

**Acacia Ridge Phase 15**  
**Contracts 9778 & 9779**  
**MUNIS 16217**  
**Developer: East South Point, LLC**



**Summary of Improvements:**

- City standard public street, terrace, and sidewalk improvements within the limits of Phase 15.
- Construct public sanitary sewer, storm sewer, and water main improvements and private service laterals necessary to serve the lots within Phase 15.
- Install new streetlights per plans approved by the City Traffic Engineer.
- Street signage and pavement markings per plans approved by the City Traffic Engineer.
- Provide soil amendments for planting sites to a plan per City Forestry
- Repair or replace existing sidewalk, terrace, curb & gutter, and pavement as needed.

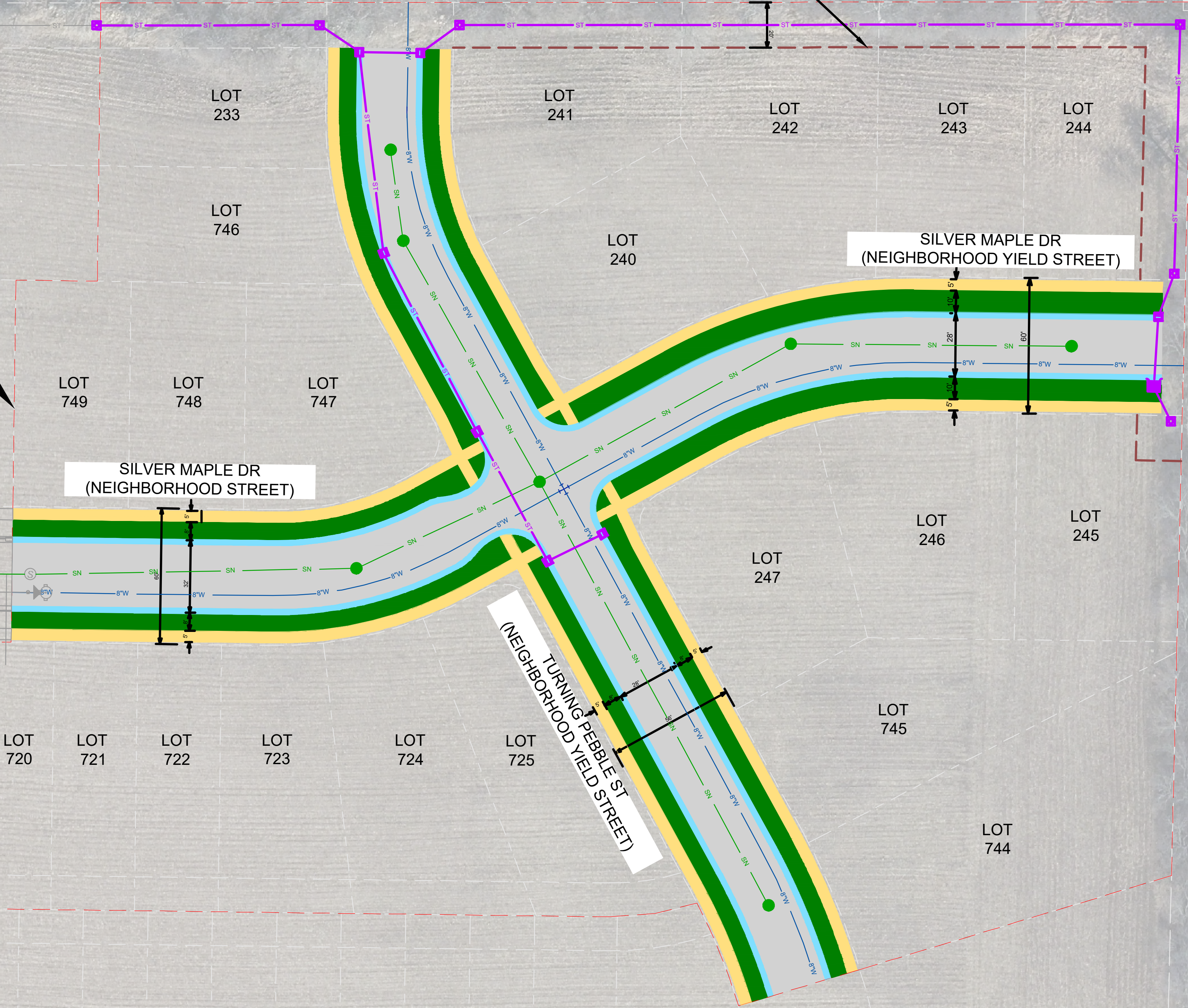
20' WIDE PUBLIC STORM SEWER EASEMENT

PHASE 15 LIMITS

LONG TIMBER WAY

COOL BREEZE RUN

HIDDEN FAWN TRL



SILVER MAPLE DR (NEIGHBORHOOD YIELD STREET)

