

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
 LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
 TOWNSHIP 7 NORTH, RANGE 8 EAST, 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

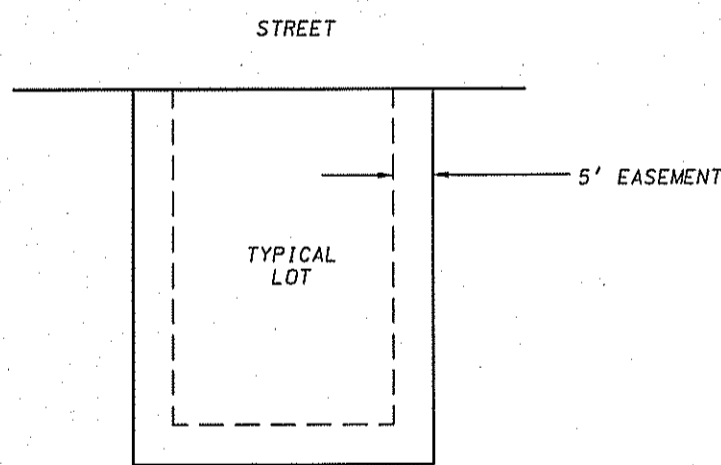
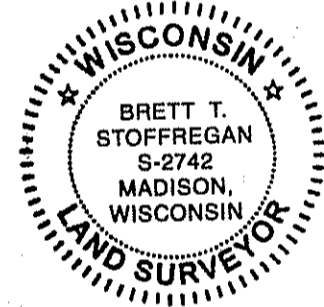
SURVEYOR'S CERTIFICATE

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 "Acacia Ridge" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

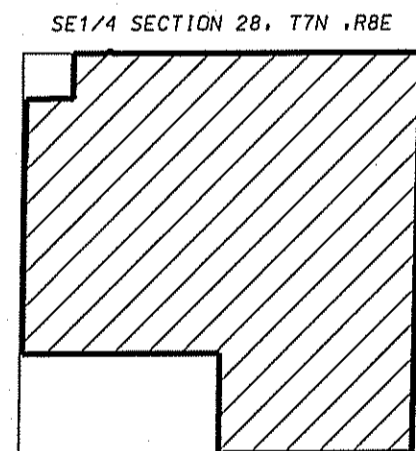
Lot 1, Dane County Certified Survey Map No. 10681, recorded in Volume 63 of Certified Survey Maps on pages 224-225 as Document Number 3657230, Outlot 1, Cardinal Glenn, recorded in Volume 58-083A of Plats on pages 421-425 as Document Number 4089593 and lands located in the NE1/4, NW1/4, SW1/4 and the SE1/4 of the SE1/4 and in the SE1/4 of the NE1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:
 Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet along the South line of said SE1/4 to a point on the Southerly extension of the East line of Lot 4, Certified Survey Map No. 1338, recorded in Volume 5 of Certified Survey Map on pages 295-296 as Document Number 1383787; thence N00°48'16"E, 659.55 feet along the East line of and to the Northeast corner of said Lot 4; thence S89°57'16"W, 1303.56 feet along the North line of Lots 1 through 4, Certified Survey Map No. 1338 to the East right-of-way line of South Point Road; thence N00°47'47"E, 1286.66 feet along said East right-of-way line and a line feet 16.50 feet East of the West line of said SE1/4; thence N88°25'58"E, 7.01 feet along a jog in said East right-of-way line; thence N00°47'47"E, 396.73 feet along said East right-of-way line and a line 23.50 feet East of the West line of said SE1/4; thence N89°51'04"E, 311.46 feet; thence N00°49'10"E, 299.87 feet; thence N89°56'47"E, 207.84 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 231.50 feet and a chord which bears N65°07'28"E, 27.41 feet to a point of reverse curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S71°03'06"E, 22.02 feet to a point of compound curve; thence Southeasterly along curve to the right which has a radius of 72.00 feet and a chord which bears S21°58'24"E, 4.68 feet; thence N89°56'47"E, 721.82 feet along the South line Cardinal Glenn to the Southeast corner of Lot 1, Cardinal Glenn; thence S00°44'27"W, 0.30 feet to a point on the North line of said SE1/4; thence N89°57'06"E, 1311.48 feet the North line of said SE1/4 to the East 1/4 corner of said Section 28; thence S01°20'36"W, 2643.69 feet along the East line of said SE1/4 to the point of beginning, Containing 5,900.163 square feet (135.449 acres).

Dated this 15th day of October, 2018.

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

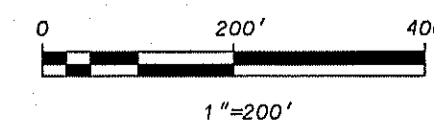


- Easement is 12 feet on perimeter of the plat.
- Easements are not required on lines shared with streets or greenways.



LOCATION MAP
 NOT TO SCALE

PUBLIC DRAINAGE EASEMENT DETAIL
 NOT TO SCALE
 SEE NOTE 1 ON SHEET 9



Received: 10/16/2018
 CPA
 27946
 0170

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:15-07-133

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.

