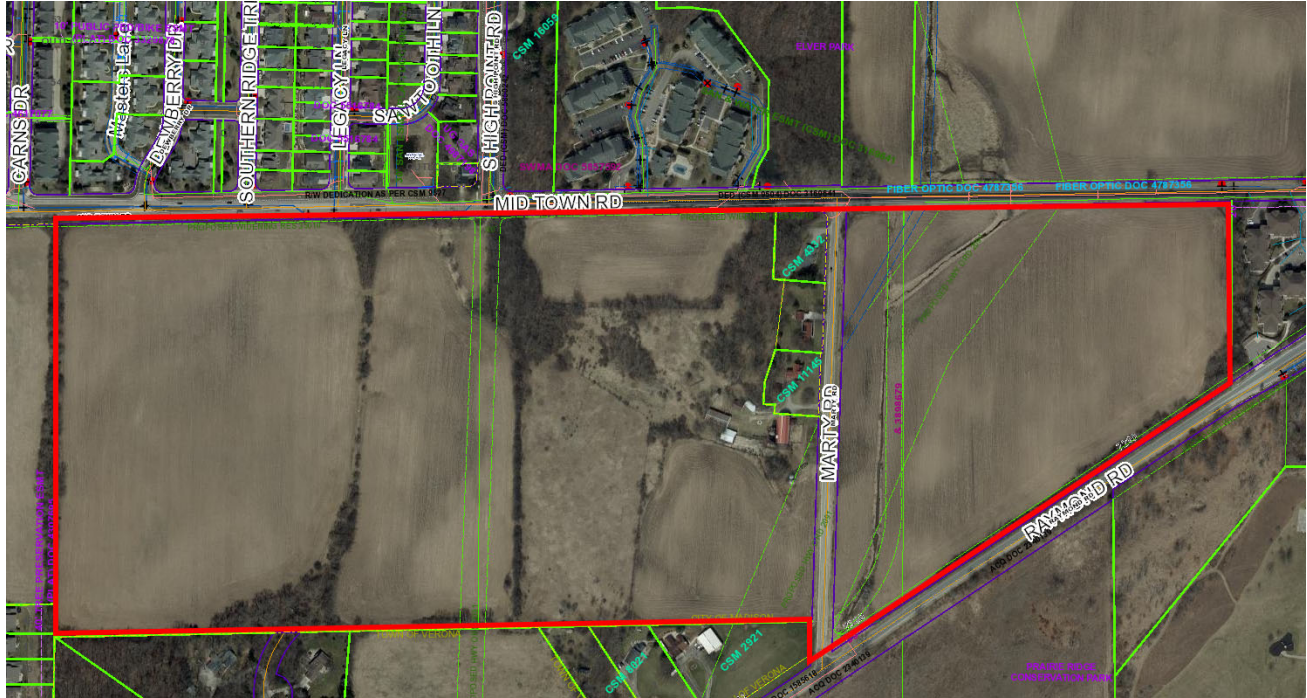


Midpoint Meadows Phase 2
Contract 9660 & 9661
MUNIS 15816
Developer: VH Midpoint Meadows, LLC



Summary of Improvements:

- City standard public street, alley, terrace and sidewalk improvements for all streets within the limits of Phase 2.
- City standard public asphalt path adjacent to Lots 183 and 202.
- Public stormwater, sanitary service and water main connecting Phase 2 to Phase 1 and future phases.
- Private sanitary and water service laterals to serve the lots within Phase 2.

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.

Certified _____, 20____



Department of Administration

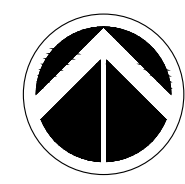
MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- Found chiseled "x" on rock
- 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.
- DDTP Dedicated to the public
- Recorded as information



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

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.

