

RESOLUTION

Use black ink

At the (City) Village / Town) of Madison

Circle one

official meeting held on June 19, 2018, the following resolution was adopted concerning land in Dane County described as: See Attached.

(Give the legal description of the affected property or, if attached, say "see attached.")

Discontinuing & vacating a portion of the public road ROW of Schewe Road, being located in part of the NE 1/4 of the NE 1/4 of Sec 20, and part of the SW 1/4 and NW 1/4 of the NW 1/4 of Sec 21, T7N, R8E, City of Madison, Dane County, Wisconsin.
(SEE ATTACHED)

File #: 51295

Resolution #: RES-18-00486

A copy of the resolution is attached.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

5427398

07/23/2018 02:55 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 20

Name and return address:

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

PARCEL IDENTIFICATION NUMBER*
(*Not required for road right of ways)

Maribeth Witzel-Behl

Signature of City/Village/Town official

July 20, 2018

Date

Maribeth Witzel-Behl

Name printed

City Clerk of Madison

Title

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on July 20, 2018 by the above named person(s).

Signature of notary or other person authorized
to administer an oath

Eric A. Christianson

(as per s. 706.06, 706.07)

This document was drafted by:
(print or type name below)
Eric A. Christianson

Names of persons signing in any
capacity must be typed or printed
below their signature.
DCROD 3/1/2002

Print or type name: Eric Christianson

Title Certified Municipal Clerk

Date commission expires: 03/27/2022

20



City of Madison

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

Certified Copy

Resolution: RES-18-00486

File Number: 51295

Enactment Number: RES-18-00486

Discontinuing and vacating a portion of the public road right-of-way of Schewe Road, being located in part of the NE ¼ of the NE ¼ of Section 20, and part of the SW ¼ and NW ¼ of the NW ¼ of Section 21, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a rezoning and preliminary plat for lands now within the recorded plat of Autumn Ridge Reserve. The rezoning request and preliminary plat of Autumn Ridge Reserve were conditionally approved by the City of Madison Common Council on the 20th of May, 2014 as Enactment Number ORD-14-00100, File I.D. Number 33592 for the rezoning and Enactment Number RES-14-00424, File I.D. Number 33671 for the said preliminary plat; and

WHEREAS, the final plat of Autumn Ridge Reserve was conditionally approved by the City of Madison Common Council by Enactment Number RES-15-00072, File I.D. Number 36297, as adopted on the 20th of January, 2015; and

WHEREAS, the final plat of Autumn Ridge Reserve was subsequently recorded upon the satisfaction of the conditions of approval on the 22nd of July, 2015 in Volume 60-039B of Plats on pages 196 - 197, as Document Number 5170337, Dane County Register of Deeds. The recorded plat notes on its face Public Ways (Schewe Road within Outlots 1 and 2 of said Autumn Ridge Reserve) shall be discontinued by the City of Madison upon lands within Autumn Ridge having adequate public access to the north as Determined by the City of Madison Engineer; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a rezoning and preliminary plat for lands now within the recorded plat of The Willows II. The rezoning request and preliminary plat of The Willows II were conditionally approved by the City of Madison Common Council on the 5th of January, 2016 as Enactment Number ORD-16-00003, File I.D. Number 40666 for the rezoning and Enactment Number RES-16-00038, File I.D. Number 40392 for the said preliminary plat; and

WHEREAS, the final plat of The Willows II was conditionally approved by the City of Madison Common Council by Enactment Number RES-16-00226, File I.D. Number 41543, as adopted on the 15th of March, 2016; and

WHEREAS, the final plat of The Willows II was subsequently recorded upon the satisfaction of the conditions of approval on the 22nd of July, 2016 in Volume 60-059A of Plats on pages 307 - 308, as Document Number 5252756, Dane County Register of Deeds. The recorded plat notes on its face that the Public Way of Schewe Road shown within Outlot 3 (of the Willows II) shall be discontinued by the City of Madison upon an adequate public access from the end of Schewe Road in the Town of Middleton going southerly to Elderberry Road being constructed to the satisfaction of the City of Madison Engineer; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a rezoning lands within the conditionally approved plat of Eagle Trace. The said rezoning request was conditionally approved by the City of Madison Common Council on the 16th of

January, 2018 as Enactment Number ORD-18-00007, File I.D. Number 49707; and

WHEREAS, the revised preliminary plat and the final plat of Eagle Trace were conditionally approved by the City of Madison Common Council by Enactment Number RES-18-00304, File I.D. Number 50678, as adopted on the 10th of April, 2018. A condition of the said approval requires the portion of the existing Schewe Road as noted and shown on the preliminary plat shall be discontinued by the City of Madison and a public road easement retained over those areas until the public road improvements have been constructed and accepted to the satisfaction of the City Engineer; and