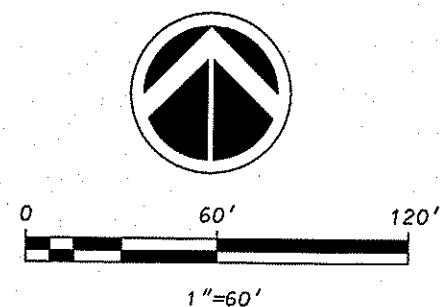
Certified _____, 20____

Department of Administration



ACACIA RIDGE

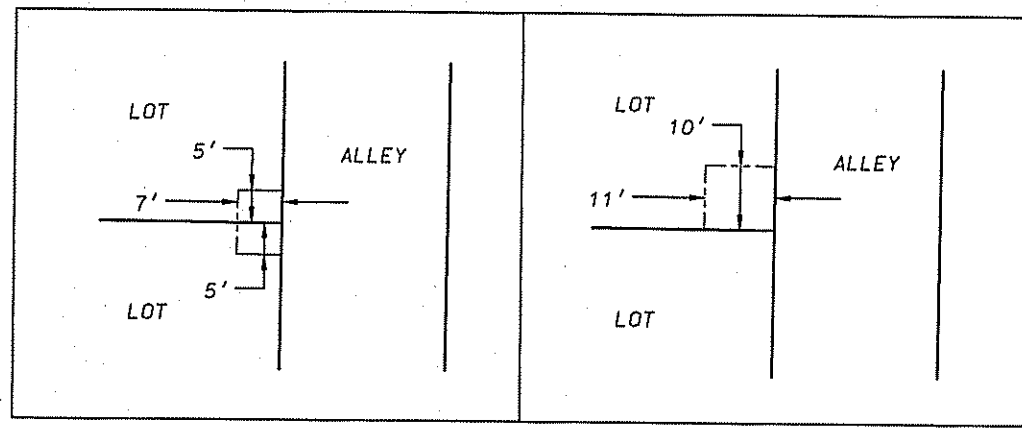
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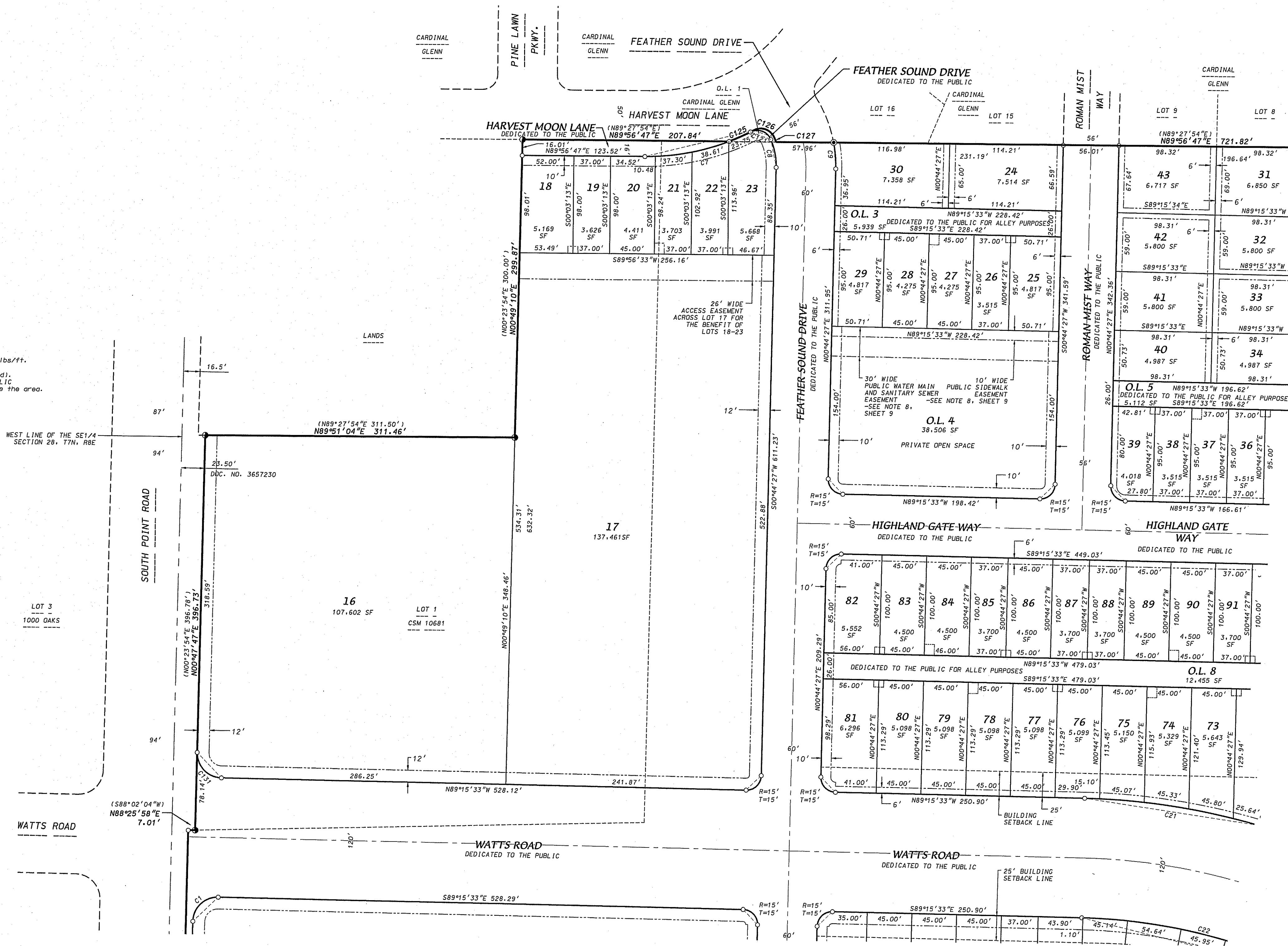
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING $501^{\circ}20'36''$ W

