

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development..

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

Document Number

Document Title

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 16th day of April, 2024. A copy of the resolution is attached.

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development. Being located in parts of both the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

File# 81983, Resolution 24-00231

DOCUMENT #
5992064

10/22/2024 10:57 AM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 23

Recording Area

Name and Return Address

City Clerk
210 Martin Luther King Jr. Blvd.
Room 103
Madison, WI 53703

Parcel Identification Number (PIN)

October 22, 2024

Date

Maribeth Witzel-Behl

Signature of Clerk

Jim Verbick for Maribeth Witzel-Behl, City Clerk

*Name printed

Date

n/a

Signature of Grantor

*Name printed

STATE OF WISCONSIN, County of Dane

This document was drafted by:
(print or type name below)

Eric Christianson

Subscribed and sworn to before me on October 22, 2024 by the above named person(s)

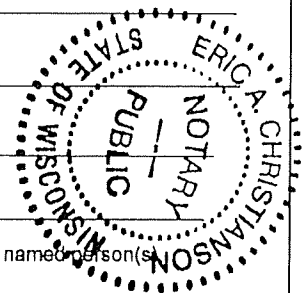
Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07)

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2026

*Names of persons signing in any
capacity must be typed or printed below
their signature.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999



23

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Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development. Being located in parts of both the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

File# 81983, Resolution 24-00231

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Date

n/a

Signature of Grantor

*Name printed

STATE OF WISCONSIN, County of Dane

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(print or type name below)

Eric Christianson

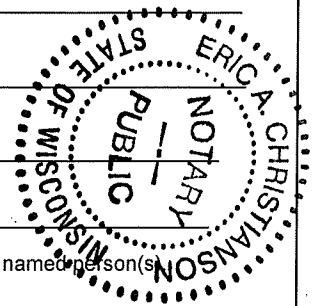
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Subscribed and sworn to before me on October 22, 2024 by the above named person(s)

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23



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Certified Copy

Resolution: RES-24-00231

File Number: 81983

Enactment Number: RES-24-00231

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development. Being located in parts of both the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 17)

WHEREAS, the plat of Village of Autumn Lake Replat was conditionally approved by the City of Madison Common Council by Enactment Number RES-15-00467, File I.D. Number 37002, as adopted on the 19th of May, 2015 and the said Enactment provided for the acceptance of the lands dedicated for public street right-of-ways; and

WHEREAS, the plat of Village of Autumn Lake Replat was subsequently recorded upon the satisfaction of the conditions of approval on the 3rd of December, 2015 in Volume 60-045A of Plats, on pages 230 - 249, as Document Number 5201276, Dane County Register of Deeds; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a preliminary and final plat of Village of Autumn Lake Replat No. 8 to replat a portion of the plat of Village of Autumn Lake Replat. The replat reconfiguring the lots, outlots and streets within the easterly portion of the plat; and

WHEREAS, the said plat of Village of Autumn Lake Replat No. 8 was conditionally approved by the City of Madison Common Council by Enactment Number RES-23-00727, File I.D. Number 79969, as adopted on the 21st of November, 2023; and

WHEREAS, the conditionally approved Village of Autumn Lake Replat No. 8 will alter areas dedicated to the public for public street right-of-way, and the replat may not be recorded until those areas dedicated to the public for street right-of-ways by Village of Autumn Lake Replat have been properly vacated and discontinued under s. 66.1003 Wisconsin Statutes; and

WHEREAS, the unimproved public right-of-way of Clover Basin Lane, Wood Sorrel Court and portions of Breezewood Road, Staghorn Drive, Meadowhawk Drive, Expedition Drive, Firefly Drive and Wood Sorrel Street all dedicated by the plat of Village of Autumn Lake Replat, are to be vacated and discontinued. D'Onofrio Kottke and Associates Inc. and City of Madison Engineering Division, have prepared the necessary public right-of-way vacation and discontinuance maps (Exhibit A) and legal descriptions (Exhibit B) delineating all of these areas to be discontinued, the Exhibits are attached hereto and made part of this resolution; and

WHEREAS, the current developer and owner have not constructed, nor has the City of Madison accepted any new public utilities or street improvements in conjunction with Village of Autumn Lake Replat within any of the public right-of-ways to be vacated and discontinued; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property due to the current contiguous common ownership of the Lots of the plat of Village of Autumn Lake Replat adjacent to these proposed areas of vacation and discontinuance; and

WHEREAS, the City Engineering Division recommends approval of these public right-of-way vacations and discontinuances subject to conditions as noted herein.

NOW THEREFORE BE IT RESOLVED, that since the public interest requires it, the City Of Madison hereby conditionally vacates and discontinues the public right-of-ways as shown on attached Exhibit A and described on attached Exhibit B, under Wisconsin ss. 66.1003(4), upon completion of the following conditions:

- The Developer of Village of Autumn Lake Replat No. 8 shall enter into any agreement(s) required by the City of Madison in conjunction with the approval of the proposed development of Village of Autumn Lake Replat No. 8.
- The conditions of approval for the preliminary and final plat for the Village of Autumn Lake Replat No. 8 shall be addressed to the satisfaction of the City of Madison Engineer.

BE IT FURTHER RESOLVED, that, under Wisconsin ss. 66.1005(2)(a)(1) the City of Madison releases any easements and rights it may have within the public right-of-ways being vacated and discontinued; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes any other existing easements and rights that exist within the vacated and discontinued public right-of-ways and unpaved public alleys shall continue unless as otherwise provided by statute; and

BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties; and

BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution and completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer will then authorize the City Clerk to validate and make effective this street vacation and discontinuance by recording it with all supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Resolution 24-00231, file no. 81983, adopted by the Madison Common Council on April 16, 2024.

