

VILLAGE AT AUTUMN LAKE REPLAT

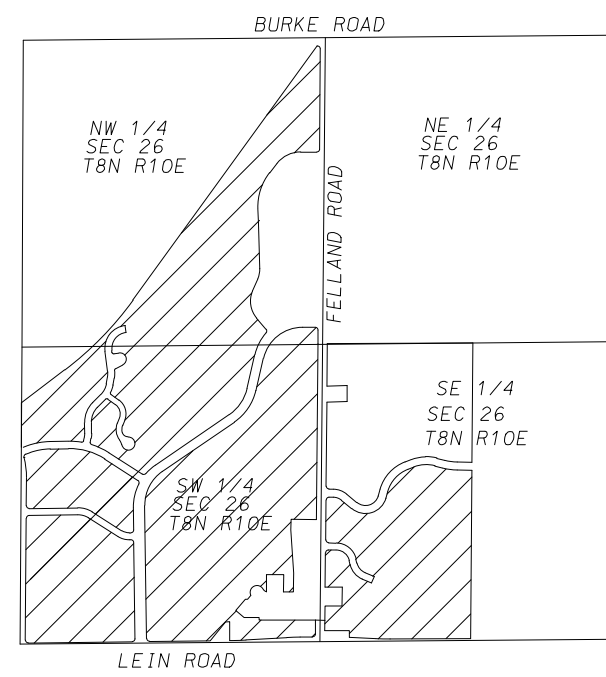
LOTS 1-519 AND OUTLOTS 1-15, OUTLOTS 18-39 AND VARIOUS DISCONTINUED ROADS WITHIN VILLAGE AT AUTUMN LAKE,
 LOCATED IN THE NE1/4, SW1/4, SE1/4 OF THE NW1/4, AND THE NE1/4, NW1/4, SW1/4 AND THE SE1/4 OF THE SW1/4, AND
 THE NW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
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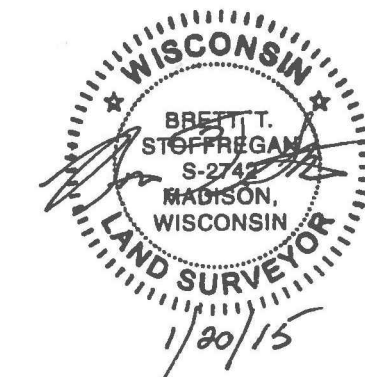
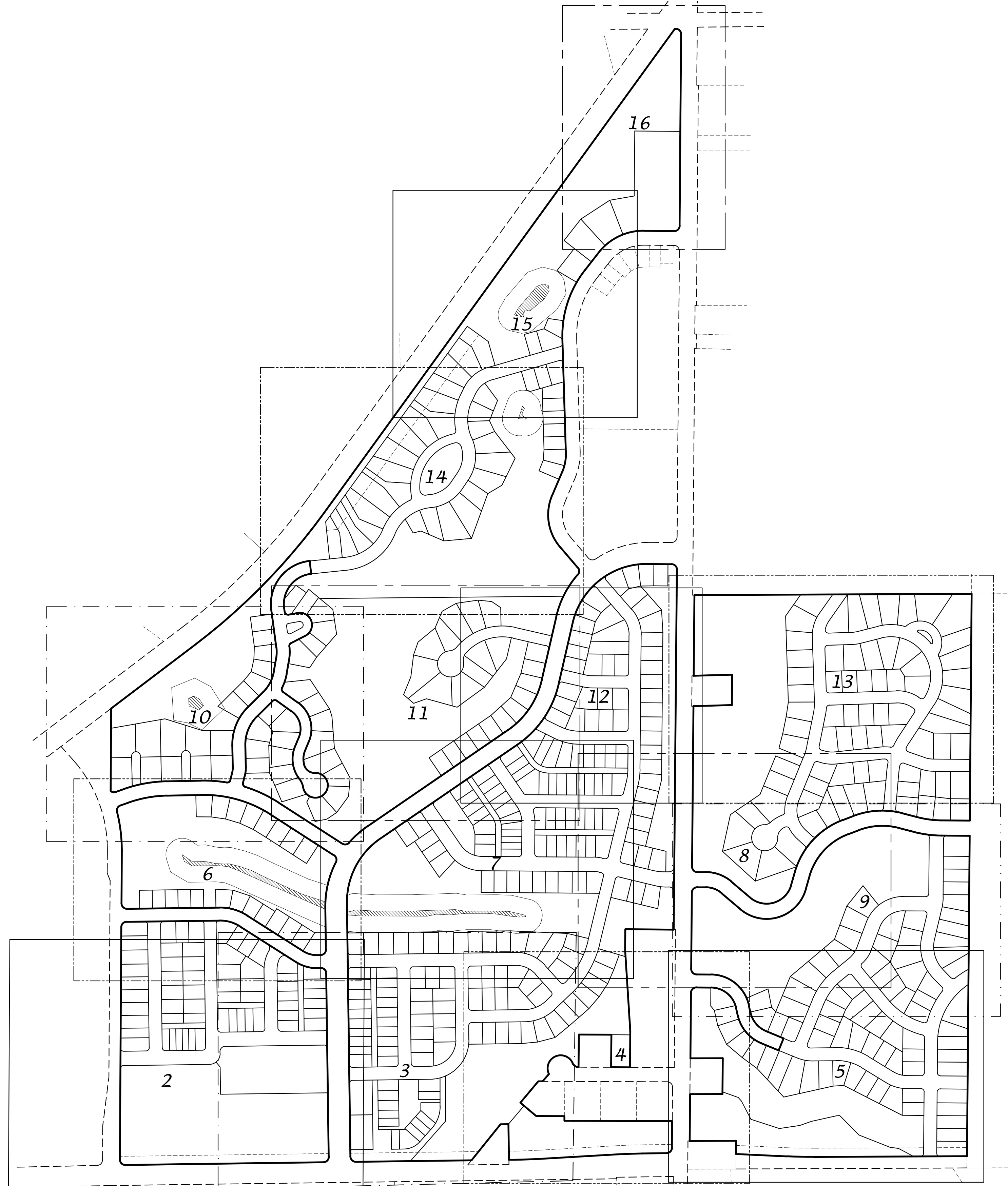
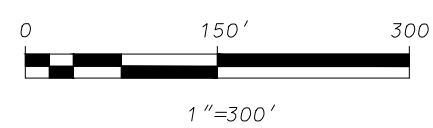
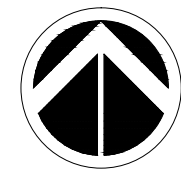
Certified _____, 20__



Department of Administration



LOCATION MAP
 NOT TO SCALE



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:14-07-117

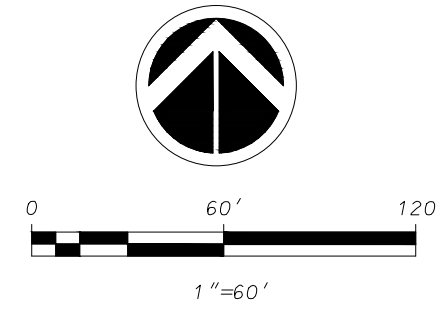
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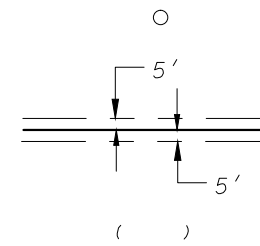


GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
WEST LINE OF THE NE1/4 OF SECTION 26,
T8N, R10E BEARS N00°27'32"E

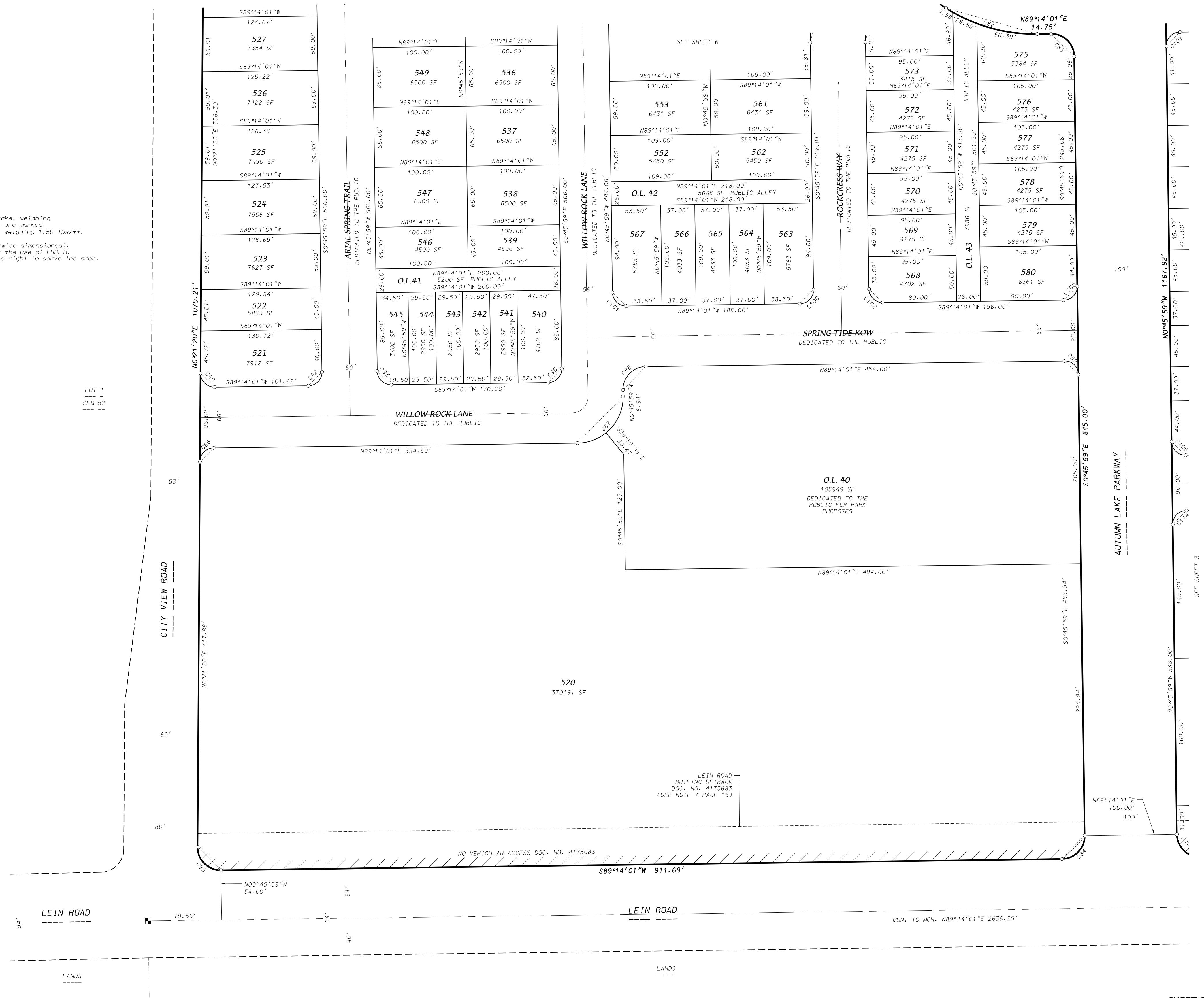
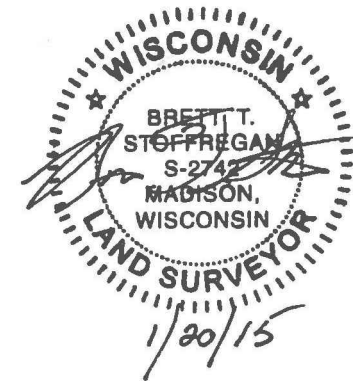
LEGEND

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. (see note 4 sheet 5)



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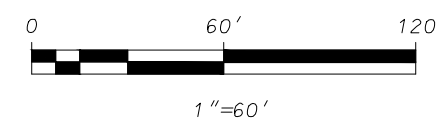
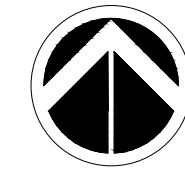
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SEE SHEET 7

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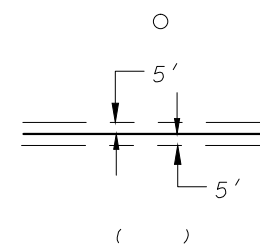


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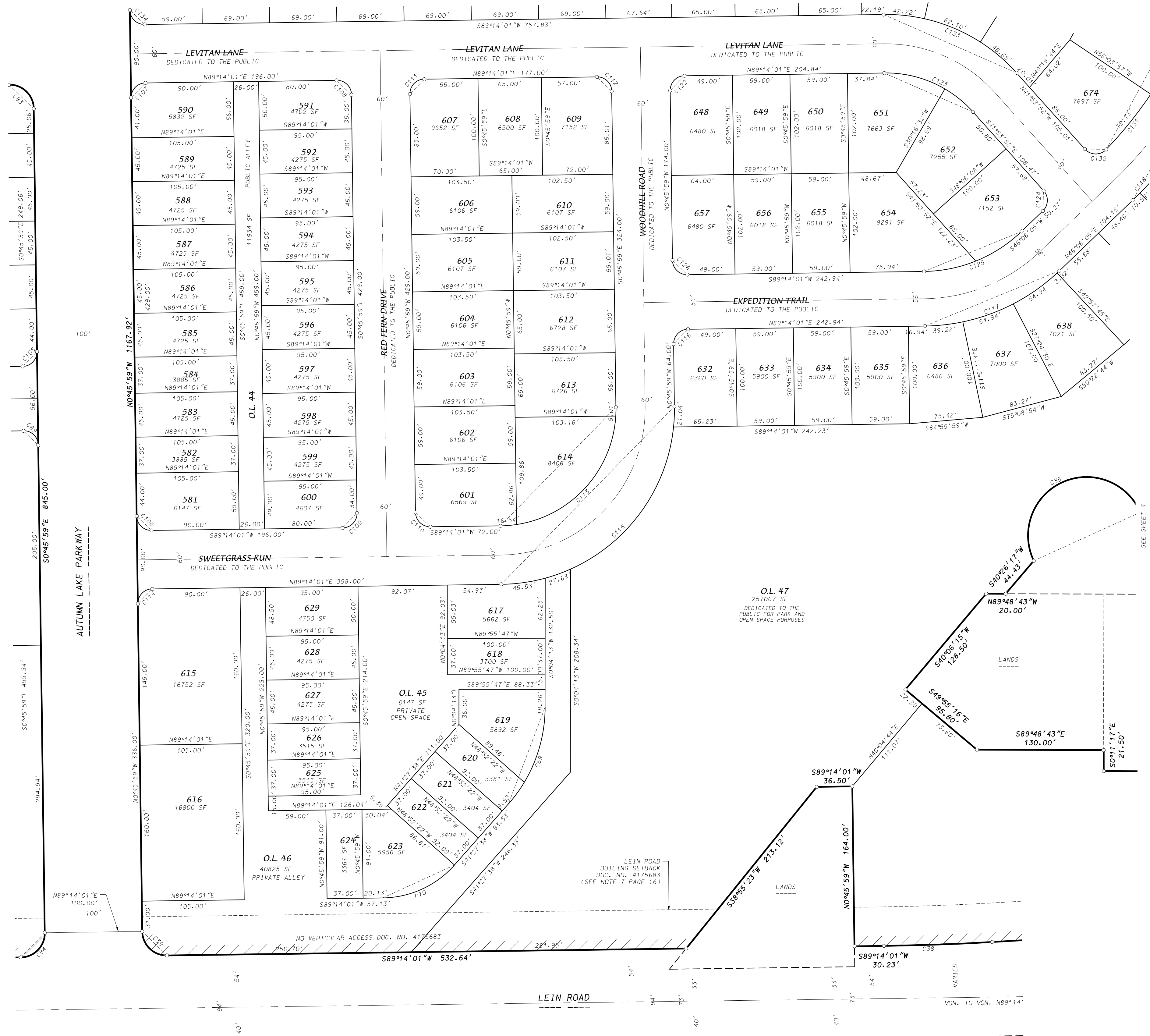
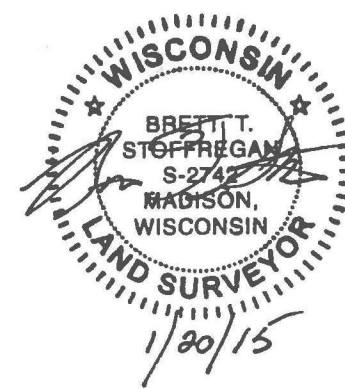
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LOT 1
CSM 13765