Certified _____, 20____



Department of Administration

MIDPOINT MEADOWS

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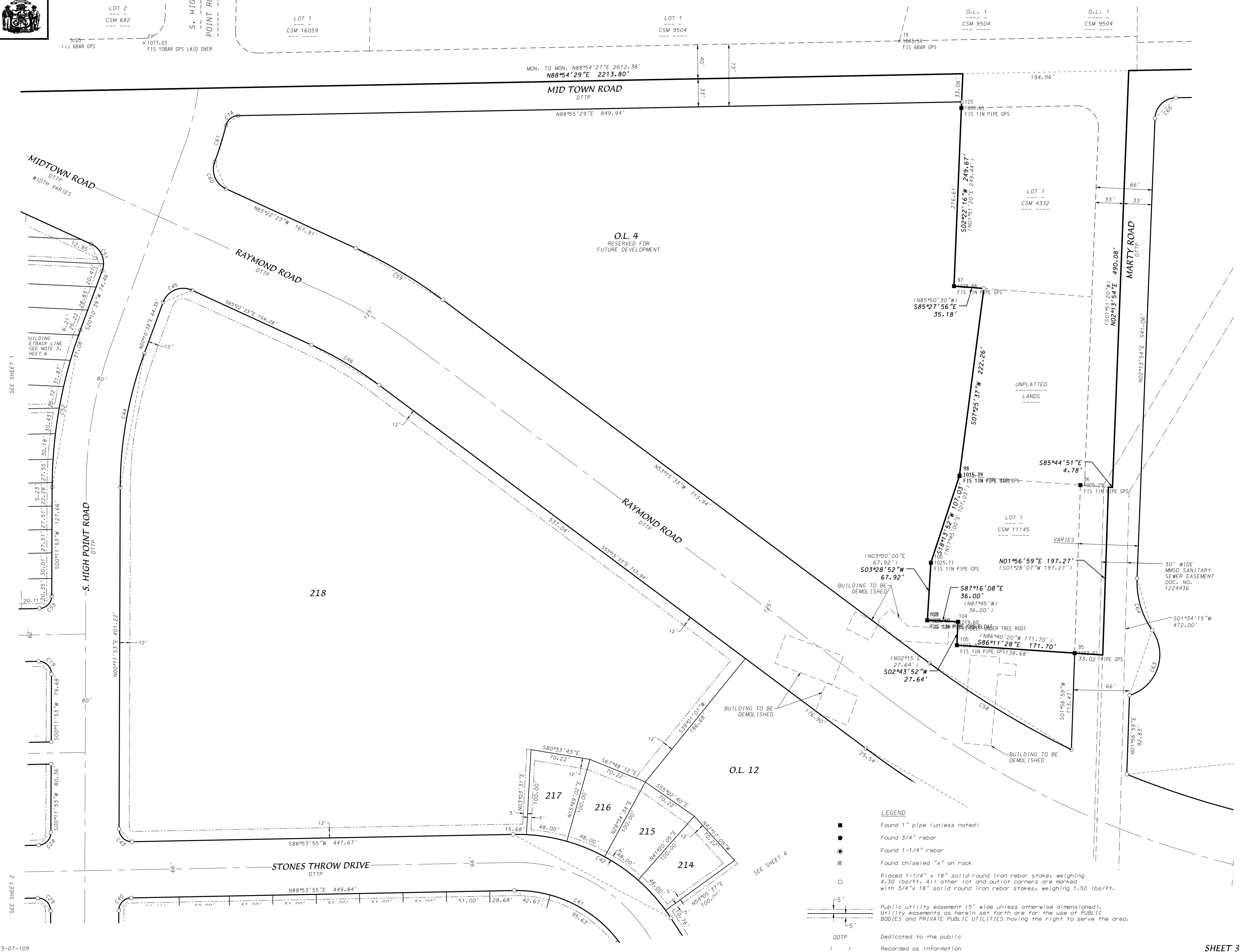
Certified _____, 20____

