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

1000 OAKS REPLAT NO. 3

LOTS 168-180, 191-196, 198-204 AND 211-227, FIRST ADDITION TO 1000 OAKS, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY WISCONSIN

LEGEND

Found 1-1/4" rebar

Found 3/4" 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.

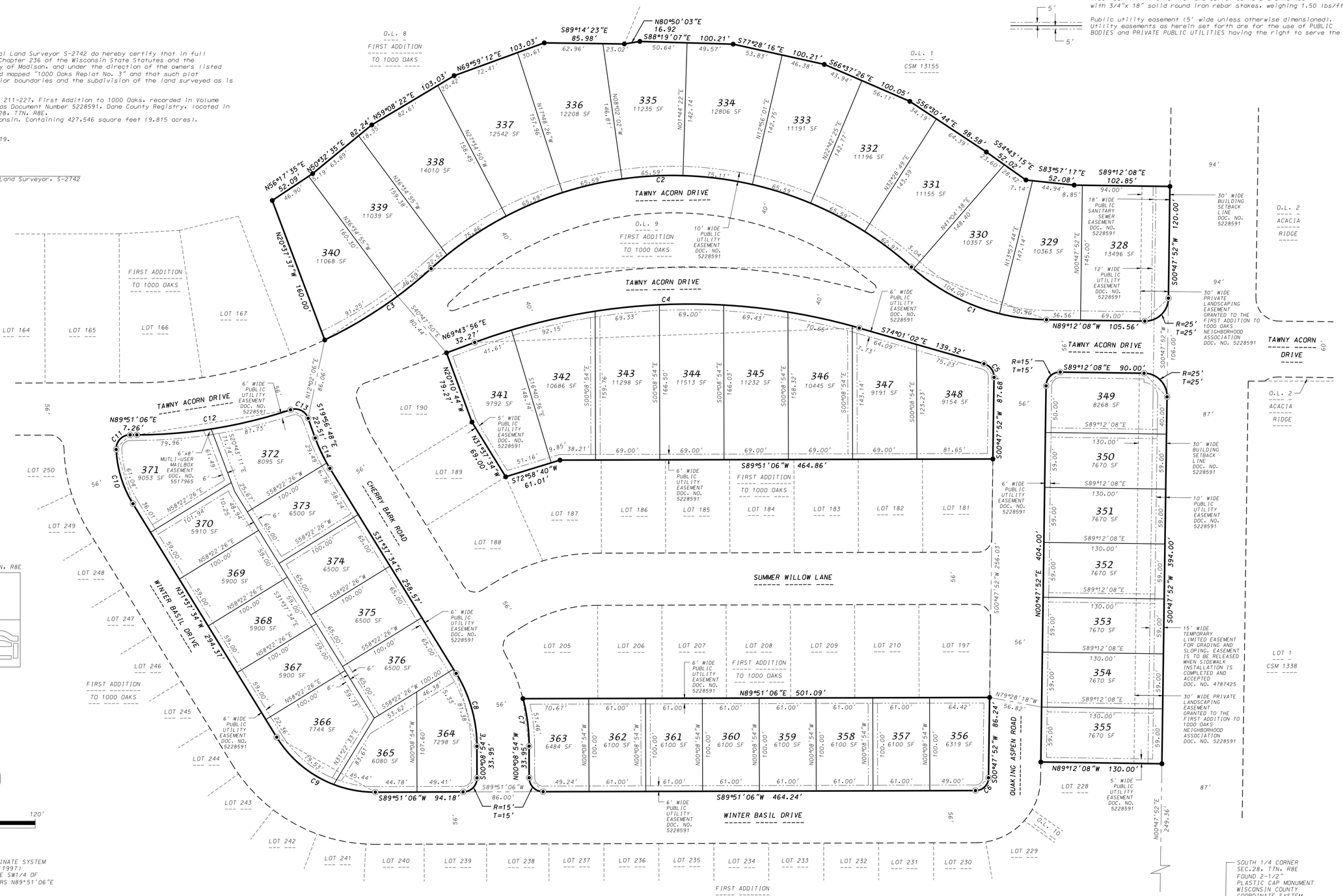
LEGAL DESCRIPTION

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 "1000 Oaks Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 168-180, 191-196, 198-204 and 211-227, First Addition to 1000 Oaks, recorded in Volume 60-051A of Plats on pages 265-272 as Document Number 5228591, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 427.546 square feet (9.815 acres).

Dated this 4th day of December, 2019.

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



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:19-07-120

1000 OAKS REPLAT NO. 3

LOTS 168-180, 191-196, 198-204 AND 211-227, FIRST ADDITION TO 1000 OAKS, LOCATED IN THE SE1/4 OF THE SW1/4 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

OWNER'S CERTIFICATE

VH1000 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.

VH1000 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, VH1000 Oaks, LLC has caused these presents to be signed this_____day of _____, 2020.

VH1000 Oaks, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2020, the above authorized signatory of the above named VH1000 Oaks, 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

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below on this_____day of_____, 2020.

