

Department of Administration



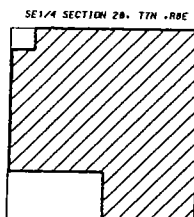
LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

[illegible]

Dated this 19th day of March, 2018.

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



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

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

STOWERS RENTALS AND ASSOCIATES, INC.

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

YOUR NATURAL RESOURCES 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 _____, 20____

Department of Administration

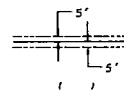


0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE EAST LINE
OF THE SOUTHEAST QUARTER OF SECTION 28, T1N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING 501°20'36"W

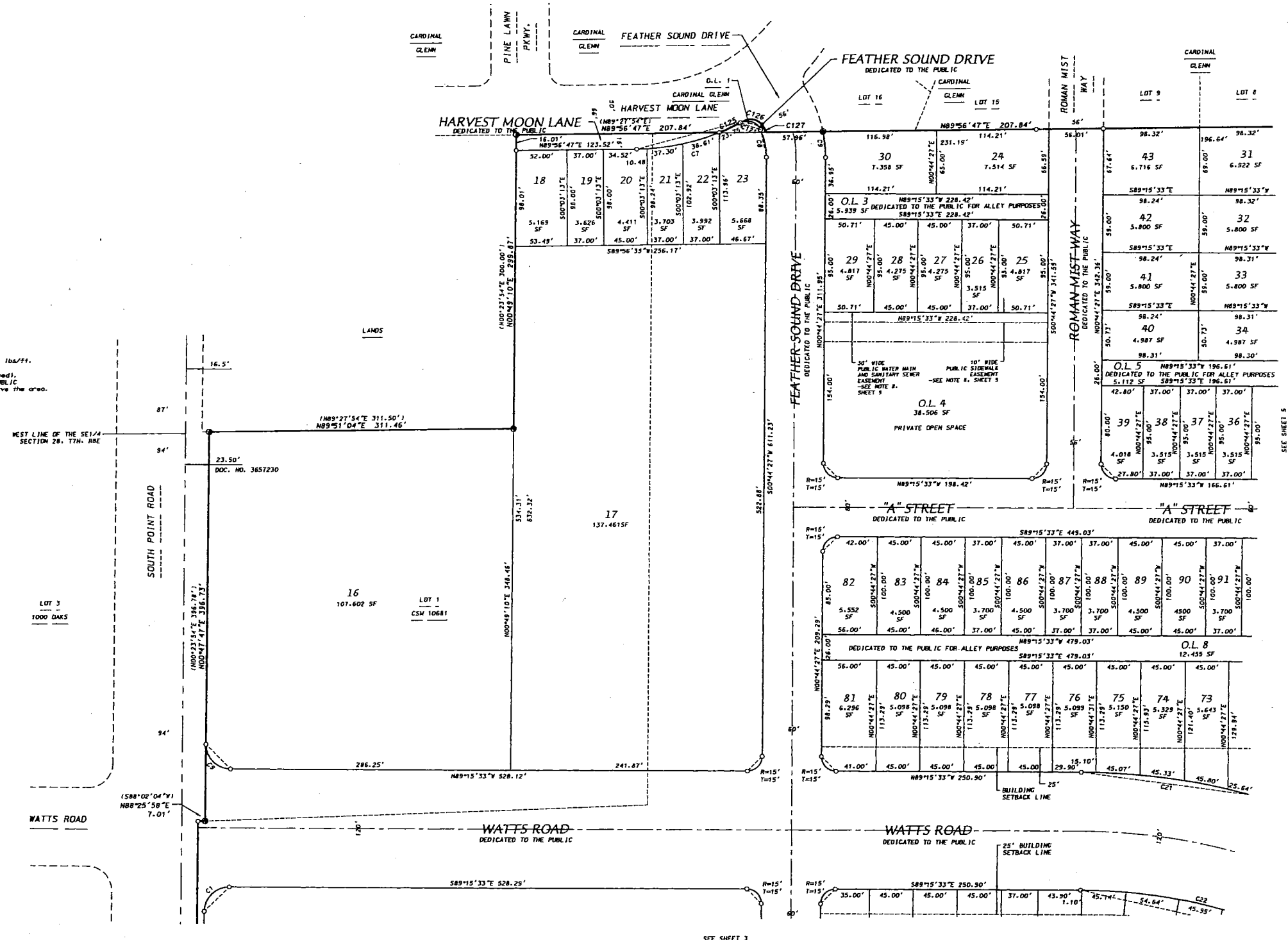
LEGEND

- 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.
- Recorded as Information



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



STANFORD NOTKE AND ASSOCIATES, INC.