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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'



10/15/16

OFRIO KOTTKE AND ASSOCIATES, INC.

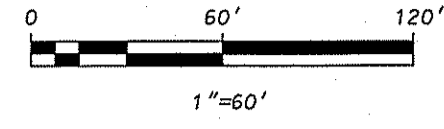
Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

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Certified _____, 20__

Department of Administration



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

SEE SHEET 2

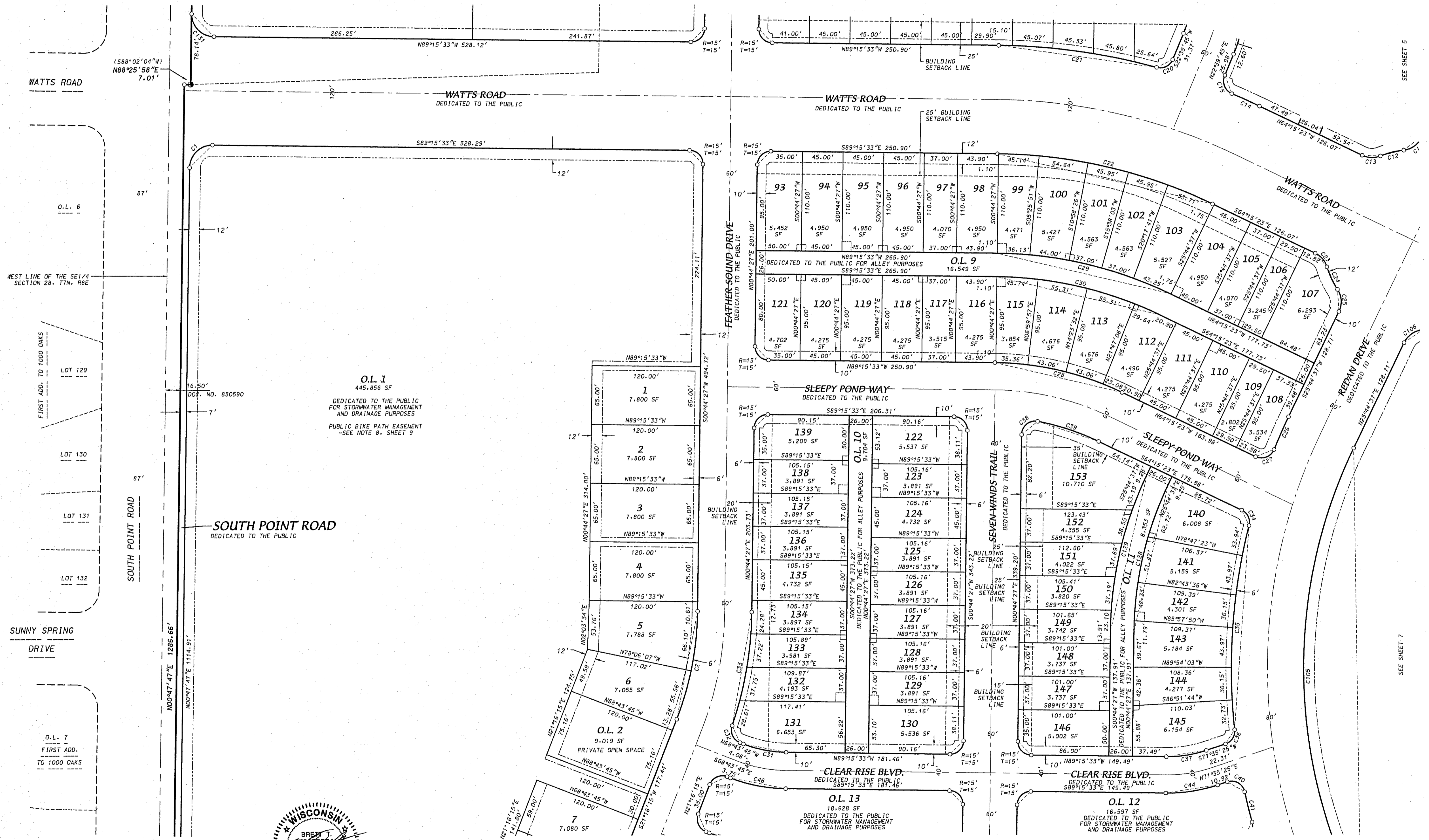
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LEGEND

- Found 1-1/4" Iron Rebar
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- 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.
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Recorded as information



