

# VILLAGE AT AUTUMN LAKE REPLAT NO. 7

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

## 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 "Village at Autumn Lake Replat No. 7" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

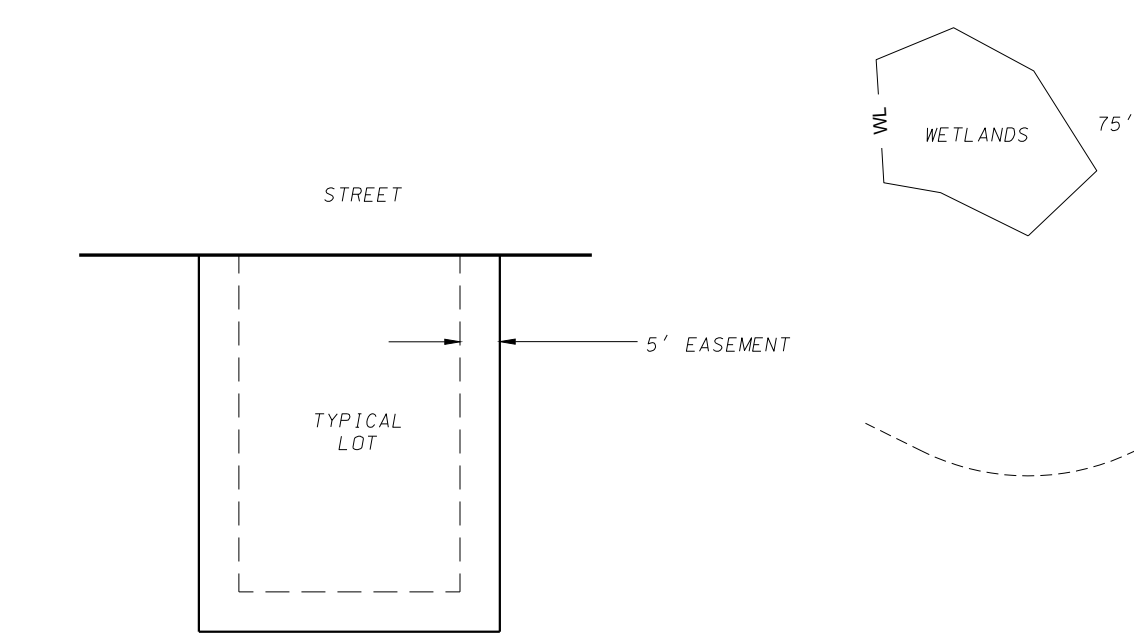
Lots 732-738 and 796-816, Village at Autumn Lake Replat, Recorded in Volume 61-079B of Plats on Pages 474-475 as Document Number 5878996 in the Dane County Register of Deeds Office, located in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin containing 246,909 square feet (5.218 acres).

