

LOTS 514 THROUGH 568, OUTLOT 25 AND TURNING OAK LANE TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, 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

Lots 514 through 568; Outlot 25 and Turning Oak Lane within Acadia Ridge Replat No. 2, recorded in Volume 611-081A of Plots 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, T1N, R6E, City of Madison, Dane County, Wisconsin to-wit:

Commence at the intersection of Section 28; thence S01°20'36"N, 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 Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°56'35"W, 21.21 feet to a point on the South right-of-way line of Honey Harvest Lane; thence N89°56'35"W, 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 Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°38'35.5"W, 15.00 feet 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 S89°56'35", 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, Acadia Ridge Replat No. 2; thence N89°56'35"W, 648.24 feet along the South line of said Outlot 24, to the Southeast corner of said Outlot 24; then along the North right-of-way line of Lone Oak Lane; thence S01°20'36"N, 90.03 feet along said West right-of-way line to a point of curve on said West right-of-way line; thence S01°20'36"N, 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 183.00 feet and a chord which bears S12°49'04"E, 31.23 feet to a point of curve; thence Southeasterly 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 (.752 acres).

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plant and features and that I have fully complied with the City of Madison Subdivision Ordinance.


Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER
LandBanc Ventures, LLC
842 Fox Run Court
Oregon, WI 53575

EAST 1/4 CORNER
SECTION 28, T7N, R8E
FOUND BRASS CAP
MONUMENT
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)
N:474,937.67
E:778,897.64

PER CITY OF MADISON
N:474,937.67
E:778,897.68

LOT 1

CSM 1443

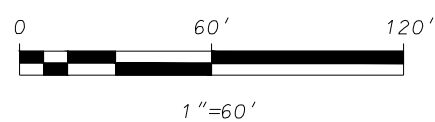
TOWN OF MIDDLET
ZONING: A-1

SOUTHEAST CORNER
SECTION 28, T7N, R8E
FOUND BRASS CAP
MONUMENT
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)
N: 472,294.66
E: 778,835.67

PER CITY OF MADISON
N:472,294.66
E:778,835.64

	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	OVERHEAD UTILITIES
	TELECOMMUNICATION PEDESTAL
	MANHOLE
	INLET
	POWER POLE
	HYDRANT
	CONCRETE
	EXISTING CONTOUR
	CONCRETE CURB AND GUTTER

LOCATION MAP



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

7530 Westward Way, Madison, WI 53717
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SHEET 1 OF 1