

# EAGLE TRACE

LOT 1, CERTIFIED SURVEY MAP NO. 7671, A PORTION OF SCHEWE ROAD DISCONTINUED AND VACATED BY THE CITY OF MADISON, RES. DOC. NO. \_\_\_\_\_ AND LANDS, LOCATED IN ALL 1/4'S OF THE NE1/4 OF SECTION 20, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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



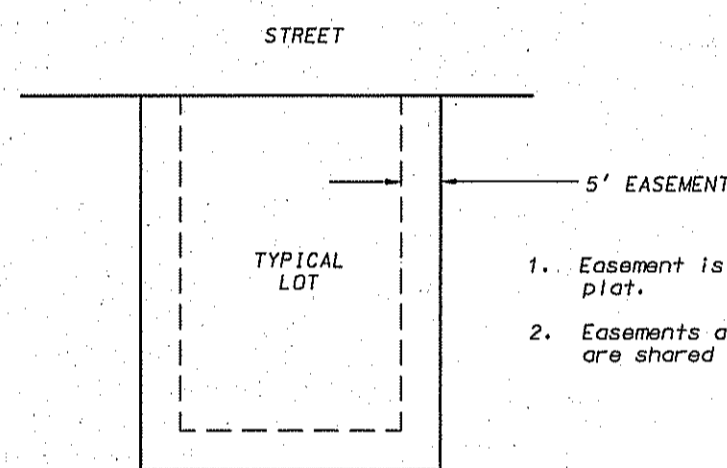
### NOTES

1. All lots (1-243) 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.

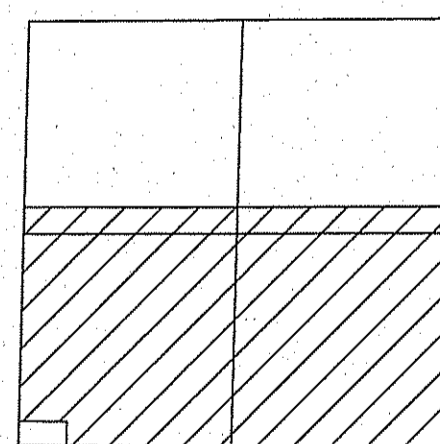
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.



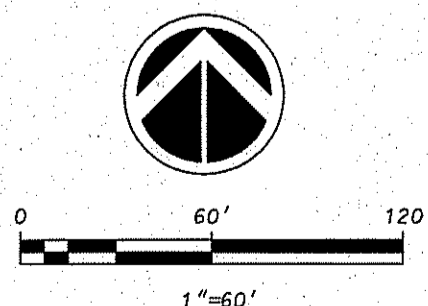
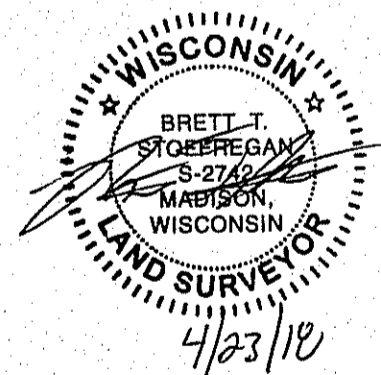
- Easement is 12 feet on perimeter of the plat.
- Easements are not required on lines that are shared with streets or greenways.

