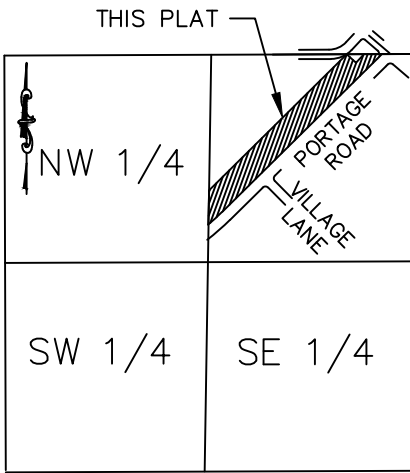
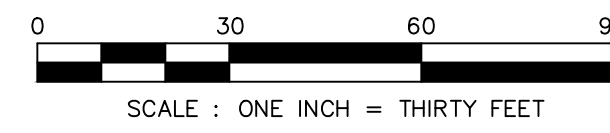
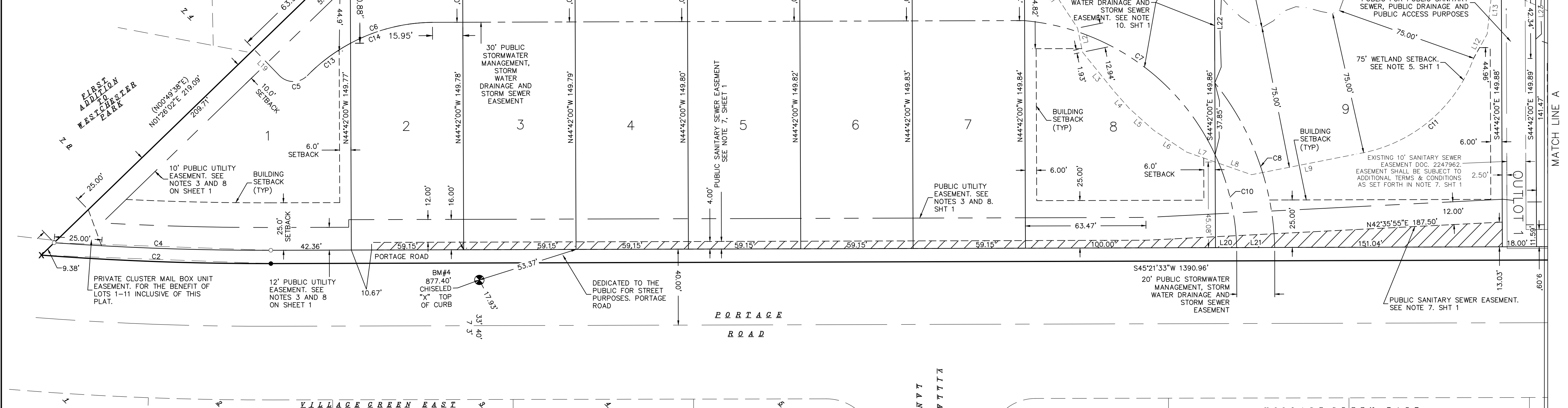


VANG HOMESITES

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



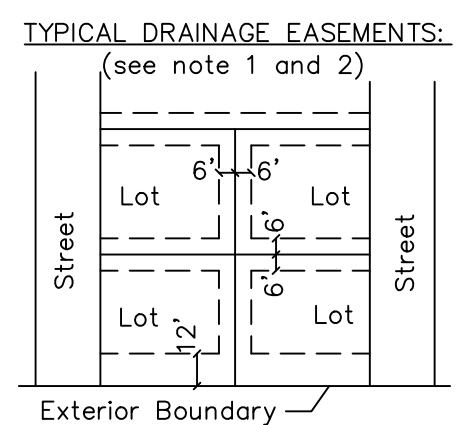
LOCATION MAP
SECTION 21, R10E, T08N, CITY OF MADISON