WHEREAS, the adequate public access connection from Elderberry Road to Schewe Road has been constructed to the satisfaction of the City of Madison Engineer per the said approval requirements of Autumn Ridge Reserve and The Willows II. Also, the City Of Madison has removed the public highway improvements that existed within the Schewe Road public right-of-ways to be vacated and discontinued. The areas to be vacated and discontinued are mapped and labeled on Exhibit A and legally described in Exhibit B and both Exhibits are attached hereto and made part of this resolution; and

WHEREAS, an additional portion of Schewe Road right-of-way is to be vacated and discontinued as required by the said conditional approval for the plat of Eagle Trace. The area to be vacated and discontinued is mapped and labeled on Exhibit C and legally described in Exhibit D and both Exhibits are attached hereto and made part of this resolution; and

WHEREAS, this vacation and discontinuance of the said portions of Schewe Road will not result in a landlocked parcel of property; 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 of Schewe Road as shown, labeled and described on the attached Exhibit A, Exhibit B, Exhibit C and Exhibit D under Wisconsin ss. 66.1003(4), upon completion of the following condition:

- The Developer of Eagle Trace shall enter into any agreement(s) required by the City of Madison Engineer in conjunction with the approval of the proposed development of Eagle Trace.

BE IT FURTHER RESOLVED, that under Section 66.1005(2), the City Of Madison hereby retains a Public Street Easement over the public right-of-way being vacated and discontinued as shown on attached Exhibit C and described on attached Exhibit D. The easement area shall remain in force until the required public road improvements for Schewe Road and White Fox Lane have been constructed, accepted and the necessary street connections have been made to the satisfaction of the City Engineer. Upon said satisfaction, the easement shall then be terminated by the City of Madison by a separate instrument recorded at the Dane County Register of Deeds; and

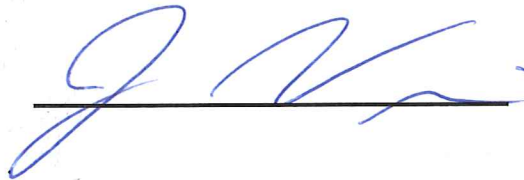
BE IT FURTHER RESOLVED, that under Section 66.1005(2)(a)(1), the City Of Madison releases all easements and rights, other than the temporary easement retained above, it may have within the public right-of-ways alleys being vacated and discontinued; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes, other than those easements and rights released above by the City of Madison, 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 entitled adjacent properties as set forth by the said Section 66.1005(1), Wisconsin Statutes; and

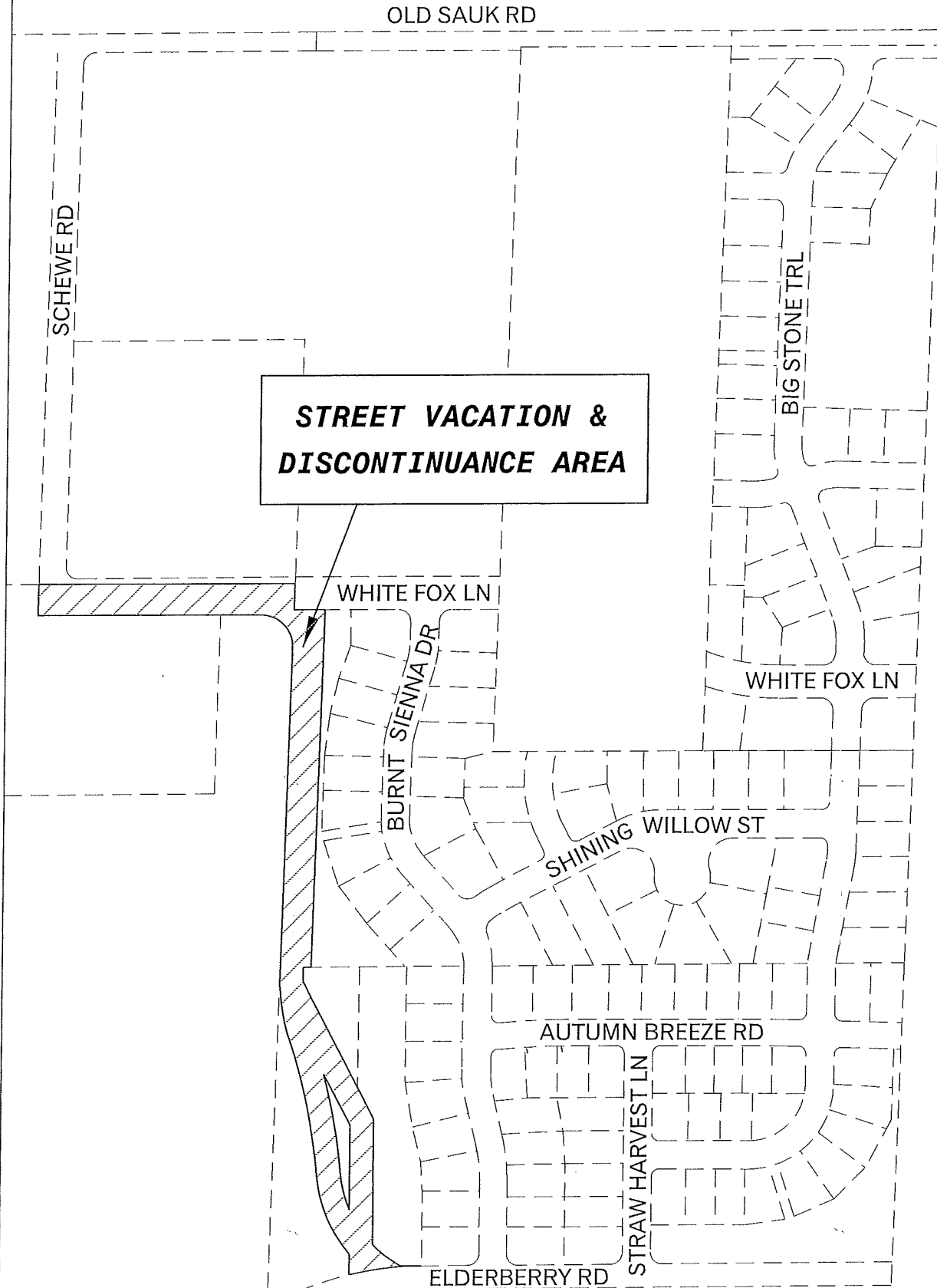
BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution and completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer will then authorize the City Clerk to validate and make effective this street vacation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