First Business Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2020, the above named officer(s) of the above named First Business Bank, 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

MORTGAGEE CERTIFICATE

McFarland State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said McFarland State Bank has caused these presents to be signed by its corporate officer(s) listed below on this_____day of_____, 2020.

McFarland State Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2020, the above named officer(s) of the above named McFarland State Bank, 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 COMMON COUNCIL CERTIFICATE

Resolved that the plat of "1000 Oaks Replat No. 3" located in the City of Madison, was hereby approved by Enactment Number_____, File I.D. Number _____, adopted this_____day of_____, 2020, 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_____, 2020.

_____
Maribeth Witzel-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. 3".

_____
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_____, 2020 on any of the lands included in the plat of "1000 Oaks Replat No. 3".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2020

at_____ _.M. and recorded in Volume_____of Plats on Pages

as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		222.00	155.72	159.11	N68°40'13"W	41°03'50"	OUT-N48°08'18"W
	329	222.00	50.90	51.01	N82°37'12"W	13°09'52"	
	330	222.00	104.08	105.06	N62°28'49"W	27°06'54"	
	331	222.00	3.04	3.04	N48°31'50"W	00°47'04"	
C2		385.00	515.74	565.12	S89°48'38.5"W	84°06'07"	OUT-S47°45'35"W
	331	385.00	62.97	63.04	N52°49'45.5"W	09°22'55"	
	332	385.00	65.59	65.67	N62°24'24"W	09°46'22"	
	333	385.00	65.59	65.67	N72°10'46"W	09°46'22"	
	334	385.00	75.11	75.23	N82°39'50"W	11°11'46"	
	335	385.00	65.59	65.67	S86°51'06"W	09°46'22"	
	336	385.00	65.59	65.67	S77°04'44"W	09°46'22"	
	337	385.00	65.59	65.67	S67°18'22"W	09°46'22"	
	338	385.00	75.86	75.99	S56°45'56"W	11°18'30"	
	339	385.00	22.52	22.52	S49°26'08"W	03°21'06"	
C3		472.00	137.51	138.00	S56°08'09"W	56°08'09"	OUT-S64°30'43"W
	339	472.00	46.59	46.61	S50°35'20"W	05°39'30"	
	340	472.00	91.25	91.39	S58°57'54"W	11°05'38"	
C4		664.00	413.14	420.11	N87°51'27"E	36°15'02"	
	341	664.00	41.61	41.62	N71°31'40"E	03°35'28"	
	342	664.00	92.15	92.23	N77°57'30"E	07°57'30"	
	343	664.00	69.33	69.36	N84°16'27"E	05°59'08"	
	344	664.00	69.00	69.03	S89°45'18"E	05°57'24"	
	345	664.00	69.43	69.46	S83°46'47"E	05°59'38"	
	346	664.00	70.65	70.68	S77°44'00"E	06°05'56"	
	347	664.00	7.73	7.73	S74°21'02"E	00°40'00"	
C5		15.00	18.22	19.59	S36°36'35"E	74°48'54"	
C6		14.00	19.63	21.76	S45°19'29"W	89°03'14"	
C7		206.00	51.46	51.59	N07°19'23"W	14°20'58"	OUT-N14°29'52"W
C8		150.00	81.38	82.41	S15°53'14"E	31°28'40"	
C9		124.00	121.22	126.65	N60°53'14"W	58°31'20"	
	365	124.00	45.44	45.70	N79°35'26"W	21°06'56"	
	366	124.00	79.53	80.96	N50°19'46"W	37°24'24"	
C10		122.00	61.04	61.69	N17°08'22"W	28°58'24"	OUT-02°39'10"W
C11		15.00	21.67	24.22	N43°35'58"E	92°30'16"	
C12		528.00	167.15	167.86	N80°44'38.5"E	18°12'55"	
	371	528.00	79.96	80.03	N85°30'33.5"E	08°41'05"	
	372	528.00	87.73	87.83	N76°24'06"E	09°31'50"	
C13		15.00	20.92	23.15	S64°09'18.5"E	88°25'01"	IN-N71°38'11"E
C14		178.00	36.22	36.28	S25°47'11"E	11°40'46"	
	372	178.00	29.49	29.53	S24°41'55"E	09°30'14"	
	373	178.00	6.76	6.76	S30°32'18"E	02°10'32"	

NOTES

1. This Plat is subject to the following recorded instruments:

   A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332, 4879641, 5376979, 5411904 and 5514768.
   B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331, 4281332, 5231816, 5231817.
   C. Declaration of Conditions, Covenants and Restrictions recorded as 5230987; modified by Doc. Nos. 5231815, 5340612, 5341407, 5411765, 5465864, 5487897; amended by Doc. No. 5341408.
   D. Declaration of Protective Covenants, Conditions and Restrictions reocorded as Doc. No. 5288296; amended by Doc. Nos. 5368104, 5460439 and 5490858.
   D. Partial Release of Public Utility Easements recorded as Doc. Nos. _____.

2. 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.

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

4. Distances shown along curves are chord lengths.

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