

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN: 13-07-122

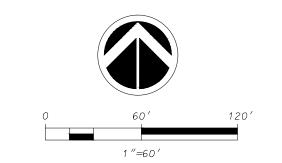
SHEET 1 OF 8

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. Department of Administration

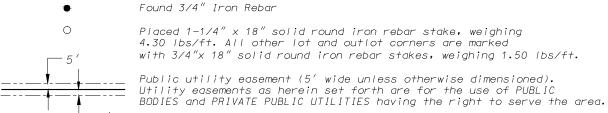
Found 1-1/4" Iron Rebar

FIRST ADDITION TO 1000 OAKS

LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)





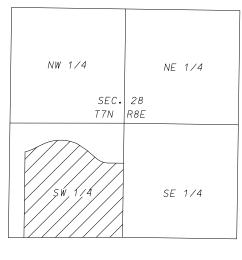
- 1. This Plat is subject to the following recorded instruments:
- A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332 and 4879641. B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331 and 4281332. C. Restrictions recorded as Doc. No. 4165428.
- 2. 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. 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 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

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

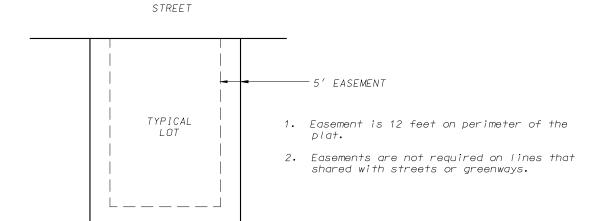
3. Public Utility Easements:

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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the 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

- 4. Outlots 3, 5, 6 and 11 are dedicated to the public for stormwater management purposes.
- 5. Outlot 2 is dedicated to the public for stormwater management and sanitary sewer purposes.
- 6. Outlot 4 is dedicated to the public for alley purposes.
- 7. Outlot 7 and 8 are dedicated to the public for park purposes.
- 8. Outlots 9 and 10 are private open space.
- 9. Distances, lengths and widths are measured to the nearest hundredth of a foot.
- 10 Distances shown along curves are chord lengths.



LOCATION MAP NOT TO SCALE



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL NOT TO SCALE - SEE NOTE 2



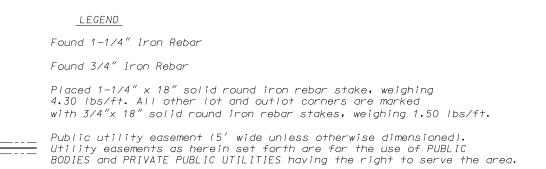


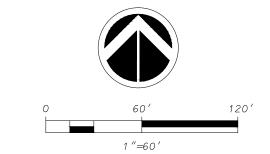
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 * Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN: 13-07-122

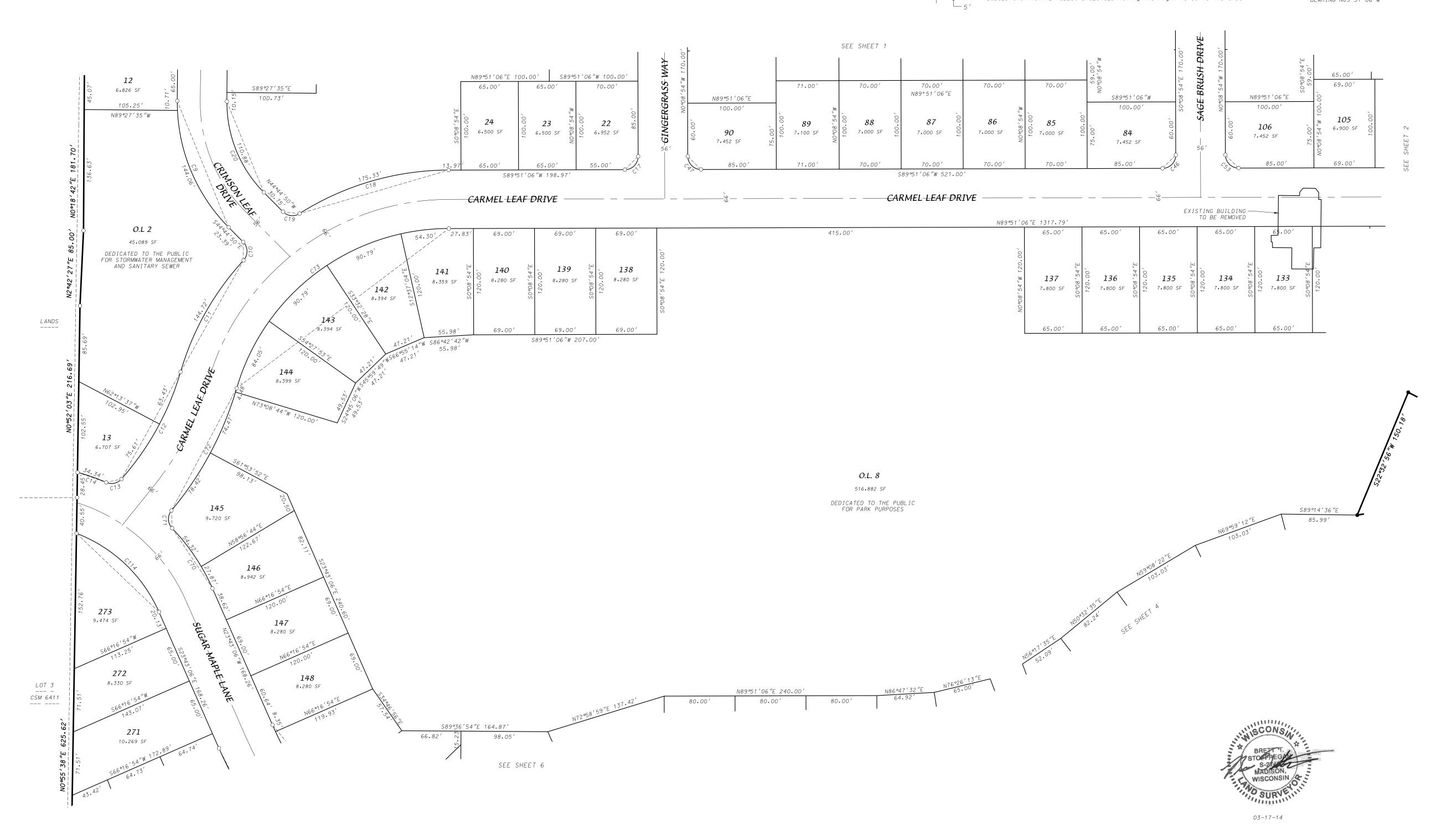
FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155 LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN





BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"W



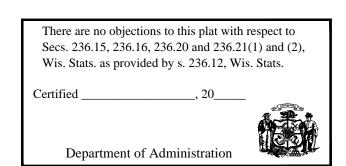
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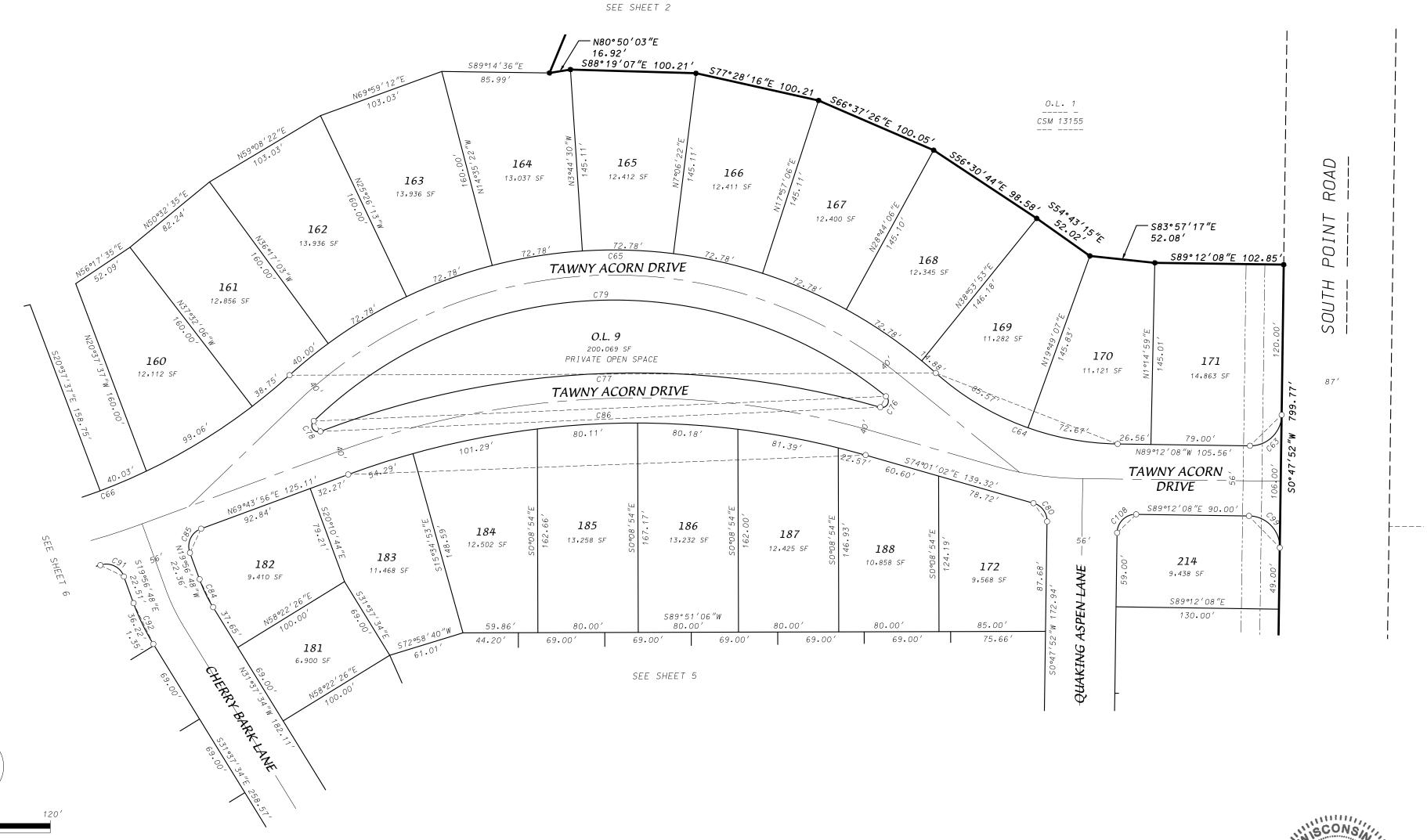
SHEET 3 OF 8

FIRST ADDITION TO 1000 OAKS

LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND Found 1-1/4" Iron Rebar Found 3/4" Iron Rebar 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.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51′06″W

