SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision ordinance. Described as follows:

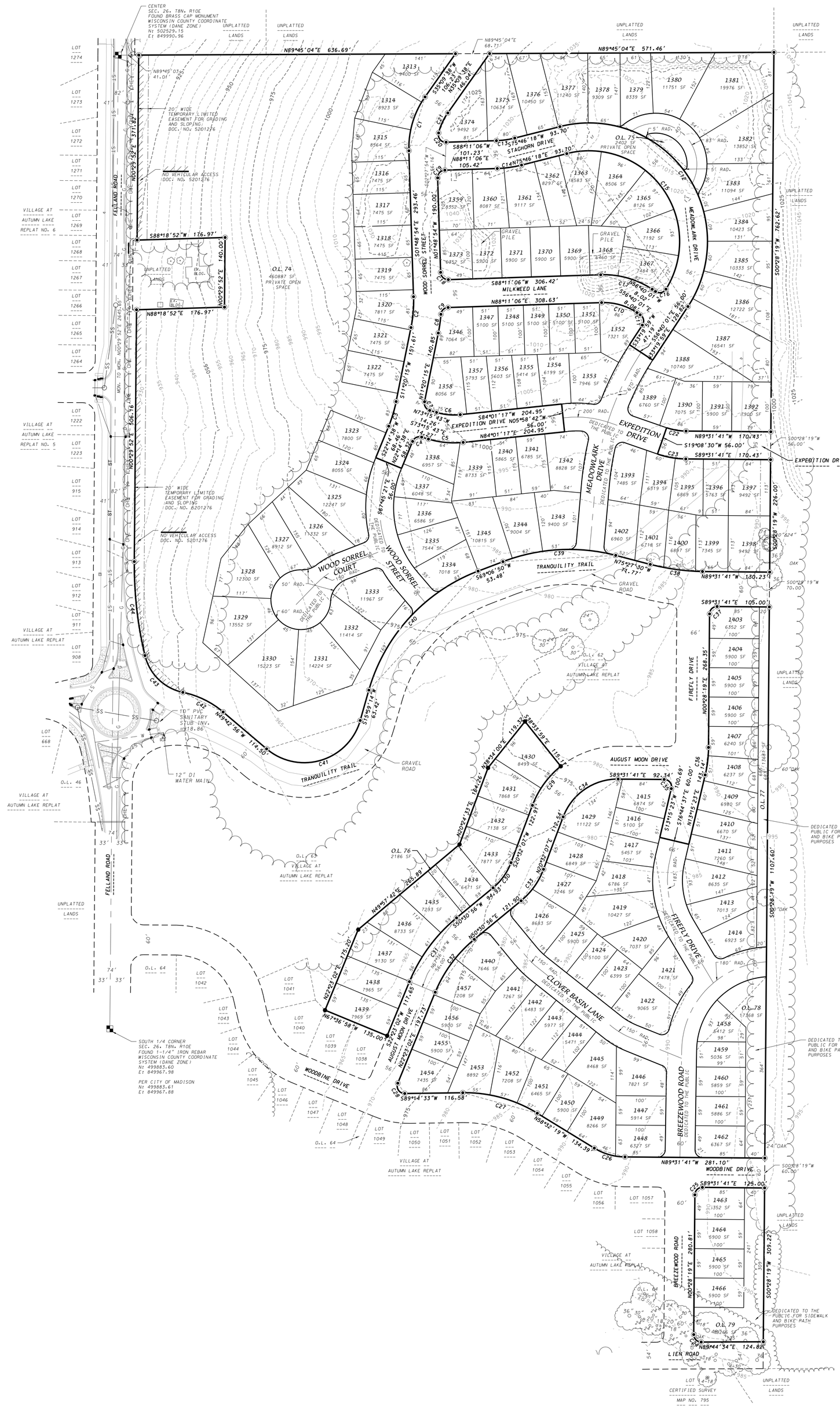
Lots 932-1037, 1061-1086, Outlots 60, 61, 65 and portions of Meadowlark Drive, Expedition Drive, Wood Sorrel Street, Wood Sorrel Court, Firefly Drive, Clover Basin Lane and Breezewood Road, to be discontinued and vacated by the City of Madison , all within Village at Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276 in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 26; thence N00°29'52"E, 2645.65 feet along the West line of said SE1/4 to the Center of said Section 26; thence N89°45'03"E, 41.01 feet along the North line of said SE1/4 to a point on the East right-of-way line of Felland Road, also being the point beginning; thence N89°45'04"E, 636.69 feet along said North line to a point on the West right-of-way line of Wood Sorrel Street; thence S35°09'38"W, 106.23 feet along said West right-of-way line to a point of curve; thence Southerly along said West right-of-way line along a curve to the left which has a radius of 178.00 feet and a chord which bears S16°40'22"W, 112.89 feet; thence S01°48'54"E, 293.46 feet along said West right-of-way line to a point of curve; thence Southerly along said West right-of-way line along a curve to the right which has a radius of 272.00 feet and a chord which bears S04°45'40.5"W, 62.30 feet; thence S11°20'15"W, 151.61 feet along said West right-of-way line to a point of curve; thence Southerly along said West right-of-way line along a curve to the right which has a radius of 272.00 feet and a chord which bears S16°47'26.5"W, 51.70 feet; thence S22°14'38"W, 68.46 feet along said West right-of-way line; thence S67°45'21"E, 56.00 feet to a point on the East right-of-way line of Wood Sorrel Street; thence N22°14'38"E, 58.32 feet along said East right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N64°29'27.5"E, 20.17 feet to a point on the South right-of-way line of Expedition Drive; thence S73°15'43"E, 14.27 feet along said South right-of-way line to a point of curve; thence Easterly along said South right-of-way line along a curve to the left which has a radius of 178.00 feet and a chord which bears S84°37'13"E, 70.11 feet; thence N84°01'17"E, 204.95 feet along said South right-of-way line; thence N05°58'42"W, 56.00 feet to a point on the North right-of-way line of Expedition Drive; thence S84°01'17"W, 204.95 feet along said North right-of-way line to a point of curve; thence Westerly along said North right-of-way line along a curve to the right which has a radius of 122.00 feet and a chord which bears N84°37'13"W, 48.05 feet; thence N73°15'43"W, 14.26 feet along said North right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N30°57'44"W, 20.19 feet to a point on the East right-of-way line of Wood Sorrel Street; thence N11°20'15"E, 140.85 feet along said East right-of-way line to a point of curve; thence Northerly along said East right-of-way line along a curve to the left which has a radius of 328.00 feet and a chord which bears N08°00'58"E, 38.01 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N46°26'23.5"E, 19.97 feet to a point on the Southerly right-of-way line of Milkweed Lane; thence N88°11'06"E, 308.63 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line along a curve to the right which has a radius of 122.00 feet and a chord which bears S74°14'27.5"E, 73.67 feet; thence S56°40'01"E, 8.08 feet along said Southerly right-of-way line to a