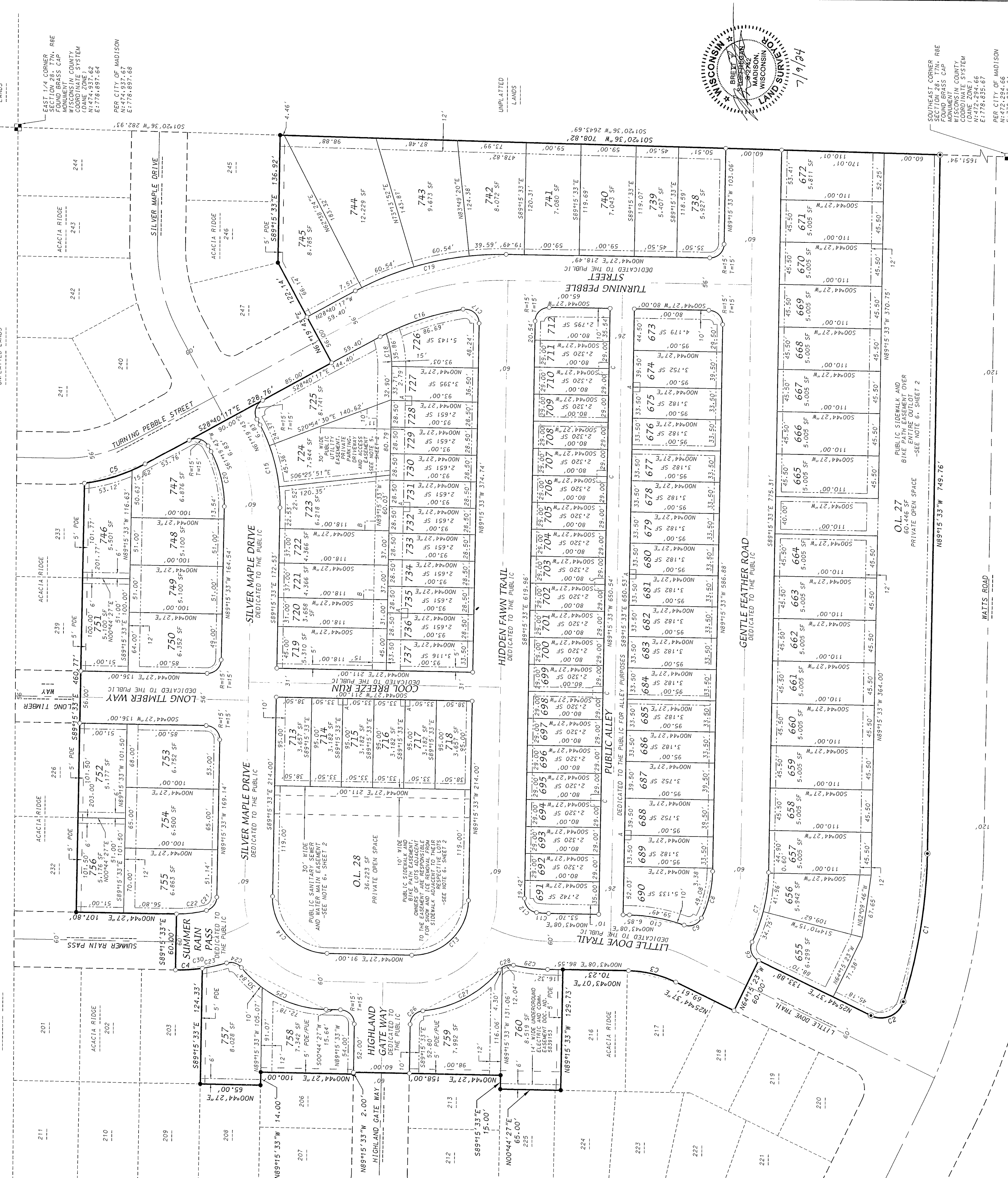
Certified July 26, 2024

Department of Administration

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

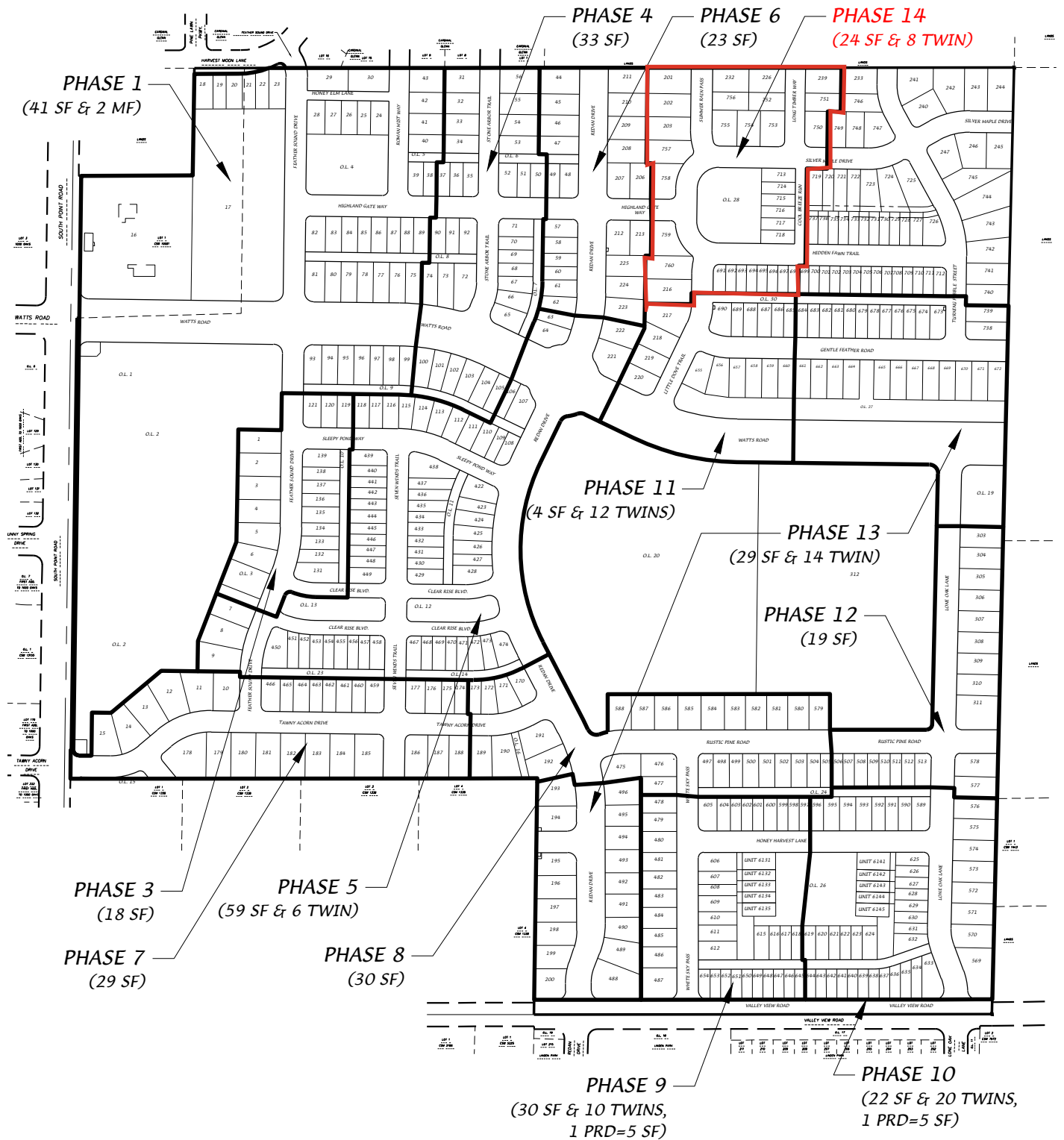
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PH-23-07-101



12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12
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Acacia Ridge- Phase Map



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westland Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 400
 Scale 1" = 400'

