

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. 5434851, released by Doc. No. 5434851.
-10' Wide Grading and Sloping Easement granted by Doc. No. 3209045, released by Doc. No. 3209045.

- 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 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 the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head 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:

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.

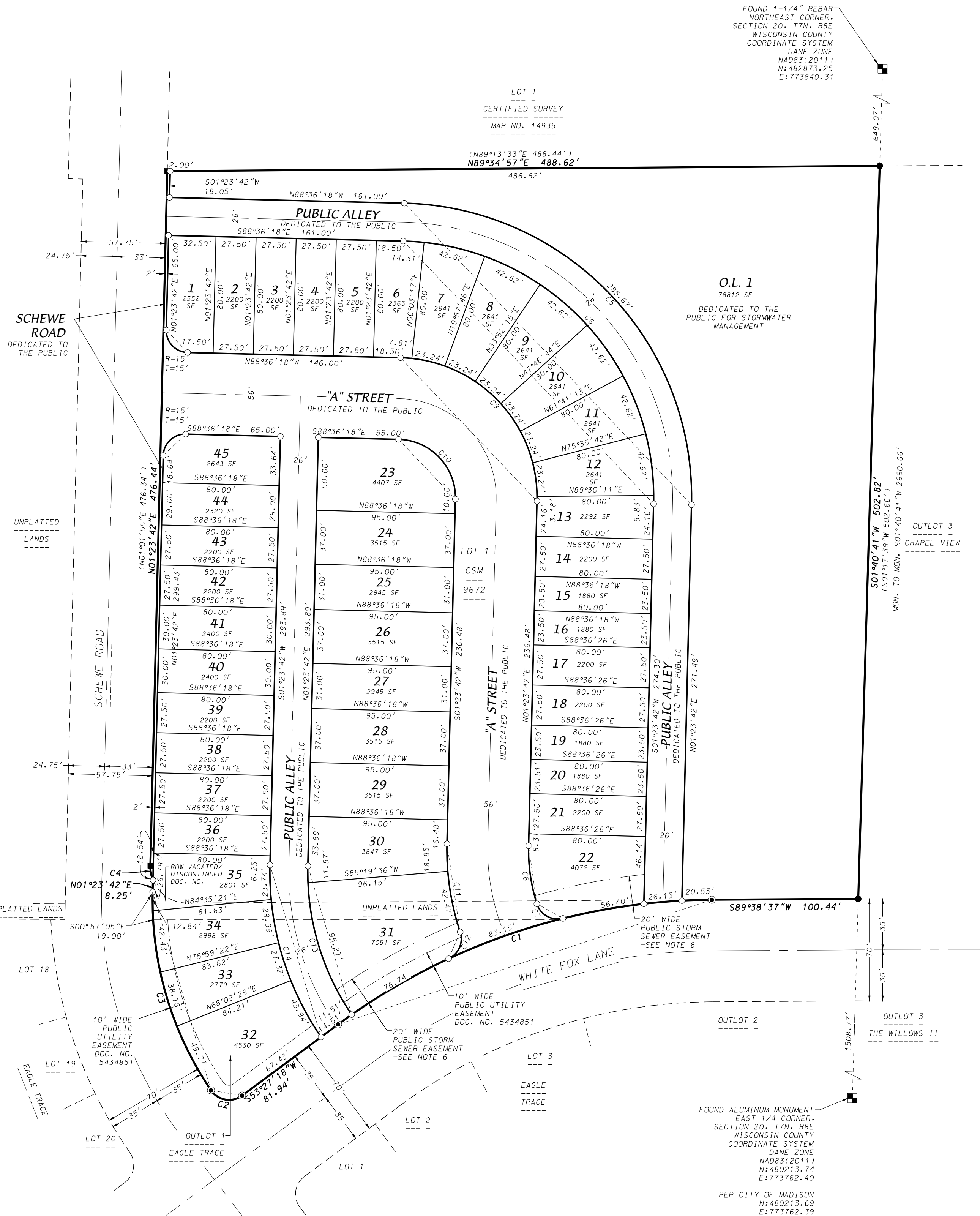
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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.