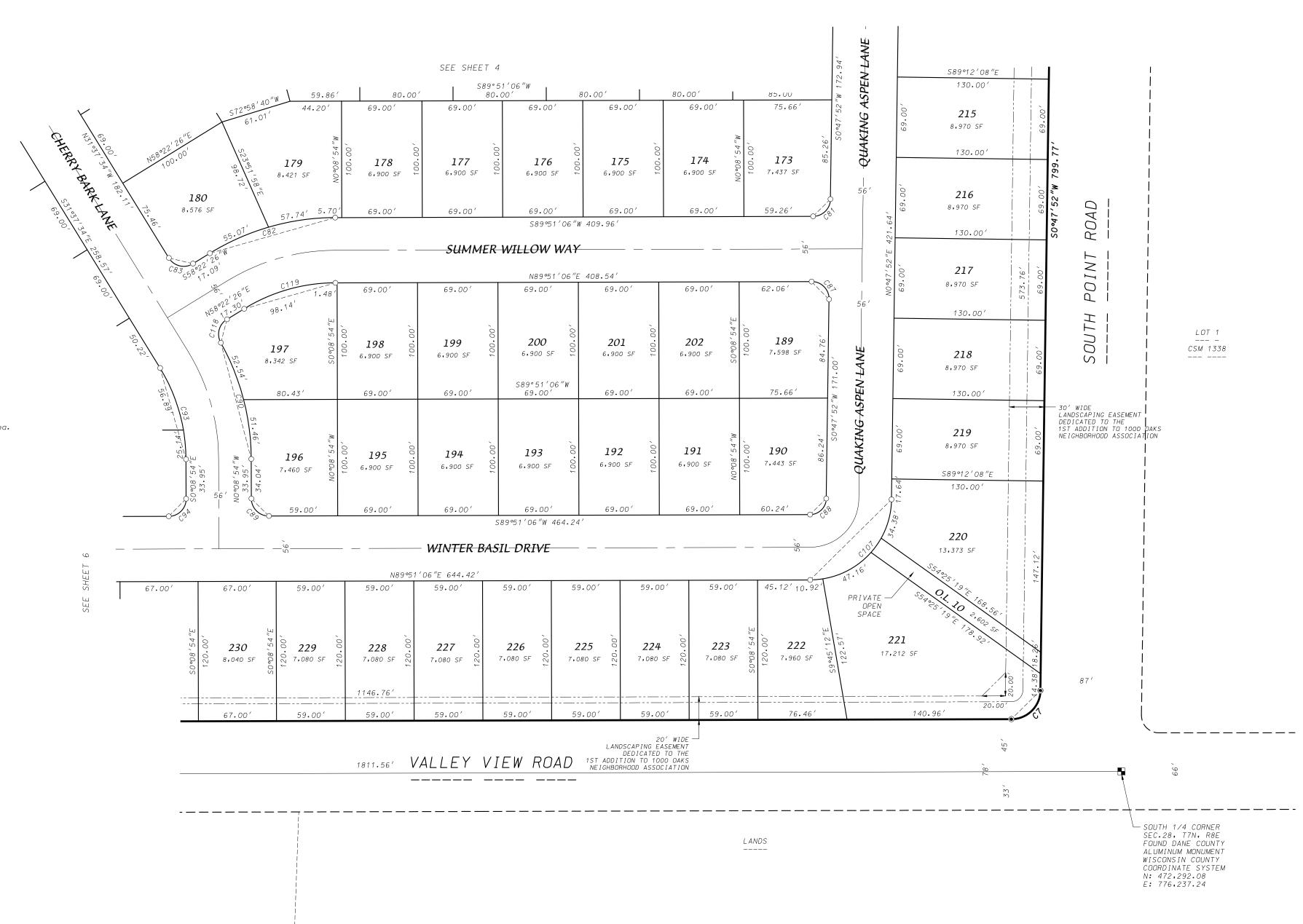


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FIRST ADDITION TO 1000 OAKS There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN



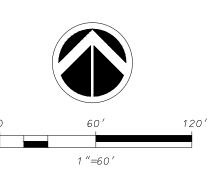
<u>LEGEND</u>

Found 1-1/4" Iron Rebar

Department of Administration

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.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51′06″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: 13-07-122

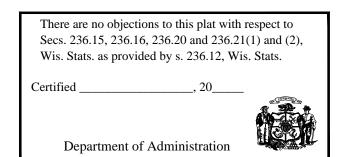
FIRST ADDITION TO 1000 OAKS LEGEND There are no objections to this plat with respect to Found 1-1/4" Iron Rebar Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Found 3/4" Iron Rebar Wis. Stats. as provided by s. 236.12, Wis. Stats. LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E Placed 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. CITY OF MADISON, DANE COUNTY, WISCONSIN 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. Department of Administration SEE SHEET 3 N89°51′06″E 240.00′ S89°36′54″E 164.87′ 159 13,094 SF 154 12,800 SF 12,367 SF 12,800 SF BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28.T7N.R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) 15,643 SF 10,327 SF BEARING N89°51′06″W 153 18,696 SF 151 S89°51′06″W 258.46′ TAWNY ACORN DRIVE N89°51′06″E 165.15′ 152 12,443 SF 203 264 8,906 SF 213 11,178 SF 7,338 SF 265 6,938 SF 6,760 SF 263 241 267 212 7,353 SF 8,963 SF 205 211 5,900 SF 260 6,900 SF 210 6,900 SF **249** 6,649 SF 207 5,900 SF 258 7,973 SF 209 10,466 SF 104.60′ 5,919 SF 6,725 SF 208 LOT 3 9,065 SF CSM 6411 LOT 1 6,191 SF 6,815 SF CSM 8812 251 S89°51′06″W 94.18′ 7,330 SF O.L. 11 110,351 SF 255 DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT 235 11,252 SF 252 7,841 SF 254 N84°39′20″E 6,191 SF 13,011 SF 15' WIDE TEMPORARY LIMITED EASEMENT FOR GRADING AND SLOPING. EASEMENT IS RELEASED WHEN SIDEWALK INSTALLATION IS COMPLETED AND ACCEPTED DOC. NO. 4787425 S85°53′42″W 9,325 SF 7,924 SF 8,040 SF 100.00′ *253* 9,992 SF 119.14' S89°51′06″W 1716.35′ 20' WIDE — LANDSCAPING EASEMENT DEDICATED TO THE 1ST ADDITION TO 1000 OAKS NEIGHBORHOOD ASSOCIATION - N00°55′38″E 45.01′ VALLEY VIEW ROAD _____ MON. TO MON. N89°51′06″E 2598.34′ (REC. N89°15′09″E 2598.10′) ___ _ CSM 1364 LOT 2 SEC.28, T7N, R8E FOUND _____ CSM 5835 1-1/4" REBAR D'ONOFRIO KOTTKE AND ASSOCIATES, INC. 7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089

SHEET 6 OF 8

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN: 13-07-122

FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155 LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