Maribeth Witzel-Behl

10-22-2024

Date Certified

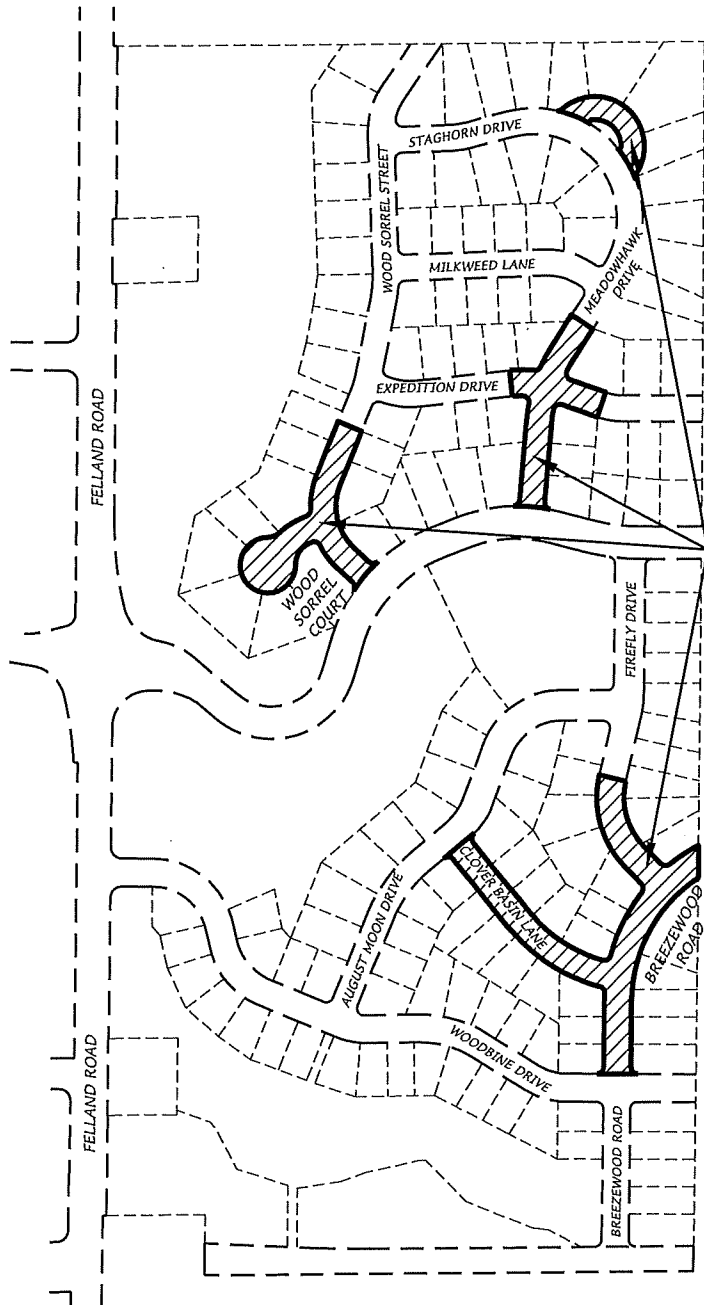
EXHIBIT "A"

PUBLIC RIGHT-OF-WAYS TO BE VACATED AND DISCONTINUED VILLAGE AT AUTUMN LAKE REPLAT

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: October 22, 2024

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



STREET AREAS TO BE
VACATED/DISCONTINUED


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



0 400
Scale 1" = 400'

SHEET 1 OF 5

DATE: 1-3-24

F.N.: 23-07-111

EXHIBIT "A"

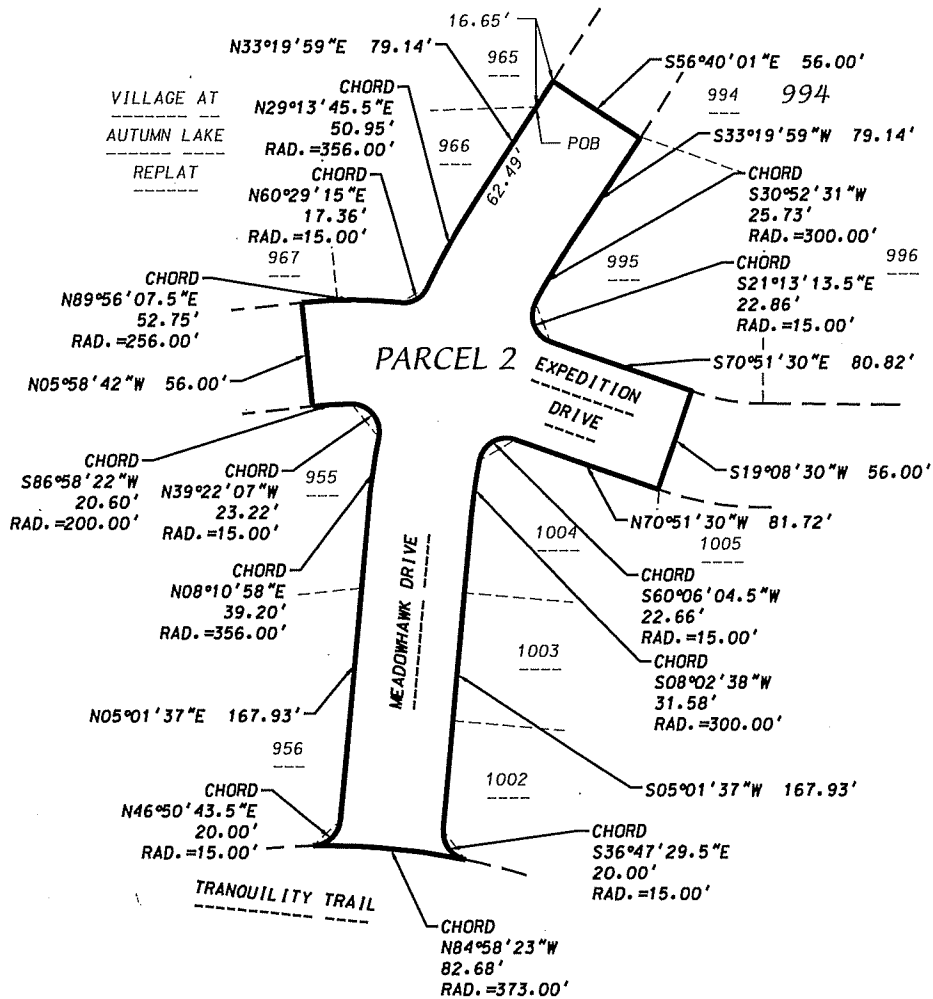
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Date: October 22, 2024

Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
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0 100
Scale 1" = 100'

SHEET 3 OF 5

DATE: 1-3-24

F.N.: 23-07-111

EXHIBIT "A"

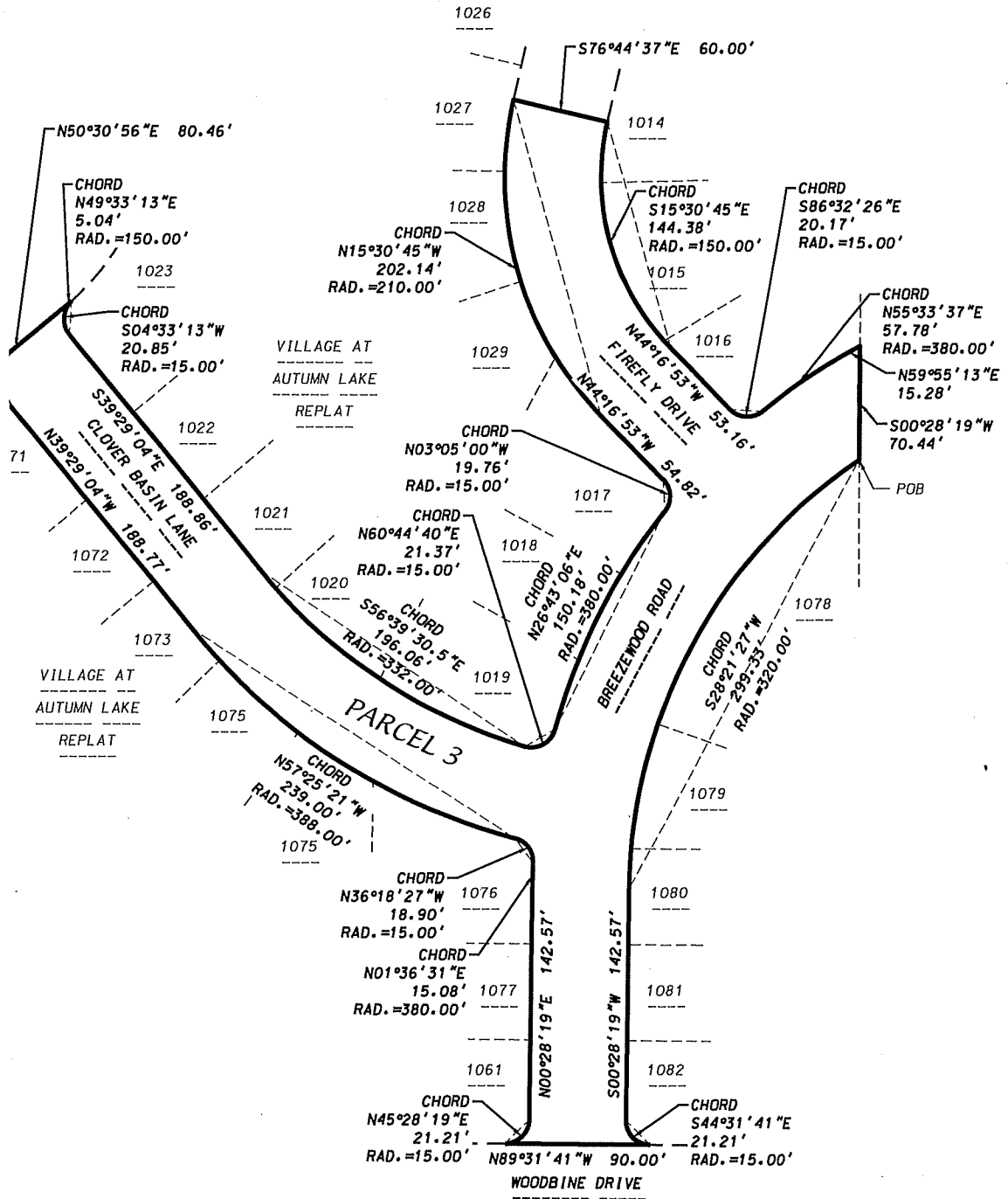
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Date: October 22, 2024

Signed by grantor(s) or grantor(s) agent: *Maibeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maibeth Witzel-Behl



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Scale 1" = 100'