7530 Watwood Way, Madison, WI 53717

Phone: 608.253.7530 • Fax: 608.253.1089

YOUR BUREAU, RESOURCE FOR LAND DEVELOPMENT

FN15-07-133

SHEET 2 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 _____, 20____

Department of Administration



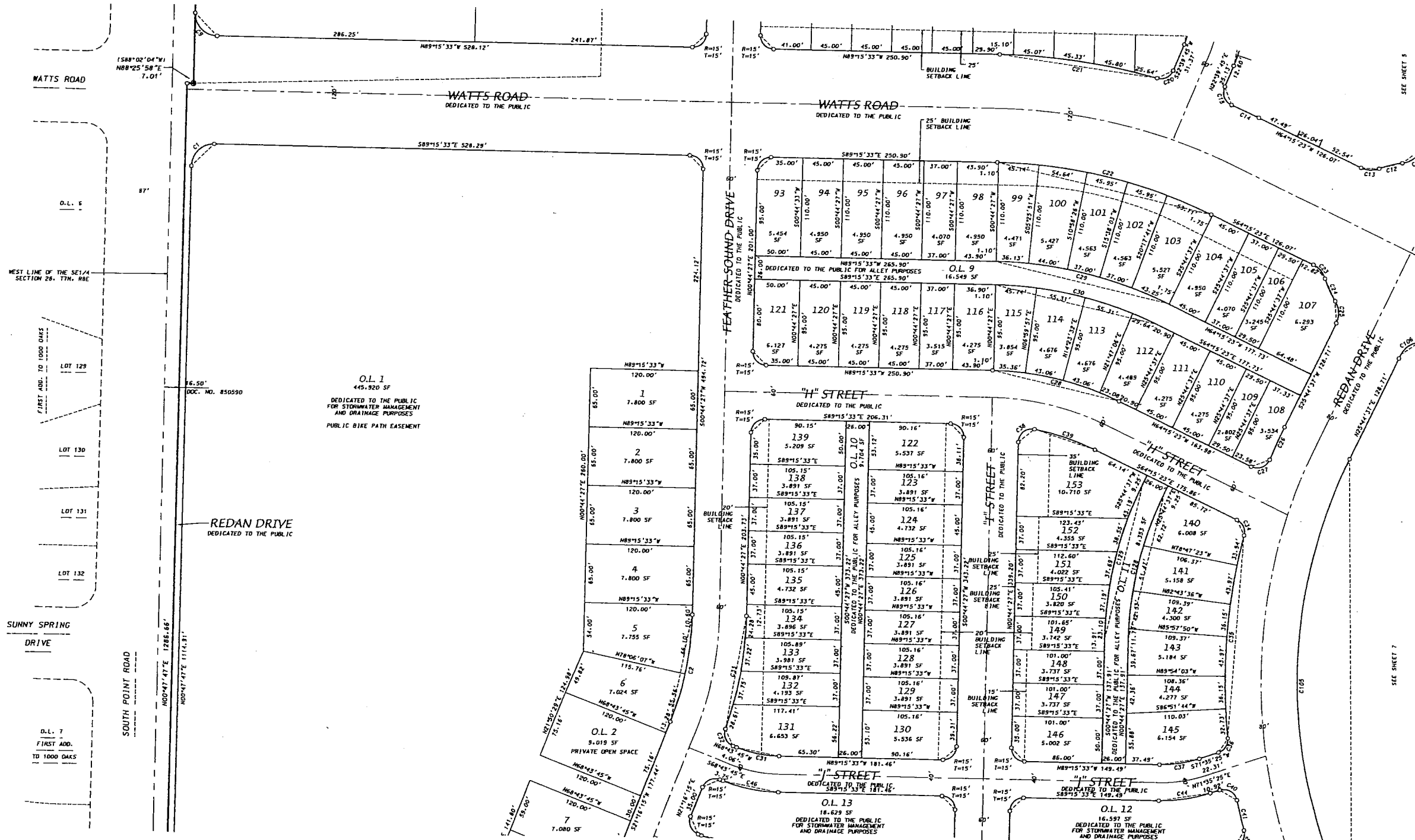
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING 501°20'56"W

