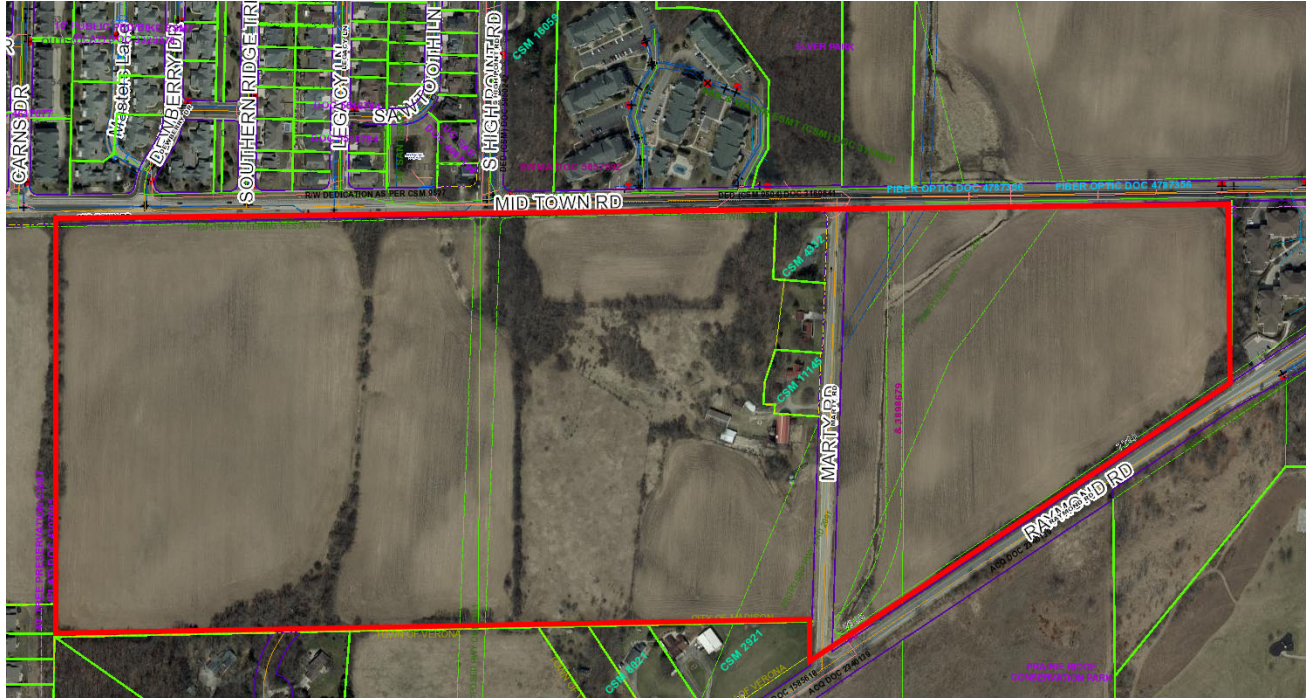


**Midpoint Meadows Phase 1
Contract 9538, 9539, & 9540
MUNIS 15331 & 15406
Developer: VH Midpoint Meadows, LLC**



Summary of Improvements:

- City standard public street and sidewalk improvements for all streets within the limits of Phase 1.
- City standard public sidewalk on Midtown Road adjacent to Lot 218.
- Public sanitary sewer, storm sewer, and water main improvements to serve Phase 1.
- Private sanitary and water service laterals to serve the lots within Phase 1.
- Public stormwater management improvements within Outlot 2 to serve Phase 1.

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.