VILLAGE AT AUTUMN LAKE REPLAT

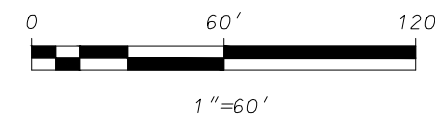
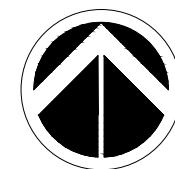
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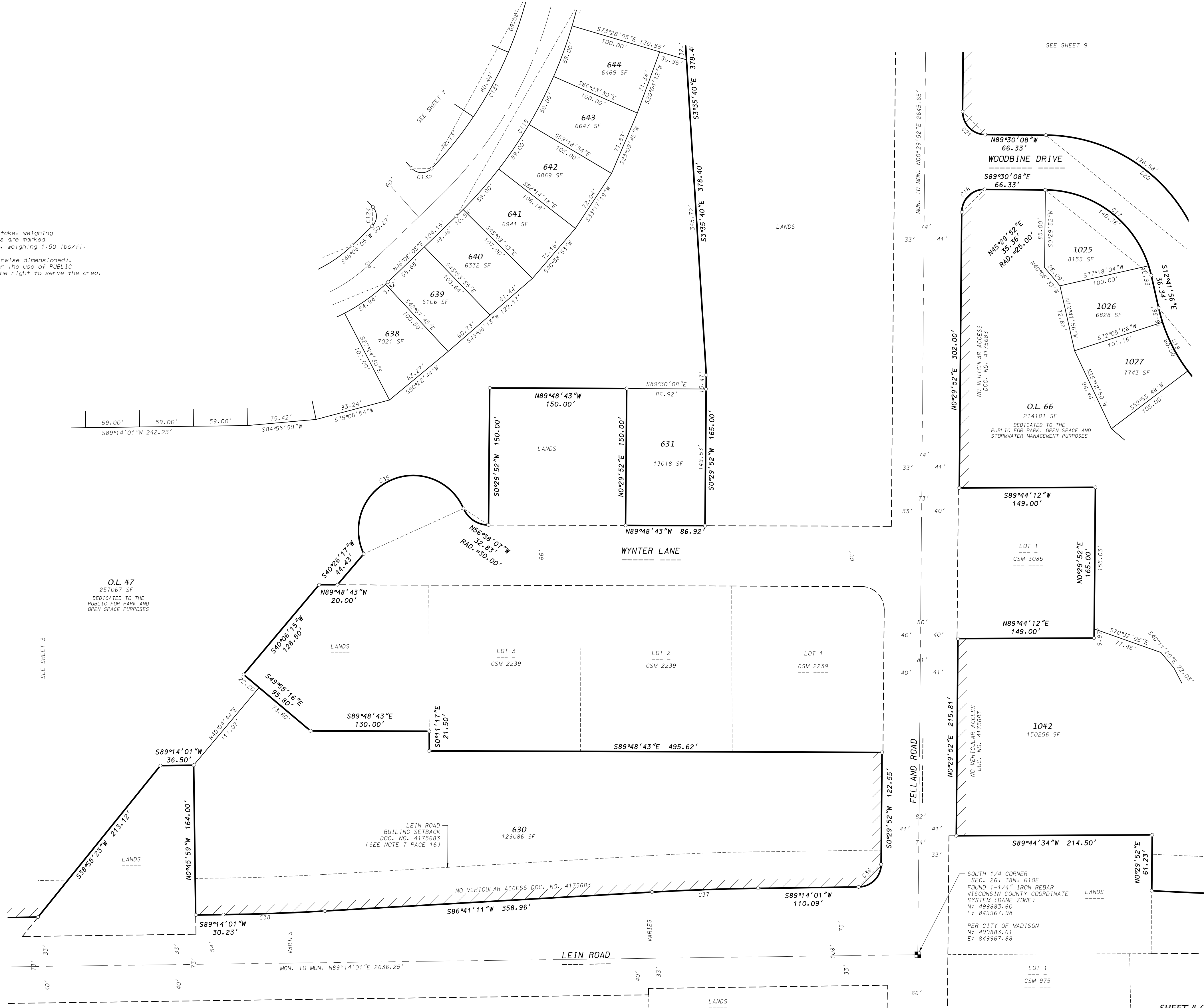
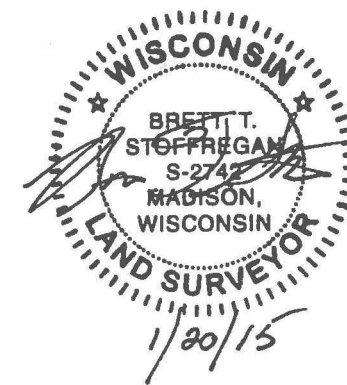
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WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
WEST LINE OF THE NE1/4 OF SECTION 26,
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LEGEND

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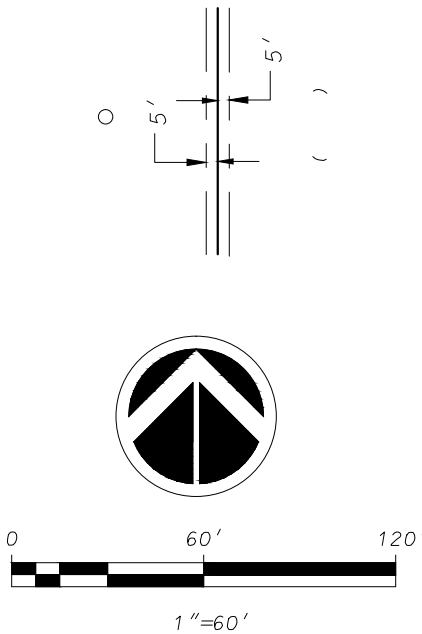
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LEGEND:
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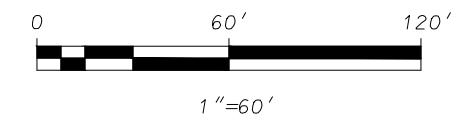
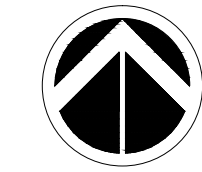
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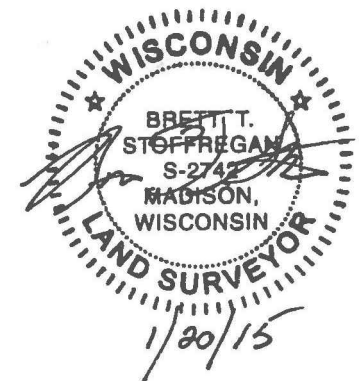