- NOTES**
- All lots within this plat 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 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 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 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. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved subdivision 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. See typical detail on each sheet.
 - 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.
 - Public utility easements as herein set forth are for the use of public bodies and Private Public Utilities having the right to serve the area. See note 9 for restrictions within.
 - Lots and outlots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
 - Buildings or impervious surfaces are prohibited within the Wetland Setback Area.
 - No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb head of no less than six(6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at T intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent T intersection may require a shared driveway and access.
 - PUBLIC SANITARY SEWER EASEMENTS: CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER 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 UTILITY EASEMENTS: CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON ("PUBLIC UTILITIES"), 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 OR THE PUBLIC UTILITIES 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 OR THE PUBLIC UTILITIES AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE PUBLIC UTILITIES 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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY 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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA. 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 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.
 - The principal purpose of Outlot 2 is for public storm water management purposes. All other Public and Private utility facilities installed within Outlot 2 are hereby subservient to the principal public use of Outlot 2 for public storm water management purposes. The City of Madison ("City") reserves the right of reasonable use and occupation of the Public Utility Easement Areas, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the other Public or Private Utility Facilities. If any reasonable use and occupation of the Easement Area by the City shall necessitate the Public or Private Utilities to remove or relocate their facilities or any part thereof, the Public or Private Utility shall perform such work at such time as the City may approve and without any cost to the City.
 - Public Storm Water Management, Storm Water Drainage and Storm Sewer Easements:** Creation of Easement Rights: A permanent easement over, across a portion of the property (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 storm water management, storm water drainage and 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 Water Management, Storm Water Drainage and Storm Sewer Facilities ("Storm Water 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 a grade and surface condition as required by the City Engineer, 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 Water 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.
 - All building setbacks shown herein are enforceable by the City of Madison.
 - All dwelling entrances within all Lots of this plat shall be 0.50' foot above the 500-year regional flood elevation. This includes garage entrances.

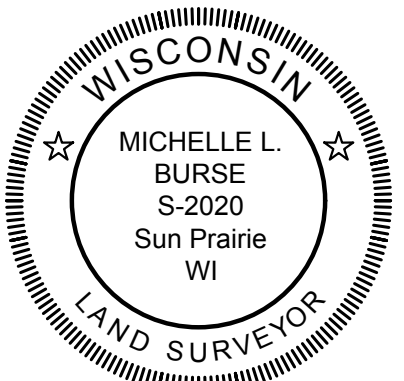
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	TB. IN	TB. OUT
C1	39.51'	817.00'	2'46"16"	S43°58'25"W	39.51'	S45°21'33"W	S42°35'17"W
C2	120.94'	1567.00'	4'25"19"	S47°37'42"W	120.91'	S49°50'22"W	S45°25'03"W
C3	11.95'	810.00'	0°50'42"	S44°56'12"W	11.95'	S45°21'33"W	S44°30'51"W
C4	114.17'	1560.00'	4'11'35"	S47°30'51"W	114.14'	S49°36'39"W	S45°25'04"W
C5	16.07'	10.22'	90°08'05"	N44°55'57"E	14.46'	N90°00'00"E	N00°08'05"W
C6	73.55'	93.35'	45°08'45"	N22°26'17"E	71.67'	N00°08'05"W	N45°00'40"E
C7	128.80'	122.74'	60°07'28"	N80°34'54"E	122.97'	N50°31'10"E	S69°21'23"E
C8	93.91'	142.74'	37°41'46"	N64°27'18"W	92.23'	N45°36'25"W	N83°18'11"W
C9	16.83'	25.00'	38°33'39"	S25°14'01"W	16.51'	S44°30'51"W	S05°57'12"W
C10	50.54'	122.74'	23°35'31"	S57°33'37"E	50.18'	S69°21'23"E	S45°45'52"E
C11	79.69'	78.36'	58°16'04"	S04°51'07"W	76.30'	S24°16'55"E	S33°59'09"W
C12	20.98'	76.00'	15°48'52"	N56°50'04"E	20.91'	N64°44'30"E	N48°55'38"E
C13	28.59'	93.35'	17°32'44"	N08°38'17"E	28.47'	N00°08'05"W	N17°24'39"E
C14	44.97'	93.35'	27°36'01"	N31°12'39"E	44.53'	N17°24'39"E	N45°00'40"E