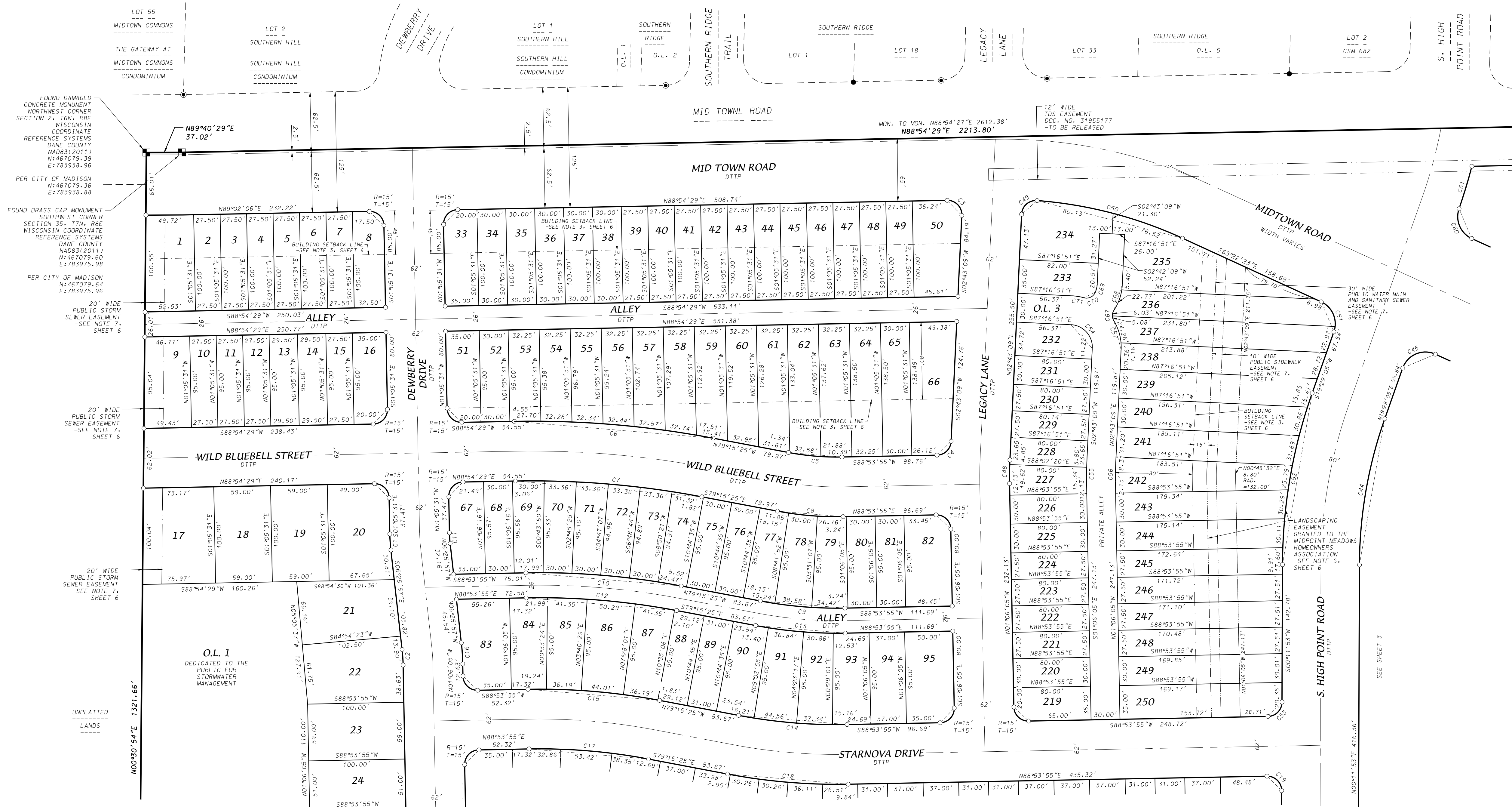
Certified _____, 20____

Department of Administration



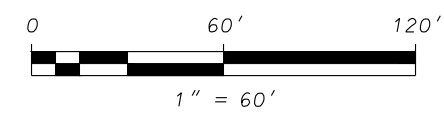
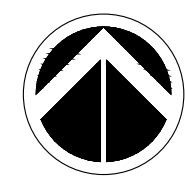
MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- ⊗ Found chiseled "x" on rock
- 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.
- DDTP Dedicated to the public
- () Recorded as information