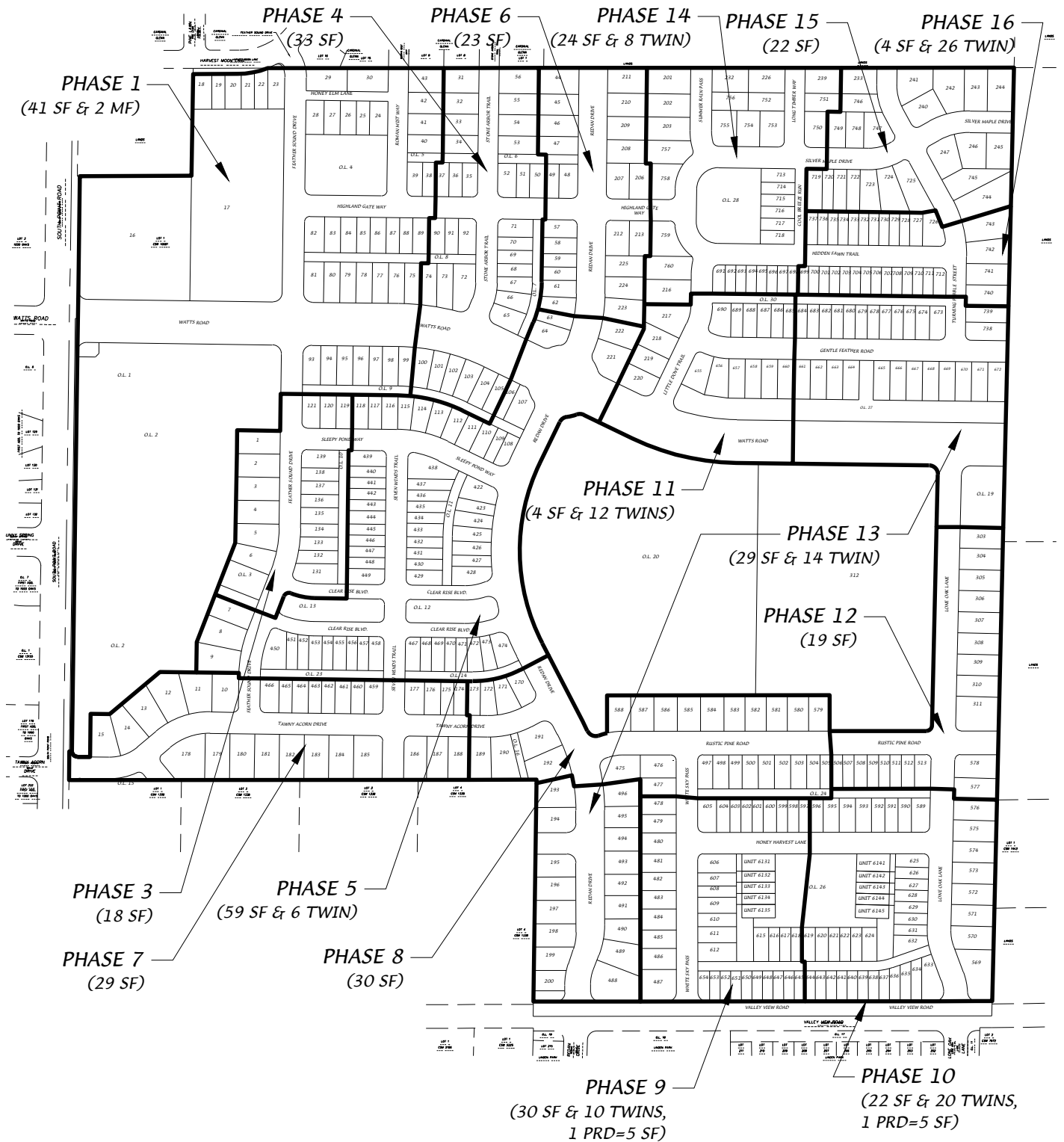
SILVER MAPLE DR (NEIGHBORHOOD STREET)

TURNING PEBBLE ST (NEIGHBORHOOD YIELD STREET)

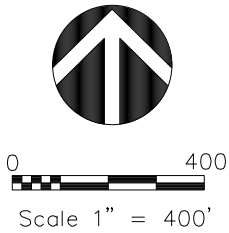
LEGEND	
— SN	SANITARY SEWER
— ST	STORM SEWER
— W	WATER MAIN
—	CONCRETE SIDEWALK
—	GRASS TERRACE
—	ASPHALT PAVEMENT
—	CURB & GUTTER