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.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - Recorded as information



SEE SHEET 4

FORNBERG BENTZ AND ASSOCIATES, INC.
7530 Wisconsin Way, Madison, WI 53717
Phone: 608.333.7530 • Fax: 608.333.1089
YOUR FUTURE. REDEFINED FOR LAND DEVELOPMENT

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

Certified _____, 20____

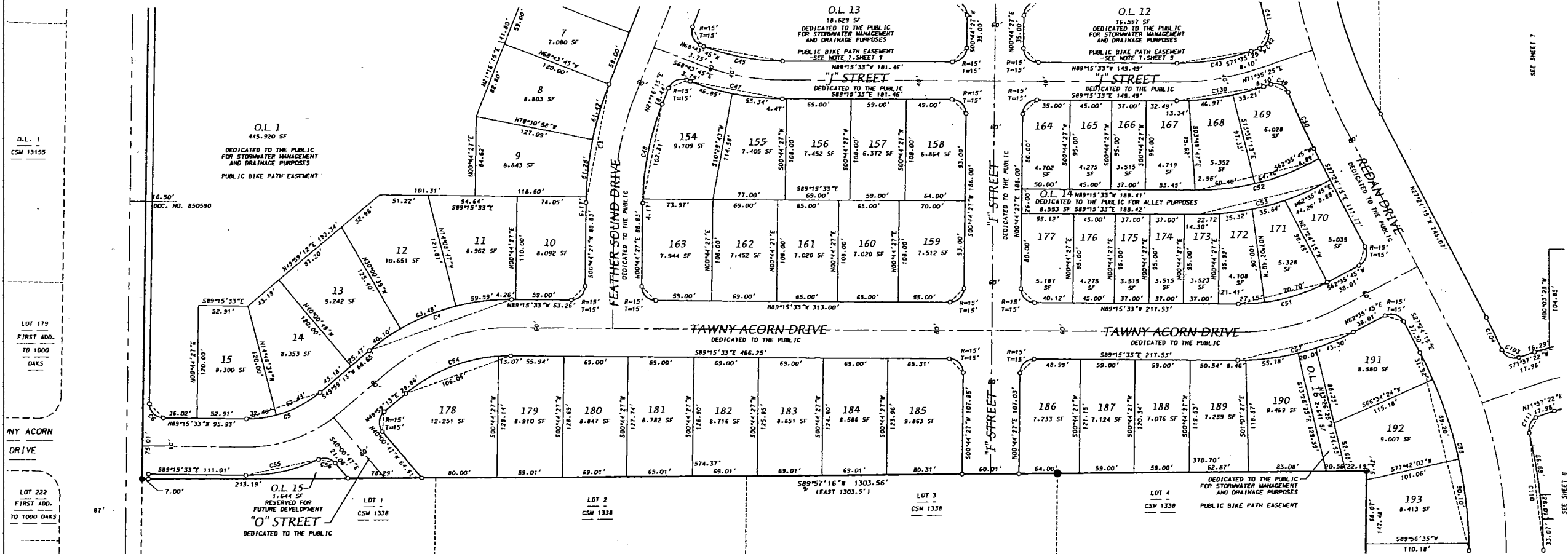
Department of Administration



ACACIA RIDGE

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

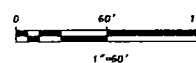


SEE SHEET 7

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 stakes, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as Information



BEARINGS REFERENCED TO THE EAST LINE
OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING 501°20'36"W

FORNBERG EITZKE AND ASSOCIATES, INC.

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

PN 15-07-133

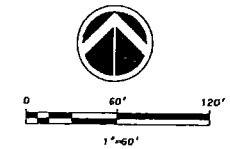
SHEET 4 OF 11

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 _____, 20____
 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



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 stakes, 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.
 - Recorded as Information

PROFFER KUTYK AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

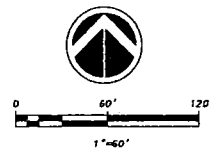
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT
 PN-15-07-133

There are no objections to this plat with respect to
Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



ACACIA RIDGE

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



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 stakes, weighing
4.30 lbs/ft. All other lot and outlot corners are marked
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
Public utility easement (5' wide unless otherwise dimensioned).
Utility easements as herein set forth are for the use of PUBLIC
BODIES AND PRIVATE PUBLIC UTILITIES having the right to serve the area.