EASEMENT FOR DRAINAGE PURPOSES DETAIL  
Not to Scale - See note 1 above

NE1/4 SECTION 20, T7N, R8E

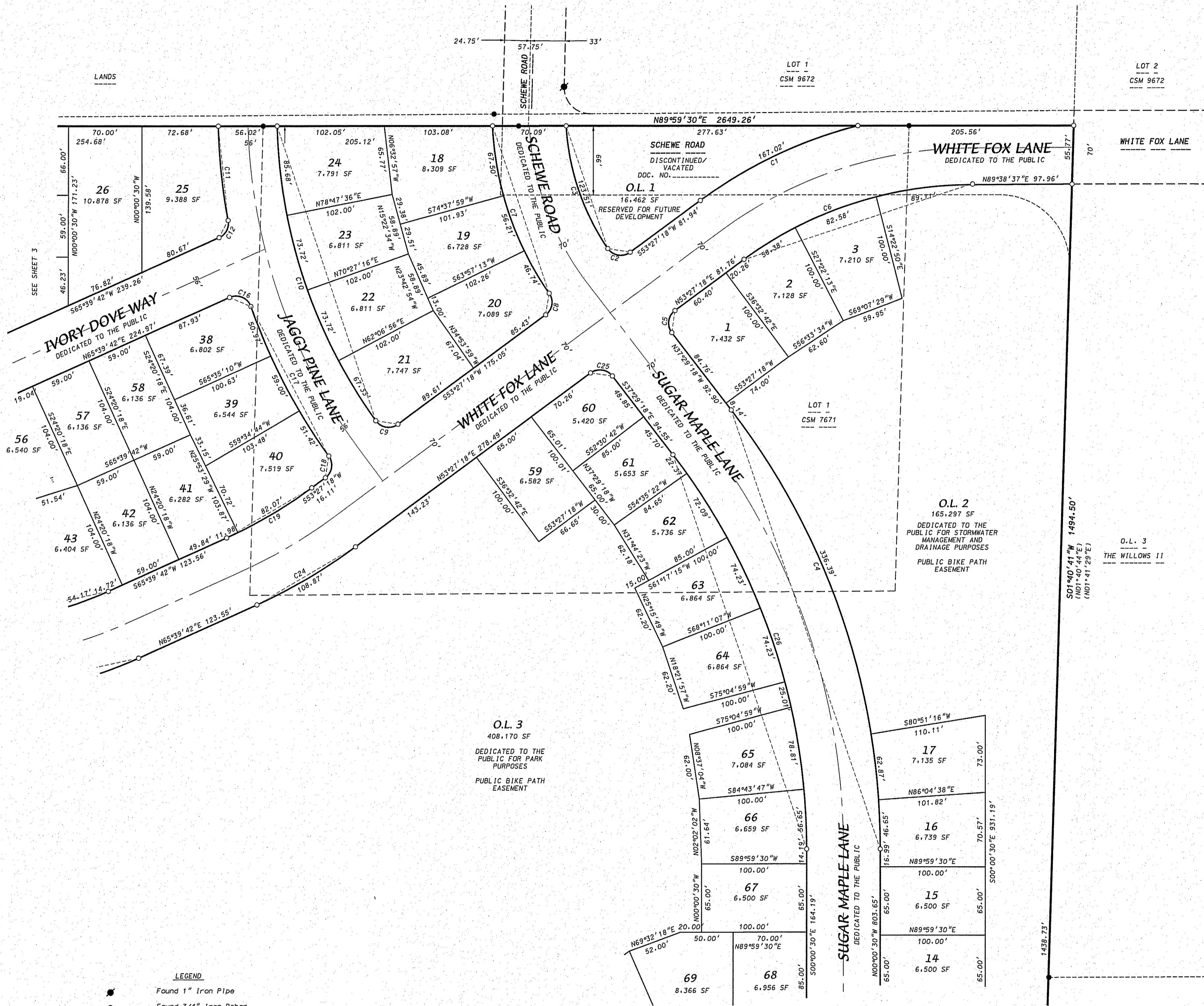


LOCATION MAP  
NOT TO SCALE



GRID NORTH  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE) NAD83(2011)  
THE SOUTH LINE OF THE NE1/4  
OF SECTION 20, T7N, R8E  
BEARS S89°41'23"E

- ### LEGEND
- Found 1" Iron Pipe
  - Found 3/4" Iron Rebar
  - Found 1-1/4" 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 (6' 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.
  - ( ) Recorded as Information