**EXHIBIT OF PUBLIC IMPROVEMENTS**  
**ACACIA RIDGE 15**  
**B.P.W. MEETING - 06/ 10/ 2026**

# Acacia Ridge- Phase Map



**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



DATE: 03-19-26  
 REV.:  
 F.N.: 25-05-137  
 DRAWN BY: DRH  
 U: /USER/1507133/DRAWINGS/Phase Map.DWG



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

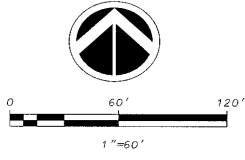
Department of Administration



# 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

EAST 1/4 CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:474,937.62 E:778,897.64 PER CITY OF MADISON N:474,937.67 E:778,897.68



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

Released Doc 5970961

48.44'



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

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FN:15-07-133

WATTS ROAD  
DEDICATED TO THE PUBLIC  
SEE SHEET 7

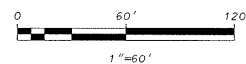
# ACACIA RIDGE

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 14, 2019

*Rene H. Dow*  
 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



WISCONSIN  
 BRETT  
 STOEHR  
 LAND SURVEYOR  
 10/15/18  
 REV 2/5/19  
 REV 2/14/19

- LEGEND**
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  - Found 3/4" Iron Rebar
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  - 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

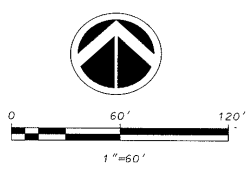
# ACACIA RIDGE

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 14, 2019  
*Rene M. Dwyer*  
 Department of Administration

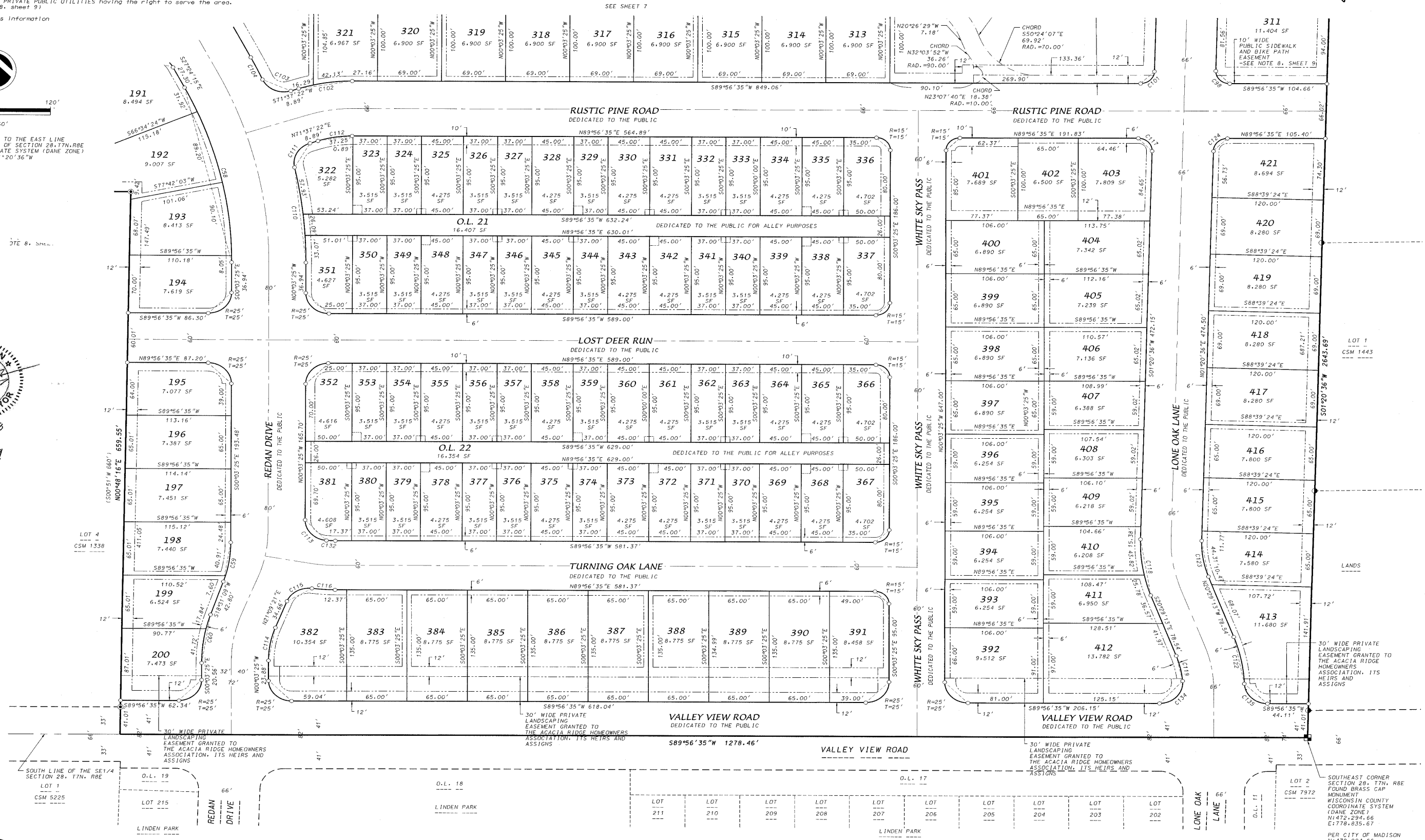
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- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC SPOUTS and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- Recorded as information



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, 17N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

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



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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 14<sup>th</sup>, 2019

Renee M. Papp  
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

- 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 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 Redon 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 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.