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

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 _____, 20__



Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



UNPLATTED LANDS

O.L. 1
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

SEE SHEET 3

SEE SHEET 4

FIRST ADD. TO HAWK'S CREEK

LOT 41

LOT 2 CSM 15452

LOT 42

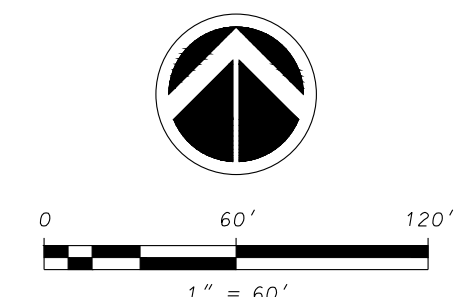
LOT 6 CSM 13277

LOT 6 HICKORY HILLS

UNPLATTED LANDS

LEGEND

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- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
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WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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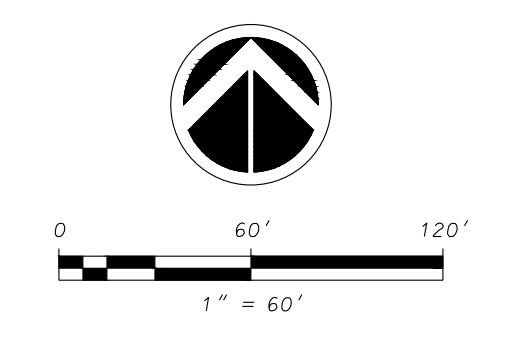
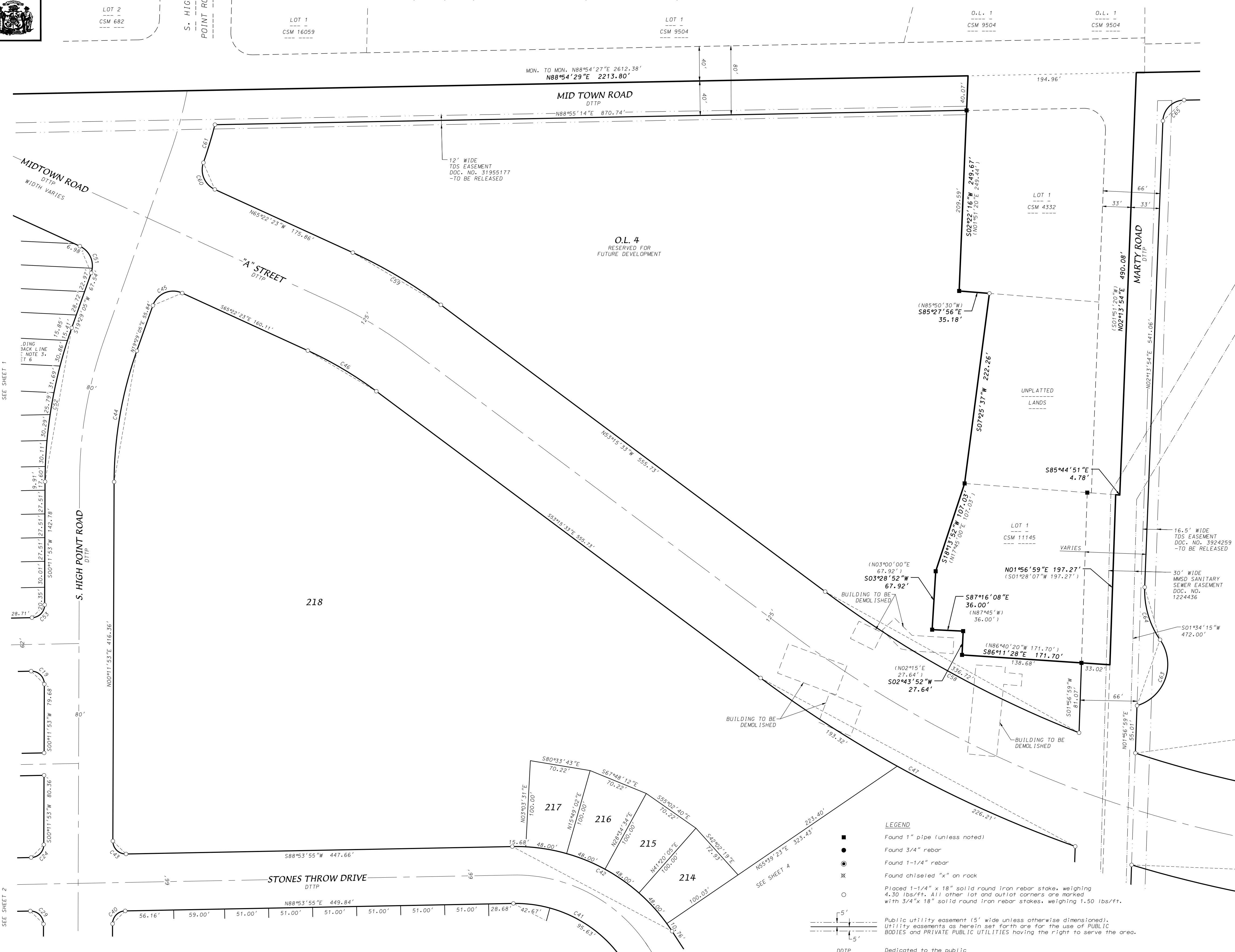
Certified _____, 20__