Recorded as Information

D'AMICO NOTARY AND ASSOCIATES, INC.

7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE PLAN DEVELOPER

PN: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 _____, 20____

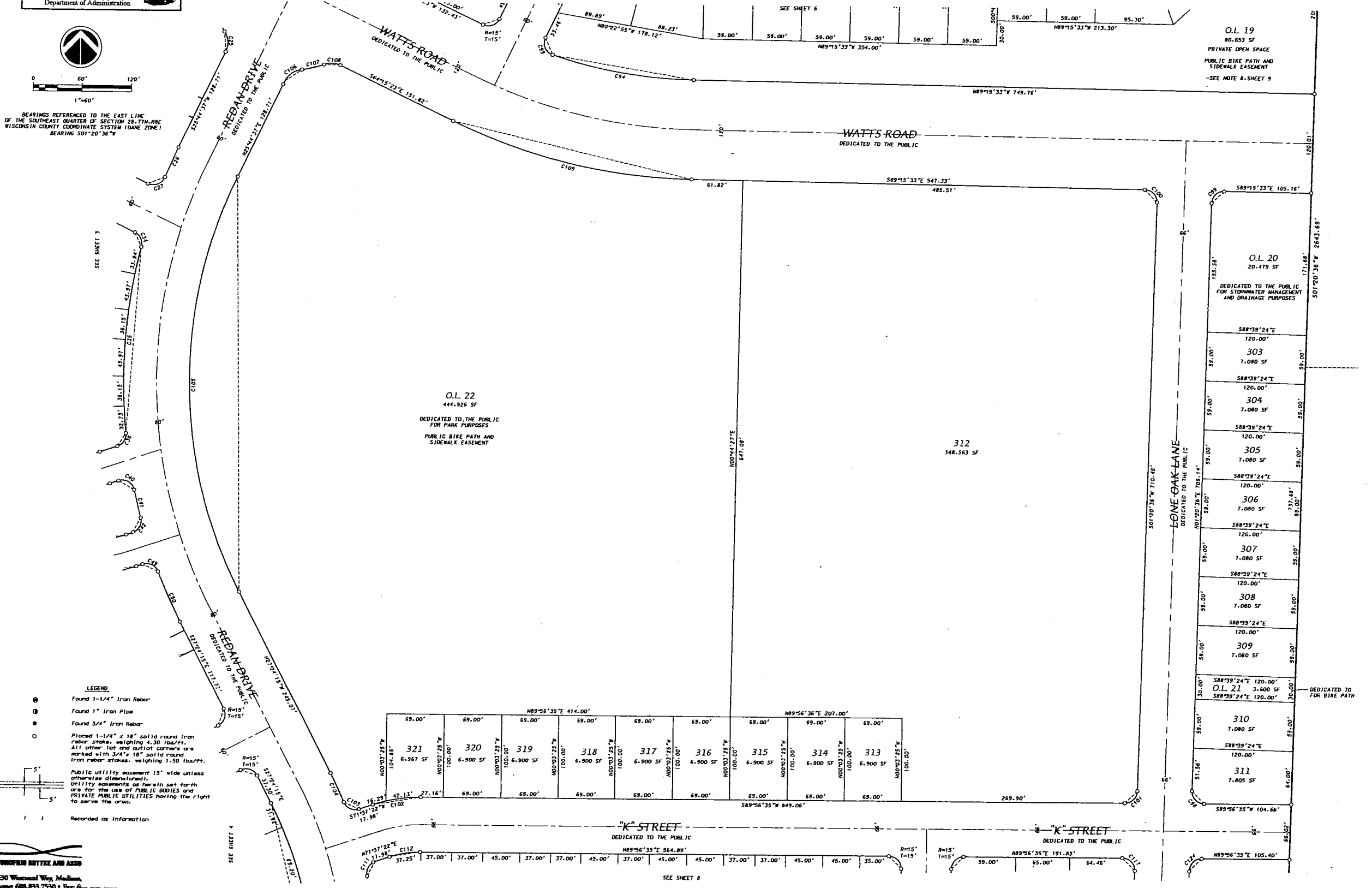
Department of Administration



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T14N, R10E, 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



LEGEND

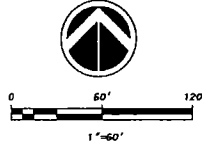
- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise 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.
- Recorded as Information

D'AMICO SURVEYING AND ASSOCIATES
7530 Woodward Way, Madison, WI 53713
Phone: 608.253.7530 • Fax: 608.253.7531
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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



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 7

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 stakes, weighing
4.30 lbs/ft. All other lot and section 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 designated).
Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
Recorded as Information



PURVIS BROTHERS AND ASSOCIATES, INC.