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**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.

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- 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
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  - 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 Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
  - Dedicated to the Public for Alley Purposes
  - Dedicated to the Public for Alley Purposes
- Distances shown along curves are chord lengths.



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 9 OF 11

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 *Edman 1st 2019*

*Debra M. Pomy*  
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						
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	57.19	57.19	S24°50'50"E	05°03'50"		111	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	97.26	98.24	S76°40'06"W	28°08'42"		112	DL21	540.00	26.09	26.10	N04°57'03"W	02°46'08"							
4		340.00	55.56	55.62	S16°35'04"W	09°22'22"		171		200.00	70.70	71.07	S72°46'33"W	20°21'36"		113	322	540.00	57.93	57.96	N09°24'37"W	06°09'00"							
5		360.00	128.30	128.99	S11°00'21"W	20°31'48"		172		200.00	27.15	27.17	S86°50'54"W	07°47'06"		114		25.00	33.49	36.70	N29°34'07.5"E	84°06'29"							
6		360.00	61.42	61.50	S16°22'39"W	09°47'16"		169		255.00	124.01	125.26	S76°40'06"W	28°08'42"		115		117.00	37.25	37.41	N80°46'58.5"E	18°19'13"							
7		360.00	6.17	6.17	S01°13'55"W	00°58'56"		168		255.00	60.48	60.63	S83°55'47"W	13°37'20"		116		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"							
8		230.00	160.17	163.60	S70°21'50"W	40°45'14"		173		281.00	136.65	138.03	N76°40'06"E	28°08'42"		117		110.00	40.49	40.73	N10°32'58"E	21°12'46"							
9		230.00	59.59	59.76	S83°17'50"W	14°53'14"		172		281.00	22.72	22.72	N88°25'27"E	04°38'00"		118		25.00	31.00	33.43	N59°28'05"E	76°37'28"	OUT-S71°37'22"E						
10		230.00	63.68	63.66	S67°55'17"W	15°51'52"		171		281.00	35.64	35.66	N75°15'53"E	07°16'16"		119		183.00	25.01	25.03	S86°08'18"E	07°50'14"							
11		230.00	40.10	40.15	S54°59'17"W	10°00'08"		170		281.00	44.26	44.30	N67°06'45"E	09°02'00"		120		183.00	69.30	69.72	S09°34'18.5"E	21°49'49"							
12		120.00	83.57	85.35	S70°21'50"W	40°45'14"		178		170.00	108.39	120.92	N70°21'50"E	40°45'16"		121		410	183.00	43.82	43.93	S05°31'59.5"E	13°45'11"						
13		120.00	52.43	52.86	S62°36'19"W	25°14'12"		179		170.00	106.05	107.65	N68°09'42"E	35°21'00"		122		117.00	25.78	25.80	S16°26'54"E	08°04'38"							
14		120.00	32.40	32.50	S88°58'56"W	15°31'02"		189		260.00	126.44	127.72	N76°40'06"E	28°08'42"		123		117.00	44.31	44.58	N09°34'18.5"E	21°49'49"							
15		25.00	35.37	39.29	N44°13'53"W	90°03'20"		190		260.00	55.78	55.89	N82°43'04"E	12°18'58"		124		15.00	20.95	23.20	N45°38'35.5"E	88°35'59"							
16		231.50	109.20	110.24	N76°18'16"E	27°17'02"	OUT-N62°39'45"E	191		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						
17		231.50	10.48	10.48	N88°38'57"E	02°35'40"		DL16		260.00	20.01	20.02	N74°21'14"E	04°24'42"		126		15.00	22.02	24.72	(N65°07'33.5"E) (06°47'21")	(S68°31'11"W)							
18		231.50	37.30	37.34	N82°43'54"E	05°14'26"		191		260.00	43.30	43.35	N67°40'06"E	09°53'48"		127		72.00	4.68	4.68	S21°58'24"E	03°43'16"	IN-N20°06'46"W						
19		231.50	38.61	38.66	N73°19'39"E	09°34'04"		190		260.00	217.48	219.56	S13°43'50"E	11°11'24"		128		386.00	167.11	168.44	N13°14'32"E	25°00'10"	OUT-N23°50'02"W						
20		231.50	23.75	23.76	N65°36'11"E	05°52'52"		191		460.00	31.92	31.93	S25°24'56"E	03°58'38"		129		143	386.00	11.79	11.79	N01°36'57"E	01°45'00"						
21		231.50	28.81	28.81	S11°23'48"E	24°16'30"		192		460.00	89.20	89.34	S17°51'47"E	11°07'08"		130		142	386.00	42.33	42.35	N05°38'02"E	06°17'10"						