Line #	Direction	Length	Line #	Direction	Length
L1	N77°50'00"W	40.68'	L19	S88°33'58"E	19.57'
L2	N56°07'47"W	12.94'	L20	N45°21'33"E	11.17'
L3	N83°22'59"W	26.51'	L21	N45°21'33"E	20.00'
L4	N86°00'44"W	12.04'	L22	N44°42'00"W	63.09'
L5	S87°25'07"W	17.08'	L23	S44°42'00"E	32.17'
L6	S79°04'36"W	20.84'	L24	N64°44'30"E	61.73'
L7	N64°45'08"E	15.97'	L26	N48°55'38"E	33.38'
L8	N64°45'08"E	20.28'	L27	N45°21'33"E	18.00'
L9	S34°24'39"W	60.18'	L28	N44°38'27"W	28.81'
L10	N87°09'17"W	65.09'			
L11	N15°28'00"W	24.68'			
L12	S15°12'49"E	14.56'			
L13	S38°09'09"E	25.96'			
L14	S70°26'20"W	124.35'			
L15	S88°24'41"W	25.51'			
L16	N83°55'06"W	40.21'			
L17	S89°08'47"W	44.59'			
L18	S80°31'46"W	9.91'			



- LEGEND**
- 3/4" SOLID IRON ROD WITH CAP FOUND
 - ✕ CUT "X" IN CONCRETE SET
 - 1-1/4" X 18" SOLID IRON ROD SET, WT. 4.30 LBS./FT. ALL OTHER LOT CORNERS ARE 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 LBS./FT.
 - ⊙ BENCHMARK. ELEVATION DATUM=NAVD88
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Number	Sq. Ft.	Acres
1	12264	0.2815
2	8859	0.2034
3	8860	0.2034
4	8861	0.2034
5	8861	0.2034
6	8862	0.2034
7	8863	0.2035
8	14985	0.3440
9	22636	0.5196
10	7096	0.1629
11	15441	0.3545
OL 1	2698	0.0619
OL 2	76594	1.7583

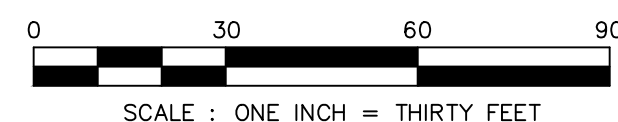


SURVEYED FOR :
Koua Vang
2919 Vang Road
Sun Prairie, WI 53590

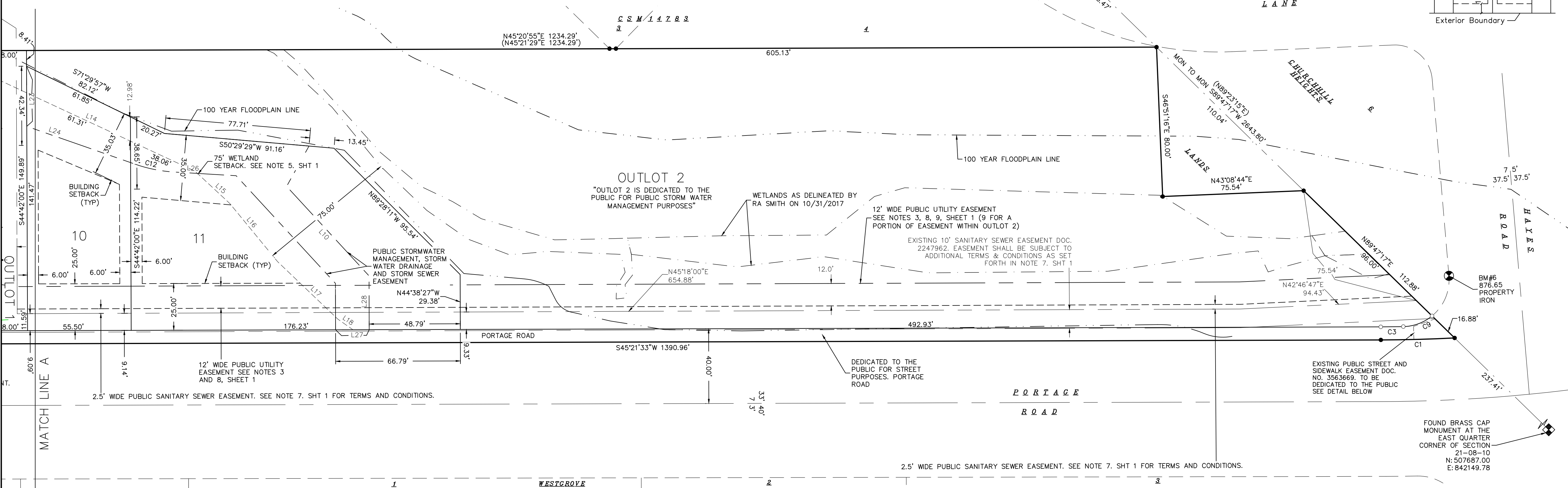
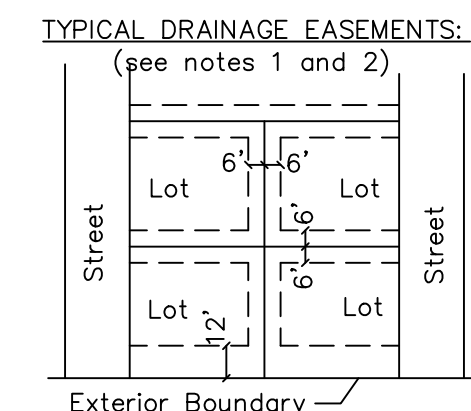
SURVEYED BY :
Burse
surveying & engineering inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
Email: mburse@bse-inc.net
www.bursesurveyengr.com