SEE SHEET 2

0065 Received: 04/23/2018 CPA

27840

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-114

SHEET 1 OF 7

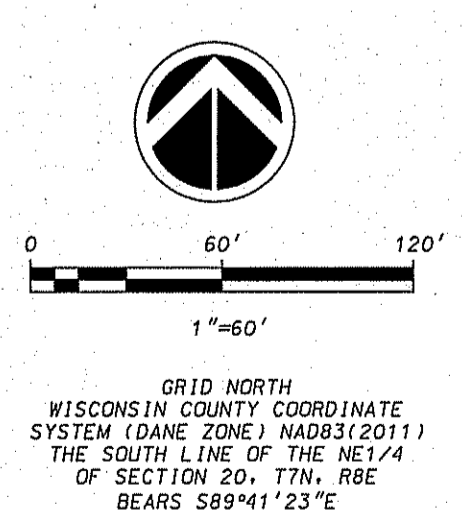
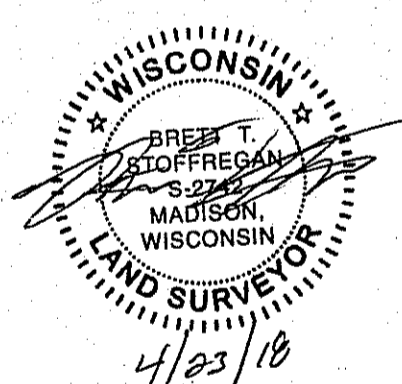
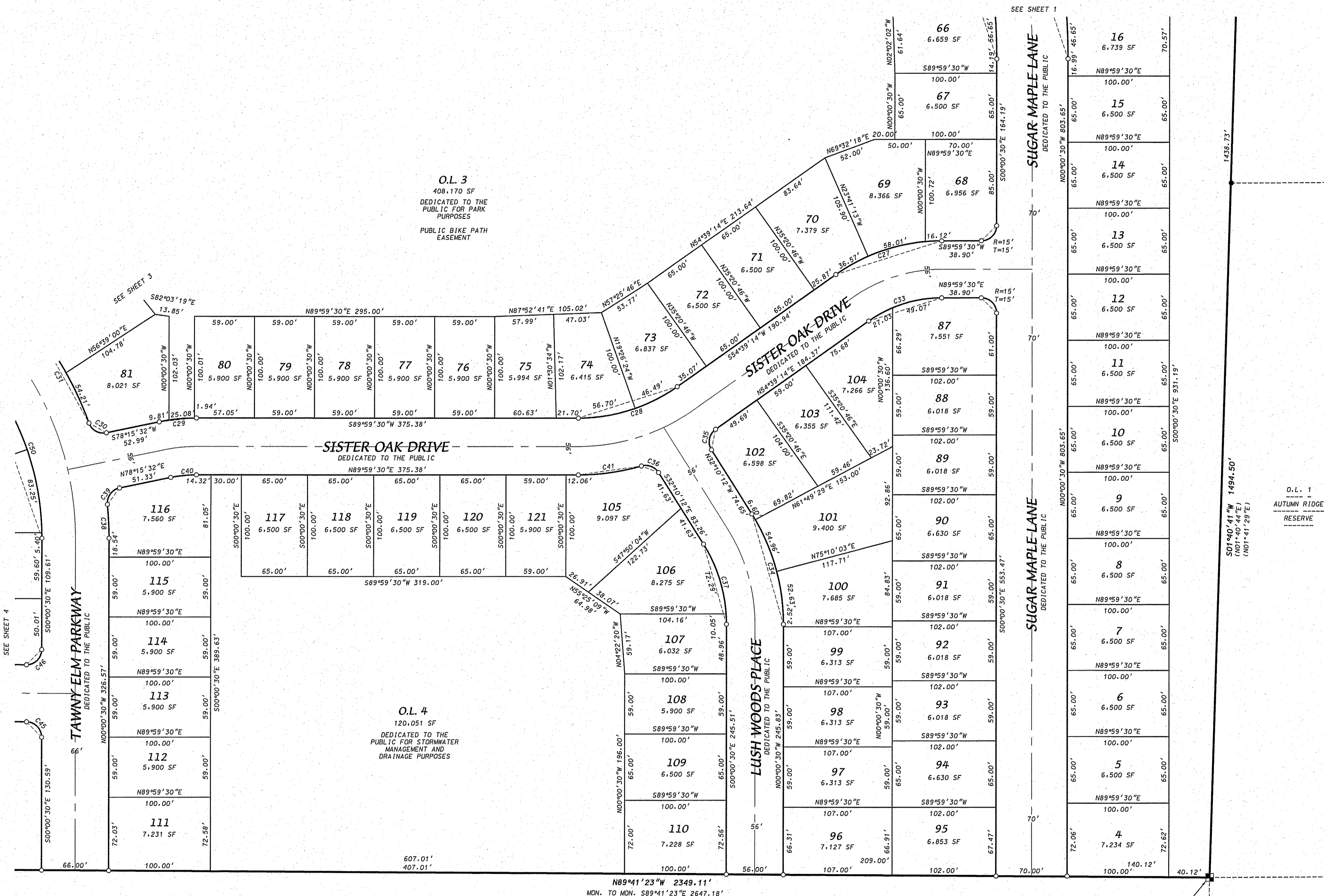
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Certified \_\_\_\_\_, 20\_\_

Department of Administration



- LEGEND**
- Found 1" Iron Pipe
  - Found 3/4" Iron Rebar
  - Found 1-1/4" Iron Rebar
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SHEET 2 OF 7