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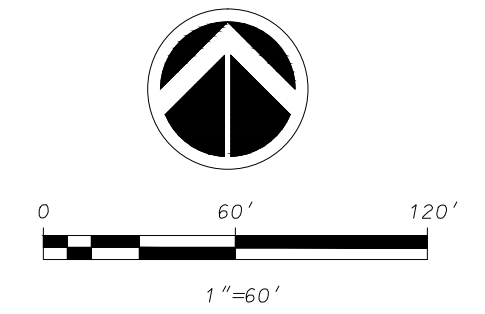
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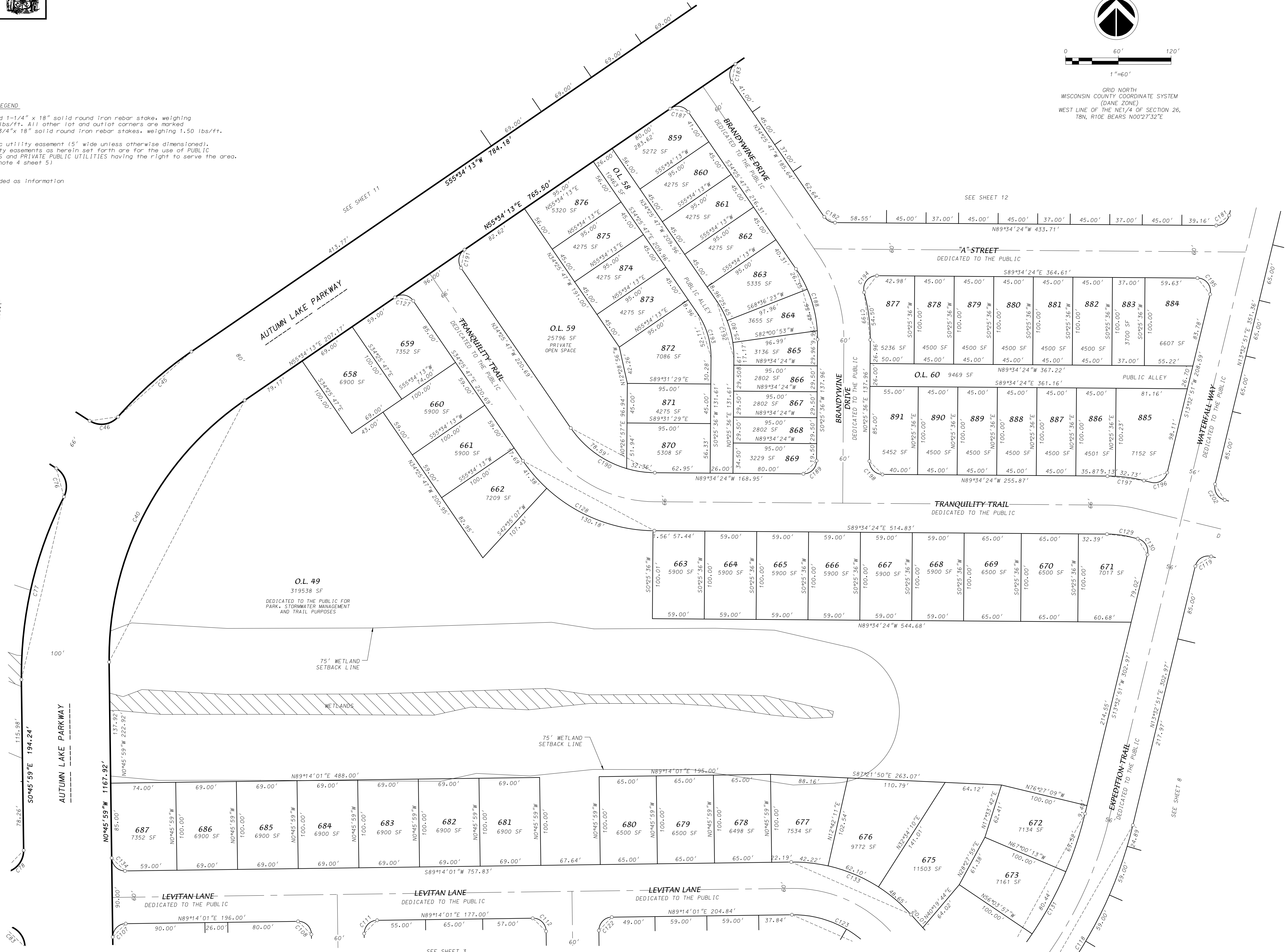
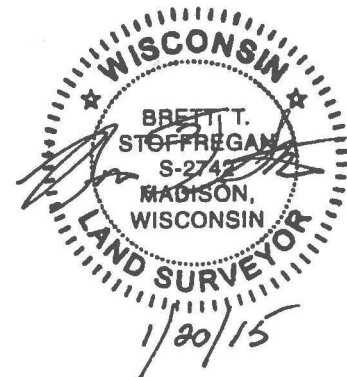
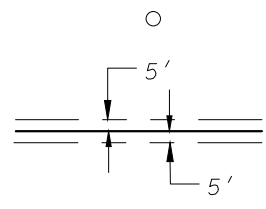
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 (DANE ZONE)
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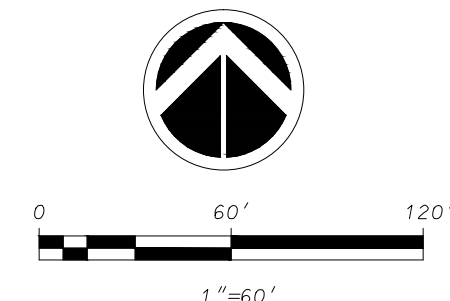
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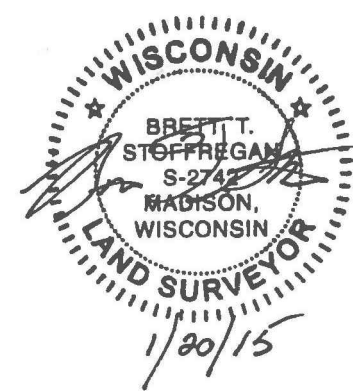
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(DANE ZONE)
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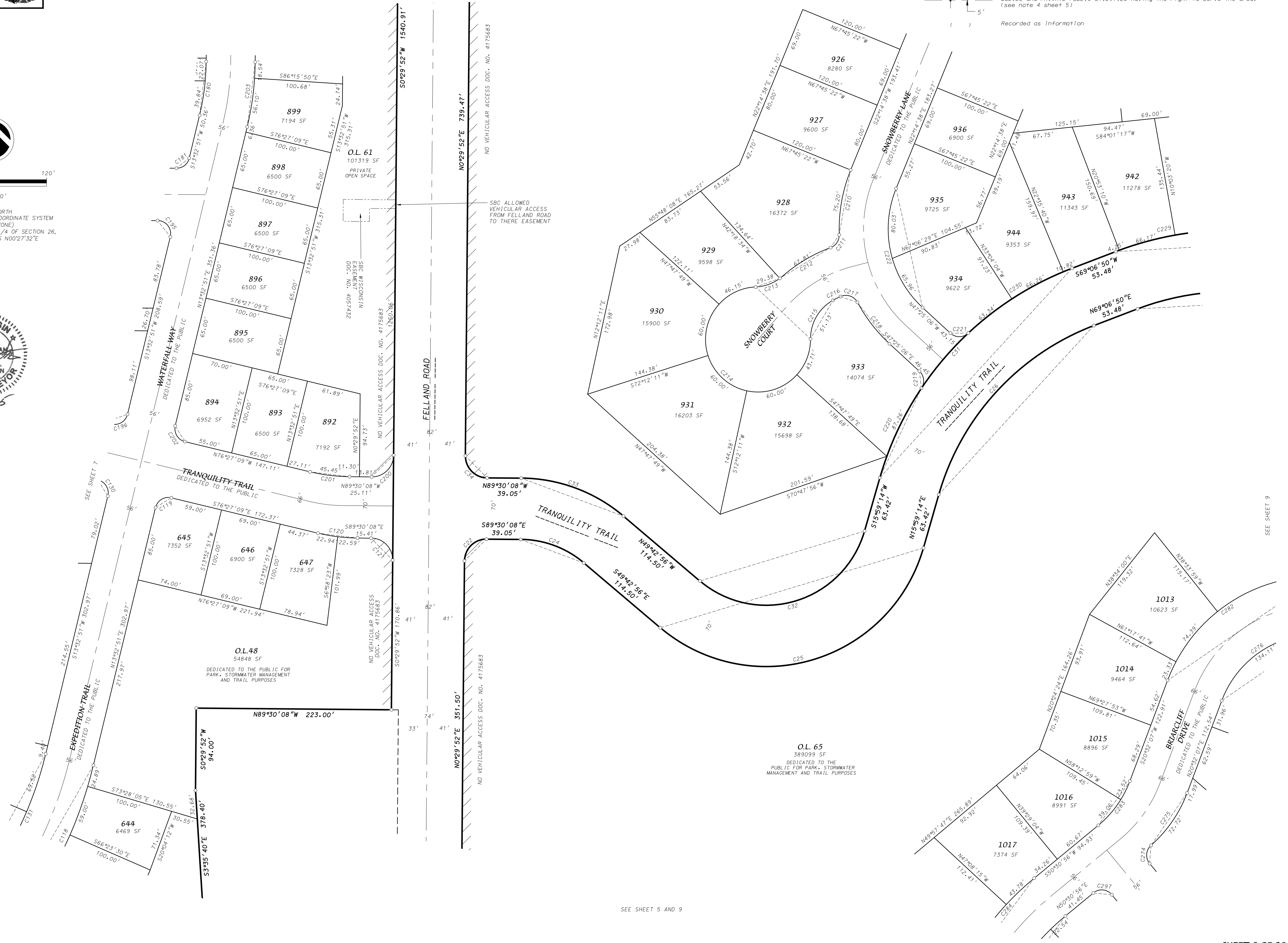
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SEE SHEET 13