| CURVE | LOT | RADIUS | CHORD | ARC | CHORD | CENTRAL | TANGENT | CURVE | LOT | RADIUS | CHORD | ARC | CHORD | CENTRAL | TANGENT |
|-------------------|------------------|----------------------------|---------------------------|---------------------------|--|---|------------------------------------|-------------------|-------------------|----------------------------|--------------------------|--------------------------|---|--|------------------------------------|
| NUMBER C1 | | (FEET) 545.00 | (FEET) 86.07 | (FEET) 86.16 | BEARING N85°19′20″E | ANGLE 009°03′28″ | BEARING | NUMBER C49 | | (FEET) 122.00 | (FEET) 116.00 | 120.89 | BEARING S61° 45′ 44″E | | BEARING OUT-S33°22′34″E |
| 63 | 4 ROW | 545.00 545.00 | 63.55 22.57 164.15 | 63.59 22.57 | N86°30′31″E N81°58′47″E N72°07′54″E | 006°41′06″ 002°22′22″ 017°19′24″ | | CEO | 98 99 | 122.00 122.00 144.00 | 106.59 | 110.31 | S64°14′43″E S35°51′33″E S01°32′38″E | 051°48′22″ 004°57′58″ | OUT-S30°17′18″W |
| C2 | OL 3 1 4 | 545.00 545.00 545.00 | 156.81 7.42 | 164.78 157.36 7.42 | N72°31′18″E N63°51′36″E | 016°32′36″ 000°46′48″ | | C50 | 99 100 | 144.00 144.00 144.00 | 151.90 90.99 66.81 | 160.01 92.58 67.43 | S14°57′30″E S16°52′26″W | 036°50′08″ 026°49′44″ | 001-330 11 16 W |
| C3 | 34 | 740.00 740.00 | 820.10 6.71 | 869.21 6.71 | S82°52′48″E N63°43′47″E | 067°18′00″ 000°31′10″ | | C51 C52 | | 15.00 266.00 | 18.88 85.17 | 20.42 85.54 | S69°16′58″W N80°56′08″W | 077°59′20″ 018°25′32″ | OUT-N71°43′22″W |
| | 35 36 | 740.00 740.00 | 68.72 68.72 | 68.75 68.75 | N66°39′03″E N71°58′25″E | 005°19′22″ 005°19′22″ | | 057 | 101 100 | 266.00 266.00 | 81.04 4.18 | 81.36 4.18 | N80°29′06″W N89°41′52″W | 017°31′28″ 000°54′04″ | |
| | 37 38 39 | 740.00 740.00 740.00 | 68.72 68.72 68.72 | 68.75 68.75 68.75 | N77°17′47″E N82°37′09″E N87°56′31″E | 005°19′22″ 005°19′22″ 005°19′22″ | | C53 C54 C55 | | 15.00 25.00 25.00 | 21.21 39.48 35.36 | 23.56 45.50 39.27 | N45°08′54″W N73°25′31″E S45°47′52″W | 090°00′00″ 104°16′58″ 090°00′00″ | OUT-S54°26′00″E |
| | 40 41 | 740.00 | 68.72 68.72 | 68.75 68.75 | S86° 44′ 07″E S81° 24′ 45″E | 005°19′22″ 005°19′22″ | | C56 C57 | | 175.00 15.00 | 47.12 18.16 | 47.26 19.51 | N81°27′55.5″N N36°27′55.5″N | V 015°28′25″ | OUT-N73°43′43″W |
| | 42 43 | 740.00 740.00 | 68.72 68.72 | 68.75 68.75 | S76°05′23″E S70°46′01″E | 005°19′22″ 005°19′22″ | | C58 | 123 | 200.00 | 117.53 12.89 | 119.29 12.89 | N16°17′21″W N01°02′56″W | 003°41′36″ | OUT-N33°22′34″W |
| | 44 ROW OL6 | 740.00 740.00 740.00 | 45.49 130.91 67.18 | 45.50 131.08 67.20 | S66°20′39″E S59°30′29″E S51°49′54″E | 003°31′22″ 010°08′58″ 005°12′12″ | | C59 | 122 121 | 200.00 200.00 178.00 | 53.64 52.45 169.25 | 53.80 52.60 176.37 | N10°36′06″W N25°50′31″W N61°45′44″W | 015°24′44″ 015°04′06″ 056°46′20″ | |
| C4 C5 | OLO | 340.00 25.00 | 232.42 35.36 | 237.20 39.27 | S69°12′58″E S44°12′08″E | 039°58′20″ 090°00′00″ | | 000 | 121 120 | 178.00 178.00 | 1.19 53.04 | 1.19 53.24 | N33°34′02″W N42°19′36″W | 000°22′56″ 017°08′12″ | |
| C6 | OL 7 | 255.00 255.00 | 139.70 95.20 | 141.51 95.77 | S73°18′16″E N78°26′36″W | 031°47′43″ 021°31′04″ | | | 119 118 | 178.00 178.00 | 53.04 51.32 | 53.24 51.50 | N59°27′48″W N76°19′10″W | 017°08′12″ 016°34′32″ | |
| C7 C8 | 125 | 255.00 25.00 25.00 | 45.68 35.06 37.56 | 45.74 38.86 42.49 | N62°32′44″W S45°19′29″W S48°08′48 5″ | 010°16′40″ 089°03′14″ 5 097°22′27″ | IN-N83°09′58″E | C60 C61 | 117 | 178.00 15.00 300.00 | 17.21 21.21 111.57 | 17.21 23.56 112.22 | N87°22′40″W N45°08′54″W N10°34′04″W | 005°32′38″ 090°00′00″ 021°25′56″ | |
| C9 | 12 | 200.00 | 154.00 10.71 | 158.08 | \$22°06′12.5″ \$00°59′37.5″ | E 045°17′15″ | 1N NOS 03 30 E | C62 C63 | | 25.00 25.00 | 35.36 35.36 | 39.27 39.27 | S44°12′08″E S45°47′52″W | 090°00′00″ 090°00′00″ | |
| C10 | OL2 | 200.00 | 144.06 20.73 | 147.37 | S01°02′45″E | | OUT-S42°39′20″W | C64 | 171 | 222.00 222.00 | 155.72 75.67 | 159.11 72.99 | N68°40′13″W N79°46′58″W | 018°50′20″ | OUT-N48°08′18″W |
| C11 C12 | OL2 | 316.00 314.00 314.00 | 144.72 138.19 63.43 | 146.02 139.33 63.54 | S29°25'03,5" S28°53'28"W S21°58'35"W | | OUT-S16°10′47″W OUT-S41°36′09″W | C65 | 170 170 | 222,00 385,00 385,00 | 85.58 515.74 14.88 | 86.11 565.12 14.89 | N59°15′03″W S89°48′38.5″V N49°14′45.5″V | | OUT-S47°45′35″W |