# EAGLE TRACE

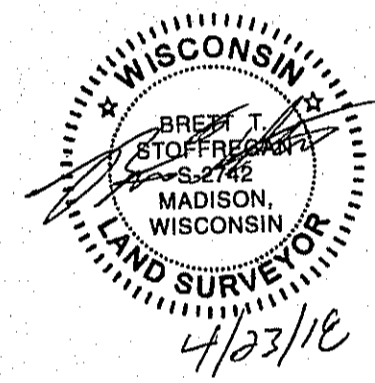
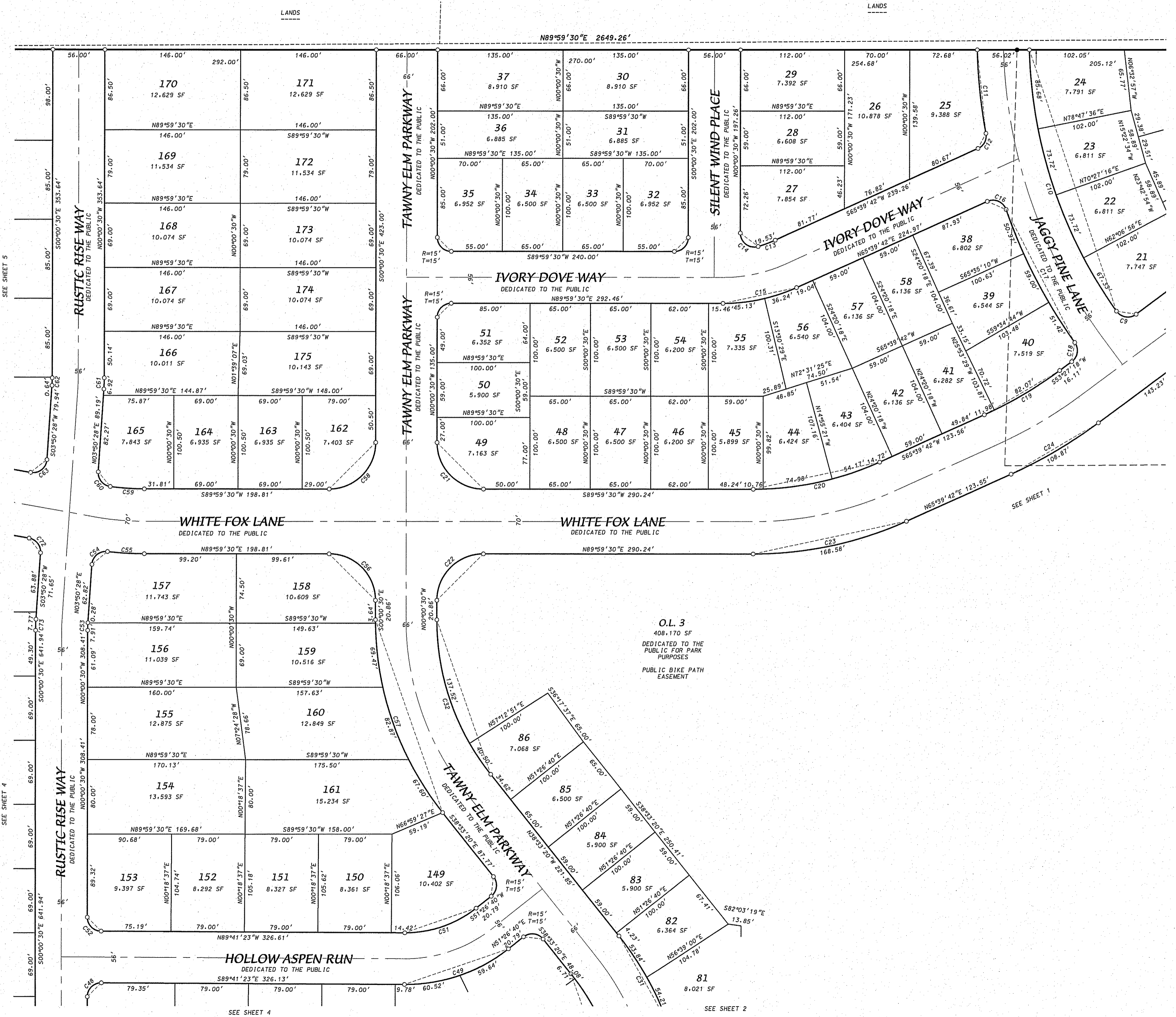
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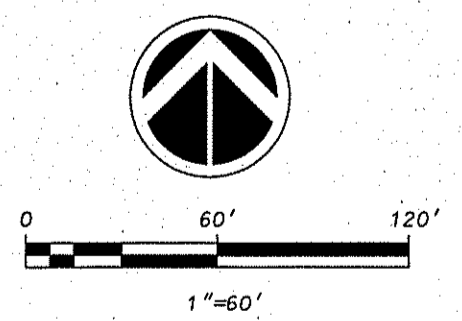