point of curve; thence Southerly along a curve to the right which has a radius of 172.00 feet and a chord which bears S11°40'01"E, 21.21 feet to a point on the Northwesterly right-of-way line of Meadowlark Drive; thence S33°19'59"W, 47.19 feet along said Northwesterly right-of-way line; thence S56°40'01"E, 56.00 feet to a point on the Southeasterly right-of-way line of Meadowlark Drive; thence N33°19'59"E, 128.82 feet along said Southeasterly right-of-way line to a point of curve; thence Northwesterly along the Easterly right-of-way line of Meadowlark Drive and the Northerly right-of-way line of Staghorn Drive along a curve to the left which has a radius of 238.00 feet and a chord which bears N35°26'51.5"W, 443.73 feet; thence S75°46'18"W, 93.70 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line along a curve to the right which has a radius of 172.00 feet and a chord which bears S81°58'42"W, 37.19 feet; thence S88°11'06"W, 101.23 feet along said Northerly right-of-way line; thence S02°27'54"W, 56.16 feet to a point on the Southerly right-of-way line of Staghorn Drive; thence N88°11'06"E, 105.42 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way along a curve to the left which has a radius of 228.00 feet and a chord which bears N81°58'42"E, 49.30 feet; thence N75°46'18"E, 93.70 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along the Southwesterly right-of-way line of Staghorn Drive and Meadowlark Drive along a curve to the right which has a radius of 182.00 feet and a chord which bears S36°11'49"E, 337.57 feet to a point of curve; thence Westerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S77°35'01.5"W, 21.49 feet to point on the Northerly right-of-way line of Milkweed Lane; thence N56°40'01"W, 8.02 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line along a curve to the left which has a radius of 178.00 feet and a chord which bears N74°14'27"W, 107.49 feet; thence S88°11'06"W, 306.42 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N46°48'54"W, 21.21 feet to a point on the Easterly right-of-way line of Wood Sorrel Street; thence N01°48'54"W, 190.00 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N43°11'06"E, 21.21 feet; thence N02°27'54"E, 56.16 feet to a point of curve on the North right-of-way line of Staghorn Drive; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N38°46'13.5"W, 23.97 feet to a point of compound curve on the Easterly right-of-way line of Wood Sorrel Street; thence Northeasterly along said Easterly right-of-way line along a curve to the right which has a radius of 122.00 feet and a chord which bears N35°09'36"E, 146.04 feet along said Easterly right-of-way line to a point on the North line of said SE1/4; thence N89°45'04"E, 571.46 feet along the North line said SE1/4; thence S00°28'19"W, 762.62 feet to a point on the Northerly right-of-way line of Expedition Drive; thence N89°31'41"W, 170.43 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line along a curve to the right which has a radius of 122.00 feet and a chord which bears N80°11'35.5"W, 39.58 feet; thence S19°08'30"W, 56.00 feet to a point of curve on the Southerly right-of-way line of Expedition Drive; thence Easterly along said Southerly right-of-way line along a curve to the left which has a radius of 178.00 feet and a chord which bears S80°11'35.5"E, 57.75 feet; thence S89°31'41"E, 170.43 feet along said Southerly right-of-way line; thence S00°28'19"W, 226.00 feet to a point on the Northerly right-of-way line of