# PRELIMINARY PLAT - ACACIA RIDGE REPLAT NO. 5

*LOTS 204, 205, 214, 215, 227-231, 234-238, 248-302, OUTLOT 17 AND 18, AND COOL BREEZE RUND, GENTLE FEATHER ROAD, HIDDEN FAWN TRAIL, AND PORTIONS OF HIGHLAND GATE WAY, SUMMER RAIN PASS, LONG TIMBER WAY, SILVER MAPLE DRIVE AND TURNING PEBBLE STREET TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN*

SURVEYOR'S CERTIFICATE

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

Dated this 17th day of July, 2023.

Brett T. Stoffregan, Professional Land Surveyor S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

LEGAL DESCRIPTION

Lots 204, 205, 214, 215, 227-231, 234-238, 248-302, Outlot 17, Outlot 18, and Cool Breeze Run, Gentle Feather Road, Hidden Fawn Trail, and portions of Highland Gate Way, Summer Rain Pass, Long Timber Way, Silver Maple Drive and Turning Pebble Street, to be discontinued/vacated by the City of Madison, within Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585 in the Dane County Register of Deeds Office, located in the NE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin:

Commencing at the East 1/4 corner of said Section 28; thence S01°20'36"W, 282.93 feet along the East line of said SE1/4 to the Southeast corner of Lot 245, Acacia Ridge, also being the point of beginning; thence S01°20'36"W, 708.82 feet along said East line to a point on the North right-of-way line of Watts Road; thence N89°15'33"W, 749.76 feet along said North right-of-way line to a point of curve; thence Westerly along said North right-of-way line along a curve to the right which has a radius of 565.00 feet and a chord which bears N81°03'01"W, 161.34 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N23°32'56"W, 37.90 feet to a point on the Southeasterly right-of-way line of Little Dove Trail; thence N25°44'37"E, 133.88 feet along said Southeasterly right-of-way line; thence N64°15'23"W, 60.00 feet to a point on the Northwesterly right-of-way line of Little Dove Trail, also begin on the East line of Lot 218, Acacia Ridge; thence N25°44'37"E, 69.60 feet along the Southeasterly line of Lots 217 and 218, Acacia Ridge to a point of curve; thence Northerly along the East line of said Lot 217 along a curve to the left which has a radius of 120.00 feet and a chord which bears N13°13'52"E, 52.00 feet; thence N00°43'07"E, 70.23 feet along the East line of Lots 216 and 217, Acacia Ridge to the Northeast corner of said Lot 216; thence N89°15'33"W, 129.73 feet to the Northwest corner of said Lot 216, being on the East line of Lot 224, Acacia Ridge; thence N00°44'27"E, 65.00 feet along the East line of Lots 224 and 225, Acacia Ridge to the Northeast corner of said Lot 225, also being on the South line of Lot 213, Acacia Ridge; thence S89°15'33"E, 15.00 feet to the Southeast corner of said Lot 213; thence N00°44'27"E, 158.00 feet along the East line of said Lot 213 and the Northerly extension thereof to a point on the North right-of-way line of Highland Gate Way; thence N89°15'33"W, 2.00 feet along said North right-of-way line to the Southeast corner of Lot 206, Acacia Ridge; thence N00°44'27"E, 100.00 feet to the Northeast corner of said Lot 206; thence N89°15'33"W, 14.00 feet along the North line of said Lot 206 to the Southeast corner of Lot 208, Acacia Ridge; thence N00°44'27"E, 65.00 feet the Northeast corner of said Lot 208, also being the Southwest corner of Lot 203, Acacia Ridge; thence S89°15'33"E, 124.33 feet to the Southeast corner of said Lot 203; thence along the East line of said Lot 203 along a curve to the right which has a radius of 180.00 feet and a chord which bears N03°52'13"W, 28.94 feet; thence S89°15'33"E, 60.00 feet to a point on the East right-of-way line of Summer Rain Pass; thence N00°44'27"E, 107.80 feet along said East right-of-way line to the Southwest corner of Lot 232, Acacia Ridge; thence S89°15'33"E, 460.77 feet along the South line of Lots 226, 232, 233 and 239, Acacia Ridge to the Southeast corner of said Lot 233, also begin on the Southwesterly right-of-way line of Turning Pebble Street; thence Southeasterly along said Southwesterly right-of-way line along a curve to the left which has a radius of 184.00 feet and a chord which bears S17°56'20"E, 68.53 feet; thence S28°40'17"E, 228.76 feet along said Southwesterly right-of-way line; thence N61°19'43"E, 122.14 feet along the Southeasterly line of Lot 247, Acacia Ridge and the Southwesterly extension thereof to the Southeast corner of said Lot 247; thence S89°15'33"E, 136.92 feet along the South line of Lots 245 and 246, Acacia Ridge to the Southeast corner of said Lot 245, also being the point of beginning. Containing 783,589 square feet (17.989 acres).

NOTES

1. All existing easements within the boundary of this plat will be released.
2. All intersection radii are 15'.
3. Subdivider
   East South Point, LLC
   6801 South Towne Drive
   Madison, WI 53713

   Planner
   Vandewalle & Assoc
   120 E. Lakeside St.
   Madison, WI 53715

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

LEGEND

- FOUND 1-1/4" REBAR
- SS — SS — SANITARY SEWER
- W — W — WATER MAIN
- ST — ST — STORM SEWER
- MANHOLE
- INLET
- HYDRANT
- CONCRETE
- 1140 EXISTING CONTOUR
- CONCRETE CURB AND GUTTER

0 60' 120'

1"=60'

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

SE1/4 - SE1/4 SECTION 28, T7N, R8E

LOCATION MAP 1"=1000'


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: 23-07-101

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

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

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

CURVE TABLE

| CURVE NUMBER | RADIUS (FEET) | ARC (FEET) | CHORD (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|
| 1 | 565.00 | 161.90 | 161.34 | N81°03'01"W | 16°25'04" | OUT-N72°50'29"W |
| 2 | 25.00 | 37.90 | 34.43 | N23°32'56"W | 98°35'06" | |
| 3 | 120.00 | 52.00 | 51.60 | N13°13'52"E | 24°49'50" | |
| 4 | 180.00 | 28.94 | 28.91 | N03°52'13"W | 09°12'47" | |
| 5 | 184.00 | 68.53 | 68.13 | S17°56'20"E | 21°20'54" | |

SHEET 1 OF 1