| C13 | 13 | 314.00 15.00 | 75.61 17.63 | 75.79 18.85 | S34°41′16″W | 013°49′46″ | OUT-N66°24′20″W | | 169 168 | 385.00 385.00 | 72.78 72.78 | 72.89 72.89 | N55°46′38″W N66°37′28″w | 010°50′50″ 010°50′50″ | |
| C14 C15 | | 233.00 25.00 | 34.34 35.36 | 34.37 39.27 | S71°31′48″E | 090°00′00″ | OUT-N74°51′25″W IN-N63°28′12″E | | 167 166 | 385.00 385.00 | 72.78 72.78 | 72.89 72.89 | N77°28′18″W N88°19′08″W | 010°50′50″ 010°50′50″ | |
| C16 C17 C18 | | 200.00 15.00 316.00 | 91.28 21.21 175.33 | 92.09 23.56 177.66 | S13°20′21″E S44°51′06″W S73°44′43″W | 026°22′54″ 090°00′00″ 032°12′46″ | OUT-S57°38′20″W | | 165 164 163 | 385.00 385.00 385.00 | 72.78 72.78 72.78 | 72.89 72.89 72.89 | S80°50′02″W S69°59′12″W S59°08′22″W | 010°50′50″ 010°50′50″ 010°50′50″ | |
| C19 C20 | | 15.00 144.00 | 18.80 110.88 | 20.32 113.82 | N83°33′15″W N22°06′12.5″ | 077°36′50″ | 001-331 30 20 W | C66 | 162 | 385.00 472.00 | 72.78 339.01 | 72.89 346.75 | 550°44′16″W S68°48′20.5″N | 005°57′22″ | |
| C21 C22 | | 25.00 25.00 | 32.22 35.36 | 35.02 39.27 | N40°40′00.5″ N18°28′12″E | E 080°15′11″ 090°00′00″ | | | 162 161 | 472.00 472.00 | 38.75 99.06 | 38.76 99.24 | S50°06′44″W S58°29′18″W | 004°42′18″ 012°02′50″ | |
| C23 C24 | 4.4 | 25.00 600.00 | 33.80 158.40 | 37.12 158.87 | S85°03′53″E S12°53′48″W S17°19′29″W | | IN-S64°34′58″E OUT-S05°18′41″W | | 0L 7 160 | 472.00 472.00 472.00 | 40.03 98.12 70.34 | 40.04 98.30 | S66°56′32″W S75°20′20″W S85°34′42.5″I | 004°51′38″ 011°55′58″ | |
| | 44 OL 4 45 | 600.00 600.00 600.00 | 66.09 27.06 65.65 | 66.12 27.06 65.68 | S12°52′32″W S08°26′51″W | 006°18'52'' 002°35'02'' 006°16'20'' | | C67 | 159 155 | 178.00 178.00 | 164.01 73.42 | 70.40 170.45 73.95 | \$62°25′06″W \$77°57′02″W | 054°52′00″ 023°48′08″ | |
| C25 C26 | | 15.00 150.00 | 20.95 46.28 | 23.20 46.46 | S49°36′45.5″ N77°12′44″W | W 088°36′09″ | OUT-N68°20′18″W | | 154 153 | 178.00 178.00 | 67.71 28.35 | 68.13 28.38 | S55°05′06″W S39°33′10″W | 021°55′44″ 009°08′08″ | |
| C27 | 46 | 600.00 | 489.92 43.42 | 504.66 43.43 | S87°33′57″W N70°24′43″W | 048°11′30″ 004°08′50″ | | C68 C69 | 457 | 15.00 467.00 | 21.21 251.93 | 23.56 255.09 | S79°59′06″W N39°22′00″W | 090°00′00″ 031°17′48″ | |
| | 47 48 49 | 600.00 600.00 600.00 | 43.55 43.55 43.55 | 43.56 43.56 43.56 | N74°33′55″W N78°43′29″W N82°53′03″W | 004°09′34″ 004°09′34″ 004°09′34″ | | | 153 152 151 | 467.00 467.00 467.00 | 7.92 79.12 79.12 | 7.92 79.21 79.21 | N54°31′44″W N49°11′01″W N39°27′55″W | 000°58′20″ 009°43′06″ 009°43′06″ | |
| | 50 51 | 600.00 600.00 | 43.55 43.55 | 43.56 43.56 | N87°02′37″W S88°47′49″W | 004°09′34″ 004°09′34″ | | | 150 149 | 467.00 467.00 | 80.30 8.35 | 80.40 8.35 | N29°40′27″W N24°13′49″W | 009°51′50″ 001°01′26″ | |
| | 52 53 | 600.00 600.00 | 43.55 43.55 | 43.56 43.56 | S84°38′15″W S80°28′41″W | 004°09′34″ 004°09′34″ | | C70 | 147 | 233.00 233.00 | 81.91 27.87 | 82.34 27.89 | N33°50′30″W N27°08′50″W | 006°51′28″ | OUT-N43°57′54″W |
| | 54 55 56 | 600.00 600.00 600.00 | 43.55 43.55 42.69 | 43.56 43.56 42.70 | S76°19′07″W S72°09′33″W S68°02′26″W | 004°09′34″ 004°09′34″ 004°04′40″ | | C71 C72 | 146 | 233.00 15.00 380.00 | 54.32 20.06 156.51 | 54.45 21.97 157.63 | N37°16′14″W N02°00′31.5″I N28°03′49″E | | OUT-N39°56′51″E OUT-N16°10′47″E |
| C28 | 57 | 600.00 | 26.51 21.21 | 26.51 23.56 | S64°44′09″W N71°31′48″W | 002°31′54″ 090°00′00″ | | 0,2 | 146 OL8 | 380.00 380.00 | 78.42 74.47 | 78.56 74.59 | N34°01′29″E N22°28′42″E | 011°50′44″ 011°14′50″ | 667 W/6 76 77 E |
| C29 | 34 | 640.00 640.00 | 592.09 6.71 | 615.54 | S88°58′37″E N63°46′13″E | 000°36′02″ | OUT-S61°25′26″E | C73 | 144 | 380.00 250.00 | 4.48 299.76 | 4.48 321.45 | N16°31′02″E N53°00′56.5″E | | |
| | 35 36 37 | 640.00 640.00 640.00 | 58.53 59.43 59.43 | 58.55 59.46 59.46 | N66°41′29″E N71°58′25″E N77°17′47″E | 005°14′30″ 005°19′22″ 005°19′22″ | | | 144 143 142 | 250.00 250.00 250.00 | 84.05 90.79 90.79 | 84.45 91.30 91.30 | N25°51′27″E N45°59′49″E N66°55′13″E | 019°21′20″ 020°55′24″ 020°55′24″ | |
| | 38 39 | 640.00 640.00 | 59.43 59.43 | 59.46 59.46 | N82°37′09″E N87°56′31″E | 005°19′22″ 005°19′22″ | | C74 | 141 | 250.00 200.00 | 54.30 107.84 | 54.41 109.19 | N83°37′0.5″E S74°30′28″E | 012°28′11″ | OUT-S58°52′02″E |