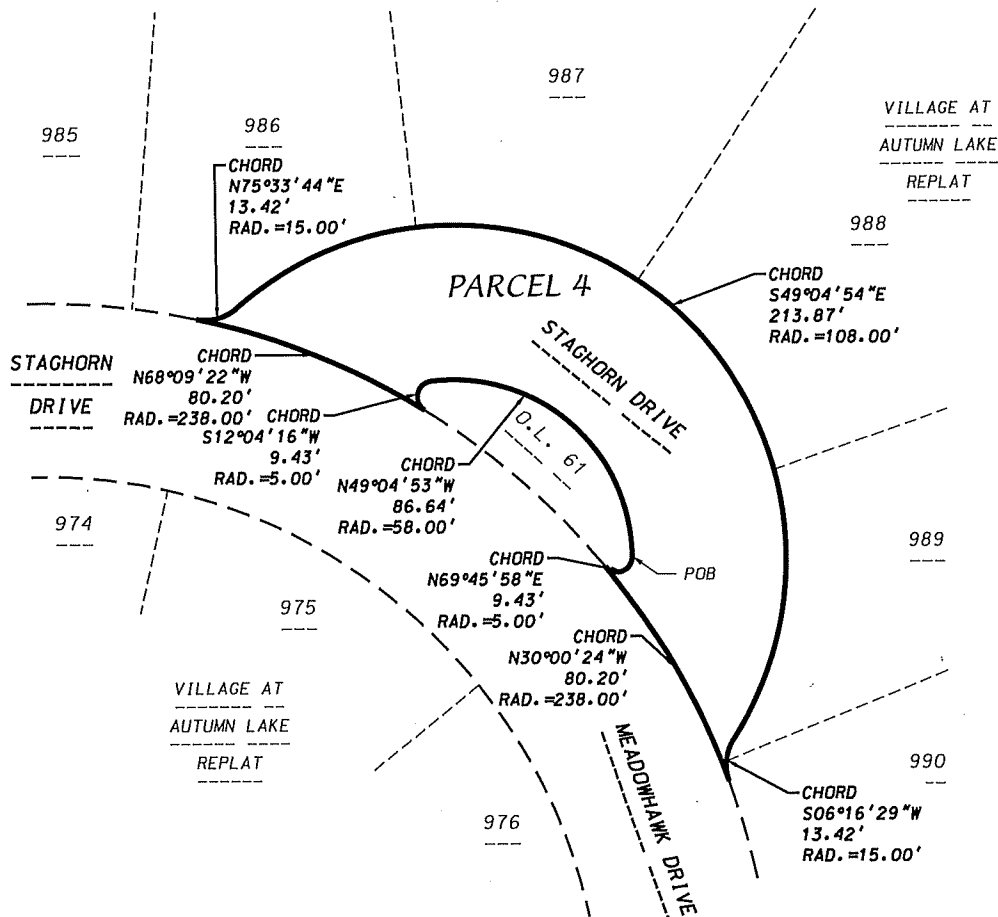
SHEET 4 OF 5

DATE: 1-3-24

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Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

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0 60
Scale 1" = 60'

SHEET 5 OF 5
DATE: 1-3-24
F.N.: 23-07-111

EXHIBIT "B"
VILLAGE AT AUTUMN LAKE REPLAT
STREET VACATION LEGAL DESCRIPTIONS

Parcel 1

Wood Sorrel Court and a portion of Wood Sorrel Street which are dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of Lot 942, Village at Autumn Lake Replat; thence N22°14'38"E, 124.94 feet; thence S67°45'22"E, 56.00 feet; thence S22°14'38"W, 124.94 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 122.00 feet and a chord which bears S12°35'14"E, 139.36 feet; thence S47°25'06"E, 43.15 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N89°45'07"E, 20.39 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 363.00 feet and a chord which bears S40°23'07"W, 82.65 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N06°47'06"W, 19.54 feet; thence N47°25'06"W, 46.45 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N37°45'18.5"W, 59.76 feet to a point of reverse curve; thence Westerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N71°20'51.5"W, 20.56 feet to a point of compound curve; thence Southwesterly along a curve to the left which has a radius of 122.00 feet and a chord which bears S63°11'07.5"W, 9.41 feet a point of compound curve; thence Southwesterly along a curve to the left which has a radius of 50.00 feet and chord which bears S30°13'31.5"W, 51.13 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 60.00 feet and a chord which bears N46°32'34.5"W, 86.35 feet to a point of reverse curve; thence Northeasterly along a curve to the left which has a radius of 50.00 feet and a chord which bears N68°10'28"E, 32.99 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N59°16'32"E, 64.05 feet to a point of reverse curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N33°44'50"E, 17.59 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N10°02'57.5"E, 75.20 feet to the point of beginning.

Containing 36,142 square feet (0.830 acres).

Parcel 2

A portion of Expedition Drive and a portion of Meadowhawk Drive which are both dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the Southeast corner of Lot 965, Village at Autumn Lake Replat; thence N33°19'59"E, 16.65 feet; thence S56°40'01"E, 56.00 feet; thence S33°19'59"W, 79.14 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 300.00 feet and a chord which bears S30°52'31"W, 25.73 feet to a point of compound curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S21°13'13.5"E, 22.86 feet; thence S70°51'30"E, 80.82 feet; thence S19°08'30"W, 56.00 feet; thence N70°51'30"W, 81.72 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S60°06'04.5"W, 22.66 feet to a point of compound curve; thence Southerly along a curve to the left which has a radius of 300.00 feet and a chord which bears S08°02'38"W, 31.58 feet; thence S05°01'37"W, 167.93 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S36°47'29.5"E, 20.00 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 373.00 feet and a chord which bears N84°58'23"W, 82.68 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N46°50'43.5"E, 20.00 feet; thence N05°01'37"E, 167.93 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 356.00 feet and a chord which bears N08°10'58"E, 39.20 feet to a point of reverse curve; thence Northwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N39°22'07"W, 23.22 feet to a point of compound curve; thence Westerly along a curve to the left which has a radius of 200.00 feet and a chord which bears S86°58'22"W, 20.60 feet; thence N05°58'42"W, 56.00 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 256.00 feet and a chord which bears N89°56'07.5"E, 52.75 feet to a point of reverse curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N60°29'15"E, 17.36 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 356.00 feet and a chord which bears N29°13'45.5"E, 50.95 feet; thence N33°19'59"E, 62.49 feet to the point of beginning.

Containing 32,324 square feet (0.742 acres).