VANG HOMESITES

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



FOUND CITY OF MADISON MONUMENT AT THE CENTER OF SECTION 21-08-10 N: 507677.22 E: 839506.00



SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Madison and under the direction of Koua Vang and Dia M. Vang, owners of said lands, I have surveyed, divided and mapped the plot of VANG HOMESITES, that such plot correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plot is described as follows:

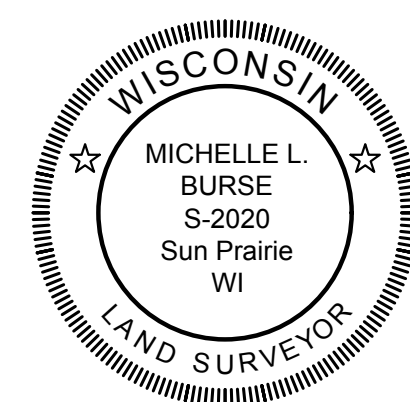
Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 21; Thence South 89 degrees 47 minutes 17 seconds West along the north line of said Northeast Quarter of the Southeast Quarter, 237.41 feet to the point of beginning, also to a point of curvature, also to the northwest right of way line of Portage Road; Thence 39.51 feet along the arc of a curve to the right, also along said northwest right of way line, through a central angle of 02 degrees 46 minutes 16 seconds, a radius of 817.00 feet and a chord South 43 degrees 58 minutes 25 seconds West, 39.51 feet; Thence South 45 degrees 21 minutes 33 seconds West along said northwest right of way line, 1390.96 feet to a point of curvature; Thence 120.94 feet along the arc of a curve to the right, also along said northwest right of way line, through a central angle of 04 degrees 25 minutes 19 seconds, a radius of 1567.00 feet and a chord bearing South 47 degrees 37 minutes 42 seconds West, 120.91 feet; Thence North 01 degree 26 minutes 02 seconds East along the east line of First Addition to Westchester Park, 219.09 feet to the south corner of Lot 1, Certified Survey Map Number 14783; Thence North 45 degrees 20 minutes 55 seconds East along the southeast line of said Certified Survey Map Number 14783, 1234.29 feet to the west corner of Document Number 5039067; Thence South 46 degrees 51 minutes 16 seconds East along the southwest line of said Document, 80.00 feet to the south corner of said Document; thence North 43 degrees 08 minutes 44 seconds East along the southeast line of said Document, 75.54 feet to the aforementioned north line; Thence North 89 degrees 47 minutes 17 seconds East along said north line, 112.88 feet to the beginning.

Dated this ____ day of _____, 201__.

Signed: Michelle L. Burse, P.L.S. No. 2020

Revised this ____ day of _____, 201__.



OWNER'S CERTIFICATE

Koua and Dia M. Vang, as owners, do hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on the Plat. We also certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this ____ day of _____, 201__.