| | 40 41 | 640.00 640.00 | 59.43 59.43 | 59.46 59.46 | S86°44′07″E S81°24′45″E | 005°19′22″ 005°19′22″ | | 075 | 127 126 | 200.00 | 67.47 41.32 | 67.80 41.40 | S80°26′14″E S64°47′48″E | 019°25′20″ 011°51′32″ | |
| | 42 43 44 | 640.00 640.00 640.00 | 59.43 59.43 74.59 | 59.46 59.46 74.63 | S76°05′23″E S70°46′01″E S64°45′53″E | 005°19′22″ 005°19′22″ 006°40′54″ | | C75 | 126 125 | 255.00 255.00 255.00 | 133.44 29.21 60.72 | 135.01 29.23 60.86 | S74°02′05″E S62°09′04″E S72°16′20″E | 030°20′06″ 006°34′04″ 013°40′28″ | |
| C30 | 56 | 614.00 614.00 | 574.52 41.60 | 597.86 41.61 | S88°38′07″E N65°24′41″E | | OUT-S60°44′26″E | C76 | OL 7 | 255.00 5.00 | 44.86 9.80 | 44.92 13.70 | S84°09′21″E | 010°05′34″ | OUT-N73°57′27″W |
| | 55 54 | 614.00 614.00 | 50.79 50.94 | 50.81 60.95 | N69°43′24″E N74°28′16″E | 004° 44′ 28″ 004° 45′ 16″ | | C77 C78 | | 704.00 5.00 | 447.19 9.80 | 455.07 13.70 | N32°28′21″W | 157°02′34″ | OUT-S69°00′22″W OUT-N46°02′56″W |
| | 53 52 51 | 614.00 614.00 614.00 | 50.99 51.08 51.06 | 51.00 51.09 51.08 | N79°13′41″E N83°59′30″E N88°45′31″E | 004° 45′34″ 004° 46′04″ 004° 45′58″ | | C79 C80 C81 | | 345.00 15.00 15.00 | 465.94 18.22 21.04 | 511.52 19.59 23.31 | N87°31′27.5″E S36°36′35″E S45°19′29″W | 074°48′54″ 089°03′14″ | OUT-S50°00′01″E |
| | 50 49 | 614.00 614.00 | 51.08 51.00 | 51.09 51.02 | S86° 28′ 28″E S81° 42′ 37″E | 004° 46′04″ 004° 45′38″ | | C82 | 180 | 206.00 | 111.76 57.74 | 113.17 57.94 | 574°06′46″W 581°47′41″W | 031°28′40″ 016°06′50″ | |
| | 48 47 | 614.00 614.00 | 50.95 50.80 | 50.96 50.82 | S76° 57′ 08″E S72° 12′ 12″E | 004° 45′20″ 004° 44′32″ | | C83 | 181 | 206.00 | 55.07 21.21 | 55.24 23.56 | S66°03′21″W N76°37′34″W | 015°21′50″ 090°00′00″ | |
| C31 | 46 45 | 614.00 614.00 15.00 | 50.59 46.81 18.71 | 50.60 46.82 20.20 | S67°28′16″E S62°55′31″E N24°52′59″E | 004°43′20″ 004°22′10″ 077°10′26″ | IN-N13°42′14″W | C84 C85 C86 | | 122.00 15.00 664.00 | 24.83 21.15 413.14 | 24.87 23.48 420.11 | N25°47′11″W N24°53′34″E N87°51′27″E | 011°40′46″ 089°40′44″ 036°15′02″ | |
| C32 C33 | | 560.00 190.00 | 457.26 58.62 | 471.02 58.85 | N87°33′57″E S77°12′44″E | | OUT-68°20′18″E | 000 | 184 185 | 664.00 664.00 | 54.29 101.29 | 54.31 101.39 | N72°04′31″E N78°47′34″E | 004°41′10″ 008°44′56″ | |
| C34 C35 | | 15.00 15.00 | 20.45 21.21 | 22.50 23.56 | S43°07′02″E S44°51′06″E | 085°56′16″ 090°00′00″ | | | 186 187 | 664.00 664.00 | 80.11 80.18 | 80.16 80.23 | N86°37′33″E S86°27′15″E | 006°55′02″ 006°55′22″ | |
| C36 C37 C38 | | 310.00 15.00 256.00 | 69.14 23.44 60.20 | 69.29 26.90 60.34 | S83°26′55″W N51°34′35″W N06°57′04″W | 012°48′22″ 102°45′22″ 013°30′20″ | OUT-N00°11′54″W | C87 | 188 189 | 664.00 664.00 15.00 | 81.39 22.57 21.39 | 81.44 22.57 23.81 | S79°28′44″E S74°59′28″E S44°40′31″E | 007°01′40″ 001°56′52″ 090°56′46″ | |
| C39 C40 | | 15.00 270.00 | 18.72 60.22 | 20.21 60.35 | N38°26′55″E N83°26′55″E | 077°11′38″ 012°48′22″ | | C88 C89 | | 14.00 15.00 | 19.63 21.21 | 21.76 23.56 | S45°19′29″W N45°08′54″W | 090°03′14″ 090°00′00″ | |
| | 58 59 | 270.00 270.00 | 58.54 1.69 | 58.66 1.69 | N83°16′10″E N89°40′21″E | 012°26′52″ 000°21′30″ | | C90 | 197 | 206.00 206.00 | 103.17 51.46 | 104.28 51.59 | N14°39′00.5″ N07°19′23.5″ | V 029°00′13″ V 014°20′59″ | OUT-N29°09′07″W |
| C41 C42 C43 | | 15.00 15.00 15.00 | 21.21 21.21 21.21 | 23.56 23.56 23.56 | S45°08′54″E S44°51′06″W N45°08′54″W | 090°00′00″ 090°00′00″ 090°00′00″ | | C91 C92 | 198 | 206.00 15.00 178.00 | 52.54 20.92 36.22 | 52.69 23.15 36.28 | | 014°39′14″ 088°25′01″ 011°40′46″ | IN-N71°38′11″E |
| C44 C45 | | 15.00 15.00 15.00 | 21.21 21.21 21.21 | 23.56 23.56 | N44°51′06″E S45°08′54″E | 090°00′00″ 090°00′00″ | | C93 | 208 | 150.00 150.00 | 36.22 81.38 56.89 | 56.28 82.41 57.24 | \$25°47 11 E \$15°53′14″E \$20°41′41″E | 031°28′40″ 021°41′41″ | |
| C46 C47 | | 15.00 15.00 | 21.21 21.21 | 23.56 23.56 | S44°51′06″W N45°08′54″W | 090°00′00″ 090°00′00″ | | C94 | 209 | 150.00 15.00 | 25.14 21.21 | 25.17 23.56 | S04°57′21″E S44°51′06″W | 009°36′54″ 090°00′00″ | |
| C48 | | 15.00 | 21.21 | 23.56 | N44°51′06″E | 090°00′00″ | | C95 | 209 210 | 124.00 124.00 124.00 | 121.22 30.47 93.72 | 126.65 30.55 96.11 | N60°53′14″W N83°05′29″W N53°49′49″W | 058°31′20″ 014°06′50″ 044°24′30″ | |
| | | | | | | | | C96 | 210 | 122.00 | 61.04 | 61.69 | N17°08′22″W | | OUT-02°39′10″W |

