

VILLAGE AT AUTUMN LAKE REPLAT NO. 7 - PRELIMINARY PLAT

LOTS 732-738 AND 796-816, VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 61-079B OF PLATS ON PAGES 474-475 AS DOCUMENT NUMBER 5878996 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYORS 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 732-738 and 796-816, Village at Autumn Lake Replat, Recorded in Volume 61-079B of Plats on Pages 474-475 as Document Number 5878996 in the Dane County Register of Deeds Office, located in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin, Containing 246,909 square feet (5.318 acres).

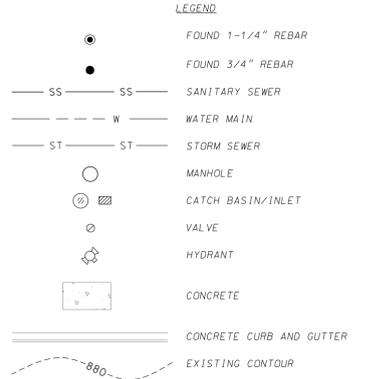
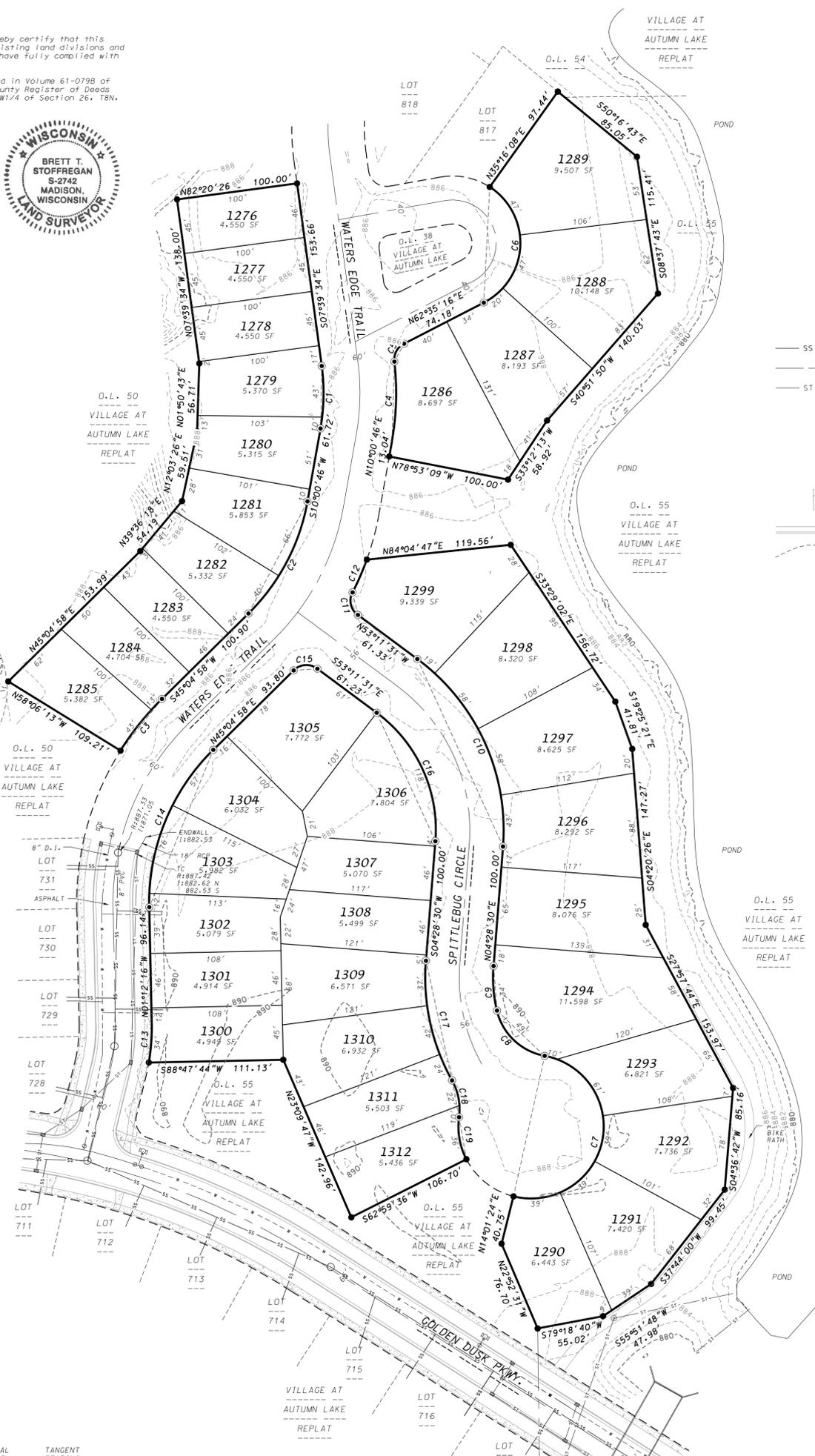
Dated this 21st day of August, 2023

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



NOTES

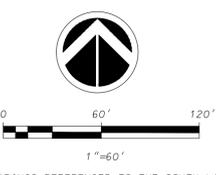
- Existing and proposed zoning: TR-P
- Planner: Vandaele and Assoc.
Owner: D & R Investments III, LLC and VAL, LLC
Developer: VAL, LLC



CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	170.00	52.23	52.43	S01°10'36"W	017°40'20"	
2	175.00	105.45	107.12	S27°32'52"W	035°04'12"	
3	240.00	55.11	55.24	S38°29'22"W	013°11'12"	OUT-S31°53'46"W
4	230.00	66.28	66.51	N01°43'42.5"E	016°34'07"	OUT-N06°33'21"W
5	15.00	17.02	18.10	N28°00'57.5"E	069°08'37"	
6	56.00	96.68	116.67	N02°54'18.5"E	119°21'55"	OUT-N56°46'37"W
7	60.00	119.95	191.93	N12°22'56"E	183°16'56"	IN-S75°58'36"E
8	50.00	54.58	57.73	N46°10'57"W	066°09'10"	OUT-N13°06'22"W
9	122.00	37.29	37.44	N04°18'56"W	017°34'52"	
10	178.00	171.69	179.15	N24°21'30.5"W	057°40'01"	
11	15.00	15.30	20.97	N13°08'31.9"W	080°05'47"	OUT-N26°54'16"E
12	235.00	29.78	29.80	N23°16'17"E	007°15'58"	OUT-N19°38'18"E
13	180.00	33.57	33.62	N04°08'45"E	010°42'02"	
14	180.00	141.49	145.42	N21°56'21"E	046°17'14"	
15	15.00	19.63	21.40	N85°56'43.5"E	081°43'31"	
16	122.00	117.67	122.79	S24°21'30.5"E	057°40'01"	
17	178.00	102.10	103.56	S12°11'31"E	033°20'02"	OUT-S28°51'32"E
18	50.00	31.20	31.73	S10°40'50"E	036°21'24"	OUT-S07°29'52"E
19	60.00	35.59	36.13	S09°45'16"E	034°30'08"	

SW CORNER SEC. 26, T8N, R10E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N: 499848.34 E: 847331.97 PER CITY OF MADISON N: 499848.35 E: 847331.96

SOUTH 1/4 CORNER SEC. 26, T8N, R10E FOUND 1-1/4" IRON REBAR WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N: 499883.61 E: 84967.98 PER CITY OF MADISON N: 499883.61 E: 84967.98



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 23-07-110