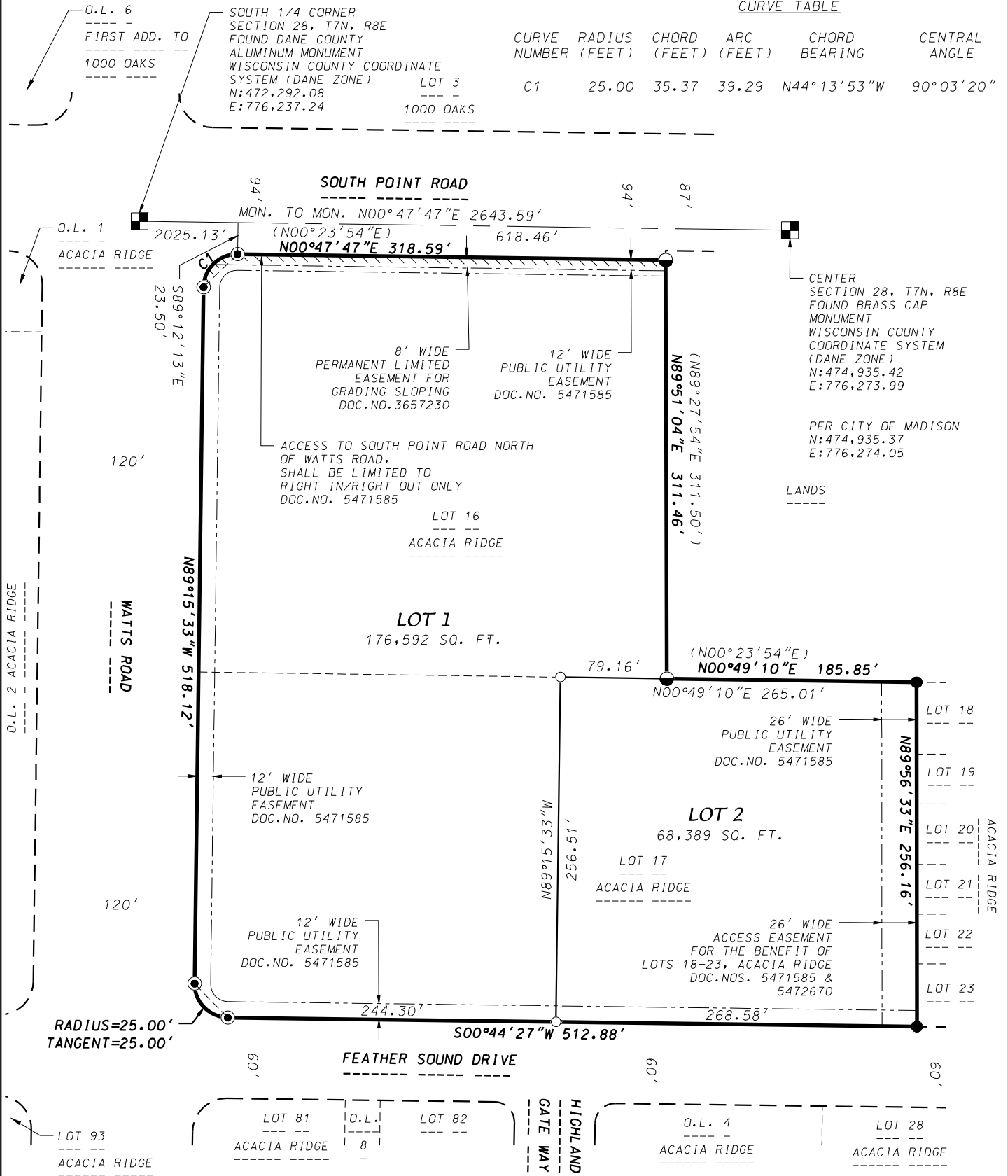


# CERTIFIED SURVEY MAP

LOTS 16 AND 17, ACACIA RIDGE, LOCATED IN THE NW1/4 OF THE SE1/4 SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.37	39.29	N44°13'53"W	90°03'20"

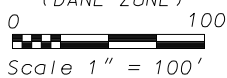


**LEGEND**

- FOUND 1-1/4" REBAR
- FOUND 1" PIPE
- FOUND 3/4" REBAR
- PLACED 1-1/4" x 18" REBAR (WT=1.50 LBS/FT)



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



DATE: June 26, 2019  
 F.N.: 19-07-110  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**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**

# CERTIFIED SURVEY MAP

LOTS 16 AND 17, ACACIA RIDGE, LOCATED IN THE NW1/4 OF THE SE1/4  
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 16 and 17, Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585, Dane County Registry, located in the NW1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 244,981 square feet (5.624 acres).

Dated this 26th day of June, 2019.

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



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# CERTIFIED SURVEY MAP

LOTS 16 AND 17, ACACIA RIDGE, LOCATED IN THE NW1/4 OF THE SE1/4  
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of (six) 6 feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. 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 six (6) 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 Certified Survey Map. 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.

2. The lots of this Certified Survey Map are subject to the following recorded instruments:  
-Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5472669.  
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5475372, 5475374, 5475375 and 5475379.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.



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# CERTIFIED SURVEY MAP

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SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Nan Fey, Interim Secretary of the Plan Commission Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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