Dated this 21st day of August, 2023

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

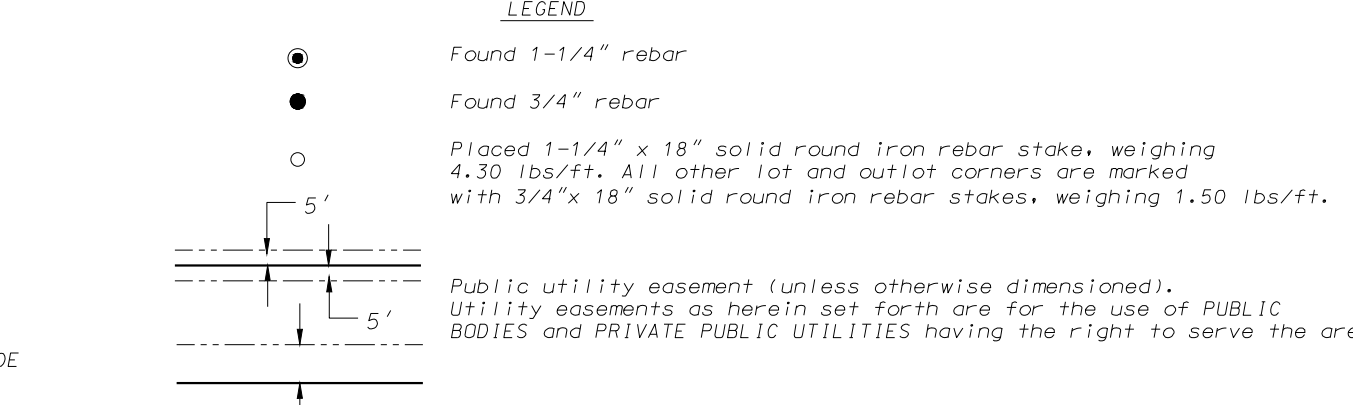
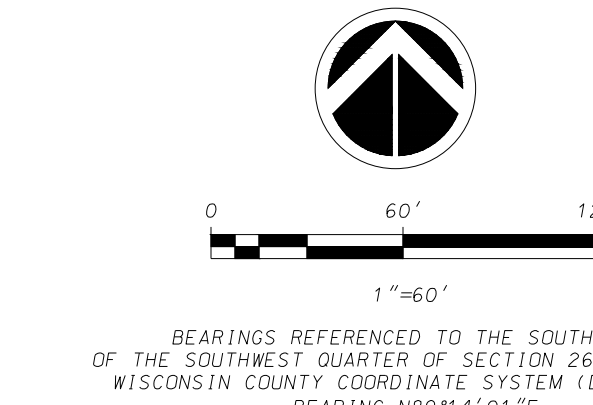
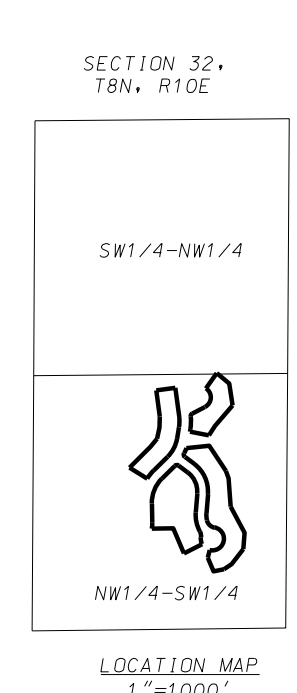
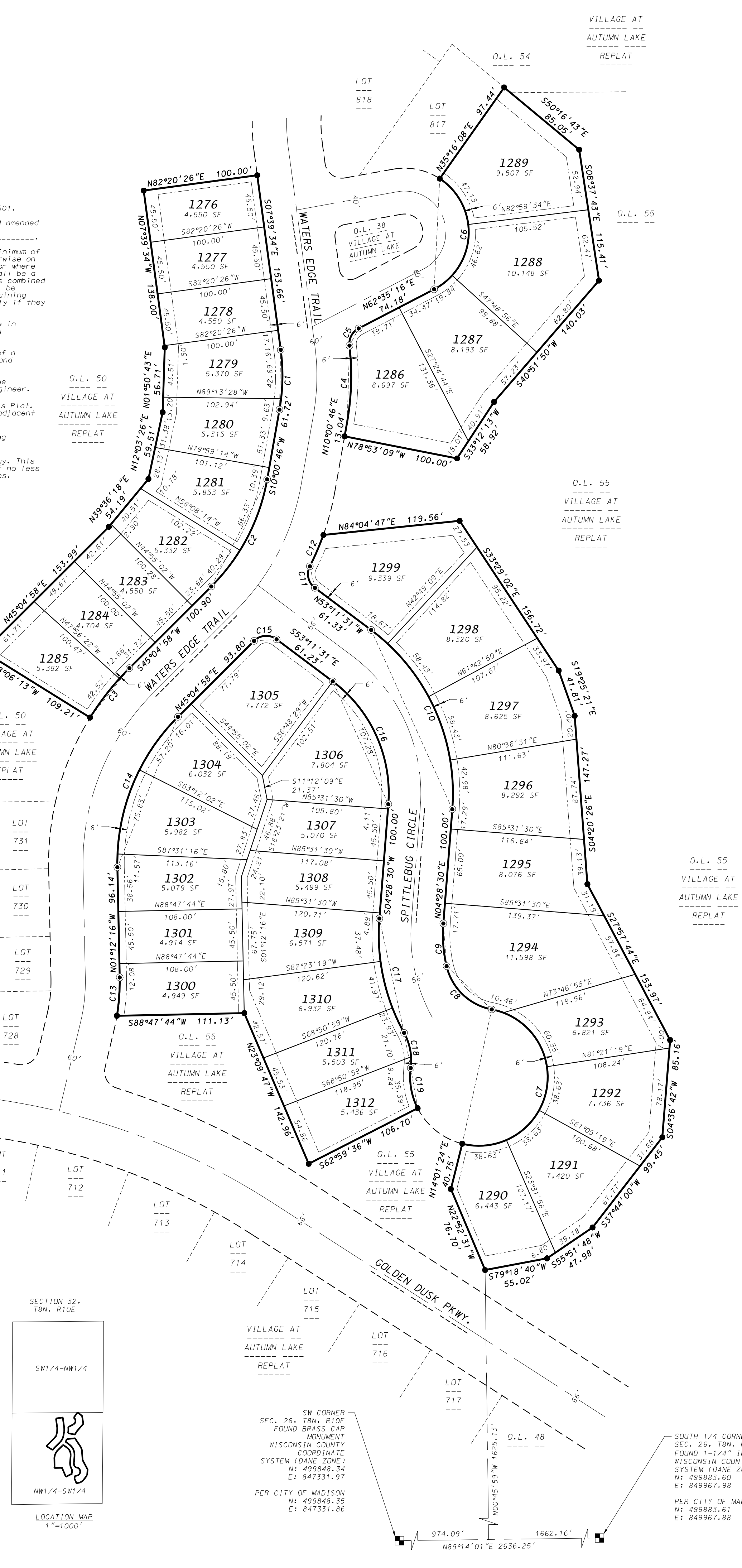
## NOTES