Parcel 3

Clover Basin Lane, a portion of Breezewood Road and a portion of Firefly Drive which are dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northeast corner of Lot 1078, Village at Autumn Lake Replat; thence along a curve to the left which has a radius of 320.00 feet and a chord which bears S28°21'27"W, 299.33 feet; thence S00°28'19"W, 142.57 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S44°31'41"E, 21.21 feet; thence N89°31'41"W, 90.00 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N45°28'19"E, 21.21 feet; thence N00°28'19"E, 142.57 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 380.00 feet and a chord which bears N01°36'31"E, 15.08 feet to a point of reverse curve; thence Northwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N36°18'27"W, 18.90 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 388.00 feet and a chord which bears N57°25'21"W, 239.00 feet; thence N39°29'04"W, 188.77 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N84°29'04"W, 21.21 feet; thence N50°30'56"E, 80.46 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears N49°33'13"E, 5.04 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S04°33'13"W, 20.85 feet; thence S39°29'04"E, 188.86 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 332.00 feet and a chord which bears S56°39'30.5"E, 196.06 feet to a point of compound curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N60°44'40"E, 21.37 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 380.00 feet and a chord which bears N26°43'06"E, 150.18 feet to a point of reverse curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N03°05'00"W, 19.76 feet; thence N44°16'53"W, 54.82 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 210.00 feet and a chord which bears N15°30'45"W, 202.14 feet; thence S76°44'37"E, 60.00 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S15°30'45"E, 144.38 feet; thence S44°16'53"E, 53.16 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S86°32'26"E, 20.17 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 380.00 feet and a chord which bears N55°33'37"E, 57.78 feet; thence N59°55'13"E, 15.28 feet; hence S00°28'19"W, 70.44 feet to the point of beginning. Containing 70,823 square feet (1.626 acres).

Parcel 4

A portion of Staghorn Drive, a dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of Outlot 61, Village at Autumn Lake Replat; thence Northwesterly along a curve to the left which has a radius of 58.00 feet and a chord which bears N49°04'53"W, 86.64 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 5.00 feet and a chord which bears S12°04'16"W, 9.43 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 238.00 feet and a chord which bears N68°09'22"W, 80.20 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N75°33'44"E, 13.42 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 108.00 feet and a chord which bears S49°04'54"E, 213.87 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S06°16'29"W, 13.42 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 238.00 feet and a chord which bears N30°00'24"W, 80.20 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 5.00 feet and a chord which bears N69°45'58"E, 9.43 feet to the point of beginning. Containing 11,208 square feet (0.257 acres).

EXHIBIT "B"
VILLAGE AT AUTUMN LAKE REPLAT
STREET VACATION LEGAL DESCRIPTIONS

Parcel 1

Wood Sorrel Court and a portion of Wood Sorrel Street which are dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of Lot 942, Village at Autumn Lake Replat; thence N22°14'38"E, 124.94 feet; thence S67°45'22"E, 56.00 feet; thence S22°14'38"W, 124.94 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 122.00 feet and a chord which bears S12°35'14"E, 139.36 feet; thence S47°25'06"E, 43.15 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N89°45'07"E, 20.39 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 363.00 feet and a chord which bears S40°23'07"W, 82.65 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N06°47'06"W, 19.54 feet; thence N47°25'06"W, 46.45 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N37°45'18.5"W, 59.76 feet to a point of reverse curve; thence Westerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N71°20'51.5"W, 20.56 feet to a point of compound curve; thence Southwesterly along a curve to the left which has a radius of 122.00 feet and a chord which bears S63°11'07.5"W, 9.41 feet to a point of compound curve; thence Southwesterly along a curve to the left which has a radius of 50.00 feet and chord which bears S30°13'31.5"W, 51.13 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 60.00 feet and a chord which bears N46°32'34.5"W, 86.35 feet to a point of reverse curve; thence Northeasterly along a curve to the left which has a radius of 50.00 feet and a chord which bears N68°10'28"E, 32.99 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N59°16'32"E, 64.05 feet to a point of reverse curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N33°44'50"E, 17.59 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 178.00 feet and a chord which bears N10°02'57.5"E, 75.20 feet to the point of beginning.

Containing 36,142 square feet (0.830 acres).

Parcel 2

A portion of Expedition Drive and a portion of Meadowhawk Drive which are both dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the Southeast corner of Lot 965, Village at Autumn Lake Replat; thence N33°19'59"E, 16.65 feet; thence S56°40'01"E, 56.00 feet; thence S33°19'59"W, 79.14 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 300.00 feet and a chord which bears S30°52'31"W, 25.73 feet to a point of compound curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S21°13'13.5"E, 22.86 feet; thence S70°51'30"E, 80.82 feet; thence S19°08'30"W, 56.00 feet; thence N70°51'30"W, 81.72 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S60°06'04.5"W, 22.66 feet to a point of compound curve; thence Southerly along a curve to the left which has a radius of 300.00 feet and a chord which bears S08°02'38"W, 31.58 feet; thence S05°01'37"W, 167.93 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S36°47'29.5"E, 20.00 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 373.00 feet and a chord which bears N84°58'23"W, 82.68 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N46°50'43.5"E, 20.00 feet; thence N05°01'37"E, 167.93 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 356.00 feet and a chord which bears N08°10'58"E, 39.20 feet to a point of reverse curve; thence Northwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N39°22'07"W, 23.22 feet to a point of compound curve; thence Westerly along a curve to the left which has a radius of 200.00 feet and a chord which bears S86°58'22"W, 20.60 feet; thence N05°58'42"W, 56.00 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 256.00 feet and a chord which bears N89°56'07.5"E, 52.75 feet to a point of reverse curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N60°29'15"E, 17.36 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 356.00 feet and a chord which bears N29°13'45.5"E, 50.95 feet; thence N33°19'59"E, 62.49 feet to the point of beginning.

Containing 32,324 square feet (0.742 acres).

