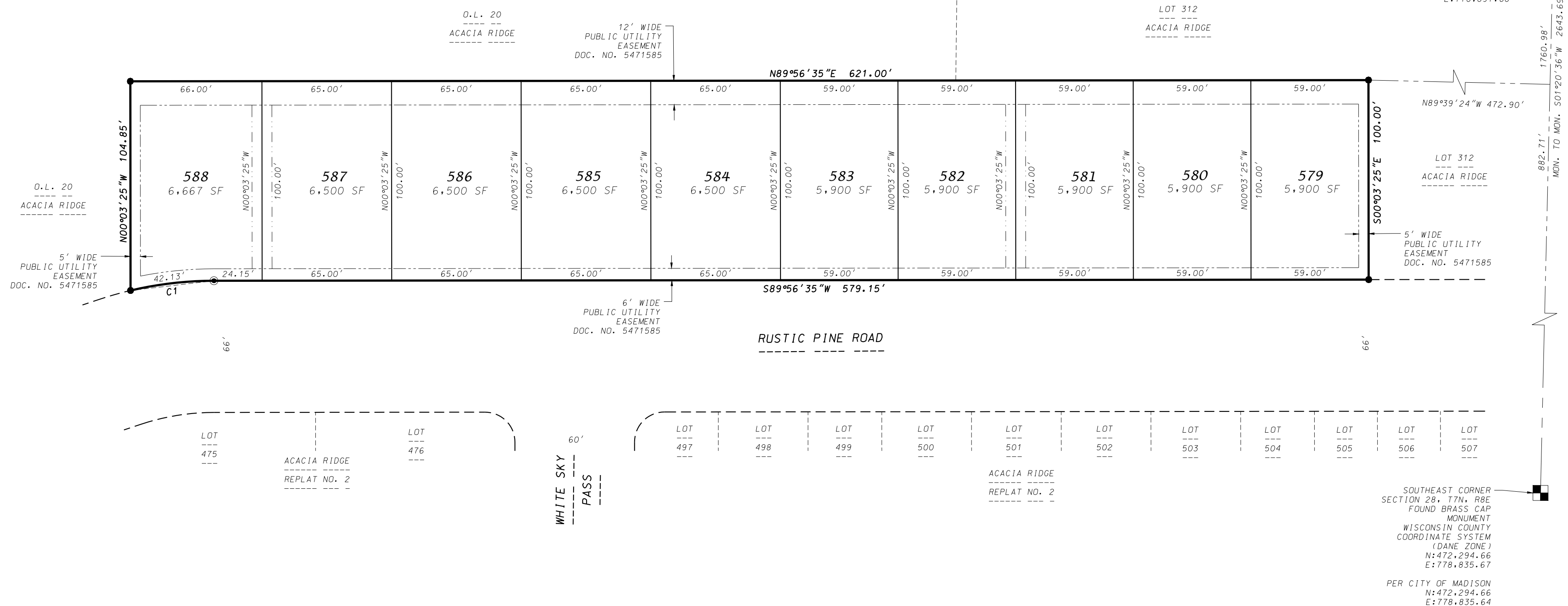
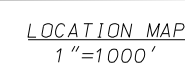
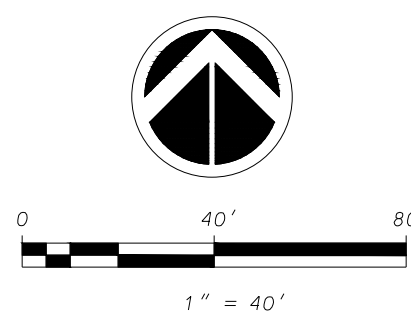
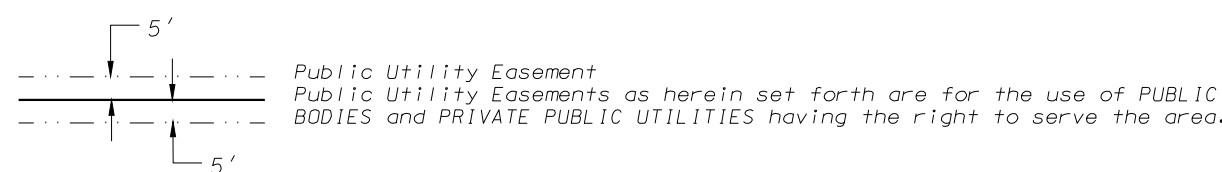


LOTS 313 THROUGH 321, ACACIA RIDGE,  
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

CURVE TABLE						
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	183.00	42.13	42.22	S83°20'01.5"W	13°13'07"	IN-N76°43'29"E



- LEGEND
- Found 1-1/4" Rebar
- Found 3/4" Rebar
- All other lot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



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

## SURVEYOR'S CERTIFICATE

I, Brett T. Stafford, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Acacia Ridge Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 313 through 321, within Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin.  
Containing 62,167 square feet (1.427 acres).

Dated this 13th day of February, 2023.

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

NOTES

- [illegible]

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.

2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
3. No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.
4. This plat is subject to the following recorded instruments:
  - Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5472669; amended by Doc Nos. 5517963, 5573703, 5624586 and 5750179.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5474537; modified by Doc. Nos. 5703939, 5708499 and 5750179.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5475376
  - Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
  - Public Utility Easements granted by Doc. No. 5471585, partially release by

5. Distances shown along curves are chord lengths.

# ACACIA RIDGE REPLAT NO. 3

LOTS 313 THROUGH 321, ACACIA RIDGE,  
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, 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

In witness whereof, East South Point, LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2023.

East South Point, LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2023, the above named authorized signatory of the above named East South Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires\_\_\_\_\_Notary Public, Dane County, Wisconsin

## OWNER'S CERTIFICATE

LandBanc Ventures, 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.

LandBanc Ventures, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Madison

In witness whereof, LandBanc Ventures, LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2023.

LandBanc Ventures, LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2023, the above named authorized signatory of the above named LandBanc Ventures, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires\_\_\_\_\_Notary Public, Dane County, Wisconsin

## MORTGAGEE CERTIFICATE

The Park Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said The Park Bank has caused these presents to be signed by its corporate officer(s) listed below on this\_\_\_\_\_day of\_\_\_\_\_, 2023.

The Park Bank

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2023, the above named officer(s) of the above named The Park Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires\_\_\_\_\_Notary Public, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

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

By:\_\_\_\_\_Date:\_\_\_\_\_

Matt Wachter, Secretary of Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge Replat No. 3" located in the City of Madison, was hereby approved by Enactment Number RES-\_\_\_\_\_, File I.D. Number\_\_\_\_\_, adopted this\_\_\_\_\_day of\_\_\_\_\_, 2023, 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\_\_\_\_\_, 2023.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this\_\_\_\_\_day of\_\_\_\_\_, 2023 on any of the lands included in the plat of "Acacia Ridge Replat No. 3".

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

## COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this\_\_\_\_\_day of\_\_\_\_\_, 2023 affecting the land included in "Acacia Ridge Replat No. 3".

Adam Gallagher, Treasurer, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this\_\_\_\_\_day of\_\_\_\_\_, 2023

at\_\_\_\_\_ .M and recorded in Volume\_\_\_\_\_of Plats on Pages

as Document Number\_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

  
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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

FN: 22-07-111