Department of Administration



MIDPOINT MEADOWS

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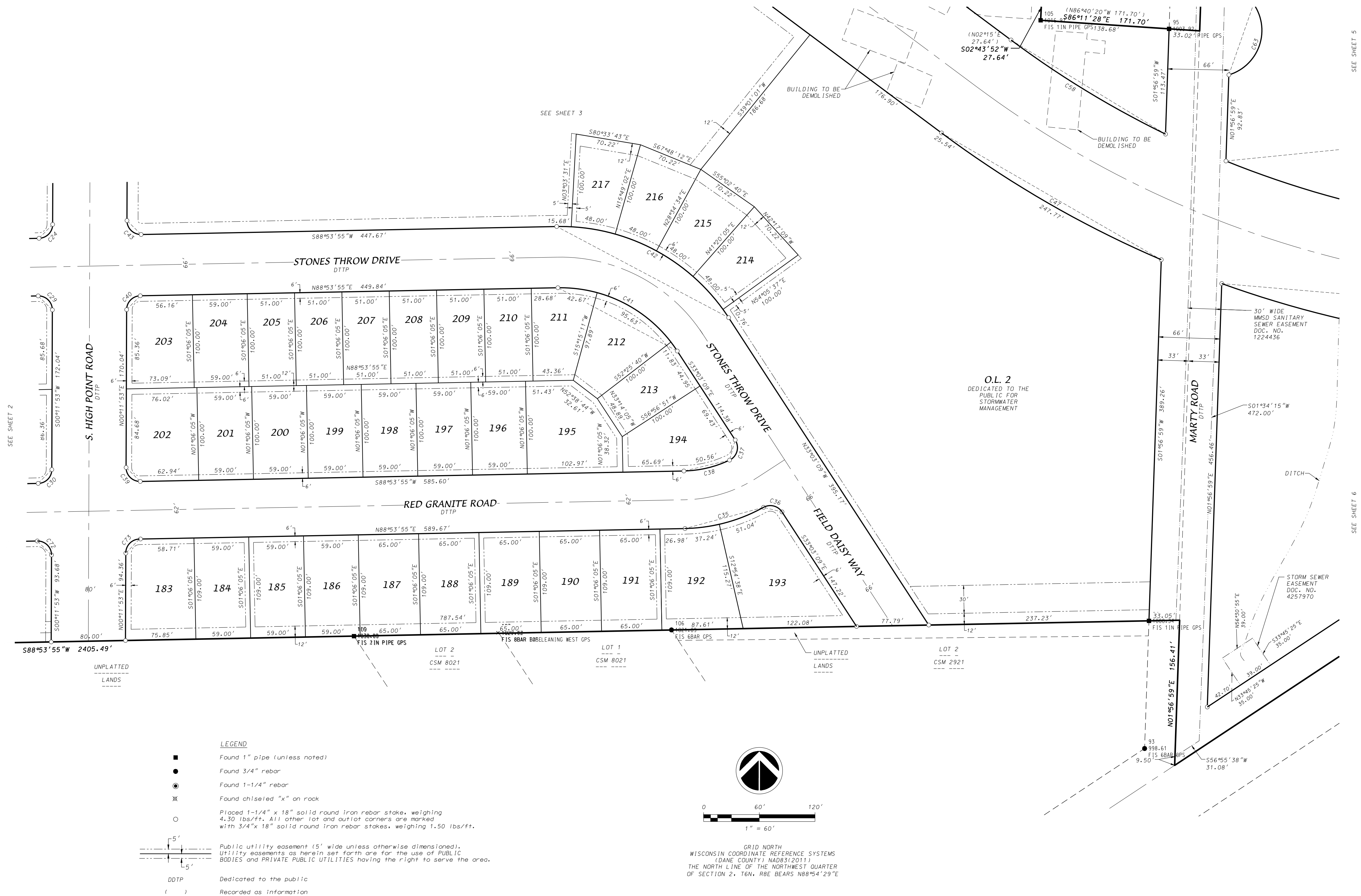
Certified _____, 20__

Department of Administration



MIDPOINT MEADOWS

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SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

SHEET 4 OF 8

MIDPOINT MEADOWS
LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

9. Distances shown along curves are chord lengths.

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

SHEET 6 OF 8

MIDPOINT MEADOWS
LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
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Certified _____, 20__

