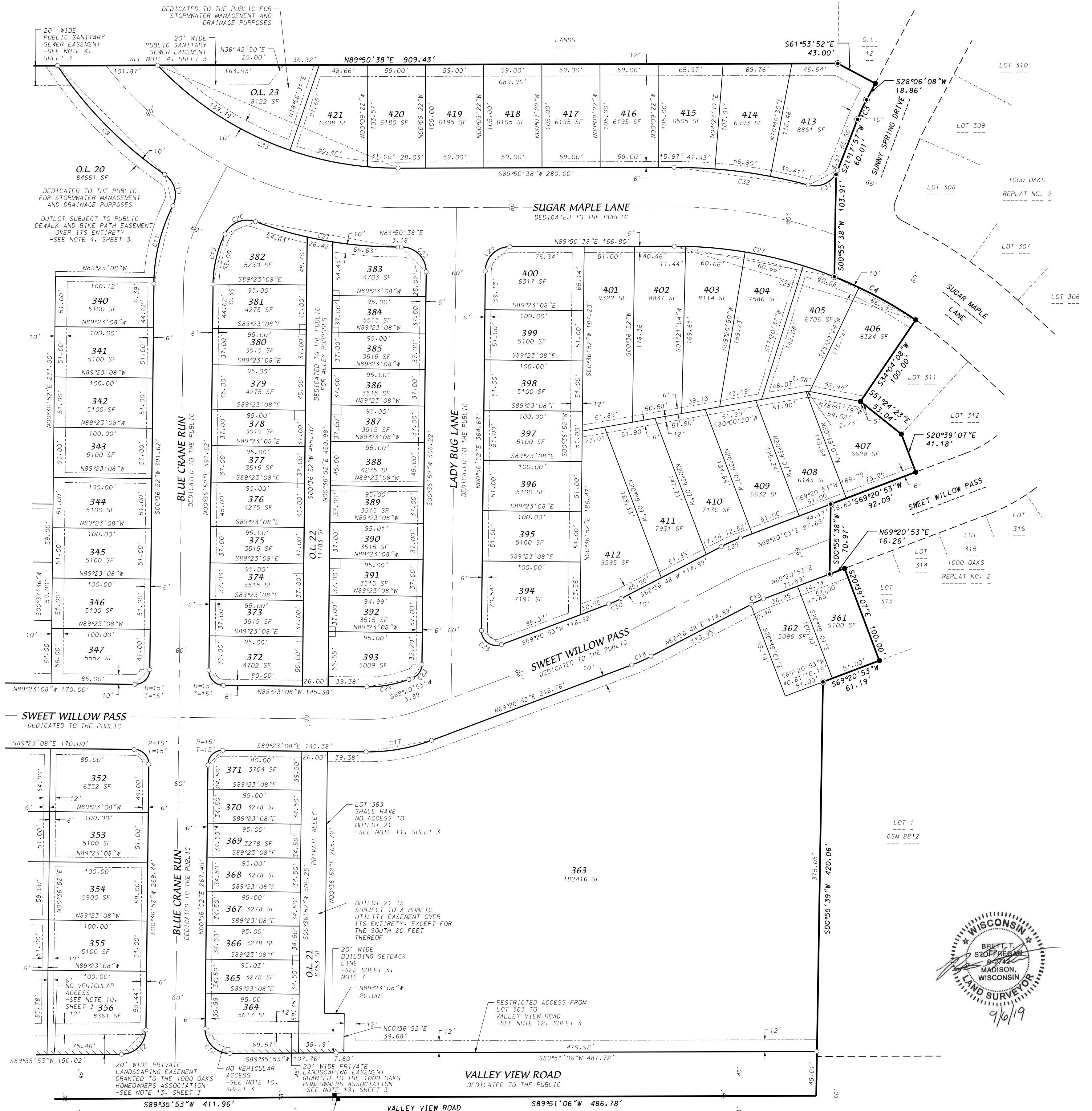
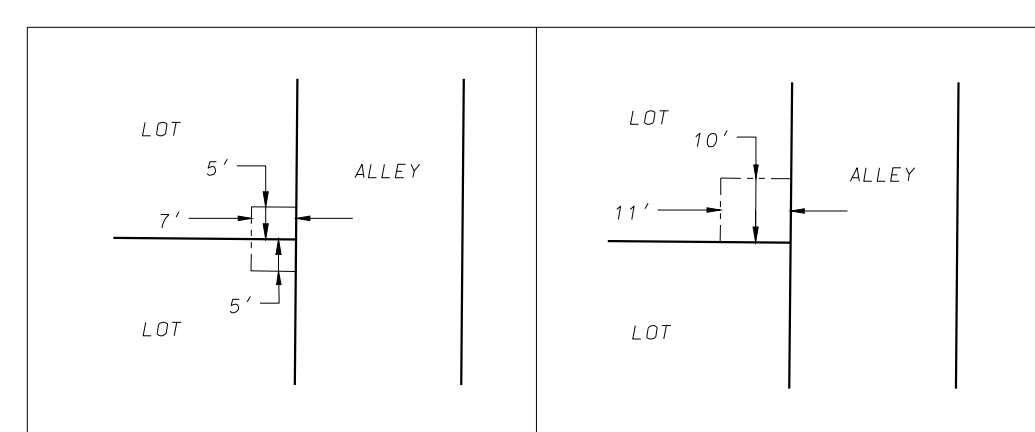
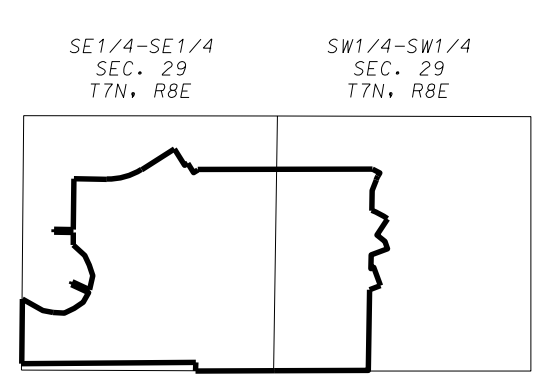