WATTS ROAD

WATTS ROAD DEDICATED TO THE PUBLIC

WATTS ROAD DEDICATED TO THE PUBLIC

WATTS ROAD DEDICATED TO THE PUBLIC

O.L. 6

WEST LINE OF THE SE1/4 SECTION 28, T7N, R8E

FIRST ADD. TO 1000 OAKS

LOT 129

LOT 130

LOT 131

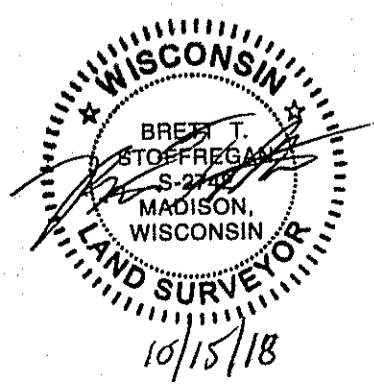
LOT 132

SOUTH POINT ROAD

SOUTH POINT ROAD DEDICATED TO THE PUBLIC

SUNNY SPRING DRIVE

O.L. 7 FIRST ADD. TO 1000 OAKS



SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

Received: 10/16/2018 CPA

27946

MONFRIO KOTTKE AND ASSOCIATES, INC.

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

FOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FW:15-07-133

ACACIA RIDGE

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 TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
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 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



O.L. 7
 FIRST ADD.
 TO 1000 OAKS

O.L. 1
 CSM 13155

LOT 179
 FIRST ADD.
 TO 1000
 OAKS

TAWNY ACORN
 DRIVE

LOT 222
 FIRST ADD.
 TO 1000 OAKS

O.L. 1
 445,920 SF
 DEDICATED TO THE PUBLIC
 FOR STORMWATER MANAGEMENT
 AND DRAINAGE PURPOSES
 PUBLIC BIKE PATH EASEMENT
 -SEE NOTE 8, SHEET 9

SOUTH POINT ROAD
 DEDICATED TO THE PUBLIC

O.L. 15
 1,609 SF
 RESERVED FOR
 FUTURE DEVELOPMENT
BLOSSOM BANK PASS
 DEDICATED TO THE PUBLIC

O.L. 2
 9,019 SF
 PRIVATE OPEN SPACE

O.L. 13
 18,628 SF
 DEDICATED TO THE PUBLIC
 FOR STORMWATER MANAGEMENT
 AND DRAINAGE PURPOSES
 PUBLIC BIKE PATH EASEMENT
 -SEE NOTE 7, SHEET 9

O.L. 12
 16,597 SF
 DEDICATED TO THE PUBLIC
 FOR STORMWATER MANAGEMENT
 AND DRAINAGE PURPOSES
 PUBLIC BIKE PATH EASEMENT
 -SEE NOTE 7, SHEET 9

O.L. 14
 8,553 SF
 DEDICATED TO THE PUBLIC
 FOR ALLEY PURPOSES

FEATHER SOUND DRIVE
 DEDICATED TO THE PUBLIC

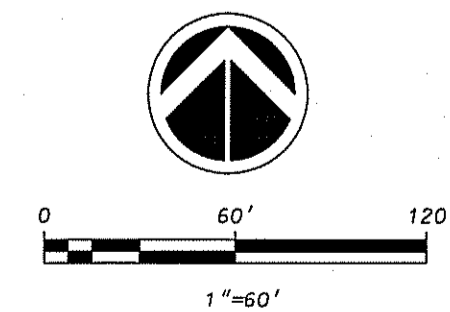
TAWNY ACORN DRIVE
 DEDICATED TO THE PUBLIC

TAWNY ACORN DRIVE
 DEDICATED TO THE PUBLIC

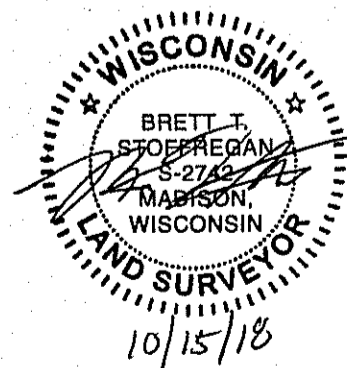
F STREET

REBAN DRIVE
 DEDICATED TO THE PUBLIC

- LEGEND**
- Found 1-1/4" Iron Rebar
 - Found 1" Iron Pipe
 - 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



BEARINGS REFERENCED TO THE EAST LINE
 OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E
 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 BEARING 501°20'36"W



Received: 10/16/2018
 CPA

27946

ONOFRIO KOTTKE AND ASSOCIATES, INC.

