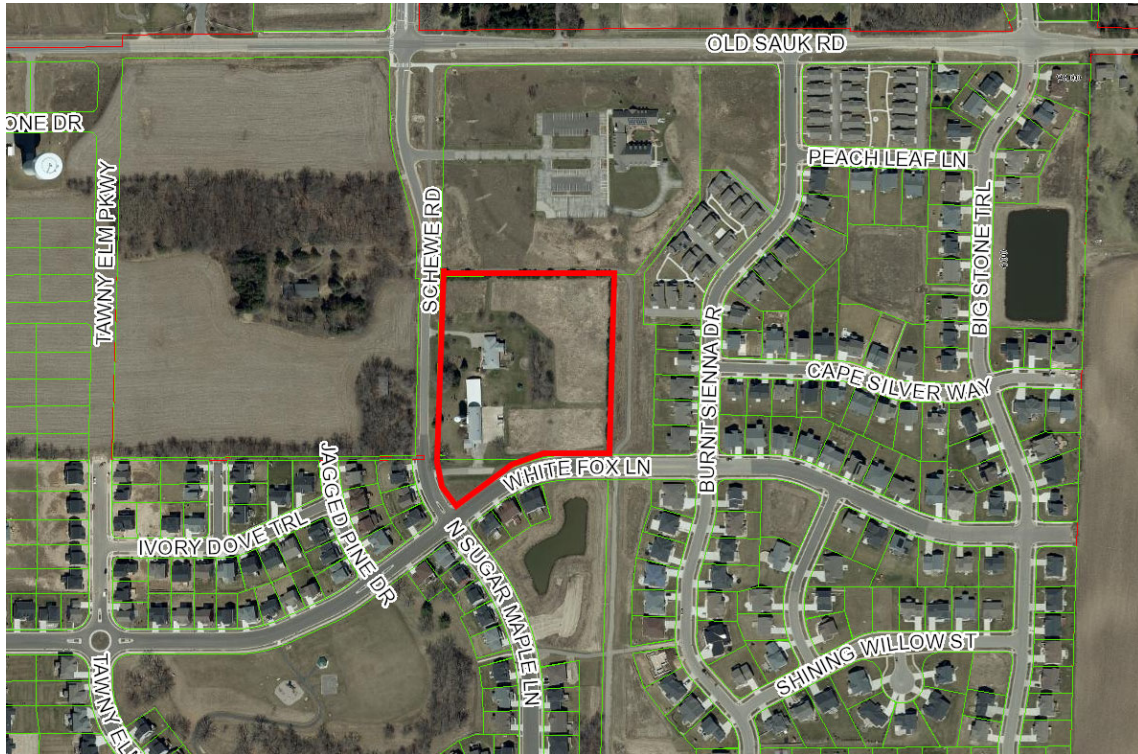


The Crest At Eagle Trace
Contracts 9599, 9600, & 9601
MUNIS 15480 & 15498
Developer: VH CET, LLC



Summary of Improvements:

- City standard street, alley, sidewalk, and utility improvements to serve The Crest At Eagle Trace subdivision.
- Public stormwater management improvements in Outlot 1 to serve The Crest At Eagle Trace subdivision.
- Public street improvements on Scheuwe Road and White Fox Lane necessary to provide ingress/egress to the subdivision.
- Public sidewalk, terrace, curb and gutter, and 10 feet width of pavement on Scheuwe Road adjacent to The Crest At Eagle Trace subdivision. The cost of Scheuwe Road improvements beyond those required as a condition of subdivision approval will be reimbursed to the Developer by the City.
- Private sanitary, storm, and water service laterals to serve all lots within The Crest At Eagle Trace Subdivision.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed.

