

27990

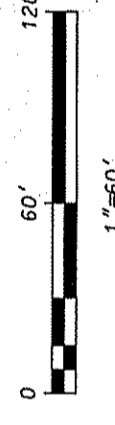
1000 OAKS REPLAT NO. 2

LOTS 13, 153-161, 253-281, OUTLOT 11 AND VARIOUS PUBLIC RIGHT-OF-WAYS DISCONTINUED/VACATED BY THE CITY OF MADISON, RES. DOC. NO. _____, WITHIN FIRST ADDITION TO 1000 OAKS, LOCATED IN THE SW1/4 OF THE SW1/4 AND IN THE SE1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY WISCONSIN

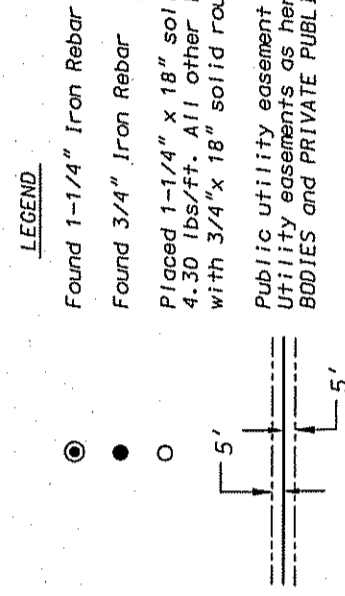
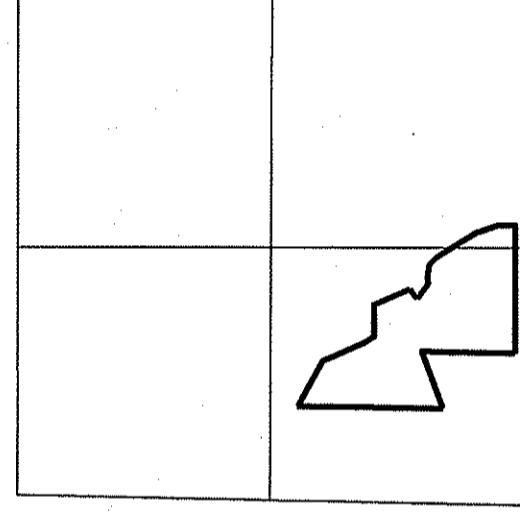
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
THE SOUTH LINE OF THE SW1/4 OF SECTION 28, T7N, R8E BEARS N89°51'06"E