Tranquility Trail; thence S00°28'19"W, 70.00 feet along the East right-of-way line of Tranquility Trail to the a point on the Southerly right-of-way line of said Tranquility Trail; thence S00°28'19"W, 1107.60 feet to a point on the Northerly right-of-way line of Woodbine Drive; thence S00°28'19"W, 60.00 feet along the East right-of-way line of Woodbine Drive to a point on the Southerly right-of-way line of said Woodbine Drive; thence S00°28'19"W, 309.22 feet to a point on the Northerly right-of-way line of Lien Road; thence S89°44'34"W, 124.82 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°53'33.5"W, 21.35 feet to a point on the Easterly right-of-way line of Breezewood Road; thence N00°28'19"E, 280.81 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N45°28'19"E, 21.21 feet to a point on the Southerly right-of-way line of Woodbine Drive; thence S89°31'41"E, 125.00 feet along said Southerly right-of-way line; thence N00°28'19"E, 60.00 feet along the Easterly right-of-way line of Woodbine Drive to a point on the Northerly right-of-way of said Woodbine Drive; thence N89°31'41"W, 281.10 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line along a curve to the right which has a radius of 120.00 feet and a chord which bears N74°02'00"W, 64.12 feet; thence N58°32'19"W, 134.39 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line along a curve to the left which has a radius of 280.00 feet and a chord which bears N74°38'53"W, 155.38 feet; thence S89°14'33"W, 116.58 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N34°11'12.5"E, 25.04 feet to a point on the Southeasterly right-of-way line of August Moon Drive; thence N22°23'02"E, 197.73 feet along said Southeasterly right-of-way line; thence N67°36'58"W, 56.00 feet to a point on the Northwesterly right-of-way line of August Moon Drive; thence S22°23'02"W, 117.65 feet along said Northwesterly right-of-way line to the Northeast corner of Lot 1038, Village at Autumn Lake Replat; thence N67°36'58"W, 135.00 feet along the Northerly lines of Lots 1038 and 1039, Village at Autumn Lake Replat to the Northwest corner of said Lot 1038, also being a Southerly corner of Outlot 63, Village at Autumn Lake Replat; thence N22°23'02"E, 175.20 feet along the Easterly line of said Outlot 63; thence N49°57'42"E, 265.89 feet along said Easterly line thence N20°24'33"E, 164.26 feet along said Easterly line; thence N38°34'00"E, 119.32 feet along said Easterly line to a point on the Westerly line of Outlot 62, Village at Autumn Lake Replat; thence S38°33'59"E, 115.17 feet along said Westerly line to a point of curve on the Northwestrly right-of-way line of August Moon Drive; thence Southwesterly along said Northwesterly right-of-way line along a curve to the left which has a radius of 183.00 feet and a chord which bears S35°55'00"W, 97.08 feet; thence S20°32'07"W, 122.91 feet along said Northwesterly right-of-way line to a point of curve; thence Southwesterly along said Northwesterly right-way line along a curve to the right which has a radius of 120.00 feet and chord which bears S35°31'31.5"W, 62.08 feet; thence S50°30'56"W, 94.93 feet along said Northwesterly right-of-way line to a point of curve; thence Southwesterly along said Northwesterly right-of-way line along a curve to the left which a radius of 328.00 feet and a chord which bears S36°26'59"W, 159.43 feet; thence S67°36'58"E, 56.00 feet to a point of curve on the Southeasterly right-of-way line of August Moon Drive; thence Northeasterly along