Department of Administration



MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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- DTPP Dedicated to the public
- () Recorded as Information

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

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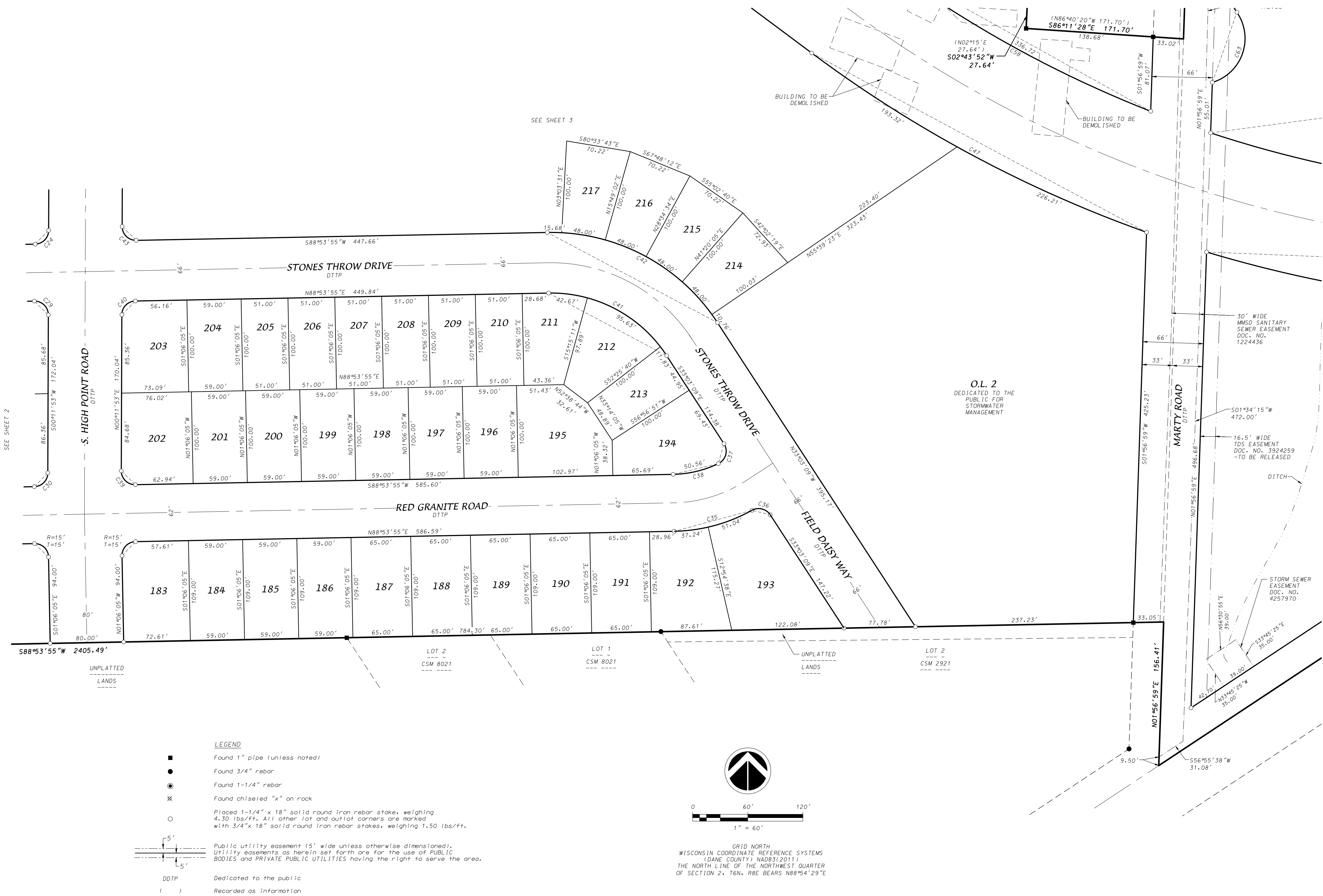
Certified _____, 20__



Department of Administration

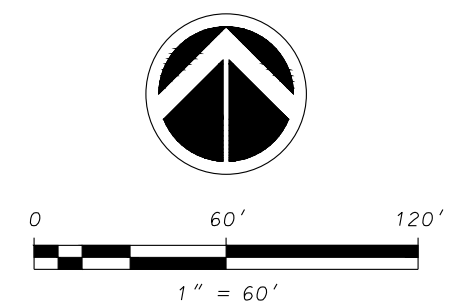
MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