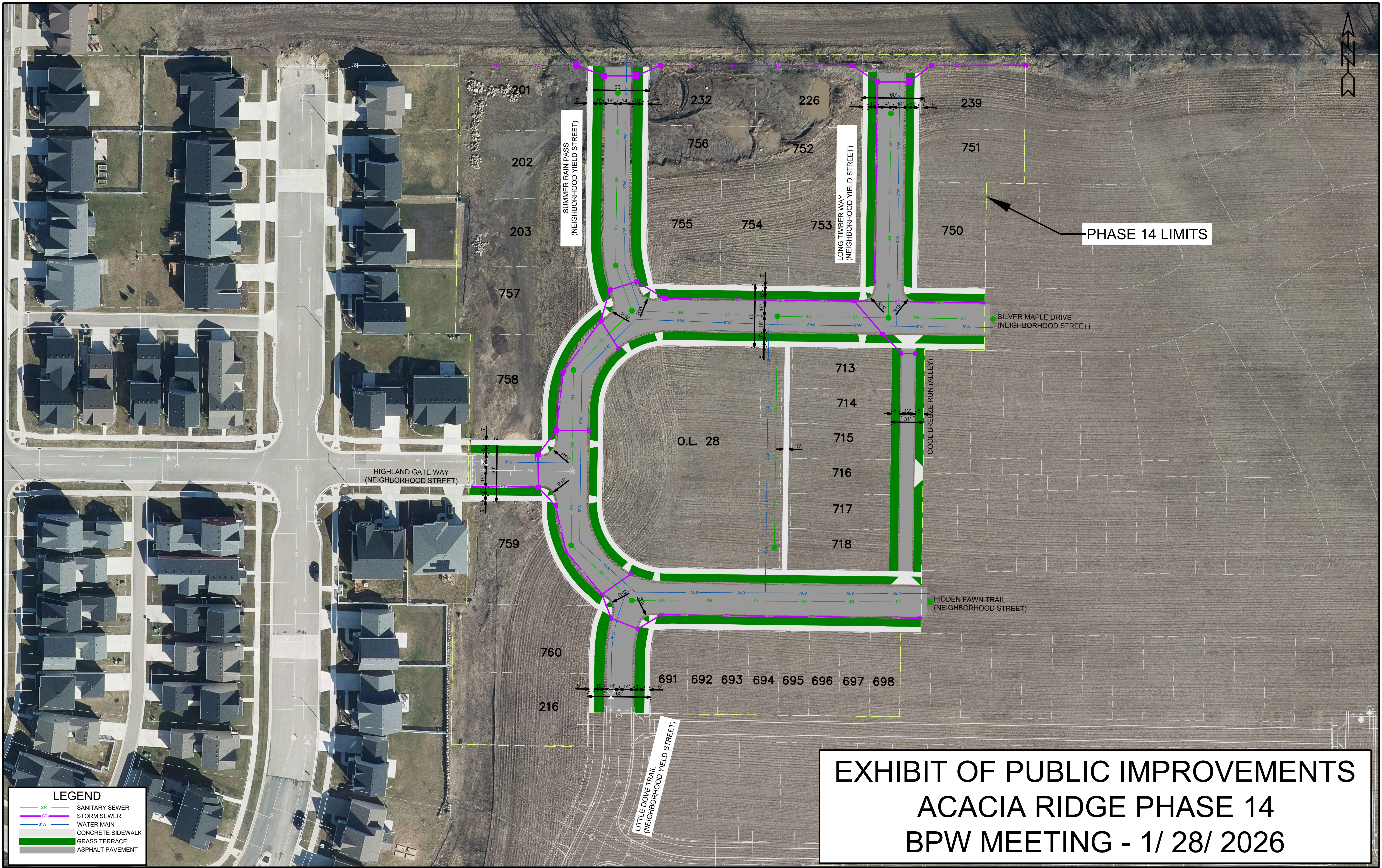
DATE: 10-22-25

REV.:

F.N.: 24-05-132

DRAWN BY: DRH

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



LEGEND

- SN SANITARY SEWER
- ST STORM SEWER
- W WATER MAIN
- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT

EXHIBIT OF PUBLIC IMPROVEMENTS
ACACIA RIDGE PHASE 14
BPW MEETING - 1/ 28/ 2026