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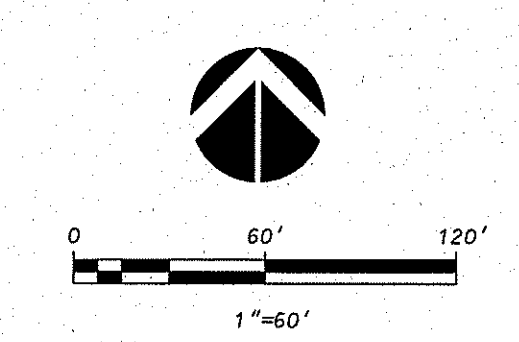
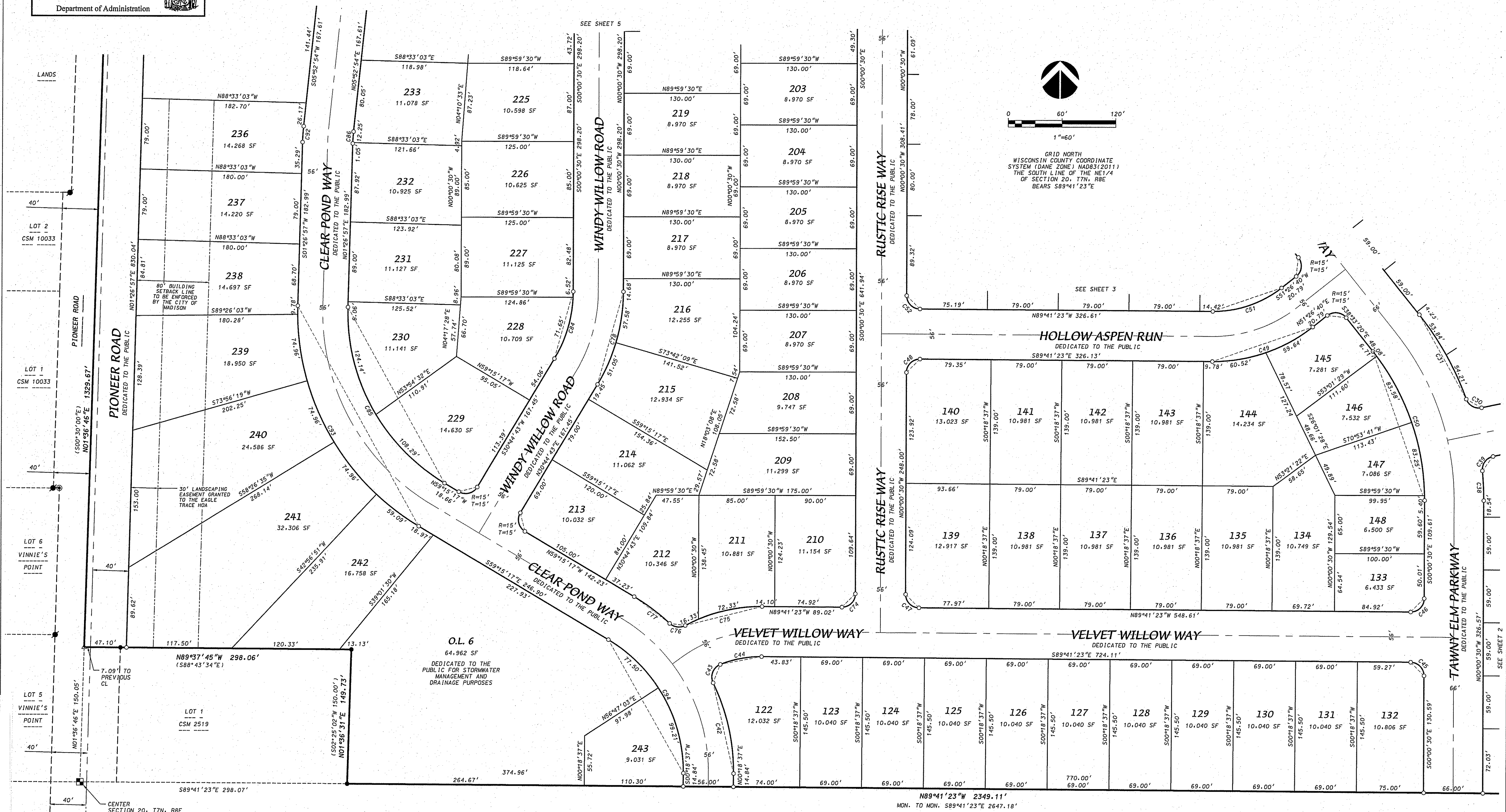
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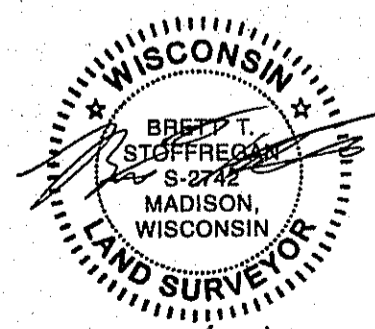