SEE SHEET 5 AND 9



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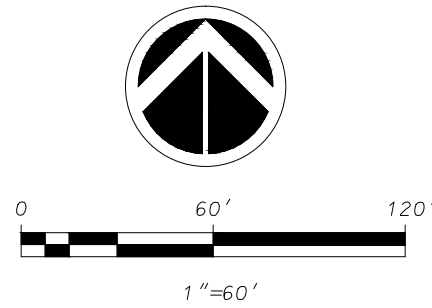
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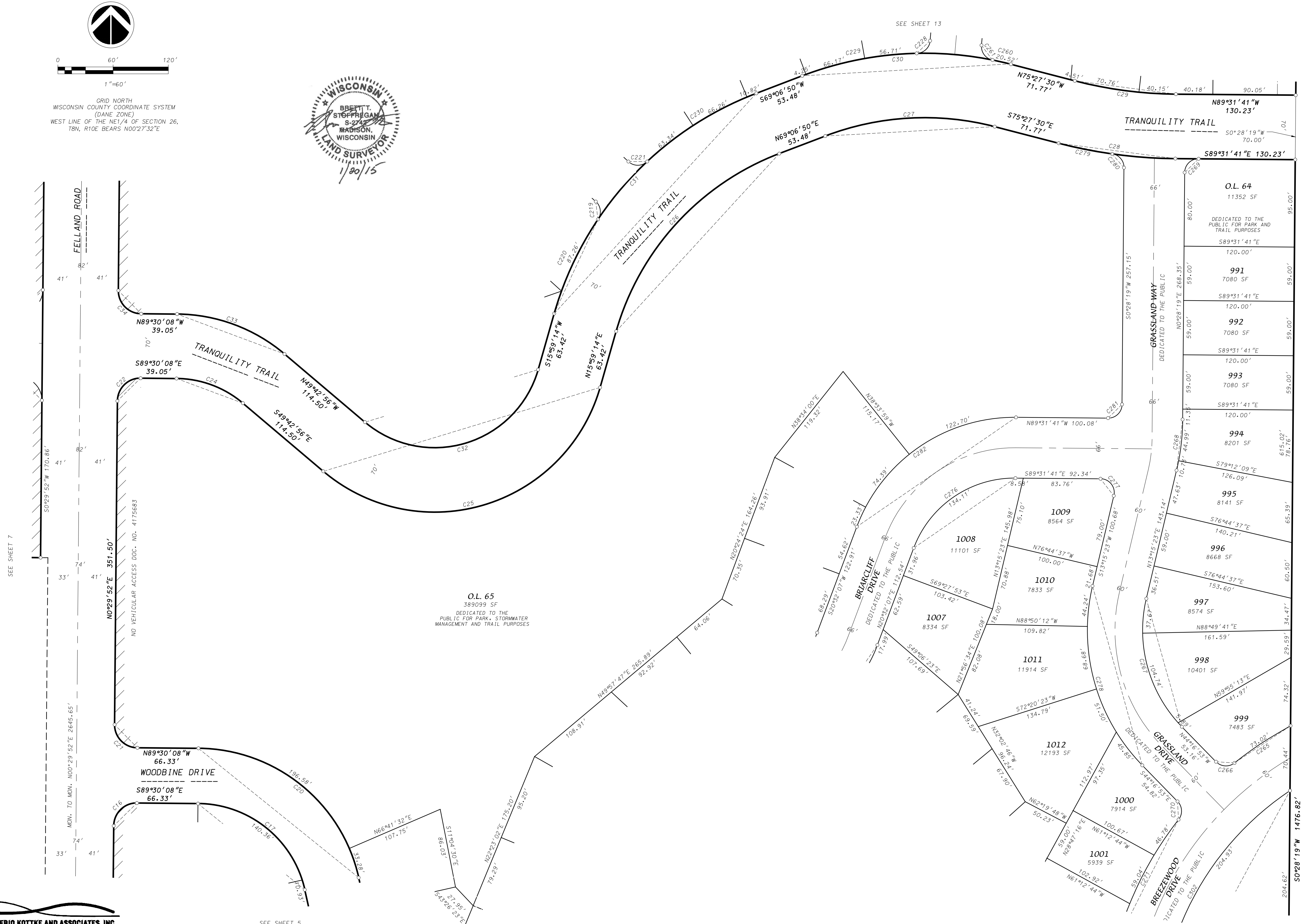


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SEE SHEET 5

SHEET 9 OF 20

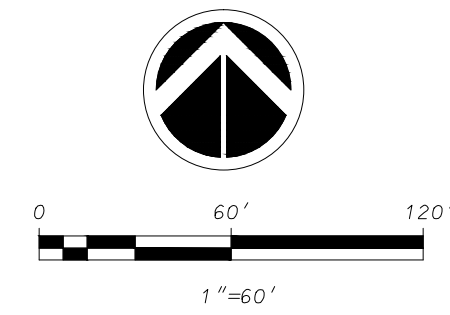
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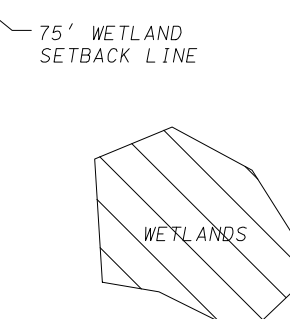


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LOT 53
HIGH CROSSING
5TH ADDITION

30' WIDE
PUBLIC BIKE
PATH EASEMENT
DOC. NO. 4175683

O.L. 53
654889 SF
DEDICATED TO THE PUBLIC FOR
STORMWATER MANAGEMENT, TRAIL
PUBLIC UTILITY EASEMENT
PURPOSES



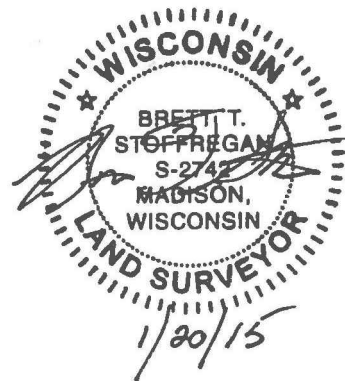
CITY VIEW ROAD

WISCONSIN AND SOUTHERN RAILROAD
N52°47'42"E AB2.21'

GOLDEN DUSK PKWY.

MADISON IRIS
CIRCLE

GOLDEN DUSK PKWY.
N57°13'22"W 349.41'
S57°13'22"E 346.79'



LEGEND

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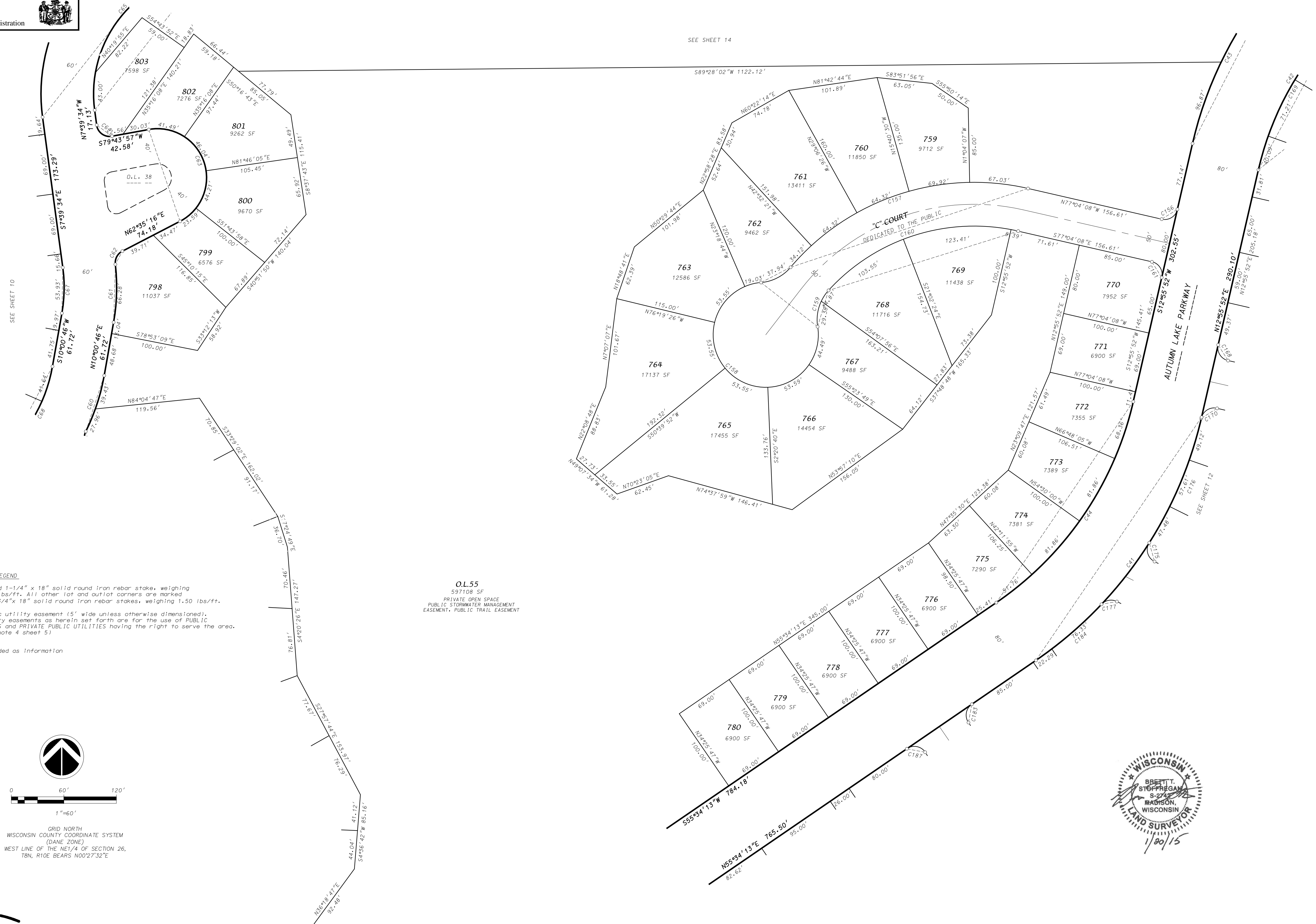
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Certified _____, 20____