I, Deputy City Clerk James Verbick, certify that this is a true copy of Resolution No.18-00486, adopted by the Madison Common Council on June 19, 2018.

A handwritten signature in blue ink, appearing to read 'J. Verbick', is written over a horizontal line.

7/23/18
Date Certified

DISCONTINUANCE OF SCHEWE RD - VICINITY MAP



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: July 20, 2018
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



NW CORNER
SEC 21, T7N-R8E



CSM 9672
1

CSM 9672
2

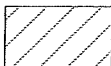
SCHEWE RD TO BE DISCONTINUED
SEE EXHIBITS C & D

WHITE FOX LN

**AREA "C" - TO BE DISCONTINUED
PART OF 66' SCHEWE RD RIGHT-
OF-WAY PER CSM 6407**

CSM 7671
1

**AREA "B" - TO BE DISCONTINUED
PART OF 49.5' WIDE ORDER LAYING
OUT HIGHWAY (SCHEWE RD) ON JUNE
3, 1885 (PG 169-171 OF COUNTY
HIGHWAY ROADS, DANE COUNTY
SURVEYOR'S OFFICE)**



(N 01°40'44" E)
N 01°41'29" E 755.79'

S 89°57'48" E
66.03'

49.52'

66'

S 01°41'29" W 783.94'
S 01°41'29" W 755.43'

62

61

60

59

58

57

BURNT SIENNA DR

56

THE WILLOWS II

55

54

53

OUTLOT 3
(PUBLIC)

S 89°43'29" W
66.04'

S 01°41'29" W
7.78'

N 89°43'29" E 49.53'

POB

39.55'

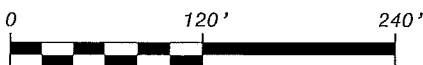
6.08'

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Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*
Date: July 20, 2018

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

SCALE: 1"=120 FEET

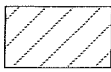


GRAPHIC SCALE (feet)

SHEET 2 OF 2

EXHIBIT A

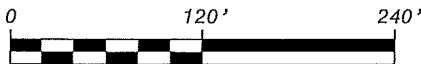
AREA "B" - TO BE DISCONTINUED
PART OF 49.5' WIDE ORDER LAYING
OUT HIGHWAY (SCHEWE RD) ON JUNE
3, 1885 (PG 169-171 OF COUNTY
HIGHWAY ROADS, DANE COUNTY
SURVEYOR'S OFFICE)