22		231.50	38.61	38.66	N73°19'39"E	09°34'04"		193		460.00	90.10	90.24	S06°40'45"E	11°14'24"		131		141	386.00	51.47	51.51	N12°56'00"E	05°38'46"						
23		231.50	23.75	23.76	N65°36'11"E	05°52'52"		194		460.00	8.05	8.05	S00°33'29"E	01°00'08"		132		140	386.00	62.72	62.79	N21°05'00"E	09°19'14"						
24		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		150.00	48.42	48.63	S09°13'52"W	18°34'34"		133		150	412.00	37.19	37.20	S06°32'27"W	05°10'24"						
25		120.00	28.60	28.61	S11°23'48"E	24°16'30"		198		150.00	40.91	41.03	S07°46'48"W	15°40'26"		134		168	280.00	46.97	47.02	N83°12'02"E	09°37'18"						
26		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		150.00	7.60	7.60	S17°04'08"W	02°54'08"		135		169	280.00	32.01	32.03	N75°06'46"E	06°33'14"						
27		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"	OUT-S16°51'45"E	136		169	280.00	91.97	92.39	N81°17'18"E	18°54'18"	OUT-N71°50'09"E					
28		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		137		167	280.00	13.34	13.34	N89°22'34"E	02°43'46"						
29		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		138		168	280.00	46.97	47.02	N83°12'02"E	09°37'18"						
30		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		139		167	280.00	13.34	13.34	N89°22'34"E	02°43'46"						
31		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		140		159	412.00	23.10	23.11	S02°20'51"W	03°12'48"						
32		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		141		151	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
33		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		142		150	412.00	37.19	37.20	S06°32'27"W	05°10'24"						
34		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		143		149	412.00	23.10	23.11	S02°20'51"W	03°12'48"						
35		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		144		152	412.00	38.55	38.57	S17°03'11"W	05°21'48"						
36		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		145		151	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
37		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		146		149	412.00	23.10	23.11	S02°20'51"W	03°12'48"						
38		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		147		167	280.00	13.34	13.34	N89°22'34"E	02°43'46"						
39		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		148		168	280.00	46.97	47.02	N83°12'02"E	09°37'18"						
40		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		149		169	280.00	32.01	32.03	N75°06'46"E	06°33'14"						
41		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		150		151	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
42		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		151		150	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
43		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		152		151	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
44		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		153		167	280.00	13.34	13.34	N89°22'34"E	02°43'46"						
45		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		154		168	280.00	46.97	47.02	N83°12'02"E	09°37'18"						
46		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		155		169	280.00	32.01	32.03	N75°06'46"E	06°33'14"						
47		120.00	28.60	28.61	S11°23'48"E	24°16'30"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		156		151	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
48		120.00	28.60	28.61	S11°23'48"E	24°16'30"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		157		150	412.00	37.69	37.71	S11°44'58"W	05°14'38"						
49		120.00	28.60	28.61	S11°23'48"E	24°16'30"		199		184.00	17.84	17.85	S15°44'26"W	05°33'26"		158		167	280.00	13.34	13.34	N89°22'34"E	02°43'46"						
50		120.00	28.60	28.61	S11°23'48"E	24°16'30"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		159		168	280.00	46.97	47.02	N83°12'02"E	09°37'18"						
51		120.00	28																										