Department of Administration



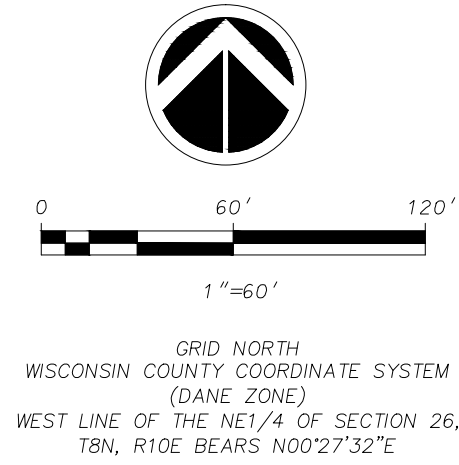
SEE SHEET 14



LEGEND

- 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 UTILITIES having the right to serve the area. (see note 4 sheet 5)
- Recorded as information

O.L.55
597108 SF
PRIVATE OPEN SPACE
PUBLIC STORMWATER MANAGEMENT
EASEMENT, PUBLIC TRAIL EASEMENT



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:14-07-117

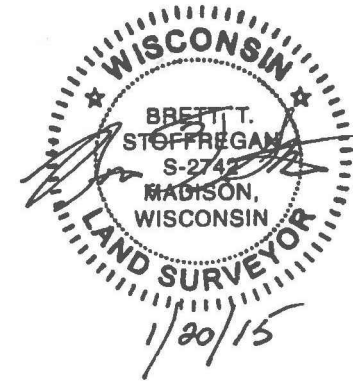
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Certified _____, 20__

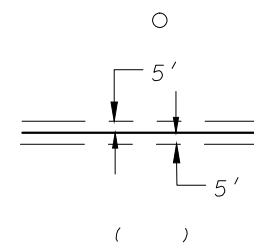
Department of Administration



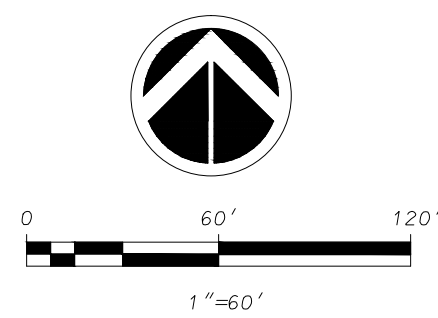
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Recorded as information



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
WEST LINE OF THE NE1/4 OF SECTION 26,
T8N, R10E BEARS N00°27'52"E

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7530 Westward Way, Madison, WI 53717
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FN:14-07-117

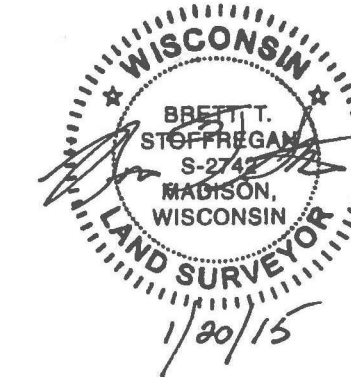


CENTER
SEC. 26, T8N, R10E
FOUND BRASS CAP MONUMENT
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)
N: 502529.15
E: 849990.96

SEE SHEET 13

VILLAGE AT AUTUMN LAKE REPLAT

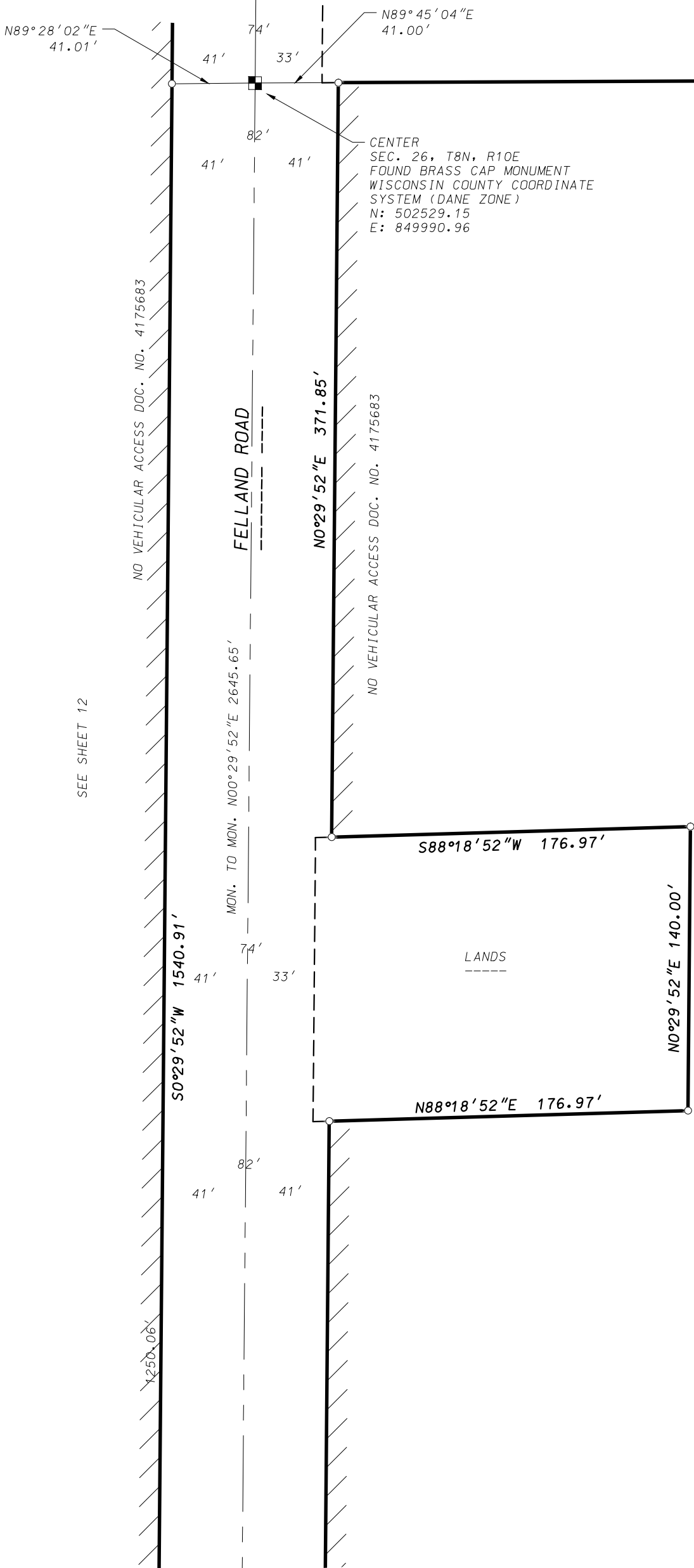
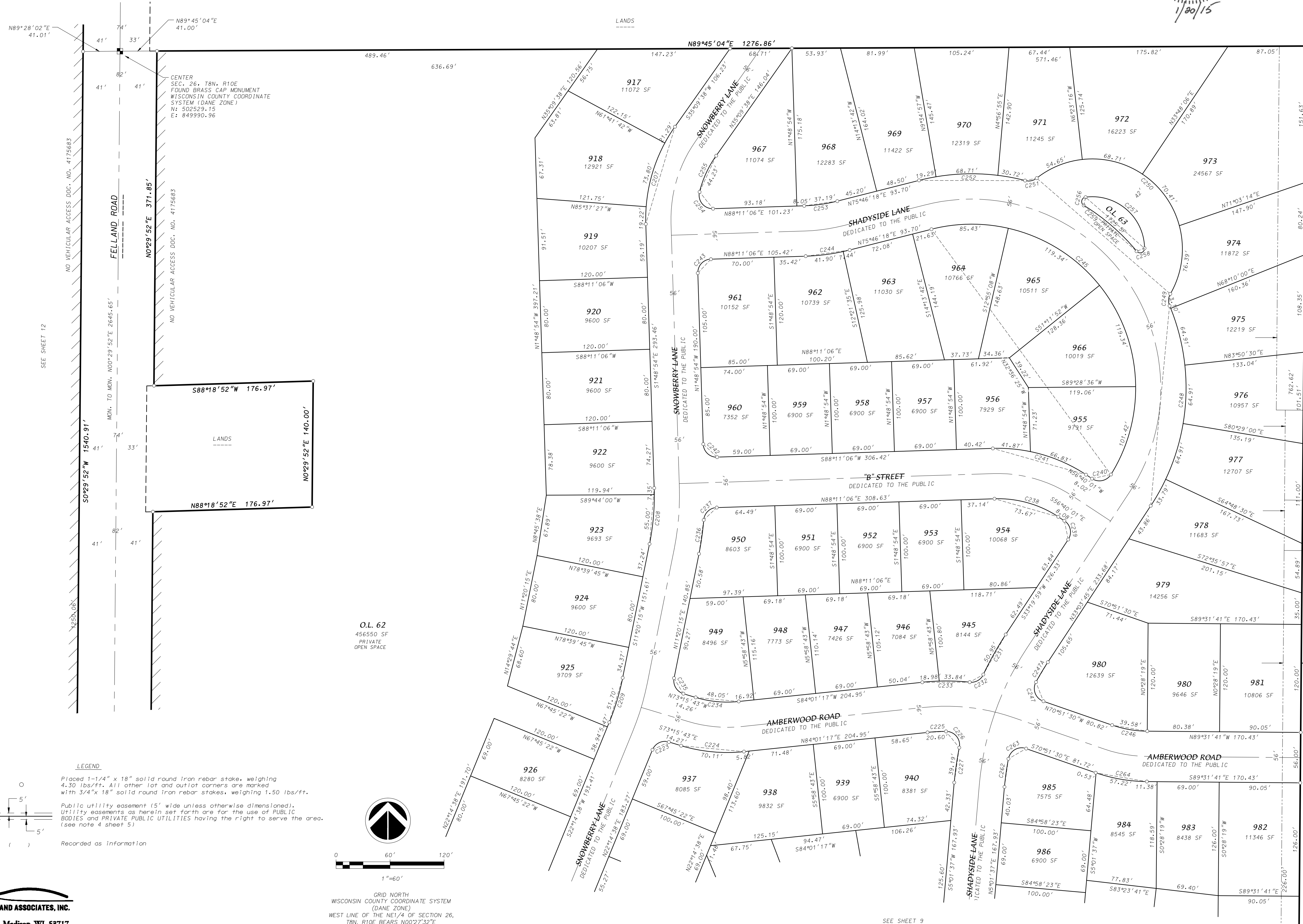
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Certified _____, 20____