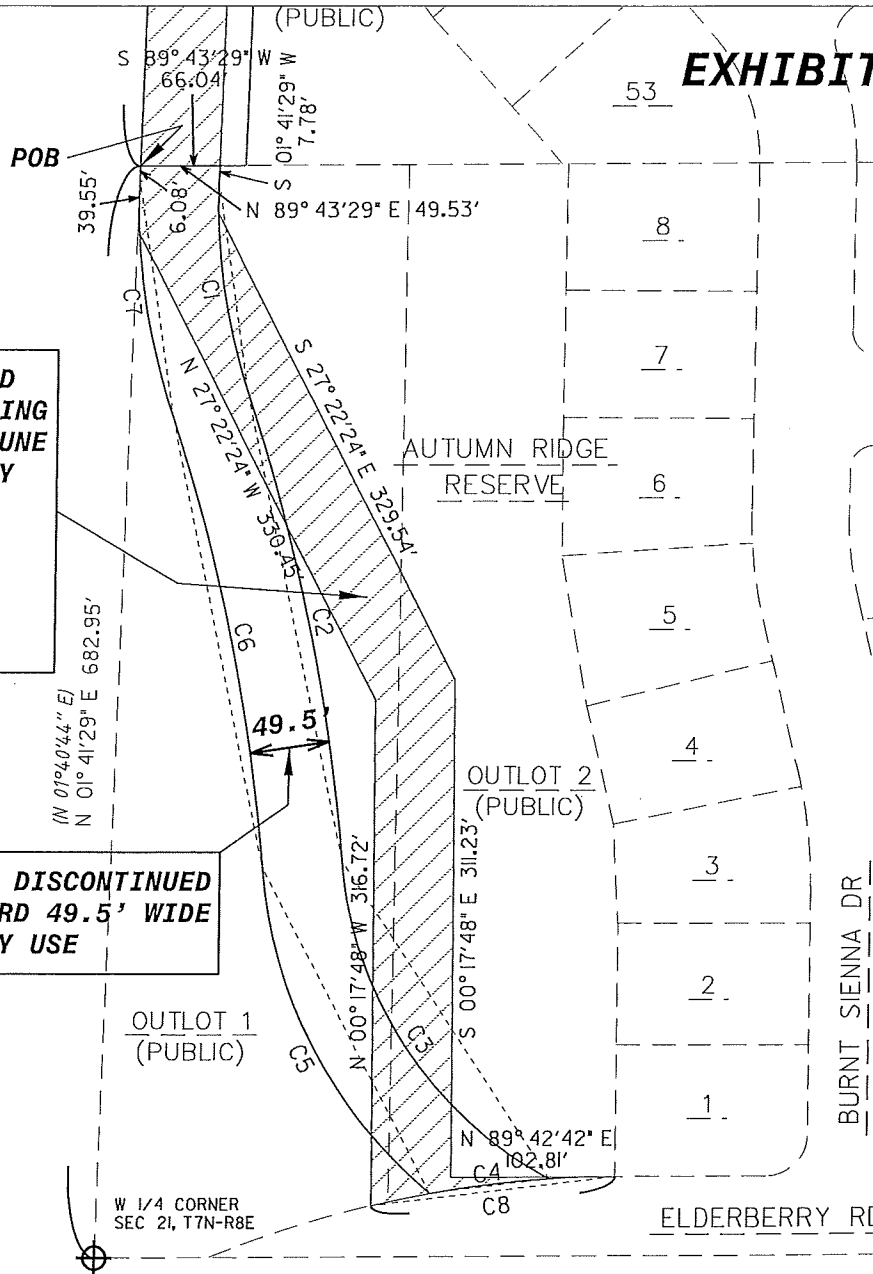
AREA "A" - TO BE DISCONTINUED
EXISTING SCHEWE RD 49.5' WIDE
PUBLIC HIGHWAY BY USE



SCALE: 1"=120 FEET



GRAPHIC SCALE (feet)



CURVE	ARC	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	135.54'	20° 34'17"	377.50'	S 08° 35'39" E	134.81'
C2	300.58'	13° 48'19"	1247.50'	S 11° 58'38" E	299.85'
C3	248.49'	56° 50'09"	250.50'	S 33° 29'33" E	238.43'
C4	75.10'	06° 22'46"	674.50'	S 83° 00'12" W	75.06'
C5	235.73'	45° 01'18"	300.00'	N 27° 35'08" W	229.71'
C6	288.65'	13° 48'19"	1198.00'	N 11° 58'38" W	287.95'
C7	153.31'	20° 34'17"	427.00'	N 08° 35'39" W	152.49'
C8	153.63'	13° 03'02"	674.50'	S 83° 11'11" W	153.30'

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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: July 20, 2018

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

EXHIBIT "B"

Page 1 of 3

AREA "A"