SEE SHEET 3

SEE SHEET 4

**LEGEND**

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SHEET 5 OF 7

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CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		435.00	167.02	168.07	S64°31'24"W	22°08'12"	IN-S75°35'30"W
2		15.00	21.65	24.18	N80°21'34"W	32°22'16"	OUT-N34°10'16"W
3		232.00	123.51	125.02	N18°44'10"W	30°52'32"	OUT-N03°17'54"W
4		687.00	441.43	449.40	N18°44'54"W	37°28'48"	
	16	687.00	46.65	46.66	N01°57'15"W	03°53'30"	
	17	687.00	62.87	62.90	N06°31'22"W	05°14'44"	
	OL2	687.00	336.39	339.84	N23°19'01"W	28°20'34"	
5		15.00	21.39	23.81	N07°59'00"E	90°56'36"	
6		365.00	226.72	230.54	N71°32'57.5"E	36°11'19"	
	2	365.00	58.38	58.45	N58°02'32"E	09°10'28"	
	3	365.00	82.58	82.76	N69°07'29"E	12°59'26"	
	OL2	365.00	89.11	89.34	N82°37'54.5"E	14°01'25"	
7		302.00	168.45	170.71	S18°43'43"E	32°23'14"	IN-S02°32'06"E
	18	302.00	67.50	67.64	S08°57'04"E	12°49'56"	
	19	302.00	56.21	56.29	S20°42'24"E	10°40'44"	
	20	302.00	46.74	46.79	S30°29'03"E	08°52'34"	
8		15.00	20.91	23.14	S09°15'59"W	09°15'59"	IN-S34°55'20"E
9		15.00	21.41	23.84	N81°01'20"W	91°02'44"	OUT-N35°29'58"W
10		507.00	296.35	300.74	N18°30'22"W	33°59'12"	OUT-N01°30'46"W
	21	507.00	67.33	67.38	N31°41'31"W	07°36'54"	
	22	507.00	73.72	73.79	N23°42'54"W	08°20'20"	
	23	507.00	73.72	73.79	N15°22'34"W	08°20'20"	
	24	507.00	65.68	65.78	N06°21'35"W	09°41'38"	
11		563.00	90.41	90.51	S05°58'08"E	09°12'40"	OUT-S01°21'48"E
12		15.00	18.52	19.96	S27°32'37"W	76°14'10"	
13		136.00	19.53	19.55	S69°46'48"W	08°14'12"	OUT-S73°53'54"W
14		15.00	23.97	27.78	N53°03'18"W	106°05'36"	
15		192.00	80.92	81.53	N77°49'36"E	24°19'48"	
	55	192.00	45.13	45.24	N83°14'30"E	13°30'00"	
	56	192.00	36.24	36.29	N71°04'36"E	10°49'48"	
16		15.00	22.14	24.90	S66°46'54"E	95°06'48"	OUT-S19°13'30"E
17		563.00	160.90	161.45	S27°26'25"E	16°25'50"	OUT-S35°39'20"E
	38	563.00	50.97	50.99	S21°49'10"E	05°11'25"	
	39	563.00	59.00	59.02	S27°25'02"E	06°00'24"	
	40	563.00	51.42	51.44	S33°02'17"E	05°14'06"	
18		15.00	21.05	23.33	S08°53'59"W	89°06'38"	
19		442.00	93.99	94.17	S59°33'30"W	12°12'24"	
	40	442.00	82.07	82.18	S58°46'54"W	10°39'12"	
	41	442.00	11.98	11.98	S64°53'06"W	01°33'12"	
20		330.00	139.08	140.13	S77°49'36"W	24°19'48"	
	43	330.00	54.17	54.23	S70°22'10"W	09°24'56"	
	44	330.00	74.98	75.14	S81°36'02"W	13°02'48"	
	45	330.00	10.76	10.76	S89°03'28"W	01°52'04"	
21		50.00	70.71	78.54	N45°00'30"W	90°00'00"	
22		50.00	70.71	78.54	N44°59'30"E	90°00'00"	
23		440.00	185.44	186.84	N77°49'36"E	24°19'48"	
24		512.00	108.87	109.08	N59°33'30"E	12°12'24"	
25		15.00	21.04	23.31	S82°01'00"E	89°01'00"	
26		617.00	396.45	403.61	S18°44'54"E	37°28'48"	
	61	617.00	22.37	22.37	S36°26'58"E	02°04'40"	
	62	617.00	72.09	72.13	S32°03'42"E	06°41'52"	
	63	617.00	74.23	74.27	S25°15'51"E	06°53'50"	
	64	617.00	74.23	74.27	S18°21'57"E	06°53'50"	
	OL3	617.00	25.01	25.01	S13°45'21"E	02°59'22"	
	65	617.00	78.81	78.87	S08°55'57"E	07°19'26"	
	66	617.00	56.65	56.67	S02°38'22"E	05°15'44"	
27		180.00	109.27	111.02	S72°19'22"W	35°20'16"	
	68	180.00	16.12	16.12	S87°25'33"W	05°07'54"	
	69	180.00	58.01	58.27	S75°35'12"W	18°32'48"	
	70	180.00	36.57	36.63	S60°29'01"W	11°39'34"	
28		168.00	101.98	103.62	S72°19'22"W	35°20'16"	
	73	168.00	46.49	46.64	S62°36'25"W	15°54'22"	
	74	168.00	56.70	56.98	S80°16'33"W	19°25'54"	
29		180.00	36.80	36.86	S84°07'31"W	11°43'58"	
	80	180.00	1.94	1.94	S89°40'56"W	00°37'08"	OUT-N19°56'38"W
	OL3	180.00	25.08	25.10	S85°22'39"W	07°59'26"	
	81	180.00	9.81	9.81	S79°49'14"W	03°07'24"	
30		15.00	19.64	21.41	N60°50'33"W	81°47'50"	
31		333.00	107.70	108.17	N29°14'59"W	18°36'42"	
	82	333.00	53.84	53.90	N33°55'07"W	09°16'26"	
	81	333.00	54.21	54.27	N24°36'46"W	09°20'16"	
32		267.00	176.26	179.63	N19°16'55"W	38°32'50"	
	86	267.00	40.50	40.54	N34°12'20"W	08°42'00"	
	OL3	267.00	137.52	139.09	N14°55'55"W	29°50'50"	
	124	124.00	75.27	76.48	N72°19'22"E	35°20'16"	
	104	124.00	27.03	27.08	N60°54'39"E	12°30'50"	
	87	124.00	49.07	49.40	N78°34'47"E	22°49'26"	
34		204.00	113.01	114.51	N16°05'21"W	32°09'42"	
	100	204.00	52.63	52.78	N07°25'14"W	14°49'28"	
	101	204.00	54.96	55.13	N22°34'27"W	15°28'58"	
	102	204.00	6.60	6.60	N31°14'34"W	01°51'16"	
35		15.00	20.62	22.73	N11°14'31"E	86°49'26"	
36		15.00	18.04	19.35	S69°07'40"E	73°55'32"	IN-N73°54'34"E
37		148.00	81.99	83.08	S16°05'21"E	32°09'42"	
	106	148.00	72.29	73.03	S18°02'03"E	28°16'18"	
	107	148.00	10.05	10.05	S01°57'12"E	03°53'24"	
38		333.00	33.33	33.34	N02°52'37"W	05°44'14"	OUT-N05°44'44"W
39		15.00	20.07	21.99	N36°15'24"E	84°00'16"	
40		124.00	25.35	25.39	N84°07'31"E	11°43'58"	
41		224.00	62.67	62.87	N81°57'02"E	16°04'56"	
42		228.00	103.83	104.75	N12°51'05"W	26°19'26"	OUT-N26°00'48"W
43		15.00	21.97	24.65	N21°04'02"E	94°09'40"	OUT-N68°08'52"E
44		122.00	46.90	47.19	N79°13'44.5"E	22°09'45"	
45		15.00	21.15	23.48	S44°50'56.5"E	89°40'53"	
46		15.00	21.27	23.65	S45°09'03.5"W	90°19'07"	