said Southeasterly right-of-way line along a curve to the right which has a radius of 272.00 feet and a chord which bears N36°26'59"E, 132.21 feet; thence N50°30'56"E, 121.90 feet along said Southeasterly right-of-way line to a point of curve; thence Northeasterly along said Southeasterly right-of-way line along a curve to the left which has a radius of 150.00 feet and a chord which bears N35°31'31.5"E, 77.60 feet; thence N20°32'07"E, 112.54 feet along said Northeasterly right-of-way line to a point of curve; thence Northeasterly along said Southeasterly right-of-way line along a curve to the right which has a radius of 117.00 feet and a chord which bears N55°30'13"E, 134.11 feet to a point on the Southerly right-of-way line of said August Moon Drive; thence S89°31'41"E, 92.34 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S38°08'09"E, 23.44 feet to a point on the Westerly right-of-way line of Firefly Drive; thence S13°15'23"W, 100.69 feet along said Westerly right-of-way line; thence S76°44'37"E, 60.00 feet to a point on the Easterly right-of-way line of Firefly Drive; thence N13°15'23"E, 143.14 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line along a curve to the left which has a radius of 250.00 feet and a chord which bears N06°51'51"E, 55.67 feet; thence N00°28'19"E, 268.35 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N45°28'19"E, 21.21 feet to a point on the Southerly right-of-way line of Tranquility Trail; thence S89°31'41"E, 105.00 feet along said Southerly right-of-way line to a point on the East right-of-way line of said Tranquility Trail; thence N00°28'19"E, 70.00 feet along said East right-of-way line to a point on the Northerly right-of-way line of said Tranquility Trail; thence N89°31'41"W, 130.23 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way along a curve to the right which has a radius of 452.00 feet and a chord which bears N82°29'35.5"W, 110.72 feet; thence N75°27'30"W, 71.77 feet along said Northerly right-of-way to a point of curve; thence Westerly along said Northerly right-of-way line along a curve to the left which has a radius of 373.00 feet and a chord which bears S86°49'40"W, 226.98 feet; thence S69°06'50"W, 53.48 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said Northerly right-of-way line along a curve to the left which has a radius of 363.00 feet and a chord which bears S42°33'02"W, 324.66 feet; thence S15°59'14"W, 63.42 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line along a curve to the right which has a radius of 117.00 feet and a chord which bears S73°08'09"W, 196.58 feet; thence N49°42'56"W, 114.50 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line along a curve to the left which has a radius of 183.00 feet and a chord which bears N63°58'18"W, 90.13 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 99.00 feet and a chord which bears N45°50'45"W, 106.04 feet to a point of compound curve on the Easterly right-of-way line of Felland Road; thence Northerly along said Easterly right-of-way line along a curve to the right which has a radius of 782.00 feet and a chord which bears N06°28'59"W, 190.09 feet; thence N00°29'52"E, 506.16 feet along said Easterly right-of-way line; thence N88°18'52"E, 176.97 feet; thence N00°29'52"E, 140.00 feet; thence S88°18'52"W, 176.97 feet to a point on the Easterly right-of-way line of Felland Road; thence N00°29'52"E, 371.82 feet along said Easterly right-of-way line to the point of beginning. Containing 42.925 acres.