Department of Administration



CURVE TABLE						CURVE TABLE										
CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	
C1		181.00'	16.87'	16.87'	S03°45'44"E	05°20'27"		C27		325.00'	67.07'	67.19'	S85°10'45"E	11°50'40"		
C2		175.00'	16.28'	16.28'	S03°46'01"E	05°19'53"		C28	141	888.00'	183.25'	183.57'	S85°10'45"E	11°50'40"		
C3		15.00'	21.91'	24.56'	S44°11'11"E	93°48'40"			142	888.00'	51.00'	51.01'	S82°16'35"E	03°17'28"		
C4		15.00'	20.49'	22.56'	S45°48'32"W	86°10'46"			143	888.00'	51.00'	51.01'	S85°34'03"E	03°17'28"		
C5		270.00'	55.72'	55.82'	N85°10'45"W	11°50'40"			144	888.00'	57.72'	57.73'	S89°04'32"E	03°43'30"		
	63	270.00'	21.88'	21.88'	N88°46'47"W	04°38'36"			145	888.00'	2.53'	2.53'	N88°58'49"E	00°09'48"		
	62	270.00'	32.58'	32.58'	N82°59'58"W	06°55'02"		C29		15.00'	21.45'	23.90'	S45°27'06"E	91°17'58"		
	61	270.00'	1.34	1.34	N79°23'56"W	00°17'02"		C30		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"		
C6		1005.00'	207.22'	207.59'	N85°10'28"W	11°50'06"		C31		150.00'	30.95'	31.01'	N85°10'45"W	11°50'40"		
	59	1005.00'	17.51'	17.51'	N79°45'22"W	00°59'54"		C32		330.00'	68.10'	68.22'	N85°10'45"W	11°50'40"		
	58	1005.00'	32.74'	32.74'	N81°11'19"W	01°52'00"			164	330.00'	45.22'	45.26'	N83°11'09"W	07°51'28"		
	57	1005.00'	32.57'	32.57'	N83°03'01"W	01°51'24"			165	330.00'	22.96'	22.96'	N89°06'29"W	03°59'12"		
	56	1005.00'	32.44'	32.44'	N84°54'12"W	01°50'58"		C33		268.00'	55.30'	55.40'	S85°10'45"E	11°50'40"		
	55	1005.00'	32.34'	32.34'	N86°45'00"W	01°50'38"		C34		212.00'	43.75'	43.83'	S85°10'45"E	11°50'40"		
	54	1005.00'	32.28'	32.28'	N88°35'32"W	01°50'26"		C35		181.00'	87.64'	88.52'	N74°53'17"E	28°01'17"	OUT-N60°52"	
	53	1005.00'	27.70'	27.70'	S89°41'52"W	01°34'46"			192	181.00'	37.24'	37.31'	N82°55'38"E	11°48'34"		
C7		943.00'	194.44'	194.78'	S85°10'28"E	11°50'06"			193	181.00'	51.04'	51.21'	N68°59'00"E	16°12'42"		
	69	943.00'	30.00'	30.00'	N89°49'10"E	01°49'22"		C36		15.00'	20.47'	22.53'	S76°05'15"E	86°04'12"		
	70	943.00'	33.36'	33.36'	S88°15'20"E	02°01'38"		C37		15.00'	22.54'	25.50'	S15°39'29"W	97°25'16"	OUT-S64°22"	
	71	943.00'	33.36'	33.36'	S86°13'42"E	02°01'38"		C38		119.00'	50.56'	50.95'	S76°38'01"W	24°31'48"		
	72	943.00'	33.36'	33.36'	S84°12'04"E	02°01'38"		C39		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"		
	73	943.00'	33.36'	33.36'	S82°10'26"E	02°01'38"		C40		15.00'	20.97'	23.22'	N44°32'54"E	88°42'02"		
