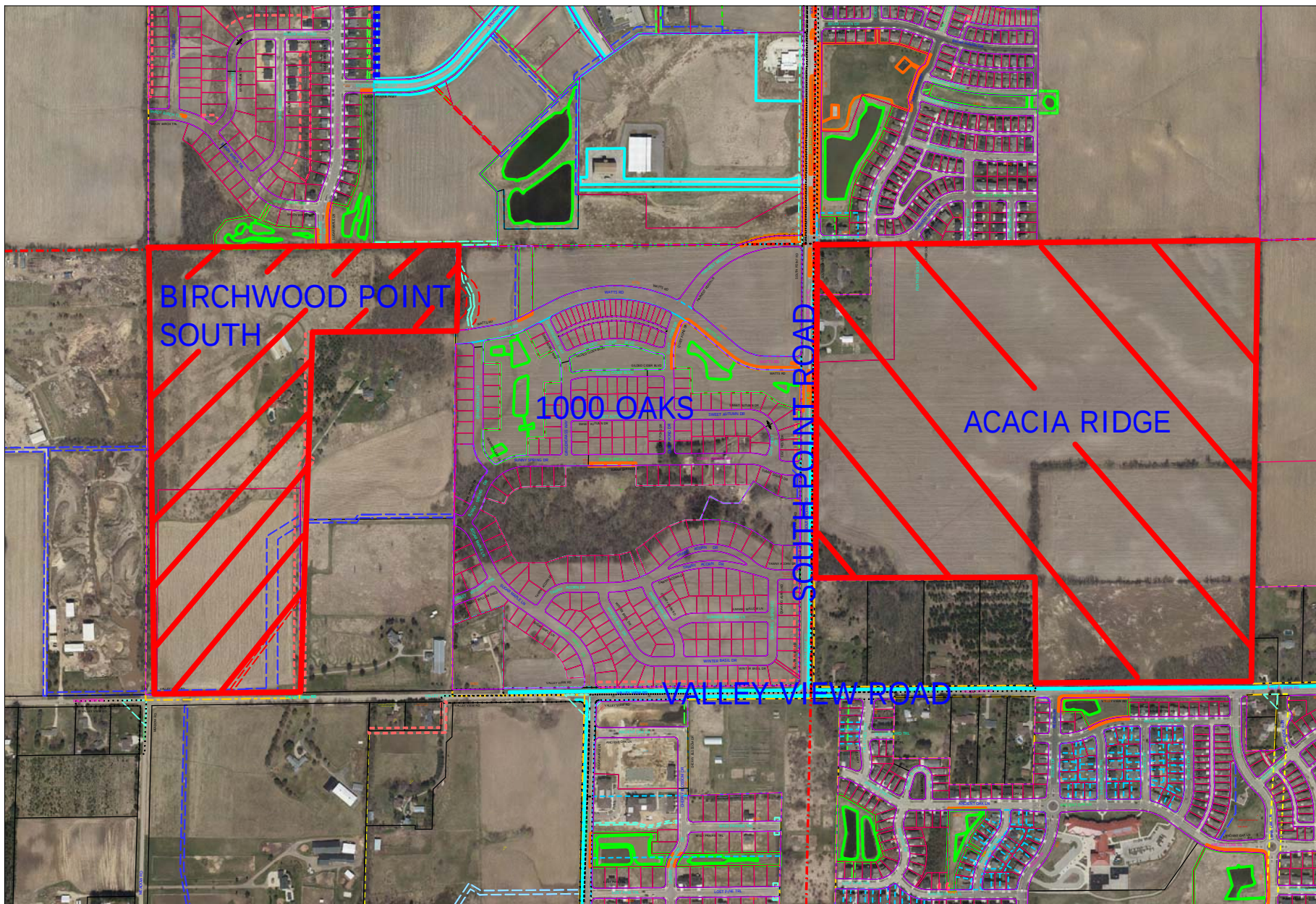




Time: 7/3/2018 2:22:06 PM

Session: C:\GTViewer_Sessions\Deming & Fourier SW.gts

City of Madison, WI - GIS/Mapping data

Printed By: entnt

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

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

Rene M. Denny
Department of Administration



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

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 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, Professional Land Surveyor, S-2742