Koua Vang Dia M. Vang

State of Wisconsin)
County of Dane) ss.

Personally came before me this ____ day of _____, 201__ the above named Koua Vang, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

State of Wisconsin)
County of Dane) ss.

Personally came before me this ____ day of _____, 201__ the above named Dia M. Vang, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY TREASURER'S CERTIFICATE

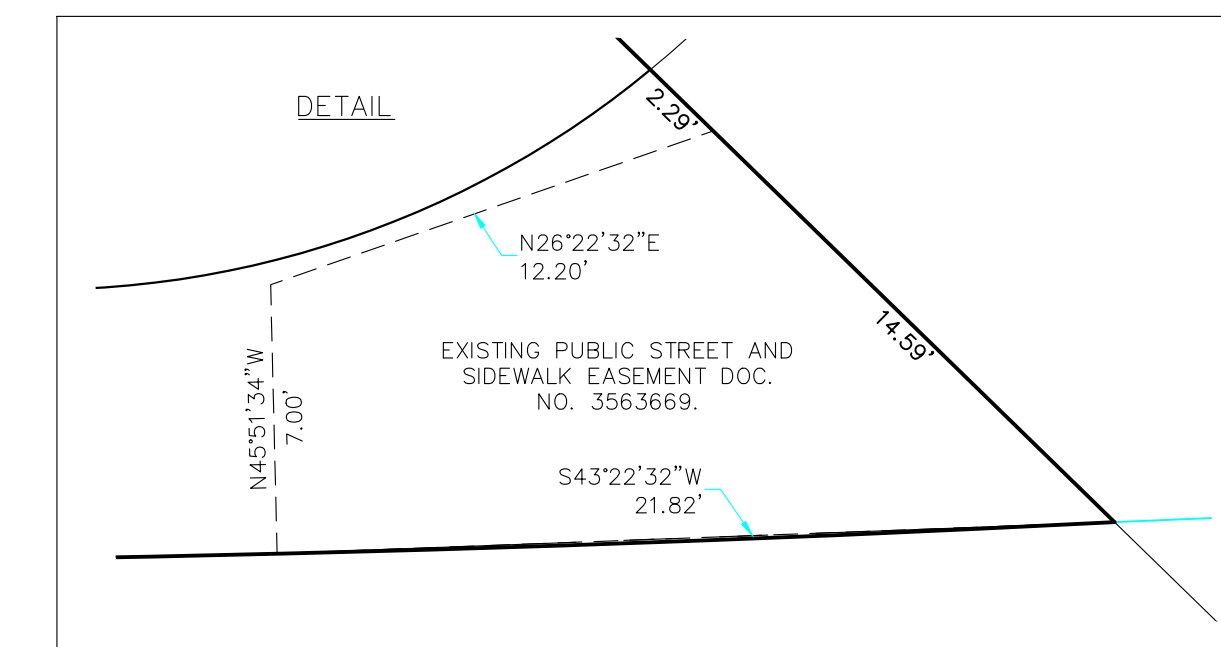
I, Craig Franklin, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the lands included in the plat of VANG HOMESITES.

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

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly appointed, qualified and acting Treasurer of 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 _____, 20__ on any of the lands included in the plat of VANG HOMESITES.

Adam Gallagher, County Treasurer
Dane County, Wisconsin



CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this plat known as VANG HOMESITES located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 201__, 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 _____, 201__.

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

100-YR FLOOD ELEVATION

LOT	ELEVATION
1	864.23
2	864.63
3	865.05
4	865.47
5	865.89
6	866.30
7	866.72
8	867.31
9	868.51
10	868.90
11	869.00

LEGEND

- 3/4" SOLID IRON ROD WITH CAP FOUND
 - ✕ CUT "X" IN CONCRETE SET
 - 1-1/4" X 18" SOLID IRON ROD SET, WT. 4.30 LBS./FT. ALL OTHER LOT CORNERS ARE 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 LBS./FT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Office of the Register of Deeds
____ County, Wisconsin
Received for Record
____ 20__ at
____ o'clock __M as
Document No. _____
in _____

Register of Deeds

SURVEYED BY :
Burse
surveying & engineering llc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com