WESTERN ADDITION TO 1000 OAKS

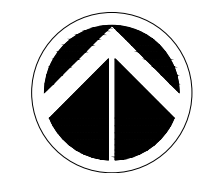
LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-..., FILE ID ..., RECORDED AS DOCUMENT NUMBER ..., SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



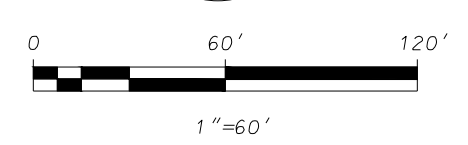
- LEGEND**
- Found 1-1/4" Iron Rebar
 - Found 3/4" Iron Rebar
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise 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.
 - () Recorded as information



PUBLIC UTILITY EASEMENT DETAILS 1"=30'



LOCATION MAP NOT TO SCALE



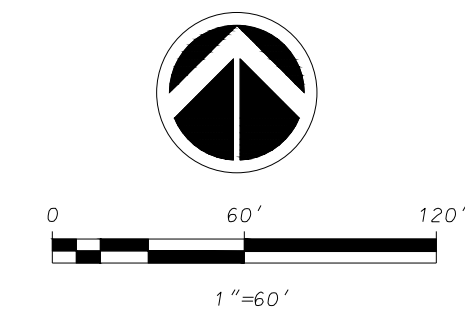
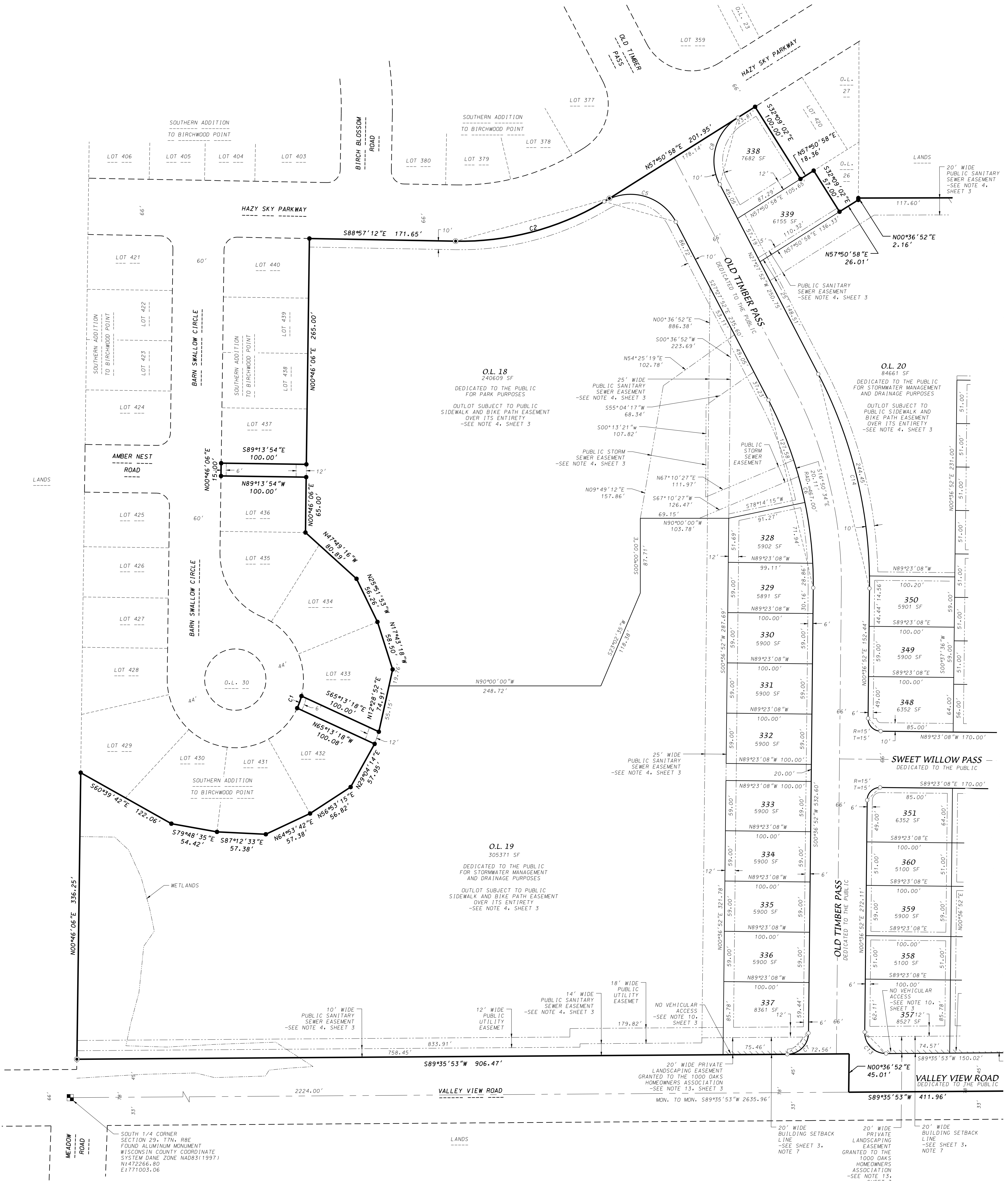
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

WESTERN ADDITION TO 1000 OAKS

LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-....., FILE ID....., RECORDED AS DOCUMENT NUMBER....., SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 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 stakes, 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.
 - () Recorded as information

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

WESTERN ADDITION TO 1000 OAKS

LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-_____, FILE ID _____, RECORDED AS DOCUMENT NUMBER _____, SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

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 "Western Addition 1000 Oaks" and that such plot correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
Lots 407-419, 441-450, Outlots 24, 25, 28 and 29, the entire right-of-way of Sweet Willow Pass and a portion of the right-of-way of Old Timber Pass, discontinued by the City of Madison RES-_____, recorded as Document Number _____, Southern Addition to Birchwood Point; Lot 3, Certified Survey Map No. 6411; Outlots 13, 14, 15 and 16, 1000 Oaks Replat No. 2, located in the SE1/4 of Section 29 and in the SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 1,666,697 square feet (38.262 acres).

Dated this 6th day of September, 2019.