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

OUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

SHEET 4 OF 11

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

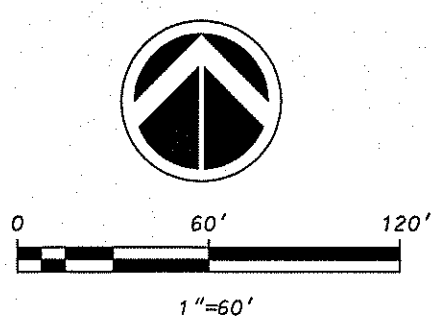


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TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EAST 1/4 CORNER SECTION 28, 17N, R8E
FOUND BRASS CAP MONUMENT
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
N:474,937.67
E:778,897.64

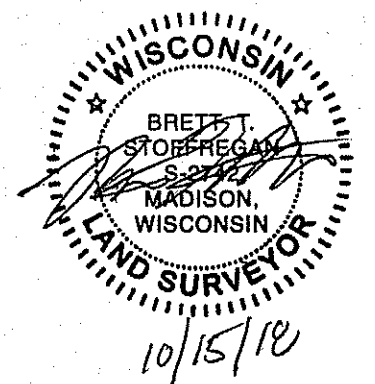
PER CITY OF MADISON
N:474,937.67
E:778,897.68



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, 17N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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.
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- () Recorded as information



Received: 10/18/2018
CPA
27946

0170
NOFRIO KOTTKE AND ASSOCIATES, INC.
10 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

WATTS ROAD
DEDICATED TO THE PUBLIC
SEE SHEET 7

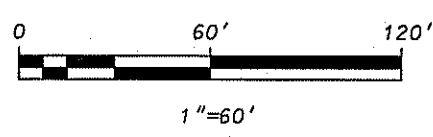
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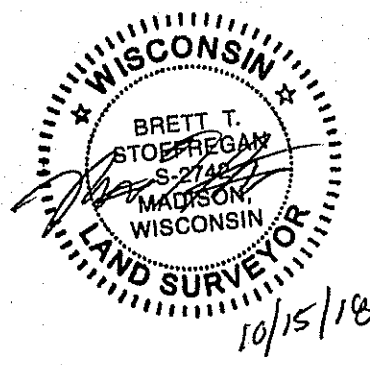
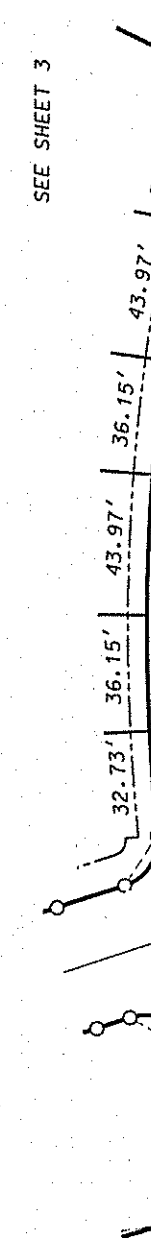
Certified _____, 20__