	74	943.00'	31.32'	31.33'	S80°12'31"E	01°54'12"		C41		150.00'	145.55'	151.97'	S62°04'37"E	58°02'56"		
C8		332.00'	68.51'	68.63'	S85°10'45"E	11°50'40"			211	150.00'	42.67'	42.82'	S82°55'27"E	16°21'16"		
	77	332.00'	11.85'	11.85'	S80°16'47"E	02°02'44"			212	150.00'	95.63'	97.32'	S56°09'34"E	37°10'30"		
	78	332.00'	30.00'	30.01'	S83°53'31"E	05°10'44"			213	150.00'	11.83'	11.83'	S35°18'44"E	04°31'10"		
	79	332.00'	26.76'	26.77'	S88°47'29"E	04°37'12"		C42		216.00'	209.60'	218.84'	N62°04'37"W	58°02'56"		
C9		427.00'	88.11'	88.27'	N85°10'45"W	11°50'40"			OL2	216.00'	10.76'	10.76'	N34°28'48"W	02°51'18"		
	79	427.00'	34.42'	34.43'	N88°47'29"W	04°37'12"			214	216.00'	48.00'	48.10'	N42°17'12"W	12°45'30"		
	78	427.00'	38.58'	38.60'	N83°53'31"W	05°10'44"			215	216.00'	48.00'	48.10'	N55°02'42"W	12°45'30"		
	77	427.00'	15.24'	15.24'	N80°16'47"W	02°02'44"			216	216.00'	48.00'	48.10'	N67°48'12"W	12°45'30"		
C10		786.00'	162.20'	162.49'	N85°10'45"W	11°50'40"			217	216.00'	48.00'	48.10'	N80°33'42"W	12°45'30"		
	74	786.00'	24.47'	24.47'	N80°08'56"W	01°47'02"			218	216.00'	15.68'	15.68'	N89°01'17"W	04°09'36"		
	73	786.00'	30.00'	30.00'	N82°08'04"W	02°11'14"		C43		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"		
	72	786.00'	30.00'	30.00'	N84°19'18"W	02°11'14"			84	760.00'	21.99'	21.99'	N89°43'39"E	01°39'28"		
	71	786.00'	30.00'	30.00'	N86°30'32"W	02°11'14"			85	760.00'	41.36'	41.36'	S87°53'04"E	03°07'06"		
	70	786.00'	30.00'	30.00'	N88°41'46"W	02°11'14"			86	760.00'	50.29'	50.30'	S84°25'45"E	03°47'32"		
	69	786.00'	17.99'	17.99'	S89°33'16"W	01°18'42"			87	760.00'	41.36'	41.36'	S80°58'26"E	03°07'06"		
C11		119.00'	11.09'	11.09'	N03°45'44"W	05°20'26"			88	760.00'	2.09'	2.09'	S79°20'09"E	00°09'28"		
C12		760.00'	156.83'	157.11'	S85°10'45"E	11°50'40"		C44		460.00'	159.59'	160.41'	N10°11'16"E	19°58'46"		
	84	760.00'	21.99'	21.99'	N89°43'39"E	01°39'28"			C45		25.00'	36.70'	41.21'	N67°24'08"E	94°26'58"	
	85	760.00'	41.36'	41.36'	S87°53'04"E	03°07'06"			C46		437.50'	92.33'	92.50'	S59°18'58"E	12°06'50"	
	86	760.00'	50.29'	50.30'	S84°25'45"E	03°47'32"			C47		1162.50'	273.15'	273.78'	S60°00'22"E	13°29'38"	OUT-S68°46"
	87	760.00'	41.36'	41.36'	S80°58'26"E	03°07'06"			218	1162.50'	25.54'	25.54'	S01°15'32"E	01°15'32"		
	88	760.00'	2.09'	2.09'	S79°20'09"E	00°09'28"			OL2	1162.50'	247.77'	248.24'	S60°38'08"E	12°14'06"		