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

Renée M. Dohy  
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 20<sup>th</sup> 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 20<sup>th</sup> 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

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.

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

In witness whereof, Charlene C. Dohm has caused these presents to be signed this 22<sup>nd</sup> day of February, 2019.

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

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this 22<sup>nd</sup> 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

ANGIE CHRISTENSEN  
NOTARY PUBLIC  
STATE OF WISCONSIN



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

### 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 at Madison, Wisconsin this 22<sup>nd</sup> day of February, 2019.

East South Point, LLC

Chris Ehlers  
Chris Ehlers, Authorized Signatory

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this 22<sup>nd</sup> day of February, 2018, 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 For Date: 22 FEBRUARY 2019  
Natalie Erdman, Secretary of Plan Commission

### 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<sup>th</sup> 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<sup>nd</sup> day of February, 2019.

Maribeth Witzel-Behl  
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 22<sup>nd</sup> 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 25<sup>th</sup> 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 25<sup>th</sup> 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  
Krisiti Chlebowski, Dane County Register of Deeds



# ACACIA RIDGE

DCCR DOC 6014099  
DCCR DOC 6014102

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 20, 2019

*Brett T. Stoffregan*  
Department of Administration

See DOC 5715541 for Release of SB  
Rest. and Util Esmt

PRTL REL OF DCCR  
DOC 6050790

REL of ESMTS DOC 5970961

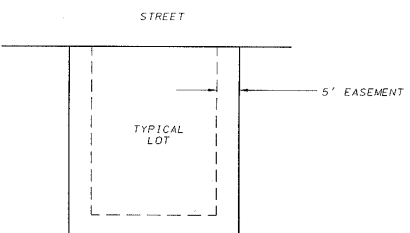
### SURVEYOR'S CERTIFICATE

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 and in the SW1/4 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 Southern 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).

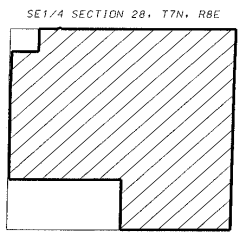
Dated this 15th day of October, 2018.  
Revised this 5th day of February, 2019.  
Revised this 14th day of February, 2019.

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

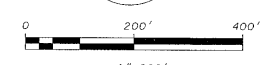


- 1. Easement is 12 feet on perimeter of the plot.
- 2. Easements are not required on lines shared with streets or greenways.

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



LOCATION MAP  
NOT TO SCALE



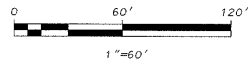
# ACACIA RIDGE

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

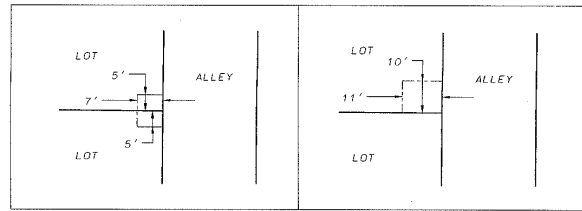
René A. D'Onofrio  
Department of Administration



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

### 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



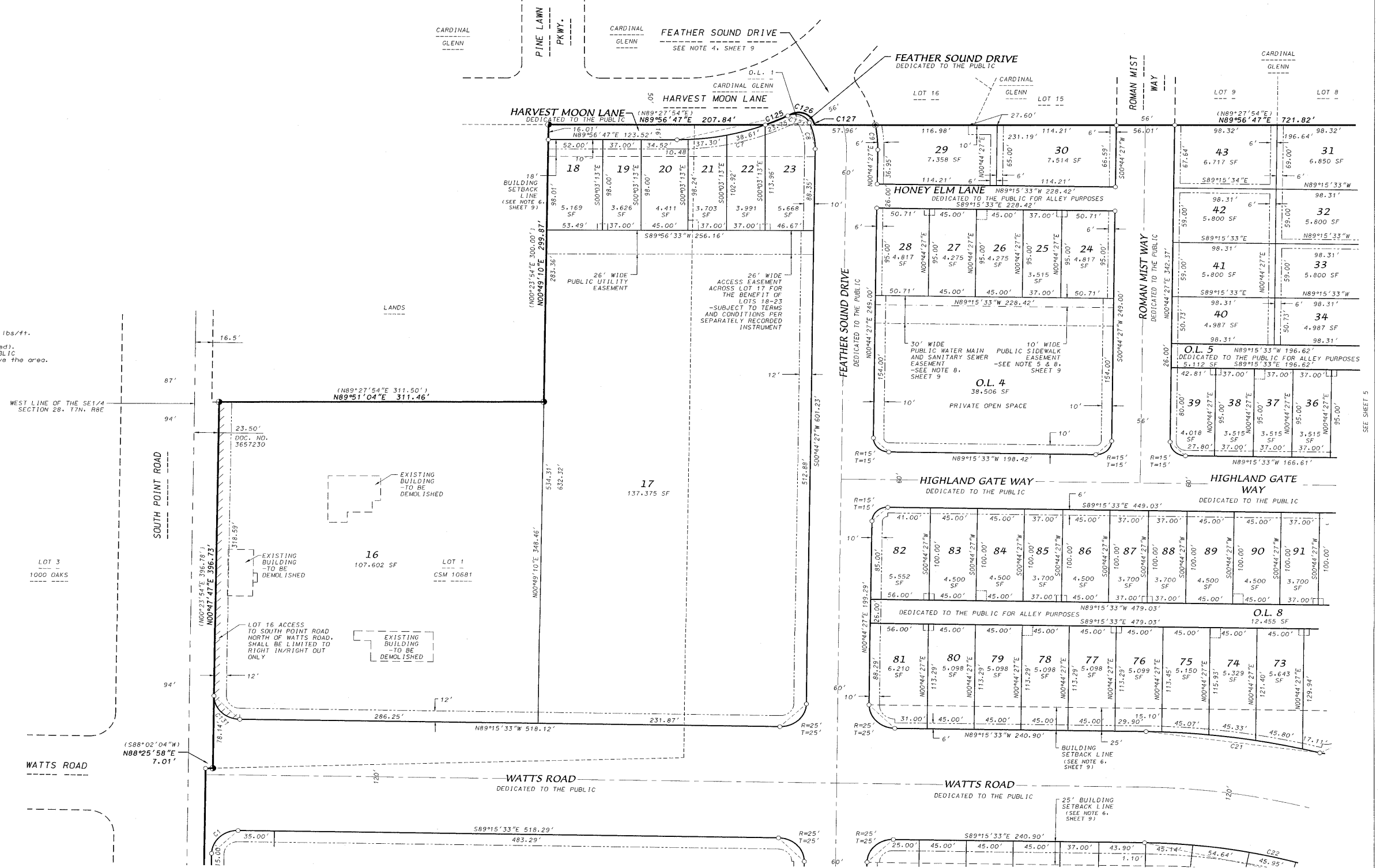
PUBLIC UTILITY EASEMENT DETAILS  
1"=30'