Department of Administration



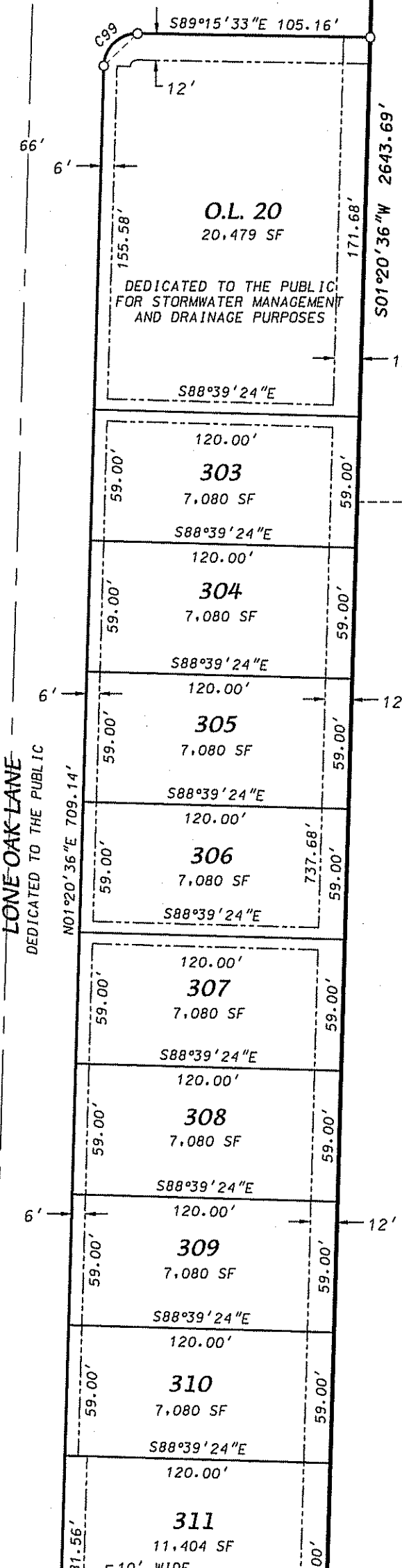
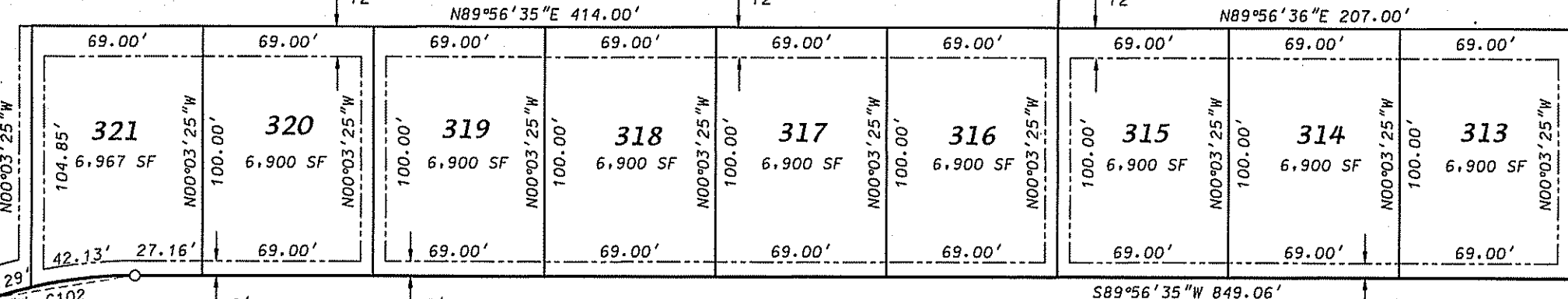
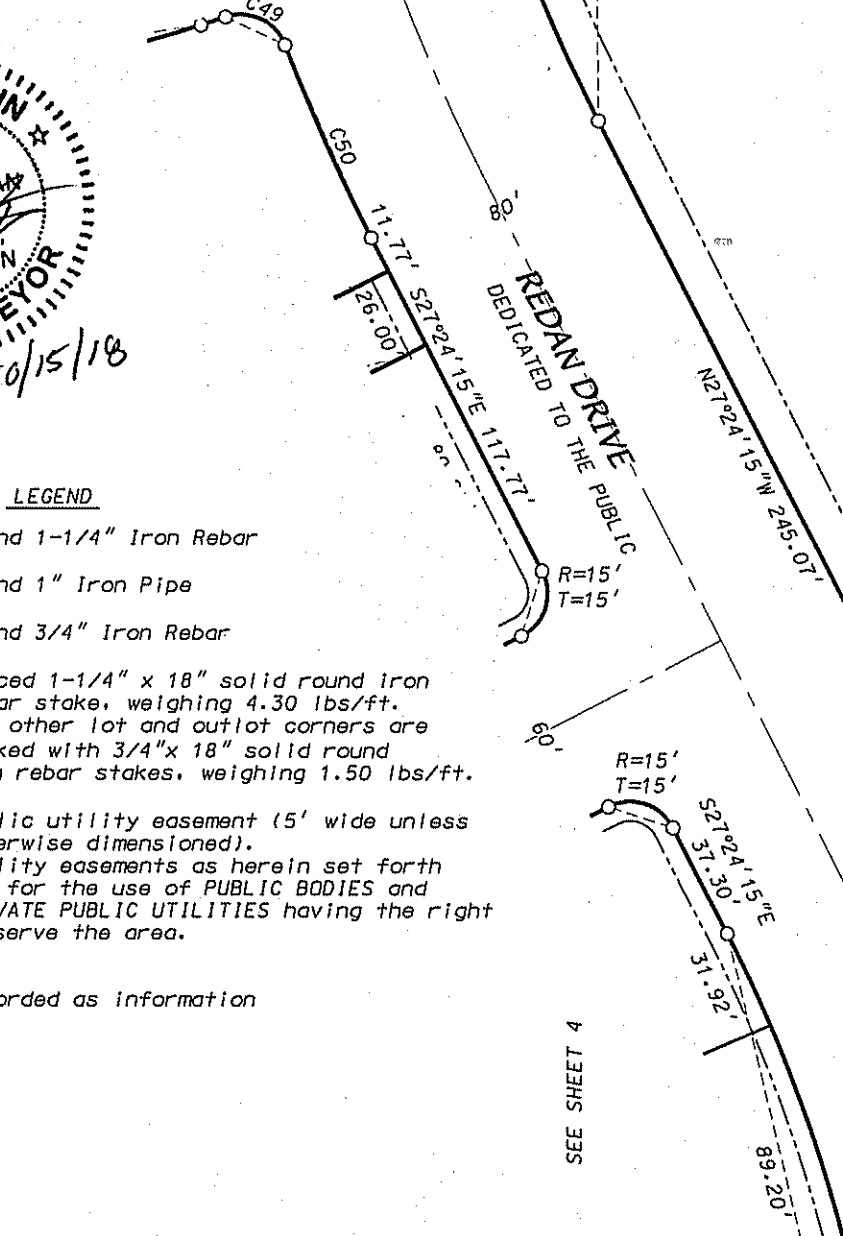
BEARINGS REFERENCED TO THE EAST LINE
 OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E
 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 BEARING S01°20'36"W

SEE SHEET 3



LEGEND

- ⊙ Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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



YONFRID KOTTKE AND ASSO
 530 Westward Way, Madison,
 Phone: 608.833.7530 • Fax: 608.833.1888
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN:15-07-133

Received: 10/16/2018
 CPA
27946

0170

O.L. 19

O.L. 21
 444,926 SF
 DEDICATED TO THE PUBLIC
 FOR PARK PURPOSES
 PUBLIC BIKE PATH AND
 SIDEWALK EASEMENT
 -SEE NOTE 8, SHEET 9