A 49.5 foot wide portion of Schewe Road defined by use, currently located within parts of Outlot 1 and Outlot 2, Autumn Ridge Reserve, recorded in Volume 60-039B of Plats, pages 196 – 197 as Document No. 5170337, all being located in part the SW1/4 of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW 1/4, also being the west line of said Outlot 1 to the northwest corner of said Outlot 1 and the point of beginning; thence N 89°43'29" E, 49.53 feet along the north line of said Outlot 1; thence S 01°41'29" W, 7.78 feet; thence Southerly 135.54 feet along the arc of a curve to the left, having a radius of 377.50 feet, a central angle of 20°34'17" and a long chord bearing S 08°35'39" E, 134.81 to a point of reverse curvature; thence Southerly 300.58 feet along the arc of a curve to the right having a radius of 1247.50, a central angle of 13°48'19" and a long chord bearing S 11°58'38" E, 299.85 feet to a point of reverse curvature; thence Southeasterly 248.49 feet along the arc of a curve to the left having a radius of 250.50 feet, a central angle of 56°50'09" and a long chord bearing S 33°29'33" E, 238.43 feet; thence Westerly 75.10 feet along the northerly right of way of Elderberry Road and the arc of a curve to the left having a radius of 674.50, a central angle of 06°22'46" and a long chord bearing S 83°00'12" W, 75.06 feet; thence Northwesterly 235.73 feet along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 45°01'18" and a long chord bearing N 27°35'08" W, 229.71 to a point of reverse curvature; thence Northerly 288.65 feet along the arc of a curve to the left having a radius of 1198.00, a central angle of 13°48'19" and a long chord bearing N 11°58'38" W, 287.95 feet to a point of reverse curvature; thence Northerly 153.31 feet along the arc of a curve to the right having a radius of 427.00, a central angle of 20°34'17" and a long chord bearing N 08°35'39" W, 152.49 feet to the point of tangency thereof; thence N 01°41'29" E, 6.08 feet along the said West line of the NW 1/4 to the point of beginning.

EXHIBIT "B"

Page 2 of 3

AREA "B"

A portion of Schewe Road per order laying out a 49.5 foot wide highway on June 3, 1885, pages 169 - 171 of County Highway Roads for Middleton, Dane County Surveyor's Office, currently located within parts of Outlot 1 and Outlot 2, Autumn Ridge Reserve, recorded in Volume 60-039B of Plats, pages 196 – 197 as Document No. 5170337 and also part of Outlot 3, The Willows II, recorded in Volume 60-059A of Plats, pages 307 – 308 as Document No. 5252756, all being located in the SW1/4 and NW 1/4, of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW 1/4, also being the west line of said Outlot 1 to the northwest corner of said Outlot 1 and the point of beginning; thence continuing N 01°41'29" E, 755.79 feet along the said west line of the NW 1/4, also being the west line of said Outlot 3 to the northwest corner of said Outlot 3; thence S 89°57'48" E, 49.52 feet along the south line of White Fox Lane; thence S 01°41'29" W, 783.94 feet; thence S 27°22'24" E, 329.54 feet; thence S 00°17'48" E, 311.23 feet; thence N 89°42'42" E, 102.81 feet; thence Westerly 153.63 feet along the northerly right of way of Elderberry Road and the arc of a curve to the left having a radius of 674.50 feet, a central angle of 13°03'02" and a long chord bearing S 83°11'11" W, 153.30 feet; thence N 00°17'48" W, 316.72 feet; thence N 27°22'24" W, 330.45 feet; thence N 01°41'29" E, 39.55 feet along the said West line of the NW ¼ to the point of beginning;

EXHIBIT "B"