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



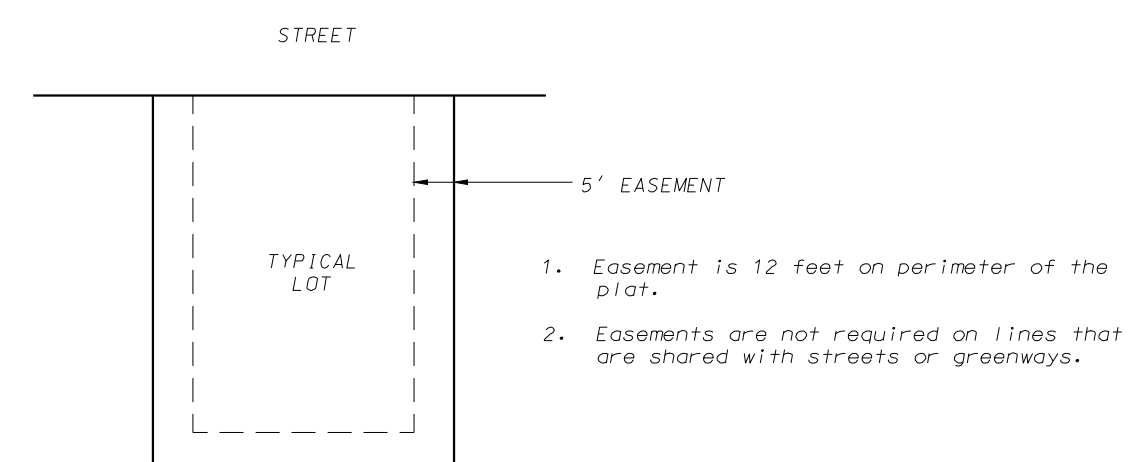
NOTES

- This Plat is subject to the following recorded instruments:
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332, 4879641, 5376979, 5411904, 54623835 and 5462836.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331, 4281332, 5231816, 5231817, 5456123, 5462835, 5462833 and 5462834.
 - Declaration of Conditions, Covenants and Restrictions recorded as 5230987; modified by Doc. Nos. 5231815, 5340612, 5341407; amended by Doc. No. 5341408.
 - Mid-Plans Telephone Company Easement recorded as Doc. No. 2398423, released by Doc. No. _____.
 - Public Utility Easements recorded as Doc. No. 5439003, partially released by Doc. No. _____.
 - Public Sanitary Sewer Easements, Public Bike Path Easements and Public Utility Easements recorded as Doc. No. 5439003, released by Doc. No. _____.
 - Public Sanitary Sewer Easement recorded as Doc. No. 4496595, partially released by Doc. Nos. 5224625 and _____.
 - Public Sanitary Sewer Easement recorded as Doc. No. 5224627, partially released by Doc. Nos. 5438239 and _____.
 - Public Sanitary Sewer Easement recorded as Doc. No. 4474725, released by Doc. No. _____.
 - 20' Wide Building Setback Line recorded as Doc. No. 5439003, released by Doc. No. _____.
 - No Vehicular Access Restriction recorded as Doc. No. 2263876, released by Doc. No. _____.
 - No Vehicular Access Restriction recorded as Doc. No. 5439003, released by Doc. No. _____.
 - 20' Wide Landscaping Easement recorded as Doc. No. 5439003, released by Doc. No. _____.
 - Driveway Easement recorded as Doc. No. 5448151, released by Doc. No. _____.
 - Grading Easement recorded as Doc. No. 5480001, released by Doc. No. _____.
- 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 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 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.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Public Easement terms and conditions:
Public Sidewalk and Bike Path 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 for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. 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 purposes.
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
Public Sanitary Sewer 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. 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 purposes.
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
Public Storm Sewer 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. 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 purposes.
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	TANGENT BEARING
C1		80.00	15.07	15.09	N19°22'29"E	10°48'22"
C2		328.00	187.40	190.04	N74°26'53"E	33°11'50"
OL18		328.00	180.52	182.88	N75°04'25"E	31°56'46"
ROW		328.00	7.16	7.16	N58°28'30"E	01°15'04"
C3		183.00	21.72	21.73	S24°42'02.5"W	06°48'11"
C4		435.00	93.33	93.51	S62°05'21"E	12°19'00"
C5		60.00	87.36	97.84	S74°10'55"E	93°26'06"
C6		467.00	226.58	228.86	S13°25'30"E	28°04'44"
OL18		467.00	127.58	127.98	S19°36'48"E	15°42'08"
C28		467.00	71.94	72.02	S07°20'40"E	08°50'08"
C29		467.00	28.86	28.86	S01°09'22"E	03°32'28"
C7		25.00	35.04	38.83	S45°06'22.5"W	88°59'01"
C8		60.00	81.31	89.34	N15°11'33"E	85°18'50"