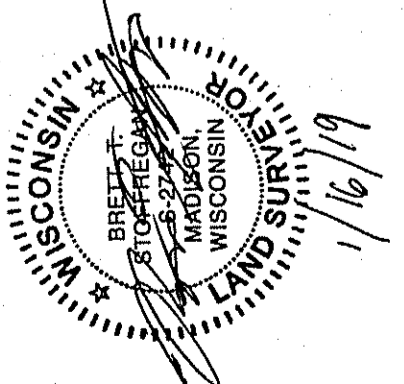
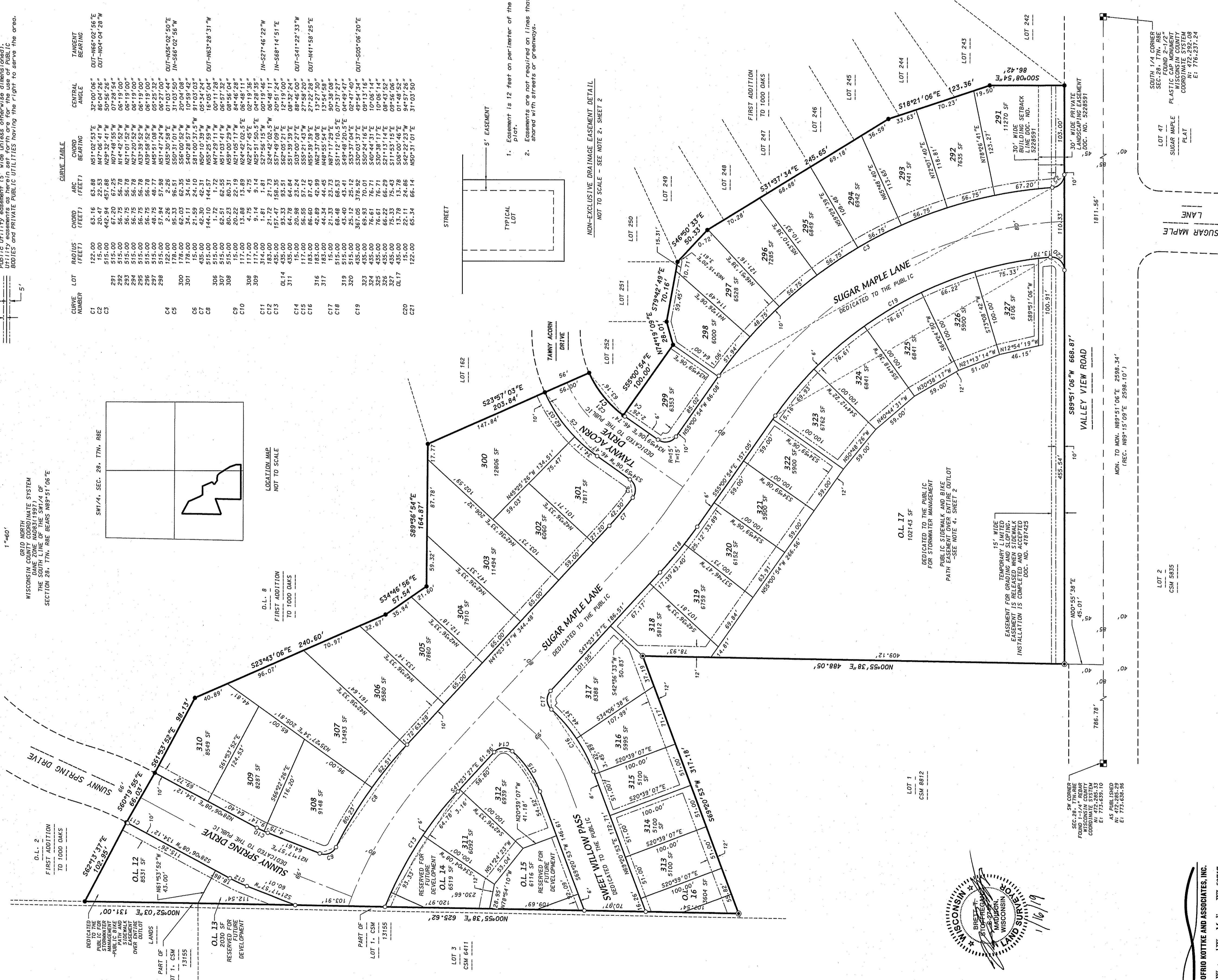
Found 1-1/4" Iron Rebar
Found 3/4" Iron Rebar
Placed 1-1/4" x 18" solid round iron rebar stakes, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
Public utility easement 15' wide unless otherwise stated (see plat).
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		122.00	63.16	63.88	N51°02'53"E	32°00'06"	OUT-N66°02'56"E
C2		15.00	20.47	22.53	M7°06'41"W	86°04'26"	OUT-N04°04'28"W
C3		515.00	442.94	457.88	M29°32'41"W	50°56'26"	
	291	515.00	57.25	57.25	N07°48'55"W	07°28'00"	
	292	515.00	56.75	56.75	N07°48'55"W	07°28'00"	
	293	515.00	56.75	56.75	M21°01'52"W	06°19'00"	
	294	515.00	56.75	56.75	M27°20'52"W	06°19'00"	
	295	515.00	56.75	56.75	M33°39'52"W	06°19'00"	
	296	515.00	56.75	56.75	M39°58'52"W	06°19'00"	
	297	515.00	56.75	56.75	M46°17'52"W	06°19'00"	
	298	515.00	56.75	56.75	M52°36'52"W	06°19'00"	
	299	515.00	56.75	56.75	M58°55'52"W	06°19'00"	
	300	178.00	2.26	2.26	M51°47'24"W	06°27'00"	OUT-N36°02'50"E
	301	178.00	95.33	96.51	M50°31'01"W	31°03'59"	IN-S66°02'56"W
	302	178.00	178.00	178.00	M49°14'38"W	10°59'42"	
	303	178.00	34.11	34.11	M48°00'57"W	10°59'42"	
	304	15.00	21.59	24.10	M51°00'37.5"W	91°03'03"	
	305	435.00	42.30	42.31	M50°10'39"W	05°34'24"	
	306	515.00	144.10	144.57	M52°25'59"W	16°05'04"	
	307	515.00	62.51	62.55	M51°03'41"W	06°57'32"	
	308	515.00	80.23	80.31	M59°00'29"W	08°56'04"	
	309	117.00	20.22	22.19	M21°05'17"W	84°46'28"	
	310	117.00	13.88	13.89	M24°42'02.5"E	06°48'11"	
	311	117.00	13.88	13.89	M25°51'50.5"E	04°28'35"	
	312	314.00	1.81	1.81	M27°56'15"W	00°19'46"	IN-S27°46'22"W
	313	183.00	21.72	21.73	M24°42'02.5"W	06°48'11"	
	314	435.00	93.33	93.55	M24°42'02.5"W	06°48'11"	
	315	435.00	93.33	93.55	M24°42'02.5"W	06°48'11"	
	316	435.00	93.33	93.55	M24°42'02.5"W	06°48'11"	
	317	15.00	20.98	23.24	M53°00'27"E	88°46'00"	OUT-S41°22'33"W
	318	117.00	56.95	57.12	M55°21'43"W	27°58'20"	
	319	183.00	42.89	42.95	M52°37'08"E	13°52'59"	OUT-N41°56'29"E
	320	15.00	21.33	23.73	M87°17'29"E	90°38'08"	
	321	515.00	68.48	68.53	M51°12'10.5"E	07°37'24"	
	322	515.00	25.12	25.12	M53°37'04"E	02°47'40"	
	323	435.00	367.05	378.92	M30°03'37"E	49°54'34"	OUT-S05°06'20"E
	324	435.00	69.83	70.01	M50°24'16"E	09°13'18"	
	325	435.00	76.61	76.71	M40°44'31"E	10°06'14"	
	326	435.00	66.22	66.29	M21°13'14"E	09°43'52"	
	327	435.00	75.33	75.43	M11°53'15"E	09°56'06"	
	328	435.00	13.78	13.78	M06°00'46"E	01°48'58"	
	329	122.00	22.11	24.86	M22°22'23"W	84°57'26"	
	330	122.00	65.34	65.14	M50°51'01"E	31°03'50"	