Page 3 of 3

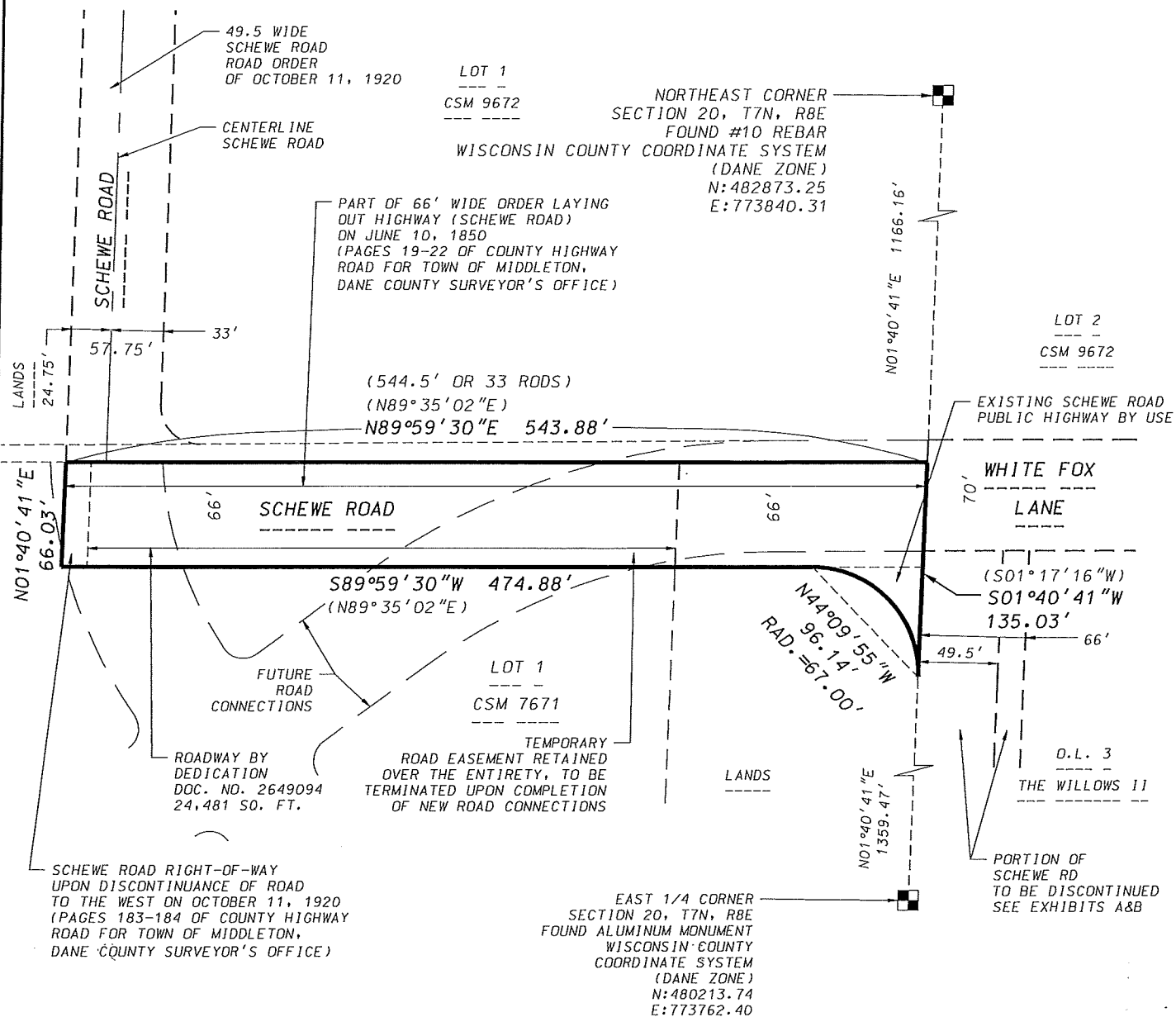
AREA "C"

A portion of 66 foot wide Schewe Road right of way as shown on Certified Survey Map Number 6407, recorded in Volume 31 of Certified Surveys, pages 120 – 122 as Document Number 2263459, currently located part of Outlot 3, The Willows II, recorded in Volume 60-059A of Plats, pages 307 – 308 as Document No. 5252756, all being located in the SW1/4 and NW 1/4, of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW ¼ to the southwest corner of said Outlot 3 and the point of beginning; thence continuing N 01°41'29" E, 755.79 feet along the said West line of the NW 1/4, also being the west line of said Outlot 3 to the northwest corner of said Outlot 3; thence S 89°57'48" E, 66.03 feet along the south line of White Fox Lane; thence S 01°41'29" W, 755.43 feet parallel and 66 feet east of the said West line of the NW 1/4; thence S 89°43'29" W, 66.04 feet along the south line of said Outlot 3 to the point of beginning.

TOTAL AREA OF AREAS "A", "B" & "C" (COMBINED EXCLUDING OVERLAP/GEOMETRIC UNION): 107,849.5 SQ. FT.

EXHIBIT "C"



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Date: July 20, 2018

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



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE



Scale 1" = 100'

DATE: 04-18-18

F.N.: 17-07-114

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

EXHIBIT "D"

LEGAL DESCRIPTION - SCHEWE ROAD DISCONTINUANCE OF PUBLIC WAY

A portion of Schewe Road as laid out per order laying out highway on June 10, 1850, pages 19-22 of County Highway Roads for Middleton, Dane County Surveyor's Office, also the right of way dedicated by Dane County Certified Survey Map Number 7671, recorded in Volume 40 of Certified Surveys, pages 96 – 99 as Document No. 2649094 and public way by current use, all being located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1359.47 feet along the East line of said NE1/4 to a point of curve also being the point of beginning; thence Northwesterly along a curve to the left which has a radius of 67.00 feet and a chord which bears N44°09'55"W, 96.14 feet; thence S89°59'30"W, 474.88 feet; thence N01°40'41"E, 66.03 feet; thence N89°59'30"E, 543.88 feet to a point on said East line; thence S01°40'41"W, 135.03 feet along said East line to the point of beginning.
Containing 36,927 square feet.