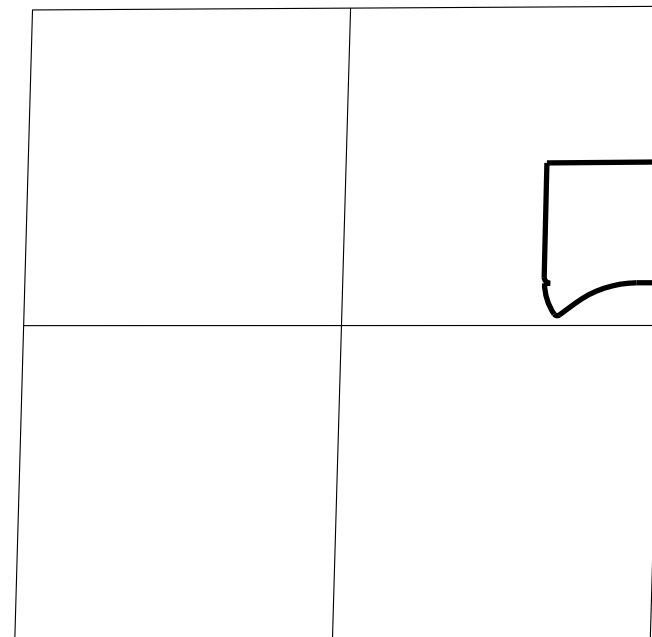
- Distances shown along curves are chord lengths.

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 4.50 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.
- () Recorded as information



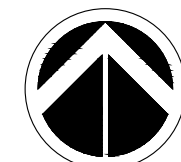
NE1/4, SECTION 20, T7N, R8E



LOCATION MAP
1"=800'

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	DL1	435.00	270.21	274.75	S71°32'58"W	36°11'20"	
2	ALLEY	435.00	20.53	20.53	S88°17'31"W	02°42'14"	
3	ALLEY	435.00	26.15	26.15	S95°13'04"W	03°26'40"	
4	ALLEY	435.00	56.40	56.40	S79°48'42"W	07°56'04"	
5	ALLEY	435.00	83.15	83.15	S70°34'35"W	10°58'10"	
6	ALLEY	435.00	76.74	76.74	S60°01'52"W	10°07'16"	
7	ALLEY	435.00	11.51	11.51	S54°12'46"W	01°30'56"	
8	ALLEY	435.00	21.65	24.18	N80°21'34"W	92°22'16"	OUT-N34°10'26"W
9	ALLEY	435.00	141.72	144.02	N16°23'22"W	35°34'08"	
10	ALLEY	435.00	49.77	49.77	N28°00'51"W	12°18'58"	
11	ALLEY	435.00	38.78	38.78	N17°03'48"W	09°55'20"	
12	ALLEY	435.00	43.43	42.49	N07°01'21"W	10°29'34"	
13	ALLEY	435.00	12.84	12.84	N00°11'26"W	03°10'16"	
14	ALLEY	435.00	25.00	10.00	N10°08'31"W	23°04'26"	IN-N21°40'44"W
15	ALLEY	435.00	202.00	285.67	N43°36'18"W	90°00'00"	
16	ALLEY	435.00	176.00	248.90	S43°36'18"E	90°00'00"	
17	ALLEY	435.00	14.31	14.31	S66°16'30"E	04°39'36"	
18	ALLEY	435.00	42.72	42.72	S76°59'29"E	13°54'26"	
19	ALLEY	435.00	42.72	42.72	S63°05'03"E	13°54'26"	
20	ALLEY	435.00	42.72	42.72	S49°10'37"E	13°54'26"	
21	ALLEY	435.00	42.72	42.72	S35°16'11"E	13°54'26"	
22	ALLEY	435.00	42.72	42.72	S21°21'45"E	13°54'26"	
23	ALLEY	435.00	42.72	42.72	S07°27'19"E	13°54'26"	
24	ALLEY	435.00	5.83	5.83	S00°26'48"W	01°53'48"	
25	ALLEY	435.00	15.00	20.54	N60°44'17"W	86°24'06"	IN-S76°03'40"W
26	ALLEY	435.00	122.00	40.13	N08°04'16"W	18°55'56"	IN-N17°32'14"W
27	ALLEY	435.00	96.00	135.76	N43°36'18"W	90°00'00"	
28	ALLEY	435.00	3.18	3.18	N00°26'48"E	01°53'48"	
29	ALLEY	435.00	23.24	23.30	N07°27'19"W	13°54'26"	
30	ALLEY	435.00	23.24	23.30	N21°21'45"W	13°54'26"	
31	ALLEY	435.00	23.24	23.30	N35°16'11"W	13°54'26"	
32	ALLEY	435.00	23.24	23.30	N49°10'37"W	13°54'26"	
33	ALLEY	435.00	23.24	23.30	N63°05'03"W	13°54'26"	
34	ALLEY	435.00	23.24	23.30	N76°59'29"W	13°54'26"	
35	ALLEY	435.00	7.81	7.81	N86°16'30"W	04°39'36"	
36	ALLEY	435.00	40.00	56.57	S43°36'18"E	90°00'00"	
37	ALLEY	435.00	178.00	61.12	S08°29'29"E	19°46'22"	OUT-S18°22'40"E
38	ALLEY	435.00	178.00	18.85	S01°38'22"E	06°04'08"	
39	ALLEY	435.00	42.47	42.57	S11°31'33"E	13°42'14"	
40	ALLEY	435.00	15.00	19.97	S23°21'25"W	83°28'10"	OUT-S65°05'30"W
41	ALLEY	435.00	174.00	106.35	N16°23'57"W	35°35'18"	IN-N34°11'36"W
42	ALLEY	435.00	174.00	95.27	N18°18'17"W	31°46'38"	
43	ALLEY	435.00	174.00	11.57	N00°30'38"W	03°48'40"	
44	ALLEY	435.00	200.00	123.11	S16°31'49"E	35°51'02"	OUT-S34°27'20"E
45	ALLEY	435.00	23.74	23.76	S02°00'29"E	06°48'22"	
46	ALLEY	435.00	29.99	30.02	S09°42'38"E	08°35'56"	
47	ALLEY	435.00	27.32	27.34	S17°55'34"E	07°49'56"	
48	ALLEY	435.00	43.94	44.03	S28°08'56"E	12°36'48"	