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

YOUR FUTURE. INSURANCE FOR LAND DEVELOPMENT

PN15-07-133

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.

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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) 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 ordered 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 (lighting) in the alley right-of-way. Such private (lighting) 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 permits 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: 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.
- Owners of Lots within this plat shall be aware that streets abutting the boundaries of this plat will be extended into adjacent properties in the future as they develop.
- 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 s236.293.

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 s236.293.

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 s236.293.

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 s236.293.

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 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 s236.293.

5. Outlot Dedication

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

10. Distances shown along curves are chord lengths.

STONFORD RUTHE AND ASSOCIATES, INC.

7530 Westwood Way, Madison, WI 53717

Phone 608.833.7530 • Fax 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FR15-07-133

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

Certified _____, 20____

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 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	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"	20°31'48"	20°31'48"	49	15.00	20.44	22.76	S64°56'30"E	86°56'10"	OUT-S21°28'25"E	110	540.00	125.62	125.90	N06°44'11"W	13°21'32"	OUT-N13°24'57"W																										
2	340.00	121.18	121.43	S11°00'21"W	20°31'48"	05°55'50"	05°55'50"	50	640.00	66.22	66.24	S24°26'20"E	05°55'50"			351	540.00	33.07	33.08	N01°48'42"W	03°30'34"	03°30'34"																									
3	340.00	65.10	64.21	S06°19'10"W	11°05'26"	09°22'22"	09°22'22"	51	200.00	97.26	98.24	S76°40'06"W	28°08'42"	28°08'42"		322	540.00	26.09	26.10	N04°57'03"W	02°46'08"	02°46'08"																									
4	360.00	128.30	128.39	S11°00'21"W	20°31'48"	09°47'18"	09°47'18"	52	172	200.00	71.15	71.17	S66°50'54"W	07°04'50"	07°04'50"		111	540.00	66.69	66.73	N05°52'32"W	07°04'50"	07°04'50"																								
5	360.00	61.42	61.50	S16°32'39"W	09°47'18"	20°31'48"	20°31'48"	53	255.00	124.01	125.26	S76°40'06"W	28°08'42"	28°08'42"		112	540.00	20.28	22.24	N29°06'12.5"E	85°02'19"	85°02'19"																									
6	360.00	61.25	61.33	S06°36'12"W	09°45'38"	00°45'58"	00°45'58"	54	168	255.00	60.48	60.63	S83°55'47"W	37°01'20"	37°01'20"		113	540.00	37.25	37.41	N80°46'58.5"E	18°19'13"	18°19'13"																								
7	230.00	160.17	163.60	S70°21'50"W	40°45'14"	15°51'52"	15°51'52"	55	281.00	136.65	138.03	N76°40'06"E	28°08'42"	28°08'42"		114	540.00	21.47	23.93	S44°21'24.5"E	81°24'01"	81°24'01"																									
8	230.00	63.48	63.68	S67°55'17"W	15°51'52"	10°00'08"	10°00'08"	56	173	281.00	22.72	22.72	N88°25'27"E	04°38'00"	04°38'00"		115	540.00	68.30	69.72	S09°34'18.5"E	21°49'49"	21°49'49"																								
9	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	57	170.00	118.39	120.92	N10°21'50"E	40°45'16"	40°45'16"		116	540.00	41.50	41.72	S10°16'18"E	20°25'48"	20°25'48"																									
10	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	58	178	170.00	106.05	107.85	N69°09'42"E	36°21'00"	36°21'00"		117	540.00	20.14	20.16	N85°21'38"W	09°23'34"	09°23'34"																								
11	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	59	179	170.00	106.05	107.85	N69°09'42"E	36°21'00"	36°21'00"		118	540.00	20.14	20.16	N85°21'38"W	09°23'34"	09°23'34"																								
12	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	60	180.00	78.54	80.20	N77°58'33"E	25°31'48"	25°31'48"		119	540.00	21.91	24.56	S70°26'09"E	93°48'12"	93°48'12"																									
13	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	61	181	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		120	540.00	64.91	65.25	N10°16'19"W	20°25'48"	20°25'48"																								
14	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	62	182	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		121	540.00	44.31	44.58	N09°34'18.5"E	21°49'49"	21°49'49"																								
15	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	63	183	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		122	540.00	20.95	23.20	N45°38'35.5"E	88°35'59"	88°35'59"																								
16	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	64	184	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		123	540.00	231.50	27.41	27.43	N85°07'28"E	06°47'16"	06°47'16"																							
17	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	65	185	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		124	540.00	22.02	24.72	S71°03'06"E	94°26'08"	94°26'08"																								
18	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	66	186	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		125	540.00	4.68	4.68	S21°58'24"E	03°43'16"	03°43'16"																								
19	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	67	187	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		126	540.00	167.11	168.44	N13°14'32"E	25°00'10"	25°00'10"																								
20	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	68	188	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		127	540.00	11.79	11.79	N01°36'57"E	01°45'00"	01°45'00"																								
21	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	69	189	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		128	540.00	51.47	51.51	N12°36'00"E	07°38'46"	07°38'46"																								
22	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	70	190	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		129	540.00	62.72	62.79	N21°05'00"E	09°19'14"	09°19'14"																								
23	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	71	191	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		130	540.00	43.19	43.21	S22°44'21"W	06°00'32"	06°00'32"																								
24	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	72	192	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		131	540.00	38.55	38.57	S17°03'11"W	05°21'48"	05°21'48"																								
25	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	73	193	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		132	540.00	23.10	23.11	S02°20'51"W	03°12'48"	03°12'48"																								
26	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	74	194	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		133	540.00	13.34	13.34	N89°22'34"E	02°43'46"	02°43'46"																								
27	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	75	195	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		134	540.00	46.97	47.02	N83°12'02"E	09°37'18"	09°37'18"																								
28	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	76	196	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		135	540.00	33.21	33.23	N74°59'24"E	06°47'58"	06°47'58"																								
29	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	77	197	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		136	540.00	167.11	168.44	N13°14'32"E	25°00'10"	25°00'10"																								
30	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	78	198	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		137	540.00	42.33	42.35	N05°38'02"E	06°17'10"	06°17'10"																								
31	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	79	199	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		138	540.00	51.47	51.51	N12°36'00"E	07°38'46"	07°38'46"																								
32	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	80	200	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"		139	540.00	62.72	62.79	N21°05'00"E	09°19'14"	09°19'14"																								
33	230.00	40.10	40.15	S54°59'17"W	10°00'08"	09°52'52"	09°52'52"	81	201	180.00	126.44	127.72	N76°40'06"E	28°08'42"	28°08'42"																																