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- () Recorded as information



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

SEE SHEET 5

SEE SHEET 6

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 _____, 20____

Department of Administration

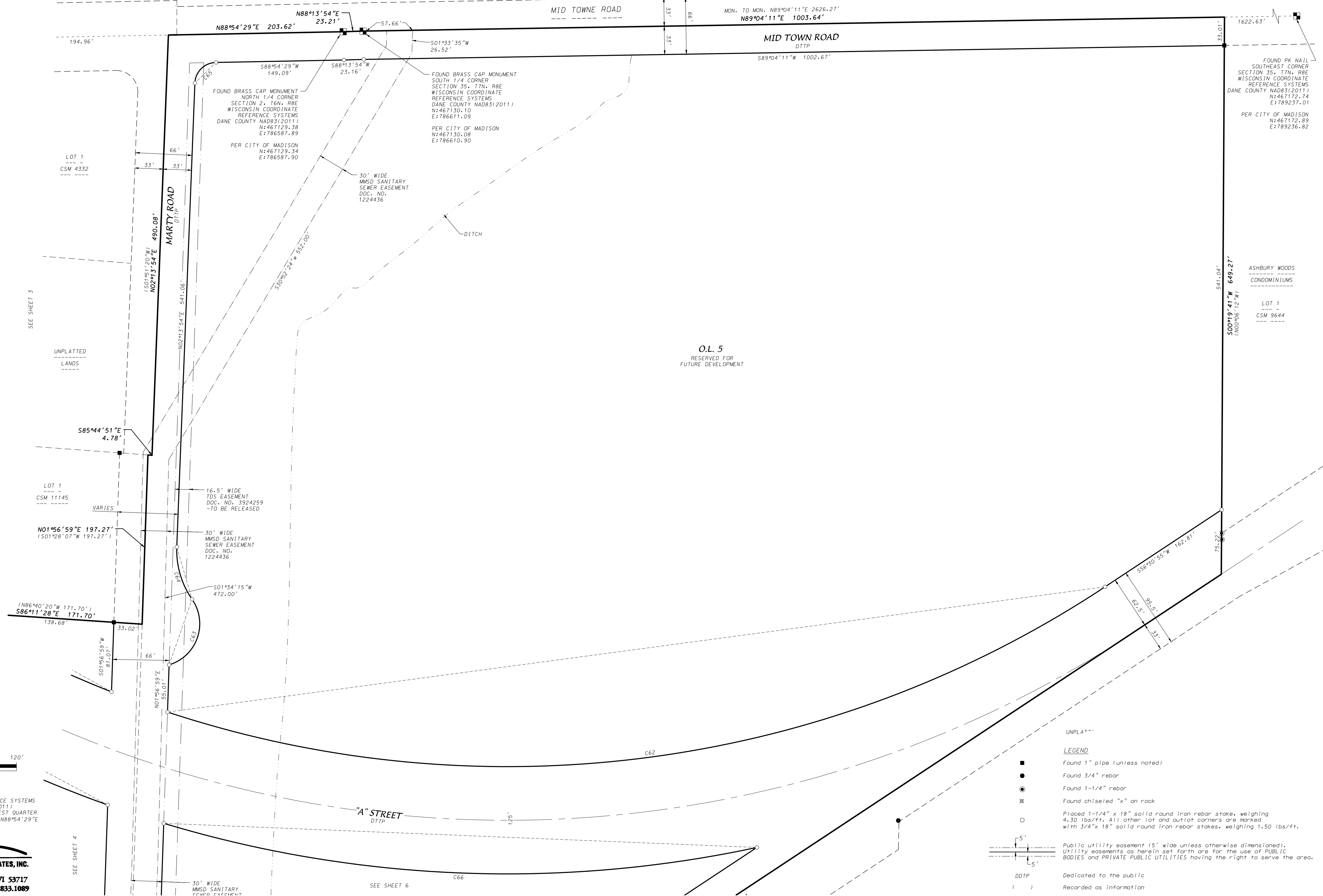


O.L. 1
CSM 9504

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

UNPLATTED
LANDS



O.L. 5
RESERVED FOR
FUTURE DEVELOPMENT

SEE SHEET 3

LOT 1
CSM 4332

UNPLATTED
LANDS

LOT 1
CSM 11145

VARIES

N01°56'59\"/>

(N86°40'20\"/>

S01°56'59\"/>

SEE SHEET 4

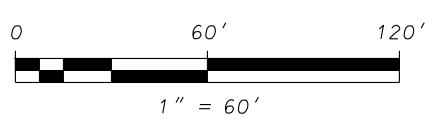
FN:23-07-109

FOUND PK NAIL
SOUTHEAST CORNER
SECTION 35, T7N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:467112.74
E:789237.01
PER CITY OF MADISON
N:467112.89
E:789236.82

