

PRELIMINARY PLAT - 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 TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, WITHIN ACACIA RIDGE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	33.49	36.70	N29°34'07.5"E	84°06'29"		
2	117.00	37.25	37.41	N80°46'58.5"E	18°19'13"		
3	15.00	21.47	23.93	S44°21'24.5"E	91°24'01"		
4	183.00	69.30	69.72	S09°34'18.5"E	21°49'49"		
5	117.00	31.23	31.32	S12°49'04"E	15°20'18"		OUT-S05°08'55"E
6	25.00	36.89	41.49	S42°23'50"W	95°05'30"		
7	110.00	40.49	40.73	N10°32'58"E	21°12'48"		
8	230.00	84.67	85.15	N10°32'58.5"E	21°12'47"		
9	540.00	116.90	117.13	N06°16'16"W	12°25'42"		OUT-N12°29'07"W
10	25.00	34.65	38.29	N46°10'54"W	87°45'02"		OUT-N02°18'23"W
11	183.00	57.82	58.08	N11°23'48"W	18°10'50"		IN-N02°18'23"W
12	117.00	44.31	44.58	N09°34'18.5"W	21°49'49"		
13	15.00	20.95	23.20	N45°38'35.5"E	88°35'59"		

LEGAL DESCRIPTION
 Lots 322 through 421, Outlots 21 and 22, Turning Oak Lane and a portion of Lost Deer Run, discontinued and vacated by the City of Madison RE---, recorded as Document Number---, within Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, containing

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 plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.
 Dated this 28th day of October, 2021.

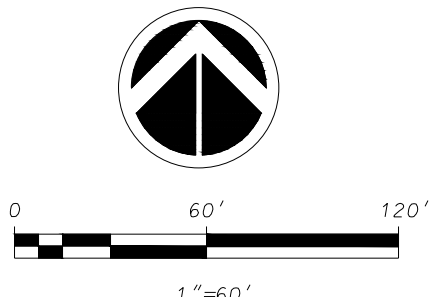
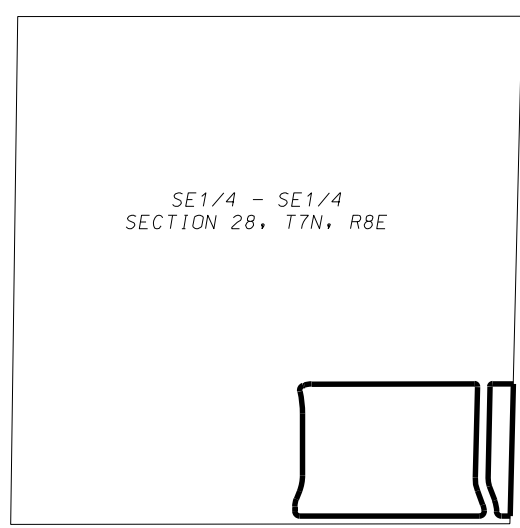
Brett T. Stoffregan
 Brett T. Stoffregan, Professional Land Surveyor S-2742



EAST 1/4 CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:474,937.62 E:778,897.68

- NOTES**
- All streets are dedicated to the public.
 - All intersection radii are 15' unless noted.
 - All existing easements within the boundary of this plat will be released.
 - Subdivider: East South Point, LLC 6801 South Towne Drive Madison, WI 53713
 Planner: Vandewalle & Assoc 120 E. Lakeside St. Madison, WI 53715
 Owner: Lombanc 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
 - OHE OHE OVERHEAD ELECTRIC
 - TELECOMMUNICATION PEDESTAL
 - MANHOLE
 - INLET
 - POWER POLE
 - HYDRANT
 - CONCRETE
 - EXISTING CONTOUR
 - CONCRETE CURB AND GUTTER
 - () "RECORDED AS" INFORMATION



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

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



PER CITY OF MADISON N:474,937.67 E:778,897.68
 311 ACACIA RIDGE

LANDS CITY OF MADISON ZONING: A

LOT 1 CSM 1443 TOWN OF MIDDLETON ZONING: A-1

LANDS TOWN OF MIDDLETON ZONING: A-1
 30' WIDE PRIVATE LANDSCAPING EASEMENT GRANTED TO THE ACACIA RIDGE HOMEOWNERS ASSOCIATION, ITS HEIRS AND ASSIGNS

LOT 2 SOUTHEAST CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:472,294.66 E:778,835.69
 PER CITY OF MADISON N:472,294.66 E:778,835.64