C13		453.00'	93.48'	93.65'	S85°10'45"E	11°50'40"		C48		367.00'	24.47'	24.47'	N00°48'32"E	03°49'14"		
	90	453.00'	13.40'	13.40'	S80°06'15"E	01°13'40"			227	367.00'	19.62'	19.62'	N00°25'48"E	03°03'46"		
	91	453.00'	36.84'	36.85'	S83°16'54"E	04°39'38"			228	367.00'	4.85'	4.85'	N02°20'25"E	00°45'28"		
	92	453.00'	30.86'	30.87'	S87°33'51"E	03°54'16"		C49		15.00'	21.52'	24.00'	N48°33'07"E	91°39'57"	OUT-S85°36"	
	93	453.00'	12.53'	12.53'	N89°41'28"E	01°35'06"			C50		444.00'	156.05'	156.86'	S75°29'39"E	20°14'32"	
C14		548.00'	113.08'	113.29'	N85°10'45"W	11°50'40"			234	444.00'	80.13'	80.24'	S80°26'16"E	10°21'18"		
	93	548.00'	15.16'	15.16'	S89°41'28"W	01°35'06"			235	444.00'	76.52'	76.62'	S70°19'00"E	09°53'14"		
	92	548.00'	37.34'	37.34'	N87°33'51"W	03°54'16"		C51		25.00'	33.96'	37.33'	S22°35'52"E	85°33'02"		
	91	548.00'	44.56'	44.58'	N83°16'54"W	04°39'38"			236	25.00'	27.56'	29.19'	S31°55'46"E	66°53'14"		
	90	548.00'	16.21'	16.21'	N80°06'15"W	01°41'40"			237	25.00'	8.11'	8.14'	S10°50'45"W	18°39'48"		
C15		665.00'	137.23'	137.47'	N85°10'45"W	11°50'40"		C52		540.00'	187.35'	188.30'	S10°11'16"W	19°58'46"		
	88	665.00'	1.84'	1.84'	N79°20'10"W	00°09'30"			239	540.00'	6.21'	6.21'	S19°50'53"W	00°39'32"		
	87	665.00'	36.19'	36.19'	N80°58'26"W	03°07'06"			240	540.00'	31.09'	31.09'	S17°52'09"W	03°17'56"		
	86	665.00'	44.01'	44.01'	N84°25'45"W	03°47'32"			241	540.00'	31.87'	31.88'	S14°31'43"W	03°22'56"		
	85	665.00'	36.19'	36.19'	N87°53'04"W	03°07'06"			242	540.00'	25.72'	25.72'	S11°28'22"W	02°43'46"		
	84	665.00'	19.24'	19.24'	S89°43'39"W	01°39'28"			243	540.00'	30.43'	30.44'	S08°29'36"W	03°13'46"		
C16		237.00'	22.04'	22.05'	N03°46'01"W	05°19'53"			244	540.00'	30.18'	30.19'	S05°16'38"W	03°12'10"		
C17		603.00'	124.43'	124.66'	S85°10'45"E	11°50'40"			245	540.00'	27.55'	27.55'	S02°12'51"W	02°55'24"		
	97	603.00'	32.86'	32.86'	S89°32'25"E	03°07'20"			246	540.00'	5.23'	5.23'	S00°28'31"W	00°33'16"		
	98	603.00'	53.42'	53.43'	S85°26'26"E	05°04'38"		C53		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"		
	99	603.00'	38.35'	38.36'	S81°04'46"E	03°38'42"		C54		23.50'	33.23'	36.91'	S42°16'51"E	90°00'00"		
C18		610.00'	125.88'	126.10'	S85°10'45"E	11°50'40"		C55		287.00'	19.13'	19.14'	S00°48'32"W	03°49'14"		
	101	610.00'	2.95'	2.95'	S79°23'44"E	00°16'38"			228	287.00'	3.80'	3.80'	S02°20'25"W	00°45'28"		
	102	610.00'	30.26'	30.26'	S80°57'19"E	02°50'32"			2							