0 50' 100'
1" = 50'

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE) NAD83(2011)
THE EAST LINE OF THE NE1/4 OF SECTION 20, T7N, R8E BEARS N89°52'45"W

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:24-07-104

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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, 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 The Crest at Eagle Trace and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows: Outlot 1, Eagle Trace, recorded in Volume 60-097A of Plats on pages 529-535 as Document Number 5434851; Lot 1, Certified Survey Map No. 9672, recorded in Volume 55 of Certified Survey Maps on pages 303-305 as Document Number 3209045; 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 to-wit: Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 649.07 feet along the East line of said NE1/4 to the Northwest corner of Outlot 3, Chapel View also being the Southeast corner of Lot 1, Certified Survey Map No. 14935 and the point of beginning; thence S01°40'41"W, 502.82 feet along the West line of said Outlot 3 to a point on the Northerly right-of-way line of White Fox Lane; thence S89°38'37"W, 100.44 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said Northerly right-of-way on a curve to the left which has a radius of 435.00 feet and a chord which bears S71°32'58"W, 270.21 feet; thence S53°27'18"W, 81.94 feet along said Northerly right-of-way line to a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N80°21'34"W, 21.65 feet to a point of compound curve on the Easterly right-of-way line of Schewe Road; thence Northerly along said Easterly right-of-way line and the West line of a vacated and discontinued portion of Schewe Road on a curve to the right which has a radius of 232.00 feet and a chord which bears N16°23'22"W, 141.72 feet; thence N01°23'42"E, 8.25 feet along the West line of said vacated and discontinued Schewe Road to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 25.00 feet and chord which bears N10°08'31"W, 10.00 feet; thence N01°23'42"E, 476.44 feet along said Easterly right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 14935; thence N89°34'57"E, 488.62 feet along the North line of said Lot 1 to the point of beginning. Containing 265,001 square feet (6.084 acres).

Dated this 26th day of August, 2024

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

OWNER'S CERTIFICATE

VH CET, 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 CET, 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, VH CET, LLC has caused these presents to be signed this_____day of_____, 2024.

VH CET, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2024, the above named authorized signatory of the above named VH CET, LLC to me known to be the person(s) 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 Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "The Crest at Eagle Trace" located in the City of Madison, was hereby approved by Enactment Number RES_____, File I.D. Number_____, adapted this_____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, City 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 "The Crest at Eagle Trace".

Craig Franklin, 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_____day of_____, 2024 affecting the land included in "The Crest at Eagle Trace".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2024 at_____.
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:24-07-104