ASHBURY WOODS
CONDOMINIUMS

LOT 1
CSM 9644

S00°19'41\"/>



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
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UNPLATTED
LEGEND

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SEE SHEET 6


MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, 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 _____, 20____

Department of Administration



NOTES

- This Plat is subject to the following recorded instruments:
-Mt. Vernon Telephone Company Easement recorded as Doc. No. 3195177, released by Doc. No. _____
-Mt. Vernon Telephone Company Easement recorded as Doc. No. 3924259, 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 two (2) 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 [lights] in the alley right-of-way. Such private [lights] to be operated and maintained by the private interests.
- Building setback lines shown on this plat shall be enforced by the City of Madison.
- 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 at a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.

Lots 235-250 are subject to a Landscaping Easement, reserved for the planting of trees or shrubs by the owner. No buildings are allowed within the easement. Maintenance of the easement area is the responsibility of the lot owner or homeowner's association.

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 uses and purposes hereinafter set forth. 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, repair, 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.

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 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 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 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.

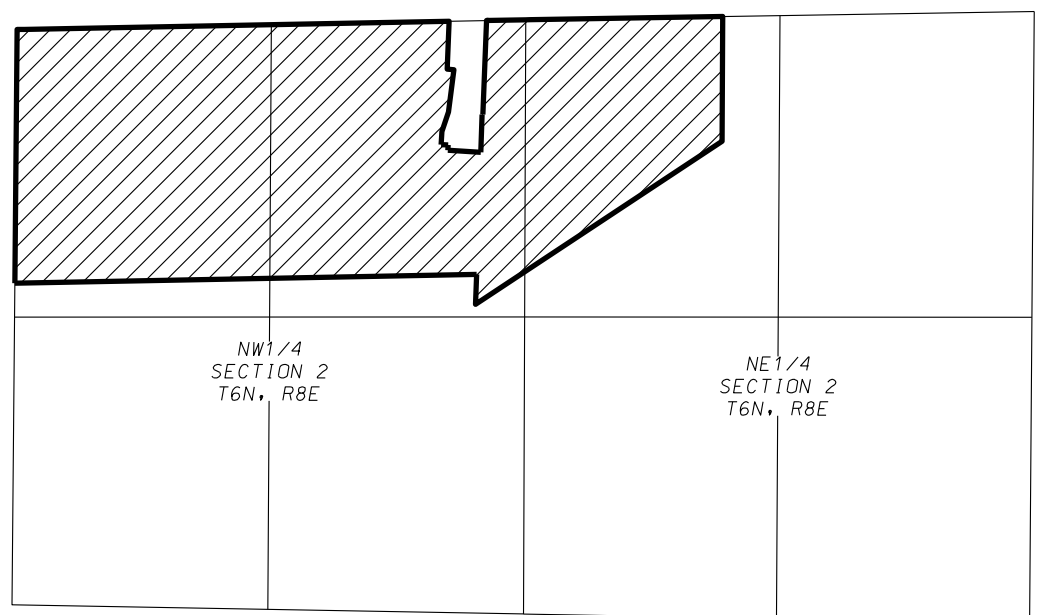
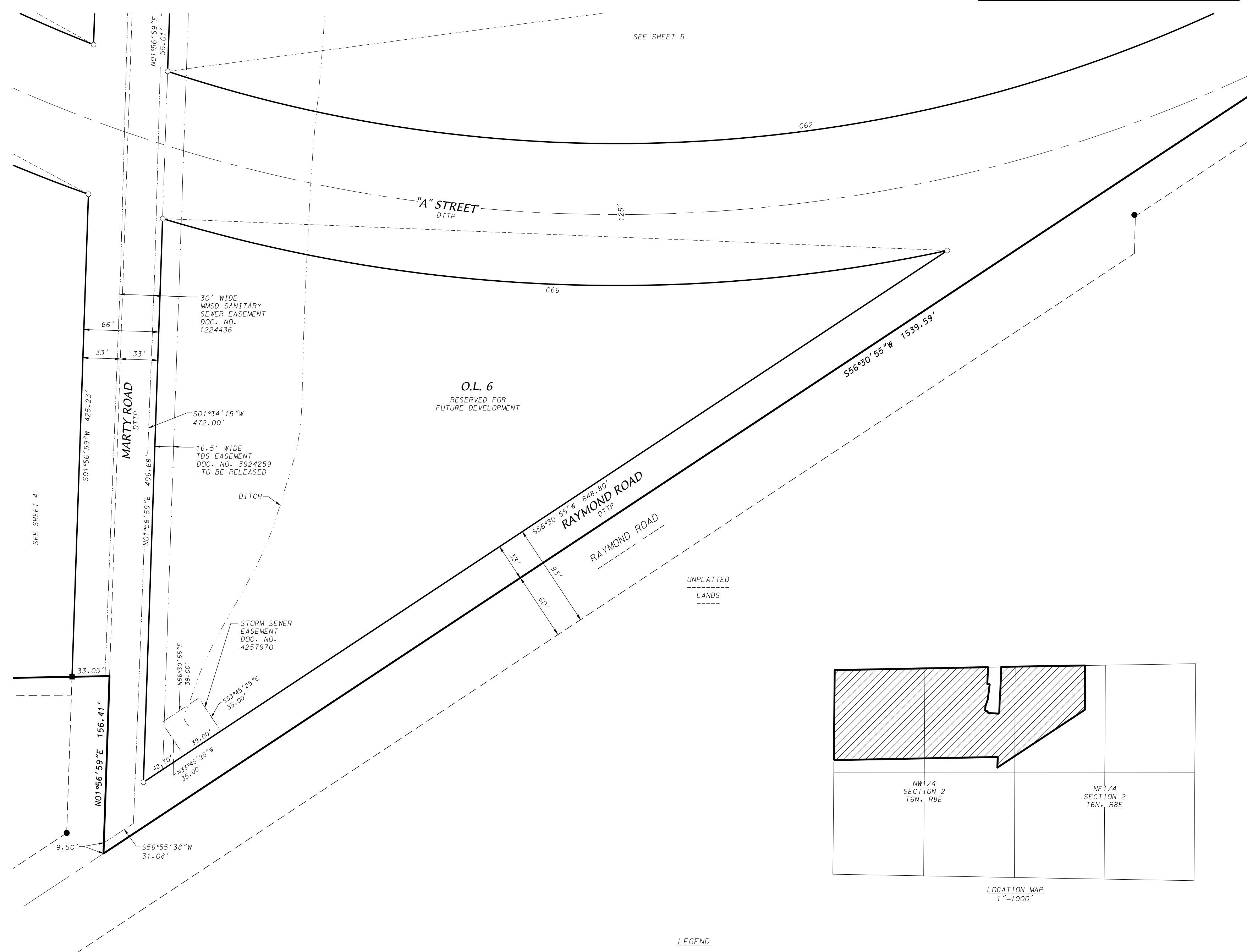
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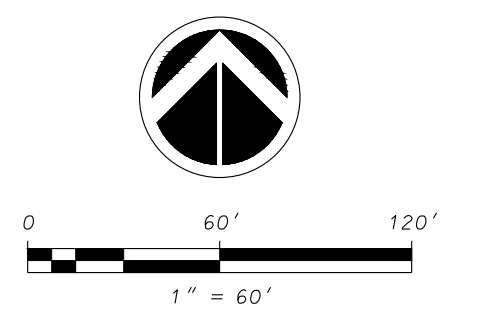
Outlot Designations:

- Dedicated to the public for stormwater management.
- Dedicated to the public for stormwater management.
- Private Alley, Public utility easement over entire outlot.
- Reserved for future development.
- Reserved for future development.
- Reserved for future development.

Distances shown along curves are chord lengths.



- LEGEND**
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GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

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Certified _____, 20____



Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, 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 "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning, containing 4,401,120 square feet (101.036 acres).

Dated this 25th day of March, 2024

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

OWNER'S CERTIFICATE

VH Midpoint Meadows, 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.

VH Midpoint Meadows, 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, VH Acquisitions, LLC has caused these presents to be signed this _____ day of _____, 2024.

VH Midpoint Meadows, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2024, the above person to me known to be the person 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 the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted the day of _____, 2024, 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 _____, 2024.

Maribeth Witzel-Behl, 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 _____, 2024 on any of the lands included in the plat of "Midpoint Meadows".