Parcel 3

Clover Basin Lane, a portion of Breezewood Road and a portion of Firefly Drive which are dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northeast corner of Lot 1078, Village at Autumn Lake Replat; thence along a curve to the left which has a radius of 320.00 feet and a chord which bears S28°21'27"W, 299.33 feet; thence S00°28'19"W, 142.57 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S44°31'41"E, 21.21 feet; thence N89°31'41"W, 90.00 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N45°28'19"E, 21.21 feet; thence N00°28'19"E, 142.57 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 380.00 feet and a chord which bears N01°36'31"E, 15.08 feet to a point of reverse curve; thence Northwesterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N36°18'27"W, 18.90 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 388.00 feet and a chord which bears N57°25'21"W, 239.00 feet; thence N39°29'04"W, 188.77 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N84°29'04"W, 21.21 feet; thence N50°30'56"E, 80.46 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears N49°33'13"E, 5.04 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S04°33'13"W, 20.85 feet; thence S39°29'04"E, 188.86 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 332.00 feet and a chord which bears S56°39'30.5"E, 196.06 feet to a point of compound curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N60°44'40"E, 21.37 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 380.00 feet and a chord which bears N26°43'06"E, 150.18 feet to a point of reverse curve; thence Northerly along a curve to the left which has a radius of 15.00 feet and a chord which bears N03°05'00"W, 19.76 feet; thence N44°16'53"W, 54.82 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 210.00 feet and a chord which bears N15°30'45"W, 202.14 feet; thence S76°44'37"E, 60.00 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S15°30'45"E, 144.38 feet; thence S44°16'53"E, 53.16 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears S86°32'26"E, 20.17 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 380.00 feet and a chord which bears N55°33'37"E, 57.78 feet; thence N59°55'13"E, 15.28 feet; hence S00°28'19"W, 70.44 feet to the point of beginning. Containing 70,823 square feet (1.626 acres).

Parcel 4

A portion of Staghorn Drive, a dedicated public right-of-way within Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of Outlot 61, Village at Autumn Lake Replat; thence Northwesterly along a curve to the left which has a radius of 58.00 feet and a chord which bears N49°04'53"W, 86.64 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 5.00 feet and a chord which bears S12°04'16"W, 9.43 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 238.00 feet and a chord which bears N68°09'22"W, 80.20 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N75°33'44"E, 13.42 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 108.00 feet and a chord which bears S49°04'54"E, 213.87 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 15.00 feet and a chord which bears S06°16'29"W, 13.42 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 238.00 feet and a chord which bears N30°00'24"W, 80.20 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 5.00 feet and a chord which bears N69°45'58"E, 9.43 feet to the point of beginning. Containing 11,208 square feet (0.257 acres).

NOTICE OF LIS PENDENS
Public Way Vacation and
Discontinuance

State of Wisconsin, County of Dane

In the matter of the resolution of the Common Council of the City of Madison Vacating and Discontinuing the following:

The unimproved public Right-of-Ways of Clover Basin Lane, Wood Sorrel Court and portions of Breezewood Road, Staghorn Drive, Meadowhawk Drive, Expedition Drive, Firefly Drive and Wood Sorrel Street, all dedicated by the plat of Village of Autumn Lake Replat, in the City of Madison, Dane County, Wisconsin.

RETURN TO: City of Madison, Engineering
Division
210 Martin Luther King Jr. Blvd.
Room 115
Madison, WI 53703

Tax Parcel No.: None – Public Right-of-Ways

The vacation and discontinuances being located within the plat of Village of Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249, as Document Number 5201276, Dane County Register of Deeds, located in part of the SW ¼ of the SE ¼ and the NW ¼ of the SE ¼, Section 26, Township 8 North, Range 10 East, in the City of Madison.

TO WHOM IT MAY CONCERN, notice is hereby given that a resolution will be introduced to the Common Council of the City of Madison February 13th, 2024 and a public hearing scheduled at the Common Council Meeting of April 16th, 2024, for the purpose of vacating and discontinuing the public ways as shown on the attached Exhibit A and described on the attached Exhibit B in accordance with Subsections 66.1003(4), Wisconsin Statutes, by the City of Madison, Wisconsin.

Dated this _____ day of _____, 2024.

CITY OF MADISON

By: _____
James Wolfe, City Engineer

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2024, the above named James Wolfe, City Engineer, of the City of Madison, and acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Print or Type Name
My Commission: _____

Drafted by the City of Madison, Engineering Division - Engineering Project No. B000858

Vicinity of roads to be discontinued

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

Date: October 22, 2024

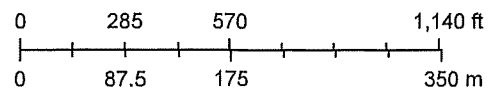
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



2/6/2024, 11:11:11 AM

1:8,555

- Right_Of_Way_Lines
- Railroad_ROW_Lines
- Plat_CSM_Lot_Lines
- Street Names 1
- Water Lines
- MunicipalLimits
- Municipal Limits
- Parcels
- Major Roads
- MMSD Mains
- Sanitary Mains
- Non-City Owned
- PM-Force Main - Accepted
- PM-Gravity Main - Accepted



