

Date: February 13, 2014

To: City of Madison
Attn: Tim Parks
(hand carry)

Re: Hawks Valley

CITY OF MADISON

FEB 13 2014

Planning & Community
& Economic Development

Enclosed you will find the following related information:

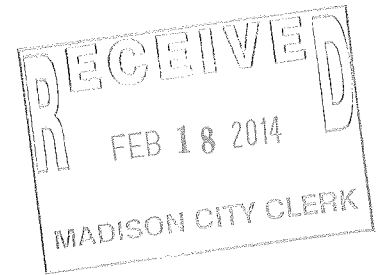
Annexation Petition

Warranty Deed from closing

DOA Annexation submittal - DKA to submit directly to DOA

1 Number of Copies.

- For your approval and/or comments.
- Per your request.
- With our approval as noted thereon.
- For your information.
- Preliminary only.
- Revised copy.



Remarks:

Sincerely Yours,
D'Onofrio, Kottke & Associates, Inc.



 Kevin J. Pape, RLS, PE

FN: 13-07-115

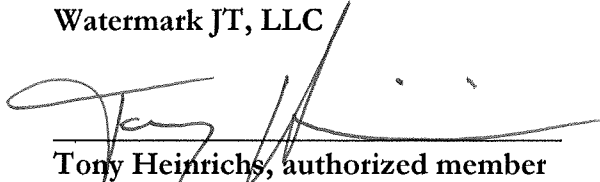
cc: Town of Verona

PETITION FOR ANNEXATION

NOW COMES the undersigned, pursuant to Wisconsin Statutes Section 66.0217(2) and petitions the City of Madison, Dane County, State of Wisconsin as follows:

1. The undersigned are all of the owners of all of the real property described in the attached Exhibit I.
2. The undersigned hereby petition and request the territory described in the attached Exhibit I to be directly annexed to the City of Madison, Dane County, State of Wisconsin.
3. Undersigned further petition and request that an annexation ordinance for the annexation of the above described territory be enacted by the governing body of the City of Madison, Dane County, State of Wisconsin in accordance with Wisconsin Statute Section 66.0217, forthwith.
4. A scale map of the property to be annexed, marked Exhibit II, showing the boundaries of such territory and the relation of the territory to the municipality to which annexation is requested, is attached hereto and incorporated by reference in this petition.
5. The area of the property to be annexed is 223,600 square feet; 5.133 acres; 0.0080 sq. mi.
6. The current population of the territory to be annexed is two including two electors.
7. There is currently one dwelling unit located on the property to be annexed.
8. The undersigned further petitions that upon annexation the territory so annexed be temporarily designated for zoning purposes as "Temporary A" until the zoning ordinance is amended as prescribed by the Wisconsin Statutes.
9. The undersigned state and affirm their unanimous approval of the proposed annexation.

Watermark JT, LLC



Tony Heinrichs, authorized member

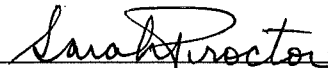
STATE OF WISCONSIN)

)ss

COUNTY OF DANE)

Personally came before me this 13th day of February, 2013⁴, the
above named person(s), to be known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

My Commission Expires: 11-13-16



Notary Public, Dane County, WI

This instrument drafted by:
D'Onofrio Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717

**NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN**

EXHIBIT I

Being Lot 1, Certified Survey Map No. 1964, recorded in Volume 8 of Certified Survey Maps, pages 96-98 as Document No. 1464093 and a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, T6N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North quarter corner of said Section 4; thence $S89^{\circ}16'00''W$, 9.25 feet along the north line of said NW1/4; thence $S00^{\circ}44'57''W$, 33.01 feet to the Northeast corner of said Lot 1, Certified Survey Map No. 1964 to the point of beginning, also being a point on the Westerly right-of-way line of Woods Road, said point being $S89^{\circ}16'00''W$, 9.25 feet from the North – South 1/4 line of Section 4, T6N, R8E, as measured along the Southerly right-of-way of Mid Town Road; thence $S00^{\circ}44'57''W$ ($S00^{\circ}44'35''W$ per Certified Survey Map No. 1964 and $S00^{\circ}14'47''W$ per City of Madison NAD27 control) along said Westerly right-of-way line of Woods Road and East line of Lot 1, Certified Survey Map No. 1964, 467.00 feet to the Southeast corner of said Lot 1, Certified Survey Map No. 1964; thence $S89^{\circ}15'49''W$, along the South line of said Lot 1, 467.00 feet to the Southwest corner thereof; thence $N00^{\circ}44'35''E$, along the West line of said Lot 1, 460.00 feet, to a point 7.00 feet South of, measured at right angles to, the existing South right-of-way line of Mid Town Road as presently located (November 2013); thence $S89^{\circ}15'49''W$, parallel with and 40.00 feet South of, measured at right angles to, the North line of the Northwest 1/4 of Section 4, Town 6 North, Range 8 East, 791.19 feet to a point on the East line of lands described in certain quit claim deed recorded as Document No. 4002902; thence $N00^{\circ}46'25''E$, along the East line of said lands, 7.06 feet; thence $N89^{\circ}16'00''E$, along the south right of way line of Mid Town Road, 1258.23 feet to the point of beginning.

STATE BAR OF WISCONSIN FORM 2 -2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between James W. Weber and Gayla S. Garlick-Hansen a/k/a Gayla Garlick-Hansen husband and wife

("Grantor," whether one or more), and Watermark JT, LLC

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1, Certified Survey Map 1964, recorded in Vol. 8 of Certified Survey Maps, page 96, as #1464093, in the Town of Verona, Dane County, Wisconsin.