SHEET 1 OF 2

EXHIBIT A



NW CORNER
SEC 21, T7N-R8E

CSM 9672
1

CSM 9672
2

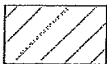
SCHEWE RD TO BE DISCONTINUED
SEE EXHIBITS C & D

WHITE FOX LN

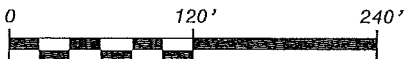
AREA "C" - TO BE DISCONTINUED
PART OF 66' SCHEWE RD RIGHT-
OF-WAY PER CSM 6407

CSM 7671
1

AREA "B" - TO BE DISCONTINUED
PART OF 49.5' WIDE ORDER LAYING
OUT HIGHWAY (SCHEWE RD) ON JUNE
3, 1885 (PG 169-171 OF COUNTY
HIGHWAY ROADS, DANE COUNTY
SURVEYOR'S OFFICE)



SCALE: 1"=120 FEET



GRAPHIC SCALE (feet)

POB

S 89° 43' 29" W 66.04'
S 01° 41' 29" W 7.78'
N 89° 43' 29" E 49.53'

(N 01° 40' 44" E)
N 01° 41' 29" E 755.79'

S 01° 41' 29" W 783.94'
S 01° 41' 29" W 755.43'

OUTLOT 3
(PUBLIC)

THE WILLOWS II

BURNT SIENNA DR

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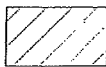
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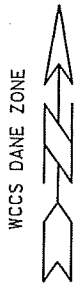
SHEET 2 OF 2

EXHIBIT A

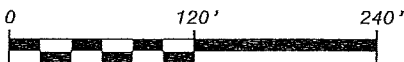
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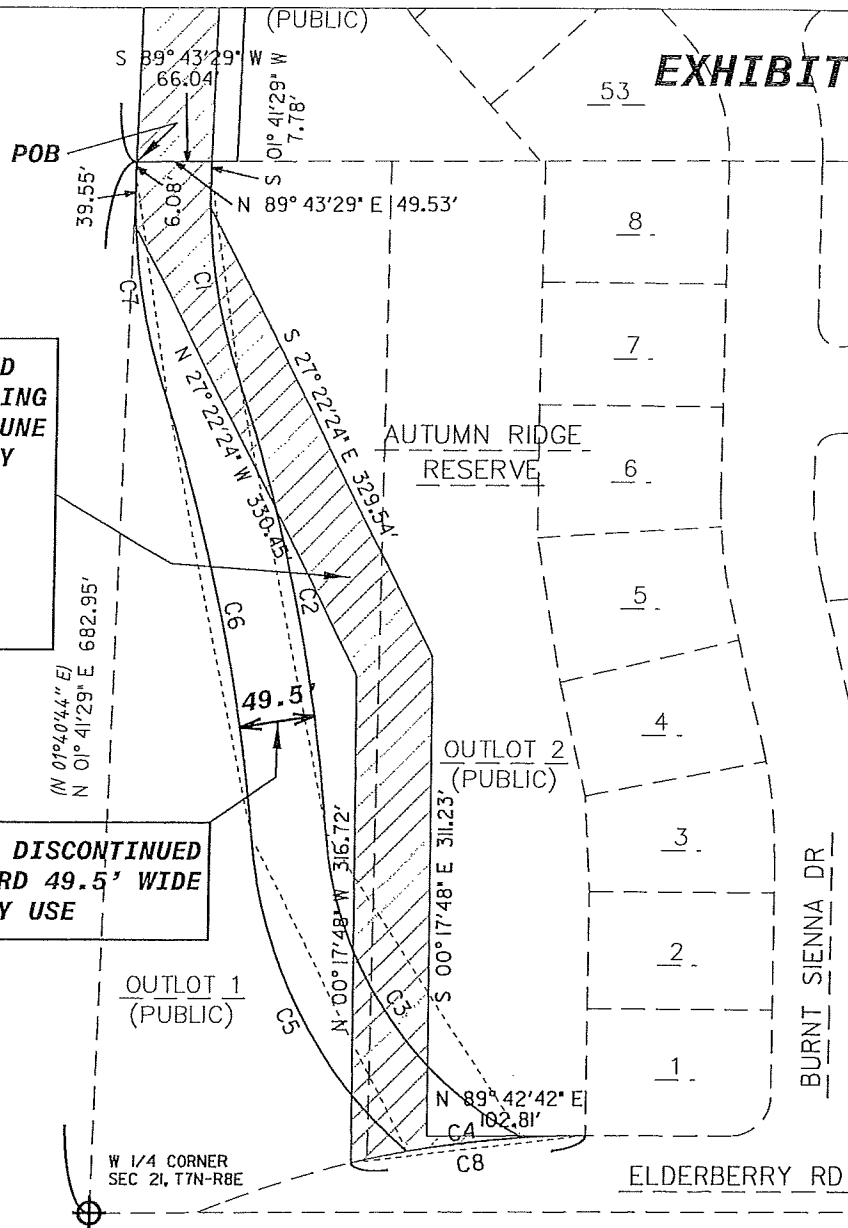
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EXISTING SCHEWE RD 49.5' WIDE
PUBLIC HIGHWAY BY USE