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

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
NOT TO SCALE - SEE NOTE 2, SHEET 2



D'ONFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.835.7530 • Fax: 608.835.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

1000 OAKS REPLAT NO. 2

LOTS 13, 153-161, 253-281, OUTLOT 11 AND VARIOUS PUBLIC RIGHT-OF-WAYS DISCONTINUED/VACATED BY THE CITY OF MADISON, RES. DOC. NO. _____, CITY OF MADISON, DANE COUNTY WISCONSIN

NOTES

- This Plat is subject to the following recorded instruments:
 A. Declaration of Conditions and Covenants recorded as Doc. Nos. 429331, 429332, 487864, 531616, 531619 and 5411904.
 B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 429331, 481332 and 5231817.
 C. 3541407, amended by Doc. No. 5341408.
- 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 10 feet in width measured from the property line to the exterior of each lot. The easements shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots. The easements shall be subject to the terms and conditions of the plat. The easements shall not be required on property lines shared with greenways or public streets. No buildings or structures 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.
- In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously approved subdivision, the easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Lot(s) 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, 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 shall have the right to 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 the rights and privileges hereunder, and to cut and fill within the Easement Area. The City of Madison shall have the right to reconstruct the public sidewalk and bike path within 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 permitted by the City of Madison. Easement Rights of the City of Madison shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Blading Effects: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

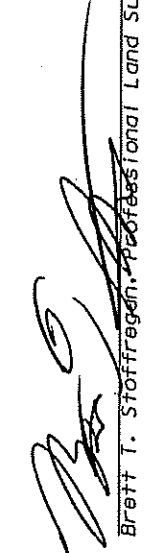
Release of Rights to Easements: Created by Plat. Any release of rights that were placed on platted land which was required by a public body or which creates a public body or public use shall be void and of no effect if the release is not accompanied by a release document with the Dane County Register of Deeds in accordance with ss236.233.

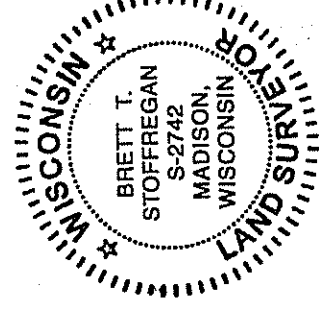
LEGAL DESCRIPTION

Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, I have surveyed and located the boundaries of the City of Madison and under the direction of the owners listed below, I have surveyed, divided and mapped "1000 Oaks Replat No. 2" and that each plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 13, 153-161, 253-281, Outlot 11, the entire right-of-ways of Sweet Willow Pass and Sugar Maple Lane, and portions of the right-of-ways of Tony Acorn Drive and Sunny Spring Drive, discontinued and vacated by the City of Madison RES-_____, recorded as Document Number _____, within First Addition 1000 Oaks, located in the SW1/4 of the SW1/4 and the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 338,659 square feet (12.365 acres).

Dated this 16th day of January, 2019.


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



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 "1000 Oaks Replat No. 2" located in the City of Madison, was hereby approved by Enactment Number _____, 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 Witze-Behl, City Clerk, 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 "1000 Oaks Replat No. 2".

Adam Gallagher, Treasurer, 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 "1000 Oaks Replat No. 2".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

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

Kristi Chibowski, Dane County Register of Deeds

OWNER'S CERTIFICATE

WH1000 Oaks, 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.

WH1000 Oaks, 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, WH1000 Oaks, LLC has caused these presents to be signed this _____ day of _____, 2019.

WH1000 Oaks, LLC

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

Personally came before me this _____ day of _____, 2019, the above authorized instrument and acknowledged the same.

My Commission expires _____ Notary Public, 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