RETURN TO
Tony Heinrichs
702 N. Highpoint Rd.
Madison, WI 53717

Tax Parcel No.:
062-0608-042-8000-6

This is a homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, and general taxes levied in the year of closing.

Dated this 13th day of February, 2014.

James W. Weber
James W. Weber
Gayla S. Garlick-Hansen
Gayla S. Garlick-Hansen

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN)

DANE COUNTY)

) ss.

authenticated this ____ day of _____, 20__

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____

authorized by § 706.06, Wis. Stats.)

Personally came before me this 13th day of February, 2014 the above named James W. Weber and Gayla S. Garlick-Hansen; to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Perry J. Armstrong

Wes Shaughnessy

* Wes Shaughnessy

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Notary Public Dane County, WI
My Commission expires: 12/04/2017

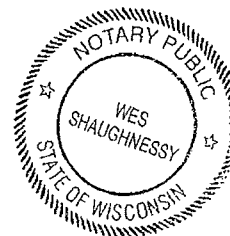
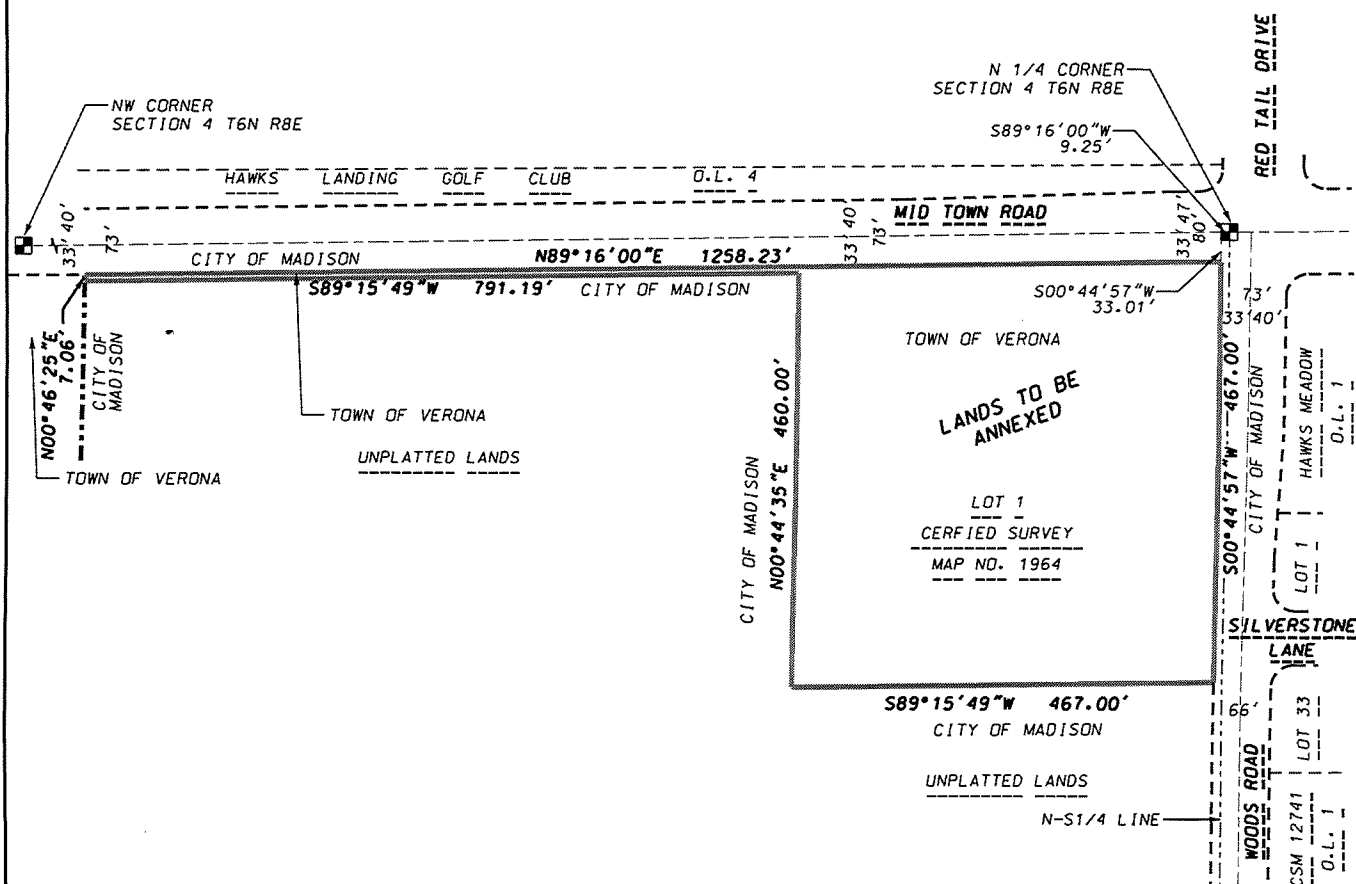


EXHIBIT II

LANDS TO BE ANNEXED TO THE CITY OF MADISON

Enactment No. _____
 File ID No. _____
 Date Adopted _____
 Date Published _____

Ald. District Annexed to _____
 Area 223,600 sf; 5.133 ac; 0.0080 sq. mi.



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



0 200

 Scale 1" = 200'

DATE: 12-05-13
 F.N.: 13-07-115
 REV.

DRAWN BY: KJP

U:/USER/1007116/DRAWINGS/ANNEXATION.DGN