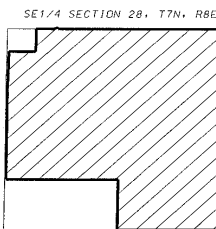
STREET

TYPICAL LOT

5' EASEMENT

- Easement is 12 feet on perimeter of the plat.
- 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 REPLAT NO. 2 AREA

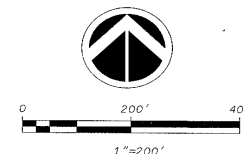
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

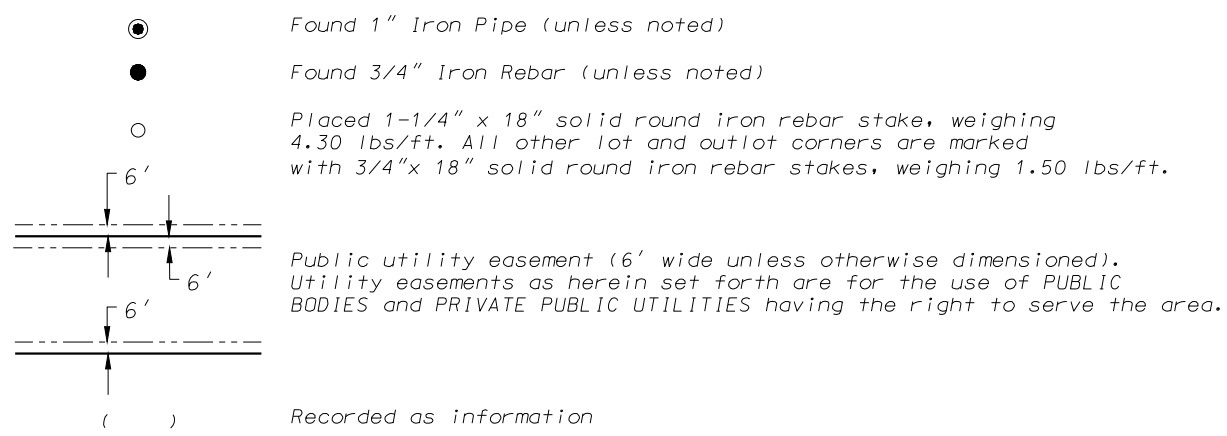
FN:15-07-133



ACACIA RIDGE REPLAT NO. 2

LOTS 322 THROUGH 421, OUTLOTS 21 AND 22, WHITE SKY PASS, TURNING OAK LANE AND A PORTION OF LOST DEER RUN DISCONTINUED/VACATED BY THE CITY OF MADISON RES-----, DOC. NO-----, WITHIN ACACIA RIDGE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

LEGEND



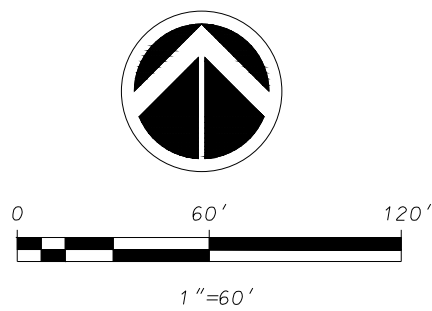
NOTES

- 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 or 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) 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.
- No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.
- The building setback lines shown on this plat are to be enforced by the City of Madison.
- This plat is subject to the following recorded instruments:
-Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. Nos. 5472684 amended by Doc. Nos. 5517963, 5577303, 5624586 and 5750179.
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5474970 and 5475376.
-Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
-Public Utility Easements granted by Doc. No. 5471585, partially release by Doc. Nos. -----
- Distances shown along curves are chord lengths.



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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FN: 21-07-124