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

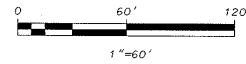
FN:15-07-133



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 M. Pomroy  
Department of Administration



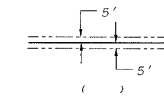
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

# 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

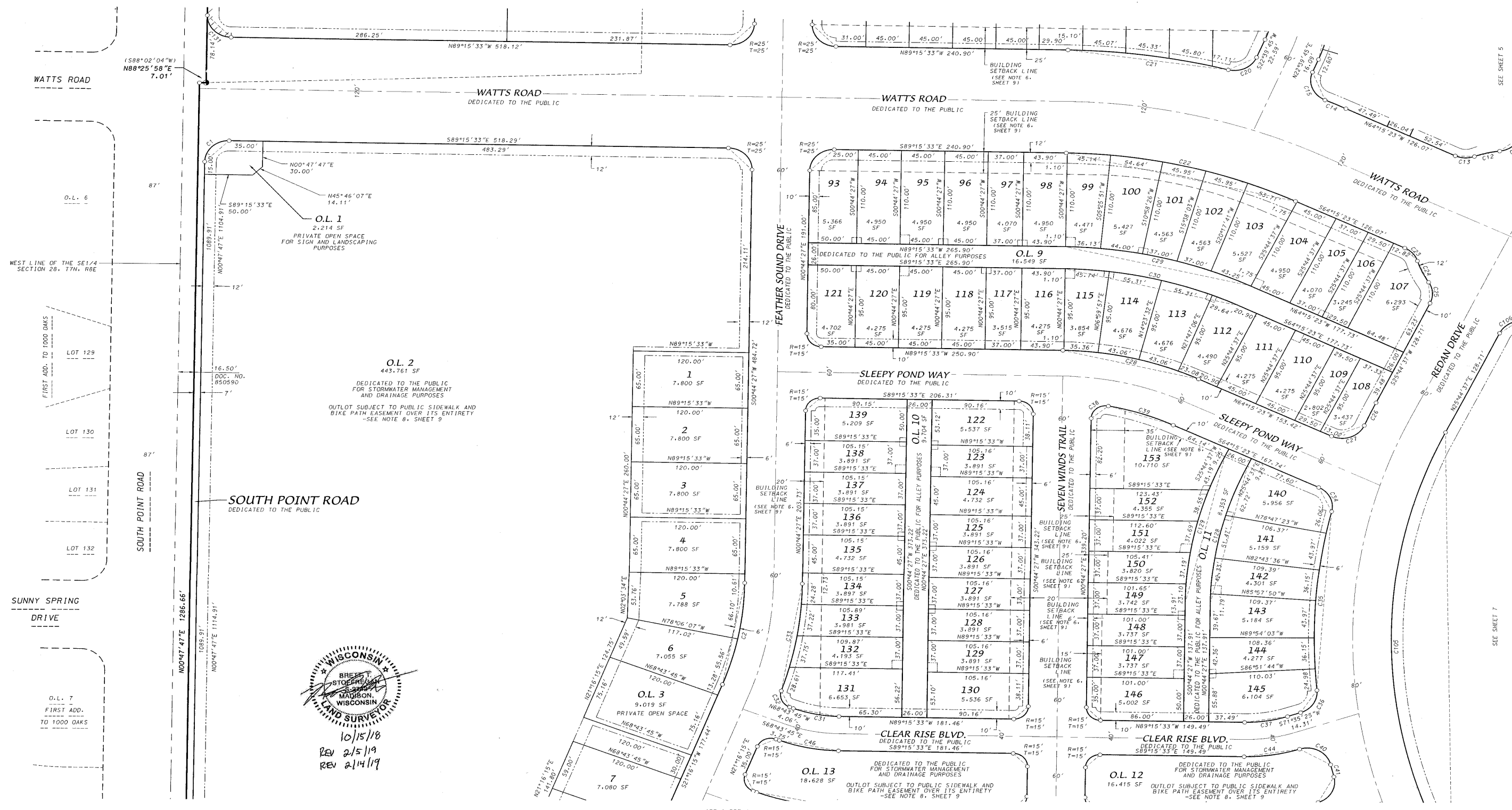
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SEE SHEET 2