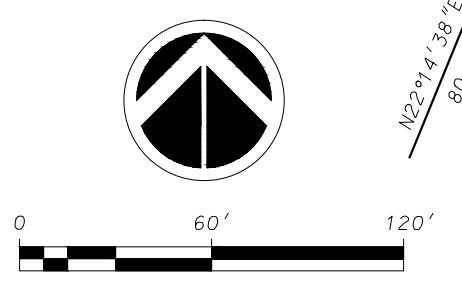
Department of Administration



LEGEND

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GRID NORTH
 WISCONSIN COUNTY COORDINATE SYSTEM
 (DANE ZONE)
 WEST LINE OF THE NE1/4 OF SECTION 26,
 T8N, R10E BEARS N00°27'32"E

SEE SHEET 9

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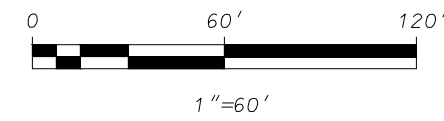
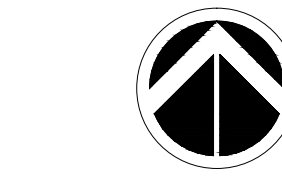
Certified _____, 20__

Department of Administration

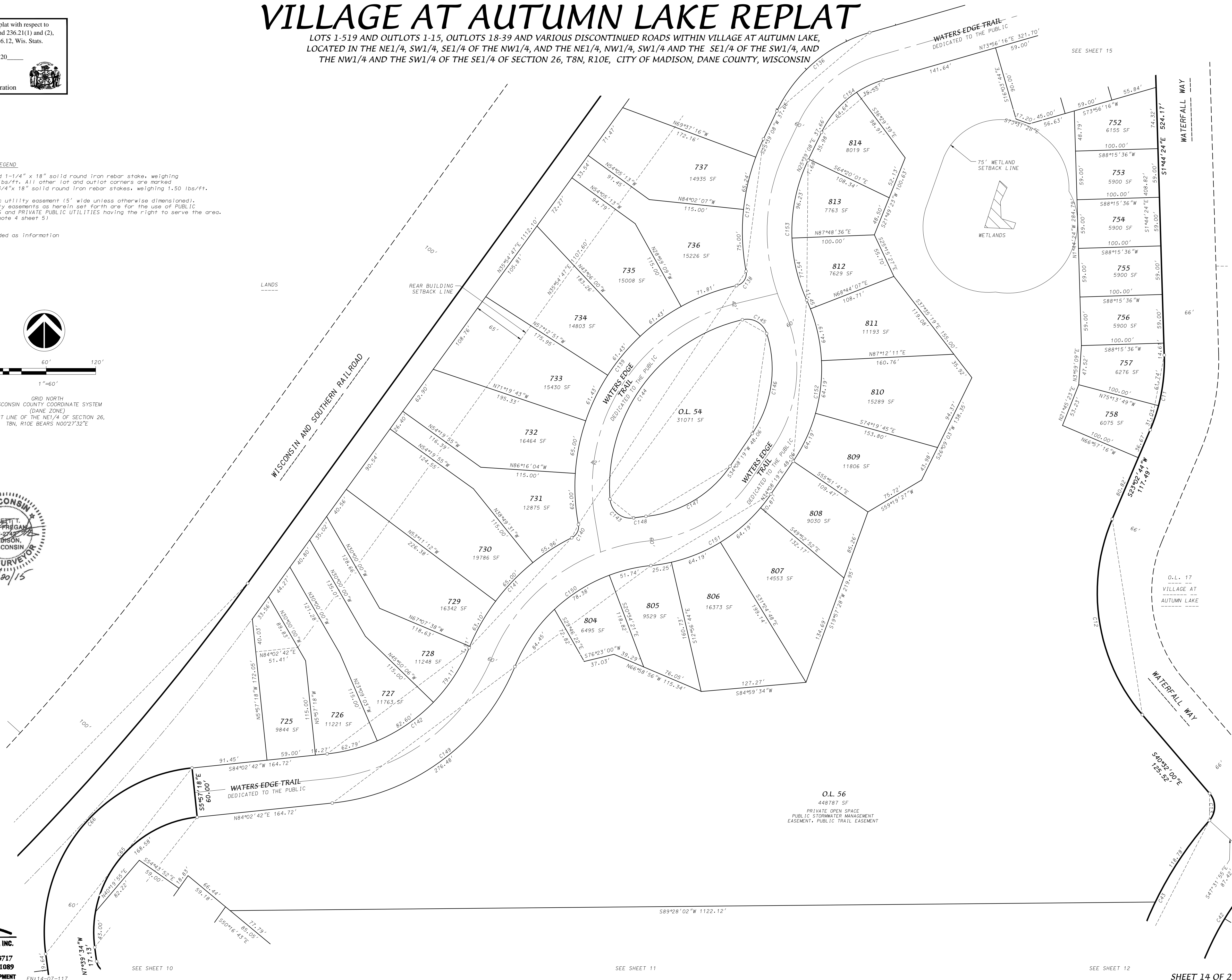
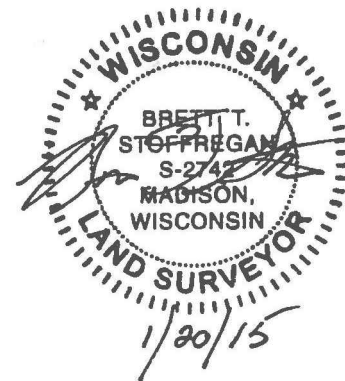


LEGEND

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WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
WEST LINE OF THE NE1/4 OF SECTION 26,
T8N, R10E BEARS N00°27'32"E



SEE SHEET 15

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

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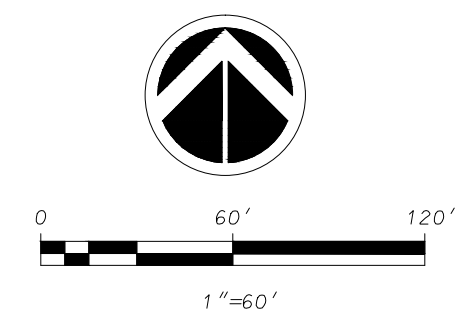
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Department of Administration



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(DANE ZONE)
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FN:14-07-117

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Certified _____, 20____



Department of Administration

NOTES

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

- Declaration of Conditions and Covenants recorded as Doc. Nos. 4195254, 4195255, 4209500, 4209501 and 4255053.
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4195256.
- Lease recorded as Doc. No. 5102252.
- Public Sanitary Sewer Easements, Public Water Main Easements, Public Storm Sewer Easements, Public Storm Water and Conveyance, recorded as Doc. No. 4175683, released by Doc. No. _____.
- Public Utility Easements recorded as Doc. No. 4175683, released by Doc. No. _____.
- Access Easements for Ingress/Egress to a public alley recorded by Doc. No. 4175683 released by Doc. No. _____.
- Landscape Buffers recorded as Doc. No. 4175683 partially released by Doc. No. _____.
- Release of Secondary unit permit recorded as Doc. No. 4175683 released by Doc. No. _____.

