

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

# VILLAGE AT AUTUMN LAKE REPLAT NO. 6

LOTS 1138-1147, VILLAGE AT AUTUMN LAKE REPLAT NO. 5,  
LOCATED IN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, 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. 5" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1138-1147 Village at Autumn Lake Replat No. 5, recorded in Volume 61-044B of Plats on pages 254-257 as Document Number 5727033, Dane County Registry, located in the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin.

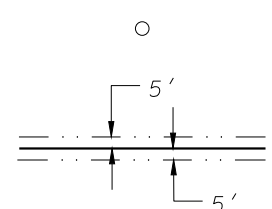
Dated this 18th day of July, 2022

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

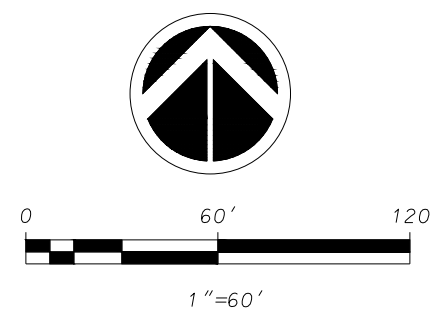
CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1		25.00	35.33	39.24	S45°27'44"W	89°55'44"
2		15.00	21.23	23.58	N44°32'16"W	90°04'16"
3		178.00	126.75	129.60	N20°21'35"W	41°42'56"
	1272	178.00	31.43	31.48	N04°34'05"W	10°07'54"
	1273	178.00	46.08	46.21	N17°04'16"W	14°52'28"
	1274	178.00	46.08	46.21	N31°56'44"W	14°52'28"
	1275	178.00	5.70	5.70	N40°18'00"W	01°50'04"
4		224.00	120.51	122.01	N74°51'15"E	31°12'34"
						IN-N59°14'58"E

### LEGEND

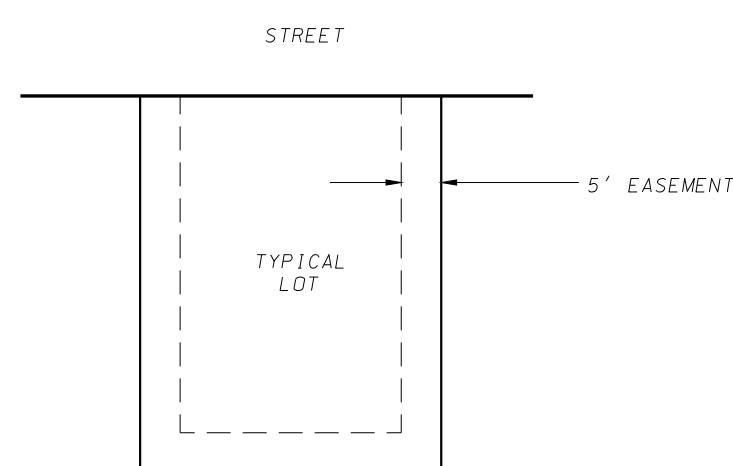
Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



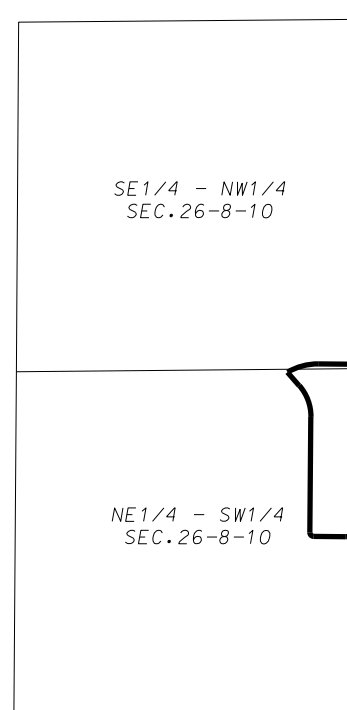
Public utility easement (unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.