SEE SHEET 5



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

SEE SHEET 4

SEE SHEET 7

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 TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

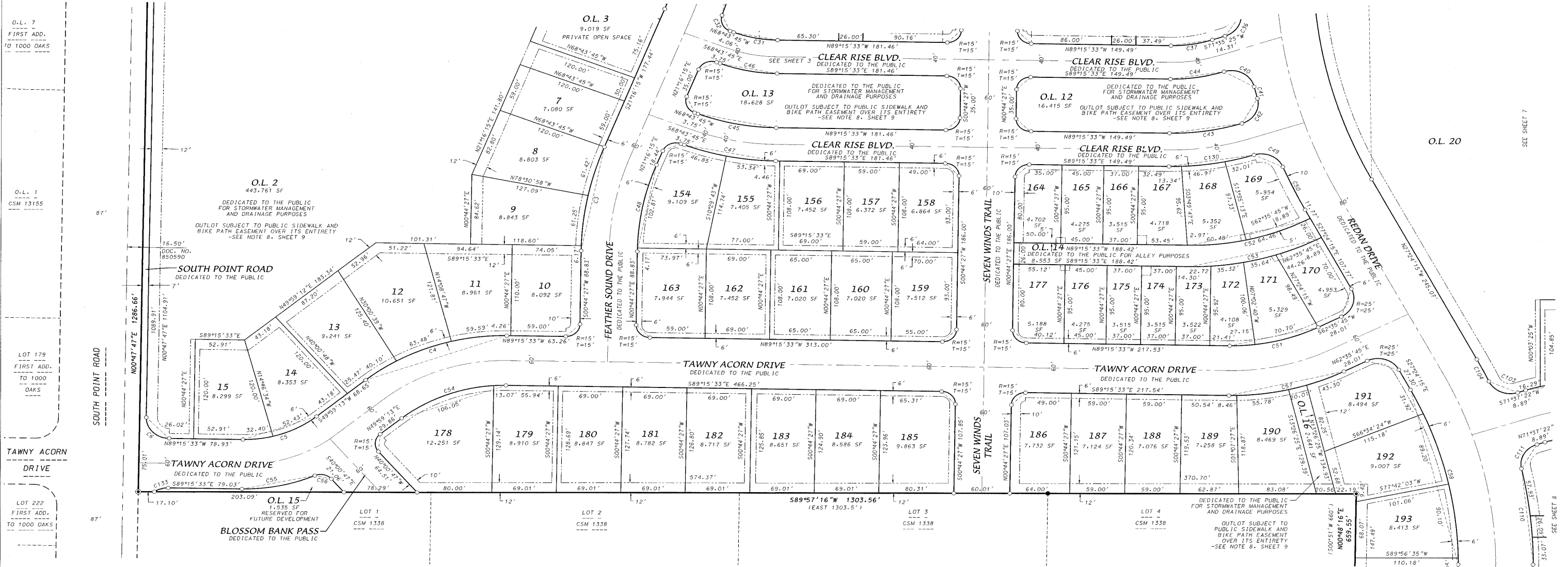
There are no objections to this plat with respect to  
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19, 2019

*Rene M. Dowd*  
 Department of Administration



SEE SHEET 3



O.L. 7  
 FIRST ADD.  
 TO 1000 OAKS

O.L. 1  
 CSM 13155

LOT 179  
 FIRST ADD.  
 TO 1000  
 OAKS

TAWNY ACORN  
 DRIVE

LOT 222  
 FIRST ADD.  
 TO 1000 OAKS

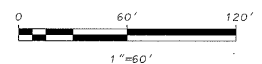
SEE SHEET 7

SEE SHEET 8



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

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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

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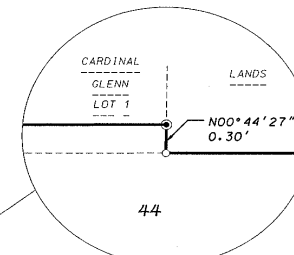
Certified *February 19, 2019*

*Rev. M. Don*  
Department of Administration

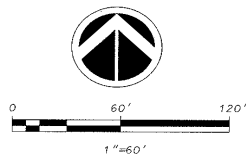


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TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



WISCONSIN  
BRETT STOEGER  
MADISON, WISCONSIN  
LAND SURVEYOR  
10/15/18  
REV 2/5/19  
REV 2/14/19



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

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