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.

Certified _____, 20____

Department of Administration



MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF
SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, 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 "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning, Containing 4,401,120 square feet (101.036 acres).

Dated this 23rd day of October, 2024

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

OWNER'S CERTIFICATE

VH Midpoint Meadows, 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 Midpoint Meadows, 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

In witness whereof, VH Acquisitions, LLC has caused these presents to be signed this _____day of _____, 2024.

VH Midpoint Meadows, LLC
By: Fargewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____day of _____, 2024, the above person to me known to be the person 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 the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted the 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, 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 "Midpoint Meadows".

Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

DANE 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 "Midpoint Meadows".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____day of _____, 2024

at _____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

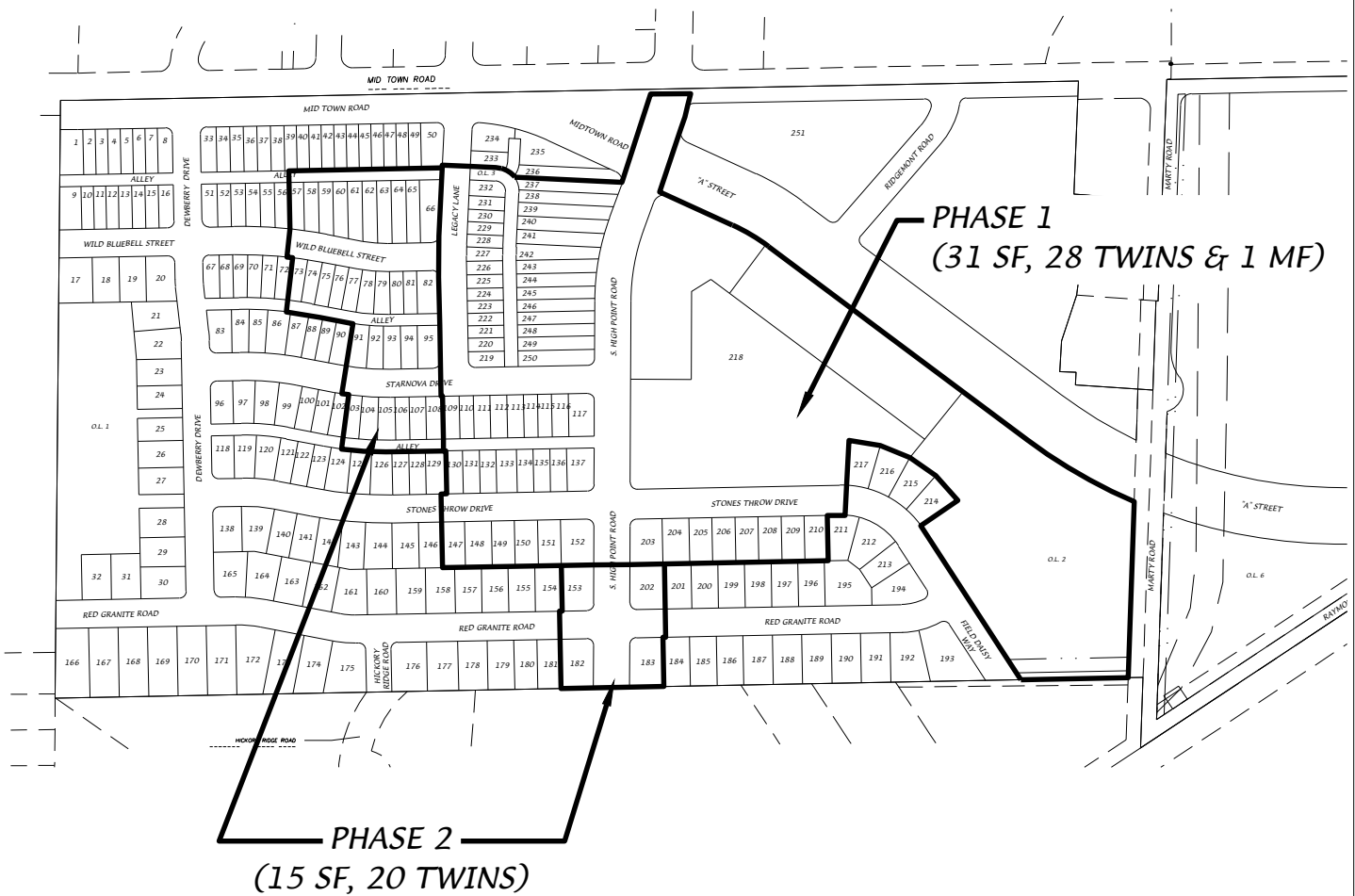
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

Midpoint Meadows Phase Map



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7530 Westward Way, Madison, WI 53717
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0 400
 Scale 1" = 400'