Dated this 18th day of September, 2023

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

BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR



NOTES

1. This Plat is subject to the following recorded instruments:
   - Declaration of Conditions and Covenants recorded as Doc. Nos. 4195254, 4209500 and 4209501.
   - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5217506 and 5250395.
   - Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5298483 and amended by Doc. Nos. 5302800, 5337700, 5467972, 5489906, 5513192, 5621559, 5771197 and 5891491.
2. All underlying easements not shown on this preliminary plat will be released as part of the replatting process. See final plat for proposed easements.
3. All intersection radii are 15 feet.
4. Existing and proposed zoning: TR-C3
5. Planner: Vandeaile and Assoc.
   Owner: D & R Investments III, LLC
   Developer: VAL, LLC

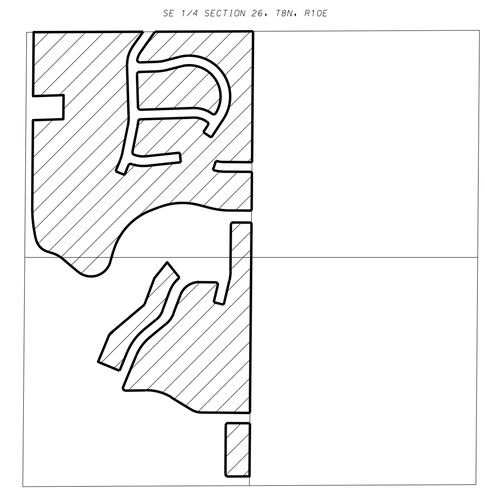
CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT **BEARING**
C1		178.00	112.89	114.87	S16°40'22"W	36°58'32"	
C2		272.00	62.30	62.44	S04°45'40.5"W	13°09'09"	
C3		272.00	51.70	51.78	S16°47'26.5"W	10°54'23"	
C4		15.00	20.17	22.12	N64°29'27.5"E	84°29'39"	
C5		178.00	70.11	70.57	S84°37'13"E	22°43'00"	
C6		122.00	48.05	48.37	N84°37'13"W	22°43'00"	
C7		15.00	20.19	22.15	N30°57'44"W	84°35'58"	
C8		328.00	38.01	38.03	N08°00'58"E	06°38'34"	OUT-N04°41'41"E
C9		15.00	19.97	21.86	N46°26'23.5"E	83°29'25"	
C10		122.00	73.67	74.84	S74°14'27.5"E	35°08'53"	
C11		15.00	21.21	23.56	S11°40'01"E	90°00'00"	
C12		238.00	443.73	571.41	N35°26'51.5"W	137°33'41"	
C13		172.00	37.19	37.26	N81°58'42"E	12°24'48"	
C14		228.00	49.30	49.40	N81°58'42"E	12°24'48"	
C15		182.00	337.57	432.20	S36°11'49"E	136°03'46"	OUT-S31°50'04"W
C16		15.00	21.49	23.95	S77°35'01.5"W	91°29'55"	
C17		178.00	107.49	109.19	N74°14'27.5"W	35°08'53"	
C18		15.00	21.21	23.56	N46°48'54"W	90°00'00"	
C19		15.00	21.21	23.56	N43°11'06"E	90°00'00"	
C20		15.00	23.97	27.77	N38°46'13.5"W	106°05'21"	OUT-N14°16'27"E
C21		122.00	44.23	44.47	N24°43'02.5"E	20°53'11"	
C22		122.00	39.58	39.75	N80°11'35.5"W	18°40'11"	