C9		415.00	155.34	156.26	S44°35'59"E	21°34'26"
C10		25.00	32.83	35.81	S14°21'00"E	82°04'24"
C11		180.00	81.20	81.91	S13°39'02"W	26°04'20"
C13		180.00	74.97	75.52	S14°40'01"W	24°02'22"
C14		180.00	6.39	6.39	S01°37'51"W	02°01'58"
C12		25.00	35.04	38.83	S45°06'22.5"W	88°59'01"
C16		25.00	35.67	39.71	N44°53'37"W	91°01'00"
C17		533.00	258.60	261.21	N13°25'30"W	28°04'44"
C18		533.00	14.56	14.56	N00°10'06"W	01°33'56"
C19		533.00	244.45	246.64	N14°12'28"W	26°30'48"
C15		117.00	13.74	13.75	N65°58'50.5"E	06°44'05"
C20		120.00	52.00	52.42	N13°18'43"E	25°01'38"
C21		120.00	52.38	52.80	N13°13'12"E	25°12'40"
C22		381	120.00	0.39	N00°42'23"E	00°11'02"
C23		382	120.00	52.00	N13°18'43"E	25°01'38"
C24		25.00	33.59	36.84	N68°02'14"E	84°25'24"
C25		415.00	147.02	147.80	S79°57'13"E	20°24'18"
C26		382	415.00	54.63	S73°31'30"E	07°32'52"
C27		OL22	415.00	26.42	S79°07'23"E	03°38'54"
C28		383	415.00	66.63	S85°33'06"E	09°12'32"
C29		25.00	35.59	39.61	S44°46'15"E	90°46'14"
C30		15.00	16.93	17.99	S34°58'52.5"W	68°44'01"
C31		117.00	43.18	43.43	S79°58'52.5"W	21°15'59"
C32		15.00	24.76	29.13	N59°01'07.5"W	11°15'59"
C33		25.00	35.12	38.93	N45°13'45"E	89°13'46"
C34		435.00	165.32	166.33	S79°12'06.5"E	21°54'31"
C35		435.00	256.00	259.84	S73°02'36.5"E	34°13'31"
C36		402	435.00	11.44	S89°24'09"E	01°30'26"
C37		403	435.00	60.66	S84°39'03"E	07°59'46"
C38		404	435.00	60.66	S76°39'17"E	07°59'46"
C39		405	435.00	60.66	S68°39'31"E	07°59'46"
C40		406	435.00	66.21	S60°17'44.5"E	08°43'47"
C41		183.00	21.50	21.51	S65°58'50.5"W	06°44'05"
C42		C30	117.00	13.74	S65°58'50.5"W	06°44'05"
C43		C31	25.00	33.41	S63°15'50"W	83°51'46"
C44		C32	515.00	137.28	N82°29'49.5"W	15°19'05"
C45		413	515.00	39.41	N77°01'50.5"W	04°23'07"
C46		414	515.00	56.80	N82°23'04"W	06°19'20"
C47		415	515.00	41.43	N87°51'03"W	04°36'38"
C48		C33	335.00	265.24	N66°50'08"W	46°38'28"
C49		420	335.00	31.00	N87°30'14"W	05°18'16"
C50		421	335.00	80.46	N77°57'17"W	13°47'38"
C51		OL23	335.00	159.49	N57°17'11"W	27°32'34"



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



WESTERN ADDITION TO 1000 OAKS

LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON
RES-----, FILE ID-----, RECORDED AS DOCUMENT NUMBER-----, SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS
REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 this _____ day of _____, 2019.

VH Acquisitions, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2019, the above authorized signatory 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: _____ Date: _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Western Addition 1000 Oaks" located in the City of Madison, was hereby approved by Enactment Number RES-----, File I.D. Number -----, adopted this ____ day of -----, 2019, 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 _____, 2019.

Maribeth Witzel-Behl, City Clerk, City of Madison, 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 _____, 2019 on any of the lands included in the plat of "Western Addition 1000 Oaks".

David M. Gawenda, 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 _____, 2019 affecting the land included in "Western Addition 1000 Oaks".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019 at _____ .M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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