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

DANE 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 _____, 2024 affecting the land included in "Midpoint Meadows".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024
at _____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds

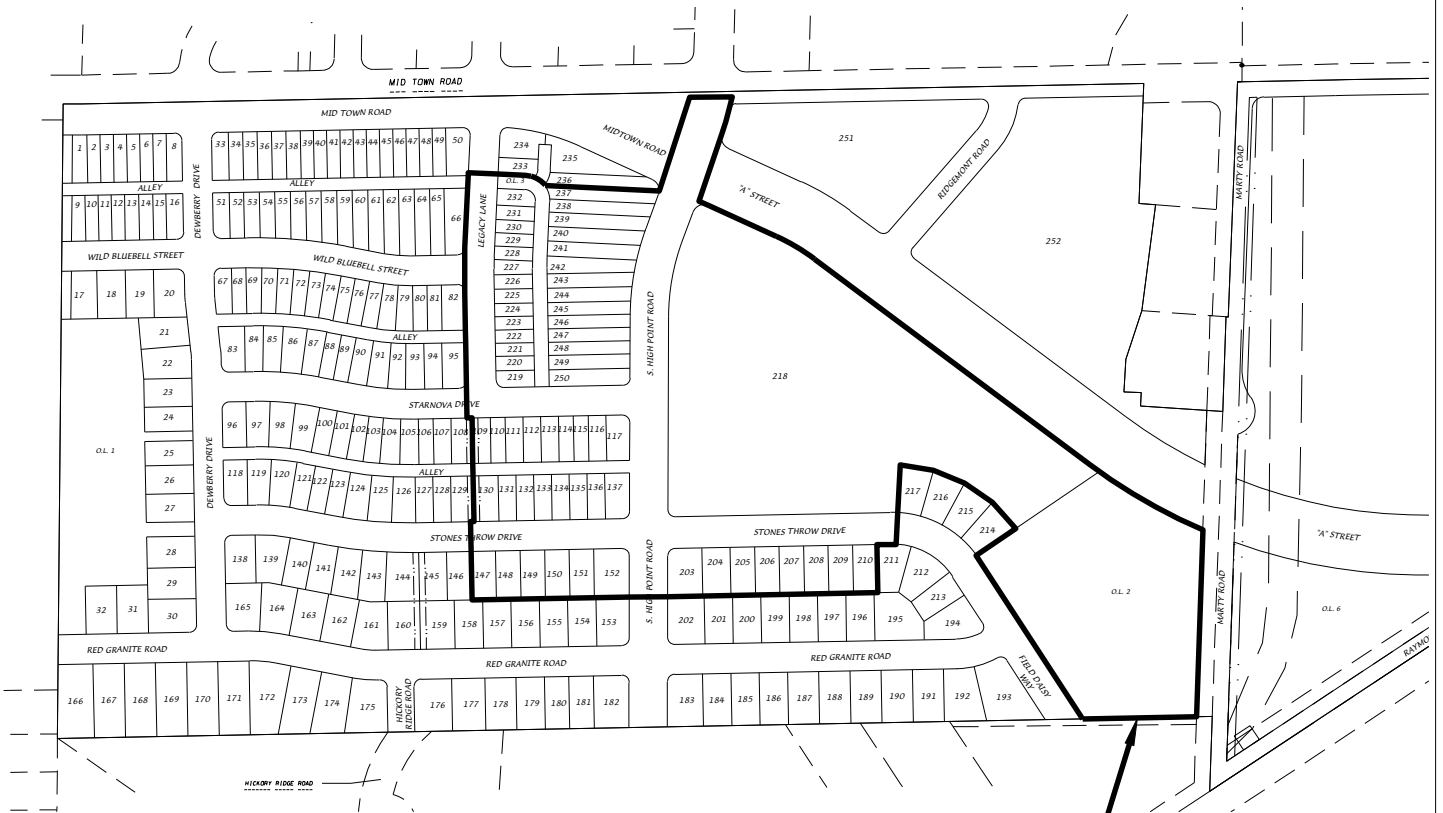
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

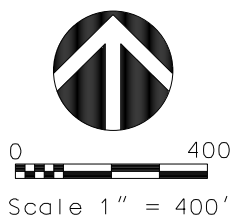
FN:23-07-109

Midpoint Meadows Phase Map



PHASE 1
 (31 SF, 28 TWINS & 1 MF)

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DATE: 05-22-24
 F.N.: 23-07-109
 REV.

DRAWN BY: JMS

**B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
MIDPOINT MEADOWS PHASE 1
B.P.W. MEETING DATE: 9/ 25/ 2024**

LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN