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

Certified _____, 20____

Department of Administration



ACACIA RIDGE

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. Dahm Living Trust dated August 28, 1991, as owner, does hereby certify that said Trust caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gerald F. Dahm Living Trust dated August 28, 1991 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. Dahm Living Trust dated August 28, 1991 has caused these presents to be signed this _____ day of _____, 2018.

Gerald F. Dahm Living Trust dated August 28, 1991

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2018, the above named person 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

Charlene C. Dahm, 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.

Charlene C. Dahm 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, Charlene C. Dahm has caused these presents to be signed this _____ day of _____, 2018.

Charlene C. Dahm

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2018, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____
Rosalie Erdman, Secretary of Plan Commission

Date: _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge" located in the City of Madison, was hereby approved by Enactment Number RES-_____, File I.D. Number _____, adopted this _____ day of _____, 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 _____ day of _____, 2018.

Maribeth Witzel-Behl, 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 _____ day of _____, 2018 on any of the lands included in the plat of "Acacia Ridge".

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 _____ day of _____, 2018 affecting the land included in "Acacia Ridge".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018 at _____

and recorded in Volume _____ of Plats on Pages _____ as Document Number _____

Kristi Chibowski, Dane County Register of Deeds

D'AMORE EITZ AND ASSOCIATES, INC.

7590 Woodward Way, Madison, WI 53717
Phone: 608.833.7590 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN15-07-133