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
47		15.00	21.15	23.48	N44°50'56.5"W	89°40'53"	
48		15.00	21.27	23.65	N45°09'03.5"E	90°19'07"	
49		178.00	718.44	120.74	N78°52'38.5"E	38°51'57"	
	144	178.00	60.52	60.82	N80°31'19.5"E	19°34'36"	
	145	178.00	59.64	59.93	N61°05'21"E	19°17'22"	
	50	267.00	176.26	179.63	S19°16'55"E	38°32'50"	
	145	267.00	6.71	6.71	S37°50'08"E	01°26'24"	
	146	267.00	83.58	83.93	S28°06'38"E	18°00'36"	
	147	267.00	83.25	83.59	S10°08'12"E	17°56'16"	
	148	267.00	5.40	5.40	S00°35'17"E	01°09'34"	
	51	122.00	81.18	82.76	S70°52'28.5"W	38°51'57"	
	52	15.00	21.15	23.48	N44°50'56.5"W	89°40'53"	
	53	122.00	8.20	8.20	N01°54'59"E	03°50'58"	
	156	122.00	7.91	7.91	N01°51'00"E	03°43'00"	
	157	122.00	0.28	0.28	N03°46'29"E	00°07'58"	
	54	15.00	21.75	24.33	N50°18'29"E	92°56'02"	OUT-S83°13'30"E
	55	335.00	39.64	39.66	S86°37'00"E	06°47'00"	
	56	50.00	70.71	78.54	S45°00'30"E	90°00'00"	
	57	333.00	219.83	224.03	S19°16'55"E	38°32'50"	
	158	333.00	3.64	3.64	S00°19'16"E	00°37'32"	
	159	333.00	69.47	69.59	S06°37'16"E	11°58'28"	
	160	333.00	82.87	83.08	S19°45'22"E	14°17'44"	
	161	333.00	67.60	67.72	S32°33'47"E	11°39'06"	
	58	50.00	70.71	78.54	S44°59'30"W	90°00'00"	
	59	265.00	36.78	36.81	N86°01'45"W	07°57'30"	
	60	15.00	20.44	22.49	N39°06'16"W	85°53'28"	
	61	178.00	11.96	11.96	N01°54'59"E	03°50'58"	
	62	122.00	8.20	8.20	S01°54'59"W	03°50'58"	
	63	15.00	22.34	25.20	S51°58'07.5"W	96°15'19"	
	64	1535.00	152.01	152.07	N82°44'30"W	05°40'34"	OUT-N85°34'47"W
	180	1535.00	29.44	29.44	N80°27'11"W	01°05'56"	
	181	1535.00	122.59	122.63	N83°17'28"W	04°34'38"	
	65	15.00	20.92	23.15	N41°22'28.5"W	88°24'37"	
	66	178.00	8.82	8.82	N01°24'40"E	02°50'20"	
	67	122.00	6.04	6.04	S01°24'40"W	02°50'20"	
	68	15.00	20.98	23.24	S47°13'01.5"W	88°46'23"	
	69	15.00	20.91	23.14	N44°12'08.5"W	88°23'17"	
	70	15.00	21.51	23.98	S45°47'51.5"W	91°36'43"	
	71	25.00	35.31	39.20	N43°28'28"W	89°50'44"	
	72	15.00	20.02	21.92	S38°01'52.5"E	83°44'41"	
	73	178.00	11.96	11.96	S01°54'59"W	03°50'58"	
	74	15.00	21.27	23.65	S45°09'03.5"W	90°19'07"	
	75	178.00	88.24	89.17	S75°57'34.5"W	28°42'05"	OUT-S61°36'32"W
	211	178.00	72.33	72.83	S78°35'17.5"W	23°26'59"	
	212	178.00	16.33	16.33	S64°41'15"W	05°15'26"	
	76	15.00	17.55	18.75	N82°34'48.5"W	71°37'19"	OUT-N46°46'09"W
	77	228.00	49.59	49.68	N53°00'43"W	12°29'08"	
	78	203.00	107.66	108.96	N15°22'06.5"E	30°45'13"	
	215	203.00	51.05	51.19	N23°31'17.5"E	14°26'51"	
	216	203.00	57.58	57.77	N08°08'41"E	16°18'22"	
	79	122.00					

