

ACACIA RIDGE REPLAT NO. 4

LOTS 514 THROUGH 568, OUTLOT 25 AND TURNING OAK LANE DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____,
WITHIN ACACIA RIDGE REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.
- Lots 633-654 shall have no vehicular access to Valley View Road.
- Building setbacks lines shown on this plat shall be enforced by the City of Madison.
- 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 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.

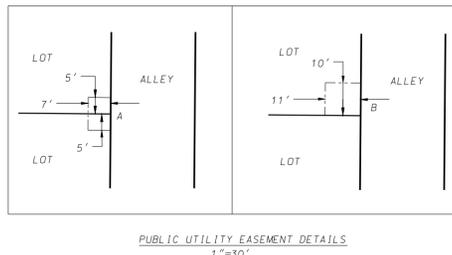
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed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

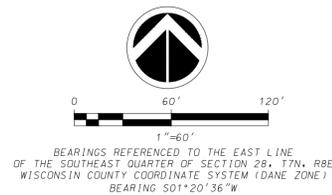
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
- This plat is subject to the following recorded instruments:
-Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 54726691 amended by Doc. Nos. 5517963, 5577303, 5624586 and 5750179.
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 54749701 modified by Doc. Nos. 5709339, 5784844, 5859325.
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5475376.
-Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
-All Public Utility Easements within the boundary of this plat granted by Acacia Ridge Replat No. 2, Doc. No. 5883303, released by Doc. Nos. _____.
-Landscaping Easement granted by Acacia Ridge Replat No. 2, Doc. No. 5471585, released by Doc. No. _____.
- Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	35.36	39.27	N45°03'25"W	90°00'00"	
2		15.00	21.21	23.56	N44°56'35"E	90°00'00"	
3		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"	
4		15.00	20.95	23.20	S45°38'35.5"W	88°35'59"	
5		15.00	21.21	23.56	N45°03'25"W	90°00'00"	
6		183.00	69.30	69.72	S09°34'18.5"E	21°49'49"	
	631	183.00	17.49	17.49	S01°23'42.5"E	05°28'37"	
	632	183.00	26.16	26.18	S08°13'55"E	08°11'48"	
	ROW	183.00	26.03	26.05	S16°24'31"E	08°09'24"	
7		117.00	31.23	31.32	S12°49'04"E	15°20'17"	OUT-S05°08'55"E
8		25.00	36.89	41.49	S42°23'50"W	95°05'31"	
9		137.00	45.49	45.71	S80°23'08"W	19°06'54"	
	614	137.00	36.18	36.28	S78°24'53"W	15°10'24"	
	624	137.00	9.42	9.42	S87°58'20"W	02°56'30"	
10		163.00	54.13	54.38	N80°23'08"E	19°06'54"	
	638	163.00	14.73	14.73	N87°21'13"E	05°10'44"	
	637	163.00	30.00	30.04	N79°27'04"E	10°33'34"	
	636	163.00	9.60	9.61	N72°30'59"E	03°22'36"	



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



D'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: 22-07-112

ACACIA RIDGE REPLAT NO. 4

LOTS 514 THROUGH 568, OUTLOT 25 AND TURNING OAK LANE DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____,
WITHIN ACACIA RIDGE REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Acacia Ridge Replat No. 4" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 514 through 568, Outlot 25 and Turning Oak Lane discontinued/vacated by the City of Madison, RES-_____, Document Number _____, within Acacia Ridge Replat No. 2, recorded in Volume 61-081A of Plats on pages 479-480 as Document Number 5883303 in the Dane County Register of Deeds Office, located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Southeast corner of said Section 28; thence N01°20'36"E, 41.01 feet along the East line of said SE1/4 to a point on the North right-of-way line of Valley View Road; thence S89°56'35"W, 160.31 feet along said North right-of-way line to the point of beginning; thence S89°56'35"W, 635.15 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°03'25"W, 35.36 feet to a point on the East right-of-way line of White Sky Pass; thence N00°03'25"W, 371.00 feet along said East right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°56'35"E, 21.21 feet to a point on the South right-of-way line of Honey Harvest Lane; thence N89°56'35"E, 614.08 feet along said South right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S44°21'24.5"E, 21.47 feet to a point on the West right-of-way line of Lone Oak Lane; thence N01°20'36"E, 90.03 feet to a point of curve on said West right-of-way line; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 20.95 feet to a point on the North right-of-way line of Honey Harvest Lane; thence S89°56'35"W, 616.28 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N45°03'25"W, 21.21 feet to a point on the East right-of-way line of White Sky Pass; thence N00°03'25"W, 80.00 feet along said East right-of-way line to the Southwest corner of Outlot 24, Acacia Ridge Replat No. 2; thence N89°56'35"E, 648.24 feet along the South line of said Outlot 24, to the Southeast corner of said Outlot 24, also being on the West right-of-way line of Lone Oak Lane; thence S01°20'36"W, 80.39 feet along said West right-of-way line; thence S01°20'36"W, 90.03 feet to a point on said East right-of-way line; thence S01°20'36"W, 196.07 feet along said West right-of-way line to a point of curve; thence Southerly along said West right-of-way line along a curve to the left which has a radius of 183.00 feet and a chord which bears S09°34'18.5"E, 69.30 feet; thence S20°29'13"E, 78.54 feet along said West right-of-way line to a point of curve; thence Southerly along said West right-of-way line along a curve to the right which has a radius of 117.00 feet and a chord which bears S12°49'04"E, 31.23 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°23'50"W, 36.89 feet to the point of beginning.
Containing 328,952 square feet (7.552 acres).

Dated this 8th day of May, 2023.

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

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

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. 4" located in the City of Madison, was hereby approved by Enactment Number RES-_____, File I.D. Number _____, adopted this _____ day of _____, 2022, 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. 4".

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. 4".

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: 22-07-112

SHEET 2 OF 2