City of Madison Engineering, SCL, City of Madison IT

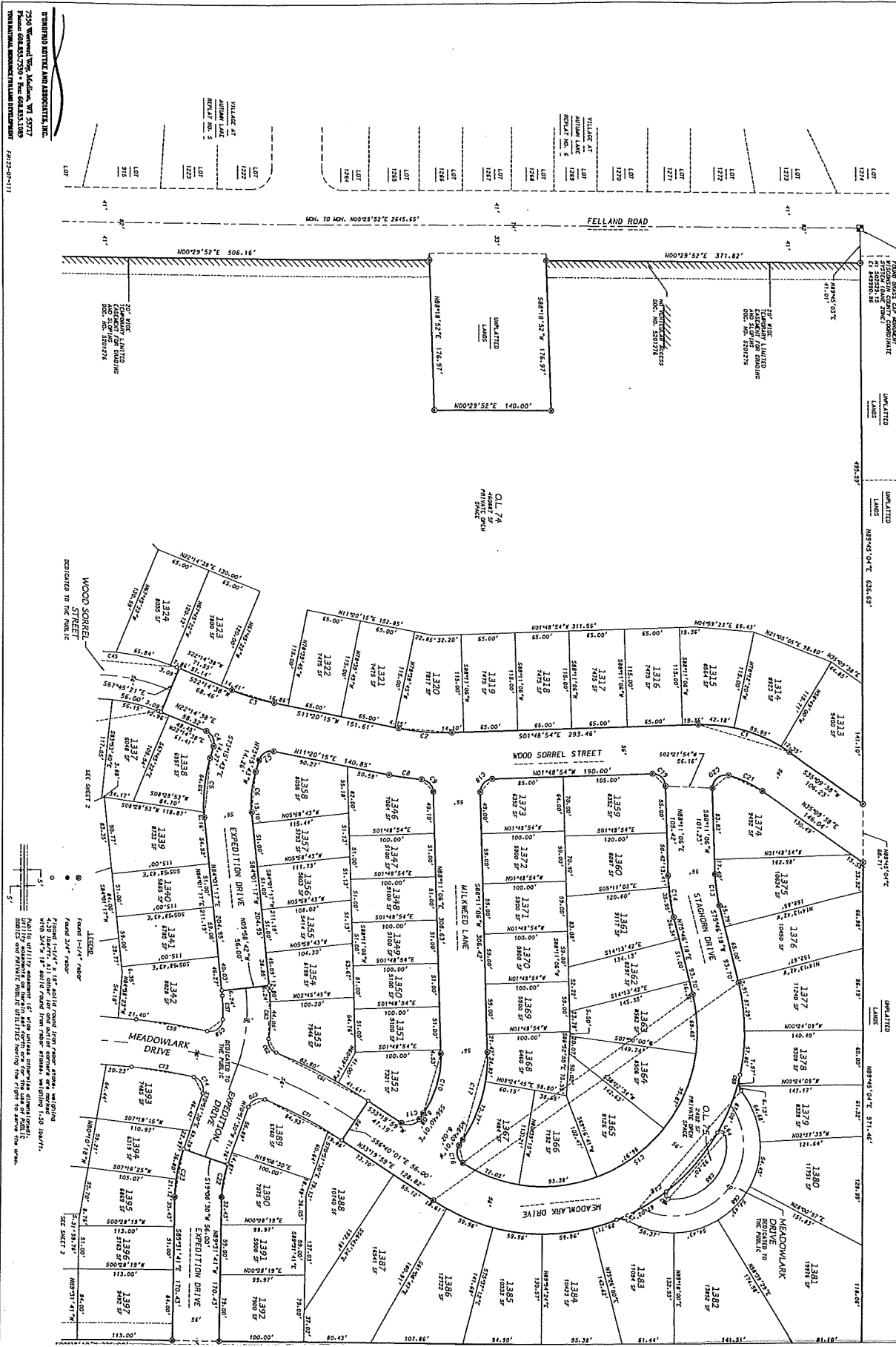
There are no objections to this plat with respect to Secs. 256.15, 256.16, 256.20 and 256.21(1) and (2), Wis. Stats. as provided by s. 256.12, Wis. Stats.

Recorded _____ 20 _____

Department of Administration

LOTS 1037-1037, 1061-1086, OUTLOTS 60, 61, 65 AND PORTIONS OF MEADOWLARK DRIVE, EXPEDITION DRIVE, WOOD SORREL STREET, WOOD SORREL COURT, FIREFLY DRIVE, CLOVER BASIN LANE AND BREEZEWIND ROAD, DISCONTINUED AND VACATED BY THE CITY OF MADISON RES. _____, RECORDED AS DOCUMENT NUMBER _____, ALL WITHIN VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 60-0454 OF PLATS ON PAGES 230-249 AS DOCUMENT NUMBER 5201276 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

VILLAGE AT AUTUMN LAKE REPLAT NO. 8



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

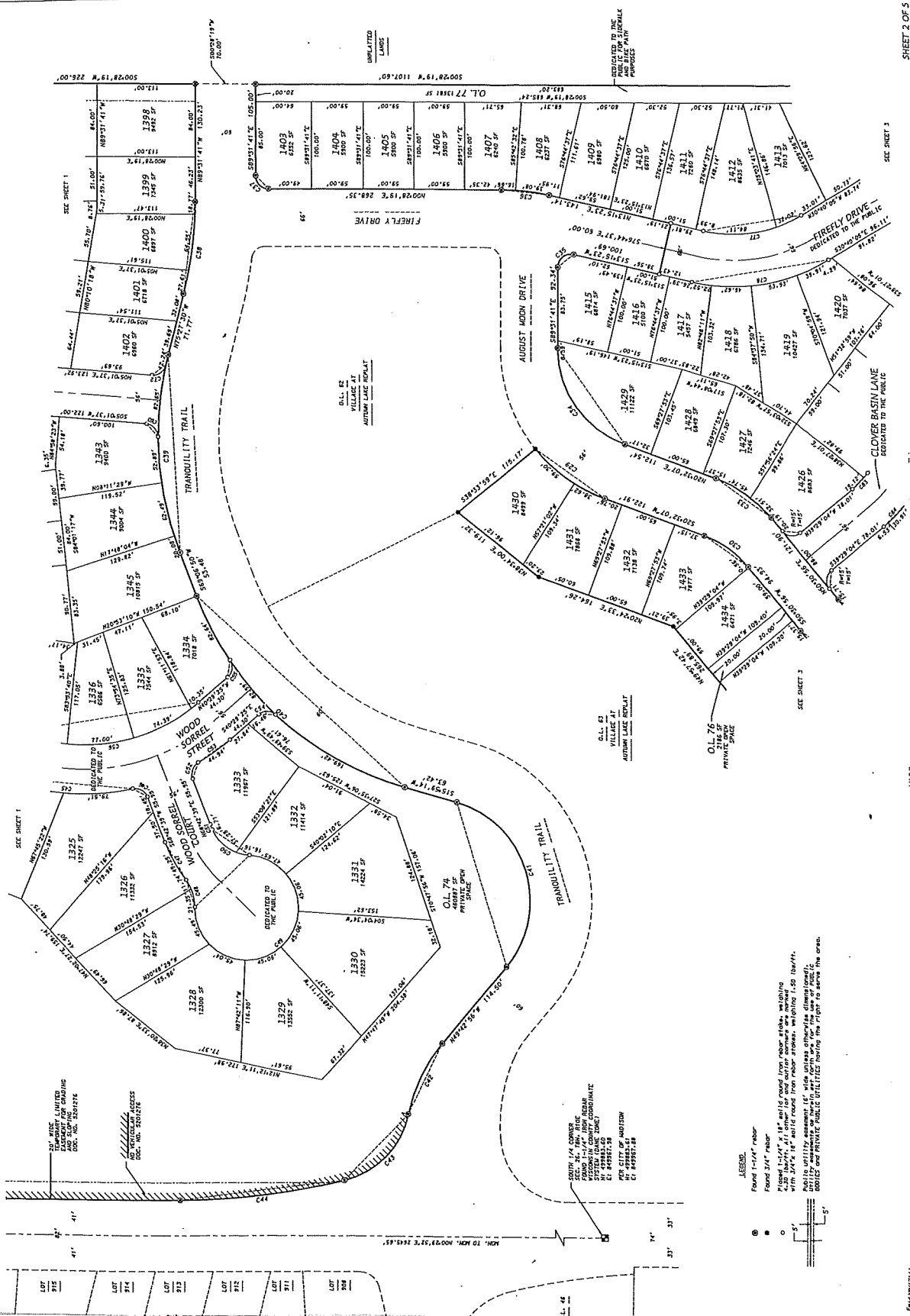
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: October 22, 2024