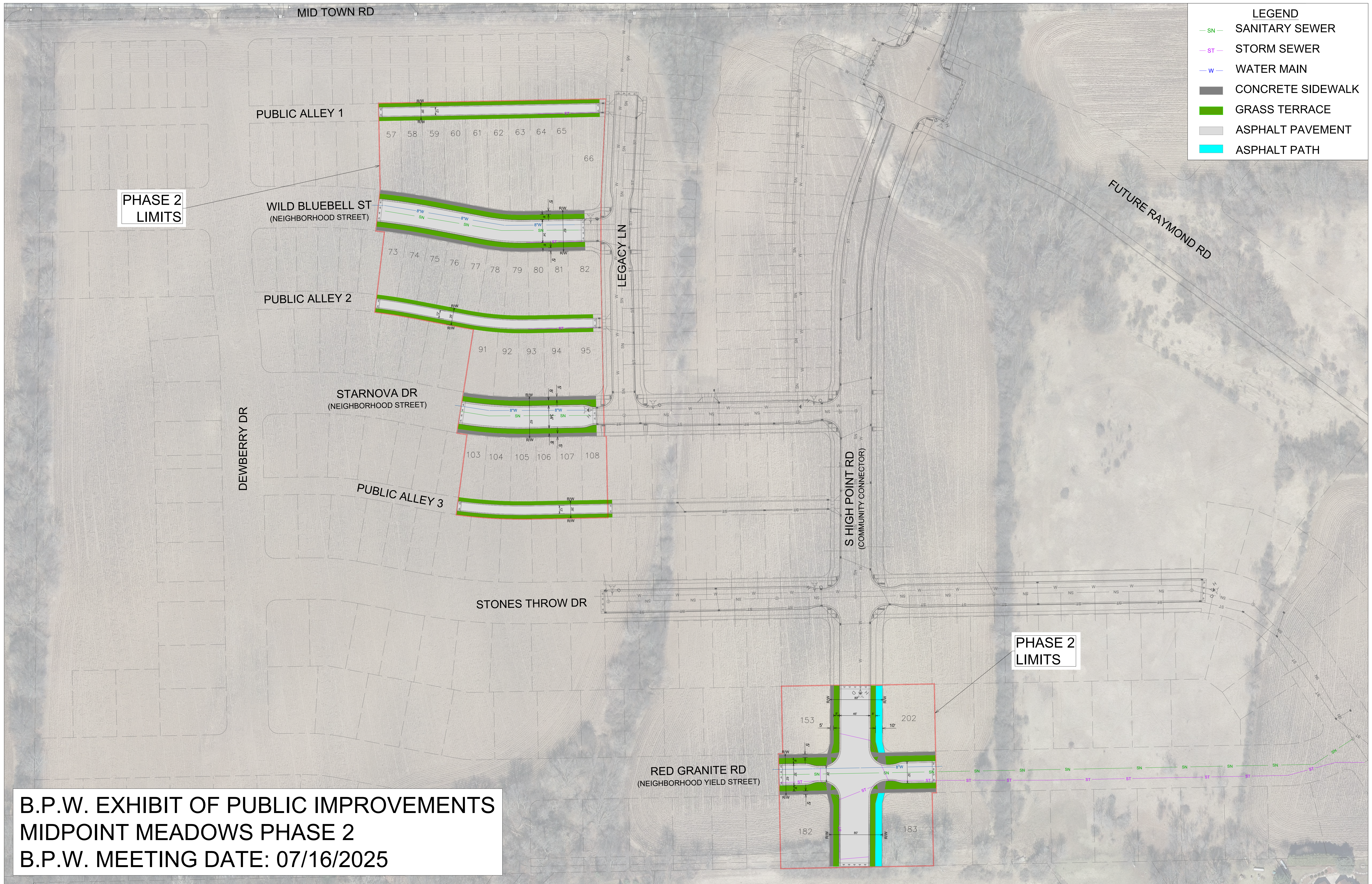
DATE: 04-14-25

F.N.: 24-05-111

REV.

DRAWN BY: DRH

U: /USER/2307109/DRAWINGS/Phase Map-Midpoint Meadows.dwg



LEGEND

- SN— SANITARY SEWER
- ST— STORM SEWER
- W— WATER MAIN
- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT
- ASPHALT PATH

PHASE 2
LIMITS

PHASE 2
LIMITS

B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
MIDPOINT MEADOWS PHASE 2
B.P.W. MEETING DATE: 07/16/2025