C23		178.00	57.75	58.00	S80°11'35.5"E	18°40'11"	
C24		15.00	21.35	23.75	N44°53'33.5"W	90°43'45"	
C25		15.00	21.21	23.56	N45°28'19"E	90°00'00"	
C26		120.00	64.12	64.90	N74°02'00"W	30°59'22"	
C27		280.00	155.38	157.45	N74°38'53"W	32°13'08"	
C28		15.00	25.04	29.62	N34°11'12.5"E	113°08'29"	
C29		183.00	97.08	98.25	S35°55'00"W	30°45'46"	IN-S51°17'53"W
C30		120.00	62.08	62.79	S35°31'31.5"W	29°58'49"	
C31		328.00	159.43	161.04	S36°26'59"W	28°07'54"	
C32		272.00	132.21	133.55	N36°26'59"E	28°07'54"	
C33		150.00	77.60	78.49	N35°31'31.5"E	29°58'49"	
C34		117.00	134.11	142.81	N55°30'13"E	69°56'12"	
C35		15.00	23.44	26.91	S38°08'09"E	102°47'04"	
C36		250.00	55.67	55.78	N06°51'51"E	12°47'04"	
C37		15.00	21.21	23.56	N45°28'19"E	90°00'00"	
C38		452.00	110.72	110.99	N82°29'35.5"W	14°04'11"	
C39		373.00	226.98	230.64	S86°49'40"W	35°25'40"	
C40		363.00	324.66	336.59	S42°33'02"W	53°07'36"	
C41		117.00	196.58	233.40	S73°08'09"E	114°17'50"	
C42		183.00	90.13	91.07	N63°58'18"W	28°30'44"	
C43		99.00	106.04	111.90	N45°50'45"W	64°45'50"	IN-N78°13'40"W
C44		782.00	190.09	190.56	N06°28'59"W	13°57'42"	IN-N13°27'50"W

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- HYDRANT
- DECIDUOUS TREE
- EDGE OF TREES
- CONCRETE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR

SE 1/4 SECTION 26, T8N, R10E



LOCATION MAP
1"=500'

DATE: 09-18-23
REVISED:

FN: 23-07-111

Sheet Number:
1 of 1

SCALE: 1"= 100'
(PAGE SIZE: 30x42)
0 100

BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T8N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N00°29'52"E

PRELIMINARY PLAT

VILLAGE AT AUTUMN LAKE REPLAT NO. 8

LOTS 932-1037, 1061-1086, OUTLOTS 60, 61, 65 AND PORTIONS OF MEADOWLARK DRIVE, EXPEDITION DRIVE, WOOD SORREL STREET, WOOD SORREL COURT, FIREFLY DRIVE, CLOVER BASIN LANE AND BREEZEWOOD ROAD, TO BE DISCONTINUED AND VACATED BY THE CITY OF MADISON, ALL WITHIN VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 60-045A OF PLATS ON PAGES 230-249 AS DOCUMENT NUMBER 5201276 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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