- This Plat is subject to the following recorded instruments:
    - Declaration of Conditions and Covenants recorded as Doc. Nos. 4195254, 4195255, 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 and 5467972.
    - Public Utility Easements granted by Doc. No. 5201276, partially released by Doc. Nos. \_\_\_\_\_
  - 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 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. 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.
- Subsoil information indicates that basements of structures within the plat may encounter bedrock. The sub-surface conditions report, dated March 8, 2001 and August 21, 2001, is on file with the City Engineer.
  - As the date of Plat recording there is an active quarry operation on the lands located east of this Plat. Lots of this Plat may be subject to existing and future dust, noise and vibration generated by the adjacent quarry operations.
  - Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
  - No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.



EASEMENT FOR DRAINAGE PURPOSES DETAIL  
Not to Scale - See note 2

| CURVE NUMBER | LOT    | RADIUS (FEET) | CHORD (FEET) | ARC (FEET)    | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |                 |
|--------------|--------|---------------|--------------|---------------|---------------|---------------|-----------------|-----------------|
| 1            | 170.00 | 52.23         | 52.43        | S01°10'36"W   | 17°40'20"     | 17°40'20"     | 17°40'20"       |                 |
|              | 1279   | 170.00        | 42.69        | 42.81         | S00°26'45"E   |               | 14°25'38"       | 14°25'38"       |
|              | 1280   | 170.00        | 9.63         | 9.63          | S08°23'25"W   |               | 03°14'42"       | 03°14'42"       |
| 2            | 175.00 | 105.45        | 107.12       | S27°32'52"W   | 35°04'12"     | 35°04'12"     | 35°04'12"       |                 |
|              | 1281   | 175.00        | 66.33        | 66.74         | S20°56'16"W   |               | 21°51'00"       | 21°51'00"       |
|              | 1282   | 175.00        | 40.29        | 40.38         | S38°28'22"W   |               | 13°13'12"       | 13°13'12"       |
| 3            | 240.00 | 55.11         | 55.24        | S38°29'22"W   | 13°11'12"     | 13°11'12"     | OUT-S31°53'46"W |                 |
|              | 1284   | 240.00        | 12.66        | 12.66         | S43°34'18"W   |               | 03°01'20"       | 03°01'20"       |
|              | 1285   | 240.00        | 42.52        | 42.58         | S36°58'42"W   |               | 10°09'52"       | 10°09'52"       |
| 4            | 230.00 | 66.28         | 66.51        | N01°43'42.5"E | 16°34'07"     | 16°34'07"     | OUT-N06°33'21"W |                 |
|              | 15.00  | 17.02         | 18.10        | N28°00'57.5"E | 69°08'37"     |               | 69°08'37"       |                 |
|              | 56.00  | 96.68         | 116.67       | N02°54'18.5"E | 119°21'55"    |               | 119°21'55"      | OUT-N56°46'37"W |
| 6            | 1287   | 56.00         | 19.84        | 19.91         | N52°23'11.5"E | 20°24'09"     | 20°24'09"       |                 |
|              | 1288   | 56.00         | 46.62        | 48.08         | N17°35'24"E   | 49°11'26"     | 49°11'26"       |                 |
|              | 1289   | 56.00         | 47.13        | 48.65         | N31°53'27"W   | 49°46'20"     | 49°46'20"       |                 |
| 7            | 60.00  | 119.95        | 191.93       | N12°22'56"E   | 183°16'56"    | 183°16'56"    | IN-S75°58'36"E  |                 |
|              | 1290   | 60.00         | 38.63        | 39.33         | N85°14'43"E   |               | 37°33'22"       | 37°33'22"       |
|              | 1291   | 60.00         | 38.63        | 39.33         | N47°41'21"E   |               | 37°33'22"       | 37°33'22"       |
|              | 1292   | 60.00         | 38.63        | 39.33         | N10°07'59"E   |               | 37°33'22"       | 37°33'22"       |
|              | 1293   | 60.00         | 60.55        | 63.47         | N38°57'01"W   |               | 60°36'38"       | 60°36'38"       |
| 1294         | 60.00  | 10.46         | 10.48        | N74°15'26"W   | 10°00'12"     | 10°00'12"     |                 |                 |
| 8            | 50.00  | 54.58         | 57.73        | N46°10'57"W   | 66°09'10"     | 66°09'10"     | OUT-N13°06'22"W |                 |
|              | 122.00 | 37.29         | 37.44        | N04°18'56"W   | 17°34'52"     |               | 17°34'52"       |                 |