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 driveway agreement, except that the easement shall be twelve (12) feet in 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. Outlot Designation

- Dedicated to the Public for Park purposes
- Dedicated to the Public for Alley purposes
- Dedicated to the Public for Alley purposes
- Dedicated to the Public for Alley purposes
- Private Open Space
- Private Alley
- Dedicated to the Public for Park and Open Space Purposes.
- Dedicated to the Public for Park, Stormwater Management and Trail purposes
- Dedicated to the Public for Park, Stormwater Management and Trail purposes
- Dedicated to the Public for Stormwater Management and Trail purposes
- Private Alley
- Private Alley
- Dedicated to the Public for Stormwater Management, Trail and Public Utility Easement purposes
- Private Open Space
- Private Open Space, Public Stormwater Management Easement and Public Trail Easement
- Private Open Space, Public Stormwater Management Easement and Public Trail Easement
- Dedicated to the Public for Alley purposes
- Dedicated to the Public for Alley purposes
- Private Open Space
- Dedicated to the Public for Alley purposes
- Private Open Space
- Private Open Space
- Private Open Space
- Dedicated to the Public for Park and Trail purposes
- Dedicated to the Public for Park, Stormwater Management and Trail purposes
- Dedicated to the Public for Park, Open Space and Stormwater Management purposes
- Private Open Space

4. 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.

5. As the date of Plat recordation there is an active quarry operation on the lands located East of this Plat.

6. All streets / roads lying within the plat boundary are dedicated to the public unless otherwise noted.

7. A 40 foot building setback is required along Lein Road. The City Engineer may reduce the building setback to 30 feet if a noise analysis is completed using traffic volumes at full build-out, and the City Engineer determines the noise values are acceptable at the 30 foot distance.

8. The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.

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

10. There shall be no vehicular access to Felland Road except from Waterfall Way, Autumn Lake Parkway, Tranquility Trail and Woodbine Drive.

11. There shall be no vehicular access to Lein Road except from City View Road and Autumn Lake Parkway.

12. Distances, lengths and widths are measured to the nearest hundredth of a foot.

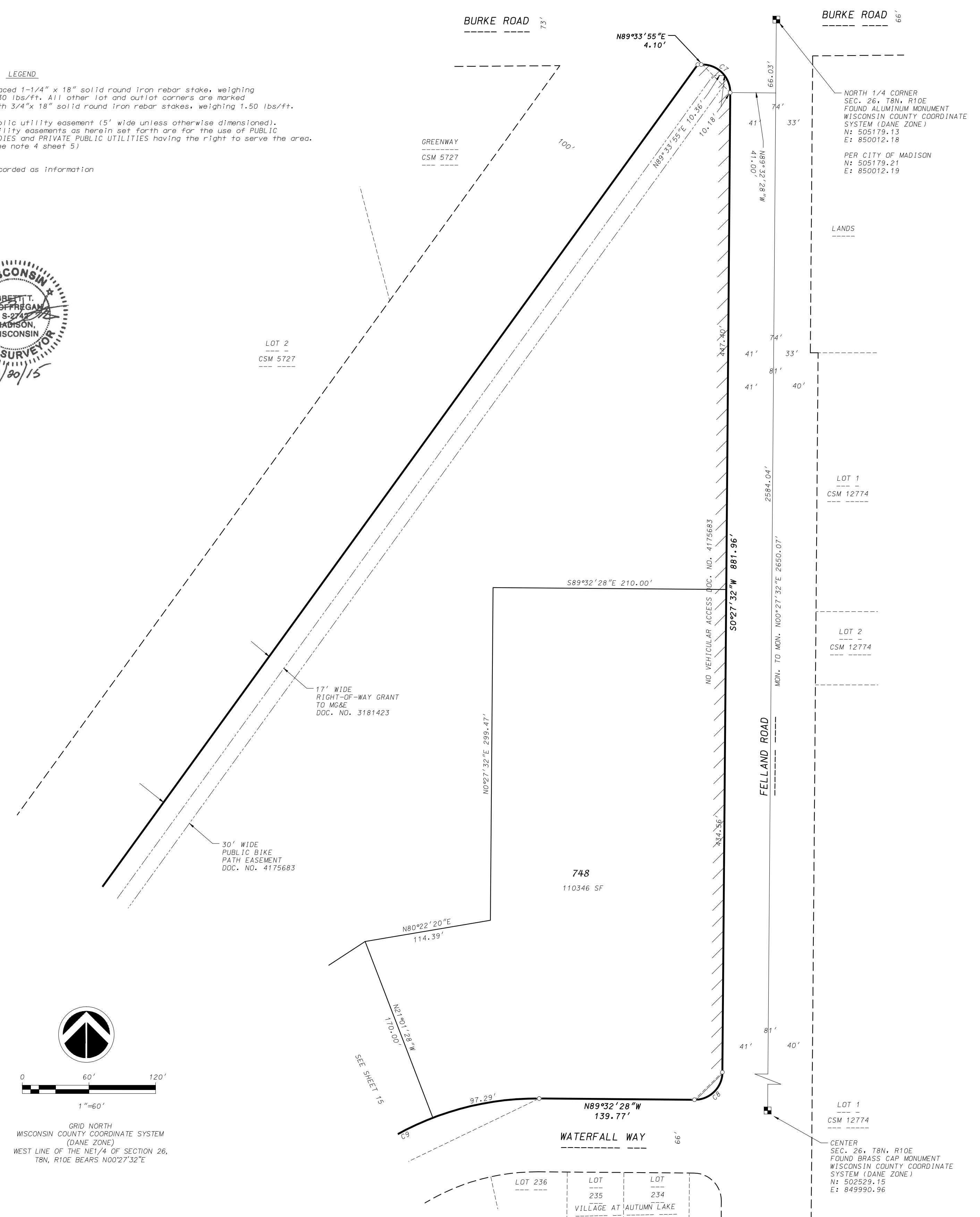
13. Distances shown along curves are chord lengths.

LEGEND

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Recorded as information



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:14-07-117

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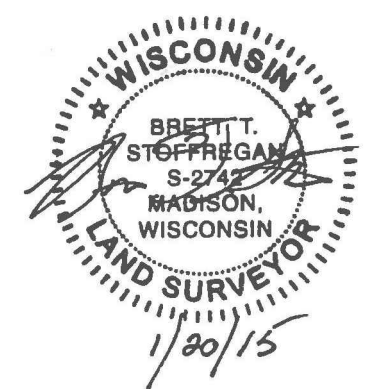
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Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

CURVE TABLE



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
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Certified _____, 20____



Department of Administration

OWNER'S CERTIFICATE

MREC VH Madison Investors, 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.

MREC VH Madison Investors, 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, MREC VH Madison Investors, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

MREC VH Madison Investors, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison Investors, 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

OWNER'S CERTIFICATE

The City of Madison, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Madison does further certify that this plat is required by S.236.10 or approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, the said City of Madison has caused these presents to be signed by Paul R. Soglin, its Mayor, and Maribeth Witzel-Behl, its City Clerk, at Madison, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____, 2015.

City of Madison

By: _____
Paul R. Soglin, Mayor

By: _____
Maribeth Witzel-Behl, City Clerk

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

MREC VH Madison, LLC, a limited liability company 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 MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2015.

MREC VH Madison, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison, 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

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Village at Autumn Lake Replat" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2015, 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 _____, 2015.

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 _____, 2015 affecting the land included in "Village at Autumn Lake Replat".

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 _____, 2015 on any of the lands included in the plat of "Village at Autumn Lake Replat".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chiebowski, Dane County Register of Deeds



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