VILLAGE AT AUTUMN LAKE REPLAT NO. 8

LOTS 932-1037, 1061-1086, OUTLOTS 60, 61, 65 AND PORTIONS OF MEADOWLARK DRIVE, EXPEDITION DRIVE, WOOD SORREL STREET, WOOD SORREL COURT, FIRELY DRIVE, CLOVER BASIN LANE AND BREEZEWALK ROAD, DISCONTINUED AND VACATED BY THE CITY OF MADISON RES. RECORDED AS DOCUMENT NUMBER 5201276 IN THE DANE COUNTY REGISTER WITHIN VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 60-0454 OF PLATS ON PAGES 230-249 AS DOCUMENT NUMBER 5201276 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE BEST LINE OF THE SURVEY, LOCATED AT THE CENTER OF THE SECTION, DANE COUNTY, WISCONSIN.



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: October 22, 2024
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(7) and (2),
Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____, 20____

Department of Administration



VILLAGE AT AUTUMN LAKE REPLAT NO. 8

LOTS 932-1037, 1061-1086, OUTLOTS 60, 61, 65 AND PORTIONS OF MEADOWLARK DRIVE, EXPEDITION DRIVE, WOOD SORREL STREET, WOOD SORREL COURT, FIREFLY DRIVE, CLOVER BASIN LANE AND BREEZEWOOD ROAD, DISCONTINUED AND VACATED BY THE CITY OF MADISON, RECORDED AS DOCUMENT NUMBER _____, ALL WITHIN VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 60-0454 OF PLATS ON PAGES 230-249 AS DOCUMENT NUMBER 5201276 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DANIEL'S CERTIFICATE

D & R Investments III, LLC is a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin. It is duly organized, duly qualified to do business, and its existence is not in question. The undersigned, Daniel R. Investments III, LLC, is the sole member of the company and is duly authorized to execute and deliver this instrument on its behalf. The undersigned, Daniel R. Investments III, LLC, is the sole member of the company and is duly authorized to execute and deliver this instrument on its behalf. The undersigned, Daniel R. Investments III, LLC, is the sole member of the company and is duly authorized to execute and deliver this instrument on its behalf.

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

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

MORTGAGE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgage of interest in the above described real estate to the undersigned, Daniel R. Investments III, LLC, as set forth in the foregoing instrument. The undersigned, Daniel R. Investments III, LLC, is the sole member of the company and is duly authorized to execute and deliver this instrument on its behalf. The undersigned, Daniel R. Investments III, LLC, is the sole member of the company and is duly authorized to execute and deliver this instrument on its behalf.

In witness whereof, said First Business Bank has caused these presents to be signed by its corporate officers as listed below on this _____ day of _____, 2022.

First Business Bank

STATE OF WISCONSIN
COUNTY OF DANE

Personally came before me this _____ day of _____, 2022, the above named officer(s) of the above corporation, 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: _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Village at Autumn Lake Replat No. 8" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, and recorded in the Register of Deeds Office for the purpose of dedicating and dedicating the same to the City of Madison for public use.

Dated this _____ day of _____, 2022.

Marleah Wiza-Bent, 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 fees or charges due to the City of Madison, as of the date of this certificate, 2022 on any of the lands included in the plat of "Village at Autumn Lake Replat No. 8".

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

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly appointed, qualified, and acting Treasurer of the County of Dane, as hereby authorized by the Board of Supervisors of the County of Dane, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid fees or charges due to the County of Dane, as of the date of this certificate, 2022 on any of the lands included in the plat of "Village at Autumn Lake Replat No. 8".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2022 of _____ as Document Number _____ and recorded in Volume _____ of Plats on Pages _____

Kristi Chabowski, Dane County Register of Deeds

STANFORD BENTLEY AND ASSOCIATES, INC.
2540 Wisconsin Ave., Madison, WI 53717
Phone: 608.433.7500 • Fax: 608.433.1499
FOR NATURAL RESOURCE FIRM DEVELOPMENT