|              | 178.00 | 171.69        | 179.15       | N24°21'30.5"W | 57°40'01"     |               | 57°40'01"       |                 |
| 10           | 1296   | 178.00        | 42.98        | 43.09         | N02°27'30.5"W | 13°52'01"     | 13°52'01"       |                 |
|              | 1297   | 178.00        | 58.43        | 58.70         | N18°50'21"W   | 18°53'40"     | 18°53'40"       |                 |
|              | 1298   | 178.00        | 58.43        | 58.70         | N37°44'01"W   | 18°53'40"     | 18°53'40"       |                 |
|              | 1299   | 178.00        | 18.67        | 18.67         | N50°11'11"W   | 06°00'40"     | 06°00'40"       |                 |
| 11           | 15.00  | 19.30         | 20.97        | N13°08'37.5"W | 80°05'47"     | 80°05'47"     | OUT-N26°54'16"E |                 |
|              | 235.00 | 29.78         | 29.80        | N23°16'17"E   | 07°15'58"     |               | 07°15'58"       | OUT-N19°38'18"E |
|              | 180.00 | 33.57         | 33.62        | N04°08'45"E   | 10°42'02"     |               | 10°42'02"       |                 |
| 14           | 180.00 | 141.49        | 145.42       | N21°56'21"E   | 46°17'14"     | 46°17'14"     |                 |                 |
|              | 1302   | 180.00        | 11.57        | 11.57         | N00°38'14"E   |               | 03°41'00"       | 03°41'00"       |
|              | 1303   | 180.00        | 75.83        | 76.41         | N14°38'21"E   |               | 24°19'14"       | 24°19'14"       |
|              | 1304   | 180.00        | 57.20        | 57.44         | N35°56'28"E   |               | 18°17'00"       | 18°17'00"       |
| 16           | 122.00 | 117.67        | 122.79       | S24°21'30.5"E | 57°40'01"     | 57°40'01"     |                 |                 |
|              | 178.00 | 102.10        | 103.56       | S12°11'31"E   | 33°20'02"     |               | 33°20'02"       | OUT-S28°51'32"E |
|              | 1309   | 178.00        | 37.48        | 37.55         | S01°34'05"E   |               | 12°05'10"       | 12°05'10"       |
| 17           | 1310   | 178.00        | 41.97        | 42.06         | S14°22'51"E   | 13°32'22"     | 13°32'22"       |                 |
|              | 1311   | 178.00        | 23.93        | 23.95         | S25°00'17"E   | 07°42'30"     | 07°42'30"       |                 |
| 18           | 50.00  | 31.20         | 31.73        | S10°40'50"E   | 36°21'24"     | 36°21'24"     | OUT-S07°29'52"W |                 |
|              | 1311   | 50.00         | 21.70        | 21.87         | S16°19'33"E   |               | 29°03'58"       | 29°03'58"       |
|              | 1312   | 50.00         | 9.84         | 9.85          | S01°51'09"W   |               | 11°17'26"       | 11°17'26"       |
| 19           | 60.00  | 35.59         | 36.13        | S09°45'16"E   | 34°30'08"     | 34°30'08"     |                 |                 |



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

**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:23-07-110



# VILLAGE AT AUTUMN LAKE REPLAT NO. 7

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

## OWNER'S CERTIFICATE

D & R Investments III, 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.

D & R Investments III, 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

In witness whereof, D & R Investments III, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

D & R Investments III, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above person to me known to be the person 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 \_\_\_\_\_, 2023.

First Business Bank

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matt Wachter, Secretary of the Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Village at Autumn Lake Replat Replat No. 7" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

Maribeth Witzel-Behl, Clerk, City of Madison, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, 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 \_\_\_\_\_, 2023 on any of the lands included in the plat of "Village at Autumn Lake Replat Replat No. 7".

Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

## DANE 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 \_\_\_\_\_, 2023 affecting the land included in "Village at Autumn Lake Replat Replat No. 7".

Adam Gallagher, Treasurer, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

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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