312
 348,552 SF

O.L. 20
 20,479 SF

RUSTIC PINE ROAD
 DEDICATED TO THE PUBLIC

RUSTIC PINE ROAD
 DEDICATED TO THE PUBLIC

LOVE OAK LANE
 DEDICATED TO THE PUBLIC

SEE SHEET 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

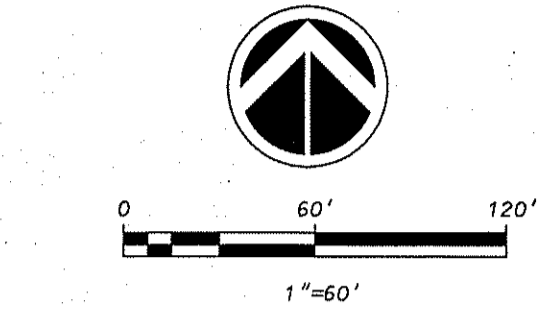
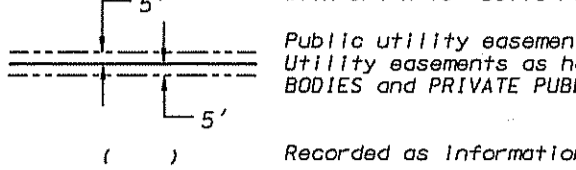
ACACIA RIDGE

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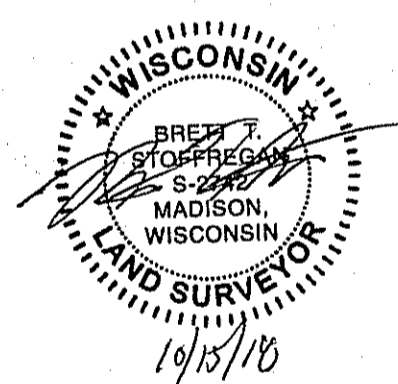
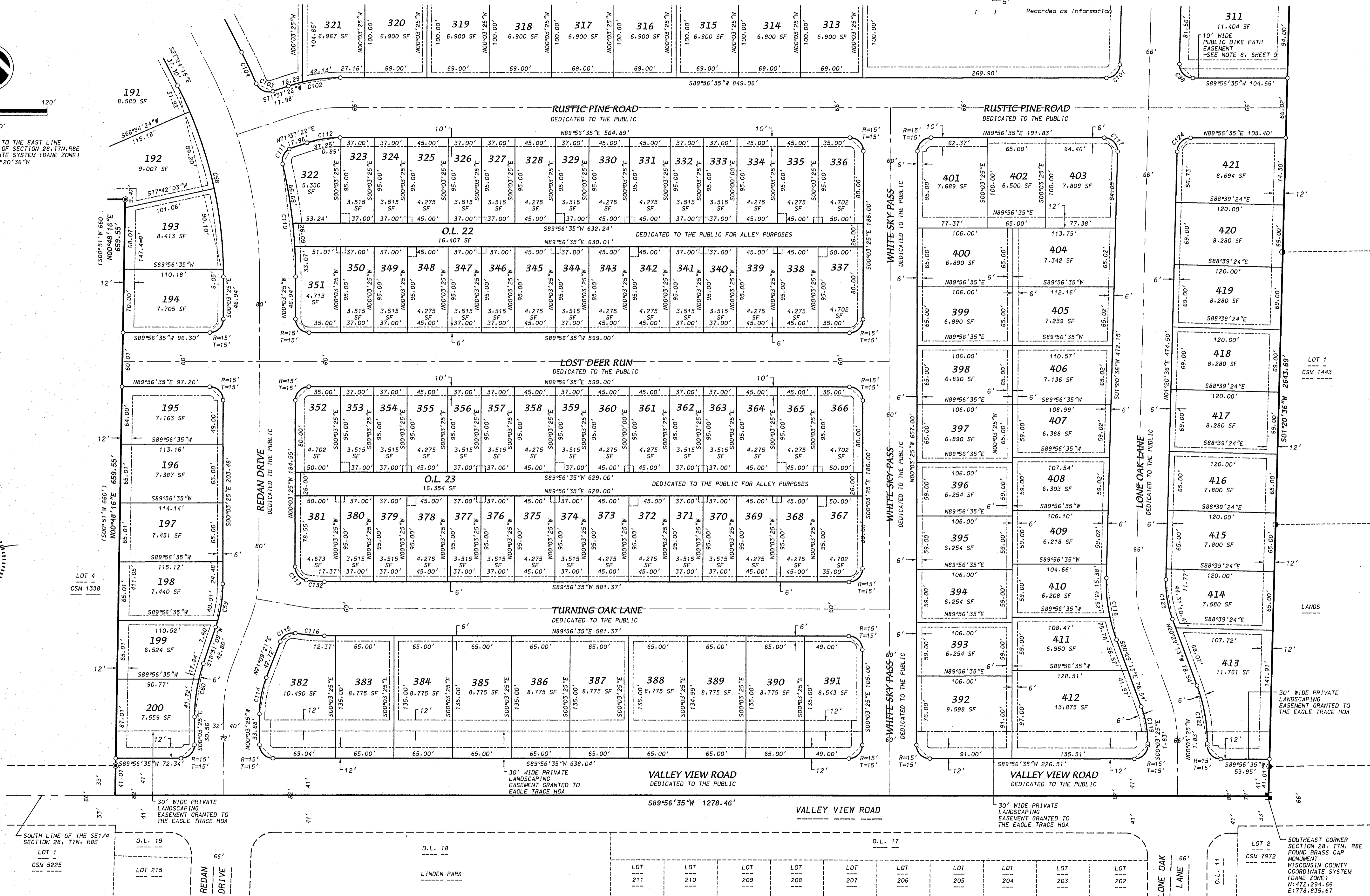
SEE SHEET 7