| CURVE NUMBER | LOT | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BE AR I NG | CENTRAL ANGLE | TANGENT BEARING |
|-----------------|------------|------------------|-----------------|---------------|---------------------|-------------------------|--------------------|
| C97 | | 15.00 | 21.67 | 24.22 | N43° 35′ 58″E | 092°30′16″ | |
| C98 | | 528.00 | 167.15 | 167.86 | N80°44′38.5″E | | |
| | 214 | 528.00 | 79.96 | 80.03 | N85°30′33.5″E | 008°41′05″ | |
| | 204 | 528.00 | 87.73 | 87.83 | N76°24′06″E | 009°31′50″ | |
| C99 | | 25.00 | 35.36 | 39.27 | S44°12′08″E | 090°00′00″ | |
| C100 | | 25.00 | 35.36 | 39.27 | N45°08′54″W | 090°00′00″ | |
| C101 | | 383.00 | 352.91 | 366.76 | N27°34′54″W | 054°52′00″ | |
| | 253 | 383.00 | 34.73 | 34.74 | NO2°44′48″W | 005°11′48″ | |
| | 252 | 383.00 | 56.63 | 56.69 | NO9°35′06″W | 008°28′48″ | |
| | 251 | 383.00 | 56.63 | 56.69 | N18°03′54″W | 008°28′48″ | |
| | 250 | 383.00 | 56.63 | 56.69 | N26°32′42″W | 008°28′48″ | |
| | 249 | 383.00 | 56.63 | 56.69 | N35°01′30″W | 008°28′48″ | |
| | 248 | 383.00 | 56.63 | 56.69 | N43°30′18″W | 008°28′48″ | |
| | 247 | 383.00 | 48.56 | 48.60 | N51°22′48″W | 007°16′12″ | |
| C102 | 2 / / | 15.00 | 21.21 | 23.56 | N10°00′54″W | 090°00′00″ | |
| C103 | | 122.00 | 112.41 | 116.83 | N62°25′06″E | 054°52′00″ | |
| 0703 | 245 | 122.00 | 2.26 | 2.26 | N35°30′58″E | 001°03′44″ | |
| | 244 | 122.00 | 110.40 | 114.57 | N62°56′58″E | 053°48′16″ | |
| C104 | 277 | 15.00 | 20.95 | 23.20 | S45°50′33″E | 088°36′42″ | |
| C105 | | 178.00 | 92.41 | 93.48 | S16°34′53″E | 016°34′53″ | |
| 0103 | 242 | 178.00 | 48.94 | 49.10 | 509°26′19″E | 015°48′14″ | |
| | 241 | 178.00 | 44.27 | 44.38 | 524°29′00″E | 014°17′08″ | |
| C106 | 241 | 180.00 | 175.96 | 183.85 | S60°53′14″E | 058°31′20″ | |
| C106 | 276 | 180.00 | 12.07 | 12.08 | S33°32′53″E | 003° 50′ 38″ | |
| | 236 235 | 180.00 | 53.64 | 53.84 | S44° 02′ 18″E | 003 30 38 017°08′12″ | |
| | | 180.00 | | | S61°10′22″E | 017°07′56″ | |
| | 234 233 | | 53.62 | 53.82 | 578°18′26″E | 017°08′12″ | |
| | | 180.00 | 53.64 | 53.84 | S88°30′43″E | 003°16′22″ | |
| 0107 | 232 | 180.00 | 10.28 | 10.28 | N45°19′29″E | 089°03′14″ | |
| C107 | 227 | 70.00 | 98.17 | 108.80 | | 008°56′52″ | |
| | 223 | 70.00 | 10.92 | 10.93 | N85°22′40″E | 039°22′14″ | |
| | 222 | 70.00 | 47.16 | 48.10 | N61°13′07″E | 012°18′06″ | |
| | OL 9 | 70.00 | 15.00 | 15.03 | N35°22′57″E | | |
| 0400 | 221 | 70.00 | 34.38 | 34.74 | N15°00′53″E | 028°26′02″ | |
| C108 | | 15.00 | 21.21 | 23.56 | N45° 47′ 52″E | 090°00′00″ | |
| C109 | | 200.00 | 58.75 | 58.97 | N60° 54′ 06″E | 016°53′34″ | OUT 670044/E7 |
| C110 | | 15.00 | 20.90 | 23.13 | S83°22′17″E | 088°20′48″ | OUT-S39°11′53 |
| C111 | 004 | 533.00 | 146.67 | 147.14 | \$47°06′23.5″E | | |
| | 264 | 533.00 | 108.71 | 108.89 | S45°03′03.5″E | | |
| 0440 | 263 | 533.00 | 38.24 | 38.24 | S52°57′34″E | 004°06′40″ | |
| C112 | 0.5.7 | 317.00 | 292.09 | 303.56 | S27° 34′ 54″E | 054°52′00″ | |
| | 257 | 317.00 | 62.76 | 62.86 | S49°20′02″E | 011°21′44″ | |
| | 256 | 317.00 | 72.78 | 72.94 | S37° 03′ 41″E | 013°10′58″ | |
| | 255 | 317.00 | 72.78 | 72.94 | S23°52′43″E | 013°10′58″ | |
| | 254 | 317.00 | 72.78 | 72.94 | S10° 41′ 45″E | 013°10′58″ | |
| 0447 | OL 1 1 | 317.00 | 21.88 | 21.89 | S02°07′35″E | 003°57′22″ | |
| C113 | | 25.00 | 35.36 | 39.27 | S44°51′06″W | 090°00′00″ | TH. 000 |
| C114 | | 167.00 | 128.64 | 132.05 | S46°22′17.5″E | | IN-S69°01′29″ |
| C115 | | 533.00 | 60.13 | 60.16 | S26°57′07″E | 006°28′02″ | OUT-S30°11′08 |
| C116 | | 15.00 | 19.81 | 21.64 | S11°08′05.5″W | | |
| C117 | | 114.00 | 33.49 | 33.61 | S60°54′06″W | 016°53′34″ | |
| C118 | | 15.00 | 20.75 | 22.91 | N14°36′39,5″E | | |
| C119 | | 150.00 | 81.38 | 82.41 | N74°06′46″E | 031°28′40″ | |