# EAGLE TRACE

LOT 1, CERTIFIED SURVEY MAP NO. 7671, A PORTION OF SCHEWE ROAD DISCONTINUED AND VACATED BY THE CITY OF MADISON, RES-\_\_\_\_\_  
DOC. NO. \_\_\_\_\_ AND LANDS, LOCATED IN ALL 1/4'S OF THE NE1/4 OF SECTION 20, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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\_\_\_\_



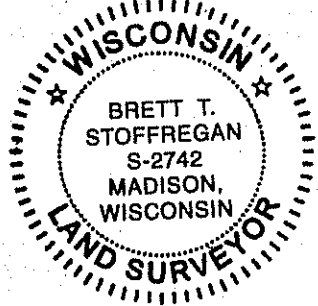
Department of Administration

### 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 "Eagle Trace" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:  
Lot 1, Dane County Certified Survey Map No. 7671, recorded in Volume 40 of Certified Survey Maps on pages 96-99 as Document Number 2649094, a portion of Schewe Road, discontinued and vacated by the City of Madison RES-\_\_\_\_\_, recorded as Document Number \_\_\_\_\_, and lands located in all 1/4's of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows:  
Beginning at the East 1/4 corner of said Section 20; thence N89°41'23"W, 2349.11 feet along the South line of said NE1/4 to the Southeast corner of Lot 1, Certified Survey Map No. 2519; thence N01°36'31"E, 149.73 feet along the East line of and to the Northeast corner of said Lot 1; thence N89°37'45"W, 298.06 feet along the North line of said Lot 1 and the Westerly extension thereof to the West line of said NE1/4; thence N01°36'46"E, 1329.67 feet along the West line of said NE1/4 to the Northwest corner of the South 10 acres of the North 1/2 of said NE1/4; thence N89°59'30"E, 2649.26 feet along the North line of the South 10 acres of the North 1/2 of said NE1/4 to a point on the West line of White Fox Lane; thence S01°40'41"W, 1494.50 feet along the West line of White Fox Lane, Outlot 3 of The Willows II and D.L. 1 of Autumn Ridge Reserve to the point of beginning. Containing 3,892,173 square feet (89.352 acres).

Dated this 23rd day of April, 2018.

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



### OWNER'S CERTIFICATE

VH Acquisitions, 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 Acquisitions, 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 Acquisitions, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

VH Acquisitions, LLC

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named officer(s) of the above named VH Acquisitions, 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: \_\_\_\_\_  
Natalie Erdman, Secretary of Plan Commission

Date: \_\_\_\_\_

### MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Eagle Trace" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

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

### CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gowenda, 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 \_\_\_\_\_, 2018 on any of the lands included in the plat of "Eagle Trace".

David M. Gowenda, 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 \_\_\_\_\_, 2018 affecting the land included in "Eagle Trace".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_

Kristi Chlebowski, Dane County Register of Deeds

0065  
Received: 04/23/2018  
CPA

27840

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:17-07-114