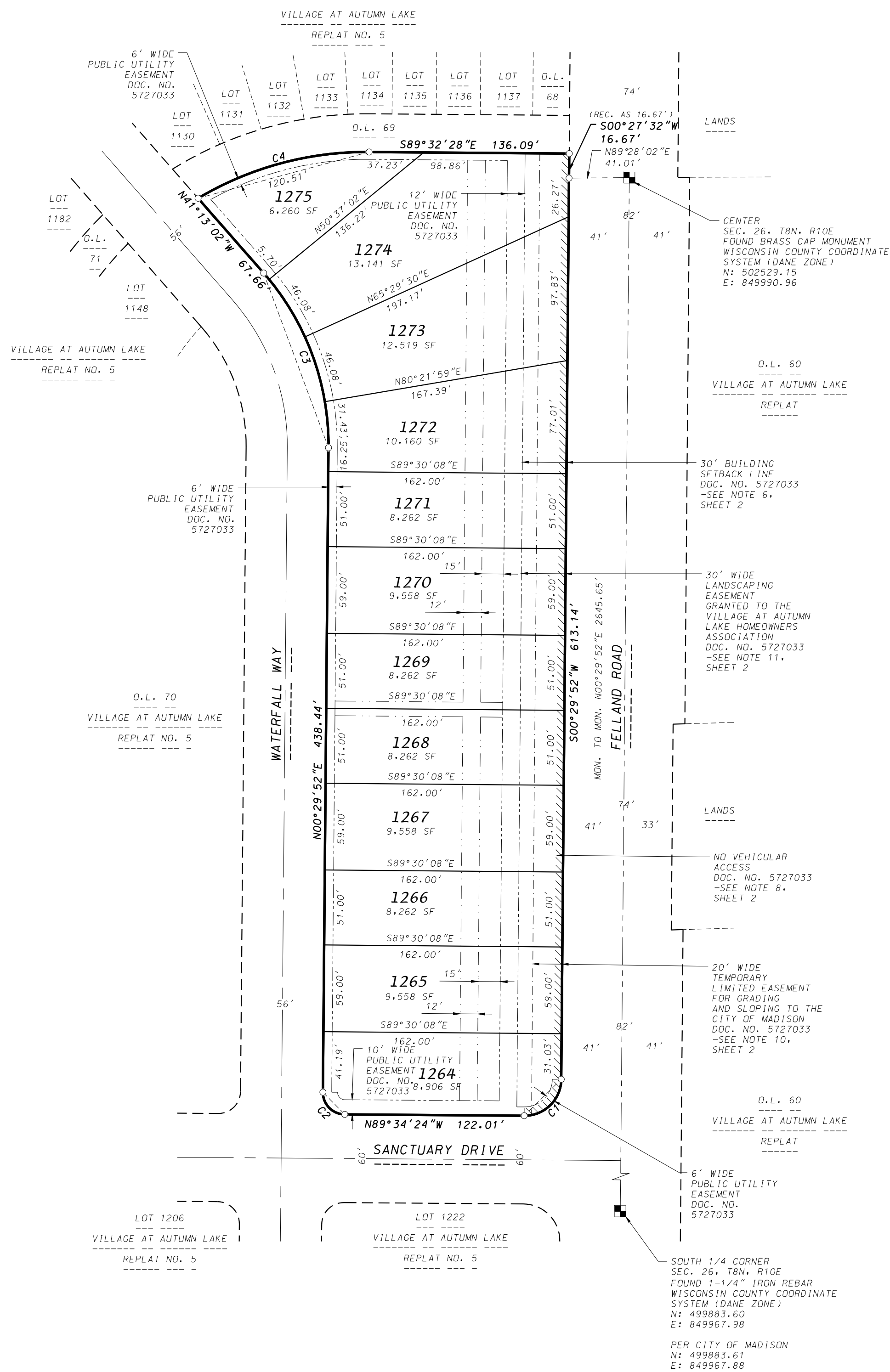
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, T8N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N00°29'52"E



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



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:22-07-106

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

# VILLAGE AT AUTUMN LAKE REPLAT NO. 6

LOTS 1138-1147, VILLAGE AT AUTUMN LAKE REPLAT NO. 5,  
LOCATED IN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

### 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. 5309804, 5337700 and 5467972.
  - Public Utility Easements granted by Doc. No. 5201276, partially released by Doc. Nos. 5712012, 5716861, 5716862 and 5716863.
  - Public Sanitary Sewer and Water Easements, City of Madison TLE for Grading, No Vehicular Access Restriction and Building Setback Line Restriction granted by Doc. No. 5201276, partially released by Doc. No. 5712012.
- 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, 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, 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 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 recordation 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 principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted within the building setbacks shown hereon. This restriction shall be enforceable by the City of Madison.
- 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.
- Lots 1264-1275 shall have no vehicular access to Felland Road.
- 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.
- The temporary easements for grading and sloping shall be released by the City of Madison by separate instrument upon the completion and acceptance of newly constructed street improvements within the Felland Road right of way adjacent to the easements.
- The Landscaping Easement on Lots 1264-1275 is reserved for the planting and maintenance of trees and shrubs by the Village at Autumn Lake Homeowners Association. In lieu of the association, maintenance shall be the responsibility of the lot owner.

### 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 \_\_\_\_\_, 2022.

D & R Investments III, LLC

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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

### 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. 6" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022 on any of the lands included in the plat of "Village at Autumn Lake Replat Replat No. 6".

\_\_\_\_\_  
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 \_\_\_\_\_, 2021 affecting the land included in "Village at Autumn Lake Replat Replat No. 6".

\_\_\_\_\_  
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