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: 13-07-122

SHEET 7 OF 8

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.

FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155 LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN

Department of Administration

<u>LEGAL DESCRIPTI</u>ON

I, Brett T. Stoffregan, Registered 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 "First Addition to 1000 Oaks" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in all quarters of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the southwest corner of said Section 28; thence N89°51′06″E along the south line of the SW1/4 of said Section 28, 786.78 feet; thence N00°55′38″E along the outherly extension of the east line of Lot 1, Certified Survey Map No. 8812, 45.01 feet to the point of beginning; thence continuing NO0°55′38″E along said east line, 488.05 feet to the northeast corner of said Lot 1; thence S69°20′53"W along the north line of said Lot 1, 317.18 feet; thence N00°55′38"E, 625.62 feet; thence N00°52′03″E, 216.69 feet; thence N02°42′27″E, 85.00 feet; thence N00°18′42″E, 181.70 feet; thence NO2°00′53″E, 200.00 feet; thence NO0°32′25″E, 344.00 feet; thence N89°51′04″E, 15.34 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07′54″E, 164.15 feet; thence N63°28'12"E, 210.87 feet to a point of curve; thence easterly on a curve to the right which has a radius of 740.00 feet and a chord which bears \$82°52'48"E, 820.10 feet; thence \$49°13'48"E, 243.70 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12′58″E, 232.42 feet; thence S89°12′08″E, 184.43 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12′08″E, 35.36 feet; thence \$500°47'52"W, 731.27 feet to the northeast corner of Outlot 1, Certified Survey Map No. 13155; thence N89°12′08″W along the north line of said Outlot 1, 40.58 feet to a point of curve; thence along said north line northwesterly on a curve to the right which has a radius 255.00 feet and a chord which bears N73°18'16"W, 139.70 feet; thence N57°24'25"W along said north line, 119.67 feet; thence S32°35'35"W along said north line, 153.72 feet; thence N89°10'42"W along said north line, 97.58 feet; thence N62°56'58"W along said north line, 85.92 feet to the northwest corner of said Outlot 1; thence S22°32′56″W along the west line of said Outlot 1, 150.18 feet to the southwest corner of said Outlot 1; thence N80°50′03″E along the south line of said Outlot 1, 16.92 feet; thence S88°19'07"E along said south line, 100.21 feet; thence S77°28'16"E along said south line, 100.21 feet; thence S66°37′26″E along said south line, 100.05 feet; thence S56°30′44″E along said south line, 98.58 feet; thence S54°43′15″E along said south line, 52.02 feet; thence S83°57′17″E along said south line, 52.08 feet; thence S89°12′08″E along said south line, 102.85 feet to the southeast corner of said Outlot 1; thence SOO°47′52″W, 799.77 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 25.00 feet a chord which bears \$45°19'29"W, 35.06 feet; thence S89°51′06″W, 1716.35 feet to the point of beginning. Containing 4,015,204 square feet (92.18 acres).

Dated this 17th day of March, 2014.

Registered Land Surveyor S-2742



OWNER'S CERTIFICATE

VH South Pointe, 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 South Pointe, LLC does further certify that this plat is required by \$236.10 or \$236.12 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 South Pointe, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____day of ______, 2014.

VH South Pointe, LLC

STATE OF WISCONSIN) COUNTY OF DANE) S.S

Personally came before me this_____ ____, 2014, the above named officer(s) of ___day of____ the above named VH South Pointe, 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

OWNER'S CERTIFICATE

Jim & Sue Investment, 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.

Jim & Sue Investment, LLC does further certify that this plat is required by \$236.10 or \$236.12 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, Jim & Sue Investment, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this_____day of____

Jim & Sue Investment, LLC

STATE OF WISCONSIN)

My Commission expires____

COUNTY OF DANE) S.S

Personally came before me this______day of_______, 2014, the above named office the above named Jim & Sue Investment, LLC to me known to be the person(s) who executed the foregoing ___, 2014, the above named officer(s) of instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to 1000 Oaks" located in the City of Madison, was hereby approved by Enactment Number______, File I.D. Number______, adopted this_____day of_______, 2014, 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______, 2014.

Maribeth Witzel-Behl, City Clerk, 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 _____, 2014 affecting the land included in "First Addition to 1000 Oaks".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 ______, 2014 on any of the lands included in the plat of "First Addition to 1000 Oaks".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

<u>REGISTER OF DEEDS CERTIFI</u>CATE

Received for recording this ______ day of ______, 2014 at ______ o'clock ___.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: 13-07-122SHEET 8 OF 8