THE CREST AT EAGLE TRACE

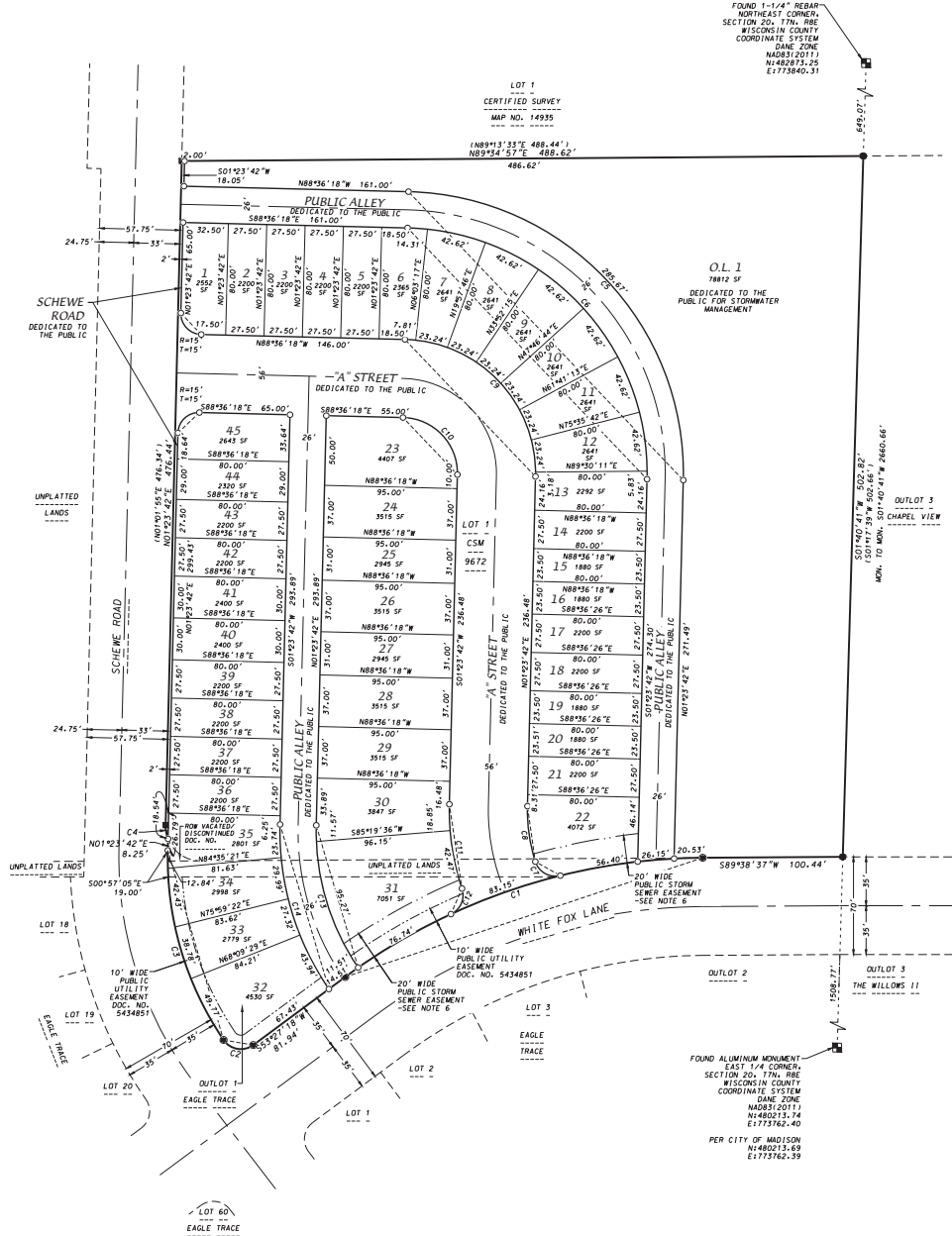
OUTLOT 1, EAGLE TRACE, LOT 1, CERTIFIED SURVEY MAP NO. 9672, A PORTION OF SCHEWE ROAD DISCONTINUED/VACATED BY THE CITY OF MADISON, RES. _____, DOCUMENT NUMBER _____ AND UNPLATTED LANDS, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

- This Plat is subject to the following recorded instruments:
Public Utility Easements granted by Doc. No. 5434851, partially released by Doc. No. _____
10' Wide Grading and Staking Easement granted by Doc. No. 320945, released by Doc. No. _____
- 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 lighting. In the alley right-of-way, such private lighting is 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 the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances: a curb-cut of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.
- Public Easements terms and conditions
Public Storm 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 use and purposes hereinafter described. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, replace and reconstruct the Storm 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 Storm 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.
Release of Rights to Easements Created by Plat: Any release of rights that were placed on a plat and 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 52.36.293.
- Distances shown along curves are chord lengths.

LEGEND

- Found 3/4" rebar
- Found 1-1/4" rebar
- Found 1-1/4" pipe
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlier corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- () Recorded as Information



CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (DEGREES)	CHORD BEARING	CENTRAL ANGLE (DEGREES)	TANGENT BEARING
1	DL1	435.00	270.21	27.75	S71°30'58\"W	36°11'20\"	
	ALLEY	435.00	20.53	20.53	S88°17'31\"W	02°42'14\"	
2	STREET	435.00	26.15	26.15	S85°17'04\"W	03°26'40\"	
	ALLEY	435.00	83.15	83.28	S70°34'35\"W	10°58'10\"	
3	ALLEY	435.00	76.74	76.84	S60°01'53\"W	10°01'16\"	
4	ALLEY	435.00	11.51	11.51	S54°12'46\"W	01°30'56\"	
5	ALLEY	215.00	21.65	24.18	N80°21'34\"W	92°22'16\"	OUT-N84°10'26\"W
6	ALLEY	232.00	141.72	144.02	N16°23'22\"W	35°34'08\"	
	ALLEY	232.00	49.77	49.87	N28°00'51\"W	12°18'58\"	
	ALLEY	232.00	38.78	38.83	N17°01'48\"W	09°15'20\"	
	ALLEY	232.00	43.43	42.49	N07°01'21\"W	10°29'34\"	
	ALLEY	232.00	12.84	12.84	N00°11'26\"W	03°10'16\"	
7	ALLEY	25.00	10.00	10.07	N10°08'31\"W	23°04'26\"	IN-N21°40'44\"W
8	ALLEY	202.00	285.67	317.30	N43°36'18\"W	90°00'00\"	
9	ALLEY	176.00	248.90	276.46	S43°36'18\"E	90°00'00\"	
	ALLEY	176.00	14.31	14.31	S88°16'50\"E	04°35'56\"	
	ALLEY	176.00	42.62	42.72	S76°59'29\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S63°05'03\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S49°10'37\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S35°16'11\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S21°21'45\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S07°27'19\"E	13°54'26\"	
	ALLEY	176.00	42.62	42.72	S00°00'00\"E	04°35'56\"	
10	ALLEY	15.00	20.54	22.62	N60°44'17\"W	86°24'06\"	IN-S76°03'40\"W
11	ALLEY	122.00	40.13	40.31	N08°04'16\"W	18°55'56\"	IN-N17°32'14\"W
12	ALLEY	96.00	135.76	150.80	N43°36'18\"W	90°00'00\"	
	ALLEY	96.00	3.18	3.18	N00°26'48\"E	01°51'46\"	
	ALLEY	96.00	23.24	23.30	N07°27'19\"W	13°54'26\"	
	ALLEY	96.00	23.24	23.30	N01°21'45\"E	13°54'26\"	
	ALLEY	96.00	23.24	23.30	N35°16'11\"W	13°54'26\"	
	ALLEY	96.00	23.24	23.30	N49°10'37\"W	13°54'26\"	
	ALLEY	96.00	23.24	23.30	N63°05'03\"W	13°54'26\"	
	ALLEY	96.00	23.24	23.30	N76°59'29\"W	13°54'26\"	
	ALLEY	96.00	2.81	2.81	N88°16'50\"W	04°35'56\"	
13	ALLEY	40.00	56.57	62.83	S43°36'18\"E	90°00'00\"	
14	ALLEY	178.00	61.12	61.43	S08°23'29\"E	19°45'22\"	OUT-S18°22'40\"E
	ALLEY	178.00	18.85	18.85	S01°38'32\"E	06°04'08\"	
	ALLEY	178.00	42.47	42.57	S11°31'32\"E	13°42'14\"	
15	ALLEY	15.00	19.97	21.85	S23°21'25\"W	83°28'10\"	OUT-S65°05'30\"W
16	ALLEY	174.00	106.55	108.08	N16°23'57\"W	35°35'16\"	IN-N34°11'36\"W
	ALLEY	174.00	95.27	96.50	N18°11'17\"W	31°46'58\"	
	ALLEY	174.00	11.57	11.57	N00°30'58\"W	03°48'40\"	
17	ALLEY	200.00	123.11	125.14	S16°31'49\"E	35°51'02\"	OUT-S34°27'20\"E
	ALLEY	200.00	23.74	23.76	S00°00'29\"E	06°48'22\"	
	ALLEY	200.00	29.89	30.02	S09°42'58\"E	05°06'46\"	
	ALLEY	200.00	27.32	27.34	S17°55'54\"E	07°49'56\"	
	ALLEY	200.00	43.94	44.03	S28°08'56\"E	12°36'46\"	

DANIEL M. KOTHE AND ASSOCIATES, INC.