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
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CPA
27946
0170

RIO KOTKE AND ASSOCIATES, INC.
Westward Way, Madison, WI 53717
608.833.7530 • Fax: 608.833.1089

LOT 1
CSM 1443

LOT 2
CSM 7972

PER CITY OF MADISON
N:472,294.66
E:778,835.64

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

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NOTES

1. 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, 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. The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.
- 3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- 4. Feather Sound Drive was renamed from Vintage Drive on July 11, 2017 by the Common Council, RES-17-00547, File ID 47317.
- 5. 10' Wide Public Sidewalk Easement: This is a Type IV Public Sidewalk. The adjacent Lot owners shall be responsible to clear snow and ice for the portion adjacent to their Lot.
- 6. All Building Setback Lines shown on this plat are to be enforced by the City of Madison.
- 7. Owners of Lots within this plat shall be aware that streets abutting the boundaries of this plat will be extended into adjacent properties in the future as they develop.

8. 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, obstructions landscaping 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 Water Main 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 water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main 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 Water Main 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 Water Utility General Manager.

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.

NOTES (cont'd)

Public Utility 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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter 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, 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, 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 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 Water Management and Drainage 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 storm water management and drainage 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 and Drainage Facilities and also to dredge any pond or waterway 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 Water Management and Drainage 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.

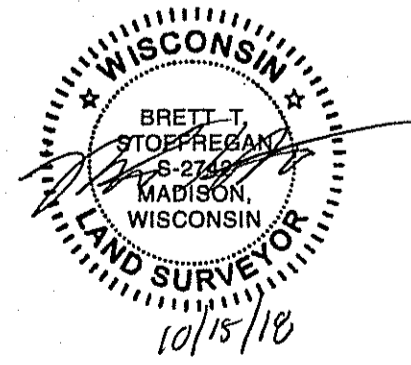
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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.

9. Outlot Designation

- 1 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
- 2 - Private Open Space
- 3 - Dedicated to the Public for Alley Purposes
- 4 - Private Open Space
- 5 - Dedicated to the Public for Alley Purposes
- 6 - Dedicated to the Public for Alley Purposes
- 7 - Dedicated to the Public for Alley Purposes
- 8 - Dedicated to the Public for Alley Purposes
- 9 - Dedicated to the Public for Alley Purposes
- 10 - Dedicated to the Public for Alley Purposes
- 11 - Dedicated to the Public for Alley Purposes
- 12 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
- 13 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
- 14 - Dedicated to the Public for Alley Purposes
- 15 - Reserved for Future Development
- 16 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
- 17 - Private Open Space
- 18 - Dedicated to the Public for Alley Purposes
- 19 - Private Open Space, Public Bike Path and Sidewalk Easement
- 20 - Dedicated to the Public for Stormwater Management and Drainage Purposes.
- 21 - Dedicated to the Public for Park Purposes, Public Bike Path and Sidewalk Easement
- 22 - Dedicated to the Public for Alley Purposes
- 23 - Dedicated to the Public for Alley Purposes

10. Distances shown along curves are chord lengths.



Received: 10/16/2018
CPA

27946

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ONFRIO KOTTKE AND ASSOCIATES, INC.

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

OUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

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

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Gerald F. Dohm Living Trust dated August 28, 1991, as owner, does hereby certify that said Trust caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gerald F. Dohm Living Trust dated August 28, 1991 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, Gerald F. Dohm Living Trust dated August 28, 1991 has caused these presents to be signed this _____ day of _____, 2018.

Gerald F. Dohm Living Trust dated August 28, 1991

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2018, the above named person 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

OWNER'S CERTIFICATE

Charlene C. Dohm, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Charlene C. Dohm 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, Charlene C. Dohm has caused these presents to be signed this _____ day of _____, 2018.

Charlene C. Dohm

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2018, the above named person 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: _____
Natalie Erdman, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge" located in the City of Madison, was hereby approved by Enactment Number RES-_____, 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. 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 _____, 2018 on any of the lands included in the plat of "Acacia Ridge".

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

COUNTY TREASURER'S CERTIFICATE

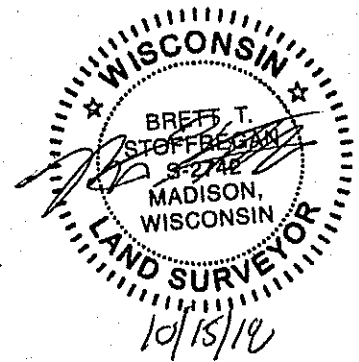
I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2018 affecting the land included in "Acacia Ridge".

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



Received: 10/16/2018
CFA

27946

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NOFRIO KOTTKE AND ASSOCIATES, INC.

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

IR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133