7700 Wisconsin Avenue, Madison, WI 53717

Phone: 608.262.7000 • Fax: 608.262.7000

YOUR FAVORITE SOURCE FOR LAND DEVELOPMENT

PN124-07-104

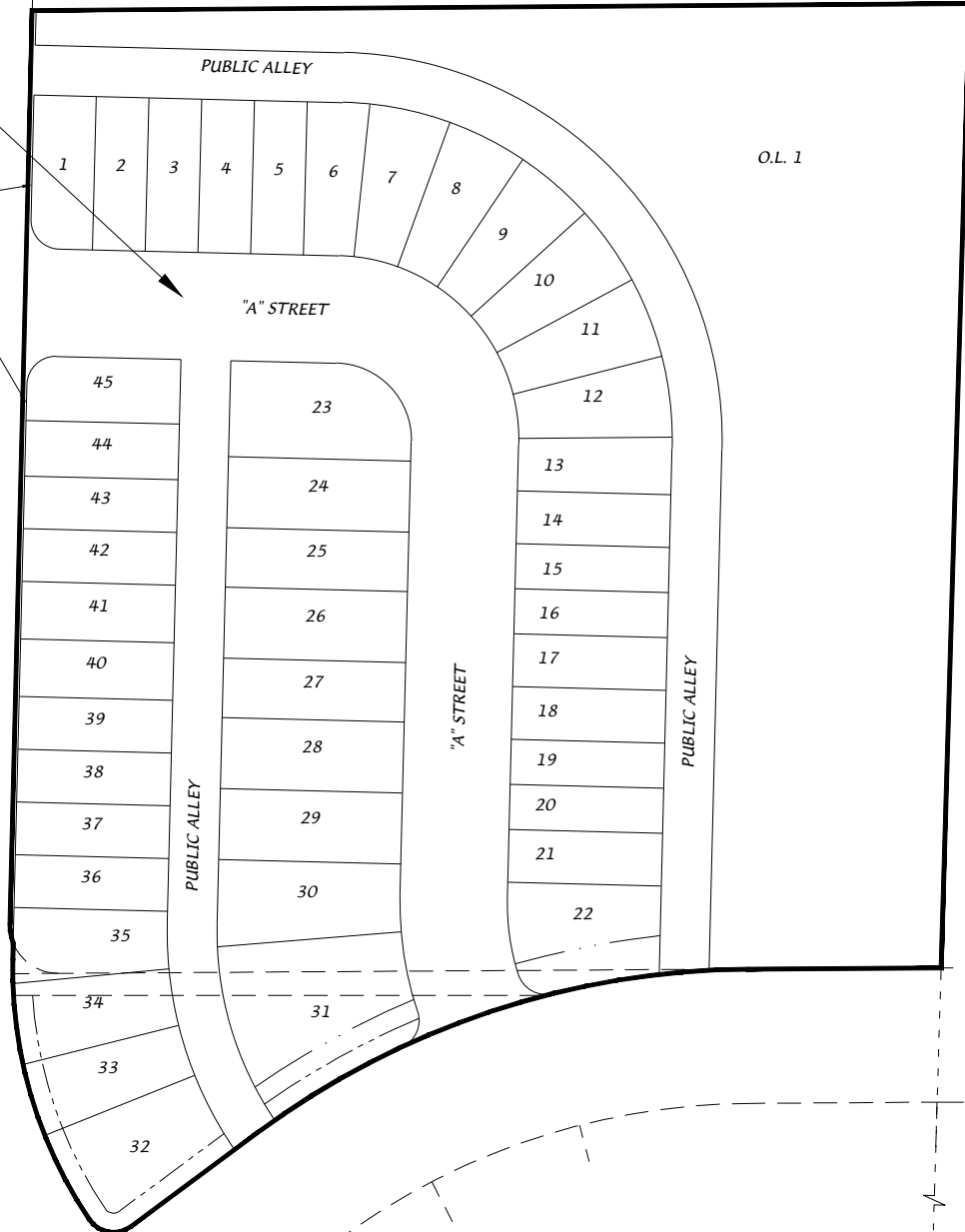
Aug 26, 2024 - 8:35am U:\User\2407104\Drawings\2407104 The Crest at Eagle Trace - Final Plat.dwg SHEET 1

SHEET 1 OF 2

THE CREST AT EAGLE TRACE

PHASE 1
(9 SF & 36 TWIN)

SCHEWE
ROAD



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



0 100



Scale 1" = 100'

DATE: 08-27-24

F.N.: 24-07-104

REV.

DRAWN BY: DRH

U: /USER/2407104/DRAWINGS/TC PHASE MAP.DWG

B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
THE CREST AT EAGLE TRACE
B.P.W. MEETING DATE: 2/26/2025

LEGEND

SANITARY SEWER

STORM SEWER

WATER MAIN



O.L. 1

DEDICATED TO THE PUBLIC
FOR STORMWATER
MANAGEMENT

OUTLOT
2

LOT 3

EAGLE

TRACE

LOT 2

LOT 1

LOT 60

LOT 20

LOT 18

LOT 19
EAGLE
TRACE

UNPLATTED
LANDS

LOT 1

CERTIFIED SURVEY

MAP NO. 14935

PUBLIC ALLEY

MOSAIC WAY
OFF 124

PUBLIC ALLEY

SCHEWE ROAD

UNPLATTED
LANDS