SCALE: 1"=120 FEET



GRAPHIC SCALE (feet)



CURVE	ARC	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
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C8	153.63'	13° 03' 02"	674.50'	S 83° 11' 11" W	153.30'

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Date: July 20, 2018

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

EXHIBIT "B"

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AREA "A"

A 49.5 foot wide portion of Schewe Road defined by use, currently located within parts of Outlot 1 and Outlot 2, Autumn Ridge Reserve, recorded in Volume 60-039B of Plats, pages 196 – 197 as Document No. 5170337, all being located in part the SW1/4 of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW 1/4, also being the west line of said Outlot 1 to the northwest corner of said Outlot 1 and the point of beginning; thence N 89°43'29" E, 49.53 feet along the north line of said Outlot 1; thence S 01°41'29" W, 7.78 feet; thence Southerly 135.54 feet along the arc of a curve to the left, having a radius of 377.50 feet, a central angle of 20°34'17" and a long chord bearing S 08°35'39" E, 134.81 to a point of reverse curvature; thence Southerly 300.58 feet along the arc of a curve to the right having a radius of 1247.50, a central angle of 13°48'19" and a long chord bearing S 11°58'38" E, 299.85 feet to a point of reverse curvature; thence Southeasterly 248.49 feet along the arc of a curve to the left having a radius of 250.50 feet, a central angle of 56°50'09" and a long chord bearing S 33°29'33" E, 238.43 feet; thence Westerly 75.10 feet along the northerly right of way of Elderberry Road and the arc of a curve to the left having a radius of 674.50, a central angle of 06°22'46" and a long chord bearing S 83°00'12" W, 75.06 feet; thence Northwesterly 235.73 feet along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 45°01'18" and a long chord bearing N 27°35'08" W, 229.71 to a point of reverse curvature; thence Northerly 288.65 feet along the arc of a curve to the left having a radius of 1198.00, a central angle of 13°48'19" and a long chord bearing N 11°58'38" W, 287.95 feet to a point of reverse curvature; thence Northerly 153.31 feet along the arc of a curve to the right having a radius of 427.00, a central angle of 20°34'17" and a long chord bearing N 08°35'39" W, 152.49 feet to the point of tangency thereof; thence N 01°41'29" E, 6.08 feet along the said West line of the NW 1/4 to the point of beginning.

EXHIBIT "B"

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AREA "B"

A portion of Schewe Road per order laying out a 49.5 foot wide highway on June 3, 1885, pages 169 - 171 of County Highway Roads for Middleton, Dane County Surveyor's Office, currently located within parts of Outlot 1 and Outlot 2, Autumn Ridge Reserve, recorded in Volume 60-039B of Plats, pages 196 – 197 as Document No. 5170337 and also part of Outlot 3, The Willows II, recorded in Volume 60-059A of Plats, pages 307 – 308 as Document No. 5252756, all being located in the SW1/4 and NW 1/4, of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW 1/4, also being the west line of said Outlot 1 to the northwest corner of said Outlot 1 and the point of beginning; thence continuing N 01°41'29" E, 755.79 feet along the said west line of the NW 1/4, also being the west line of said Outlot 3 to the northwest corner of said Outlot 3; thence S 89°57'48" E, 49.52 feet along the south line of White Fox Lane; thence S 01°41'29" W, 783.94 feet; thence S 27°22'24" E, 329.54 feet; thence S 00°17'48" E, 311.23 feet; thence N 89°42'42" E, 102.81 feet; thence Westerly 153.63 feet along the northerly right of way of Elderberry Road and the arc of a curve to the left having a radius of 674.50 feet, a central angle of 13°03'02" and a long chord bearing S 83°11'11" W, 153.30 feet; thence N 00°17'48" W, 316.72 feet; thence N 27°22'24" W, 330.45 feet; thence N 01°41'29" E, 39.55 feet along the said West line of the NW ¼ to the point of beginning;

EXHIBIT "B"

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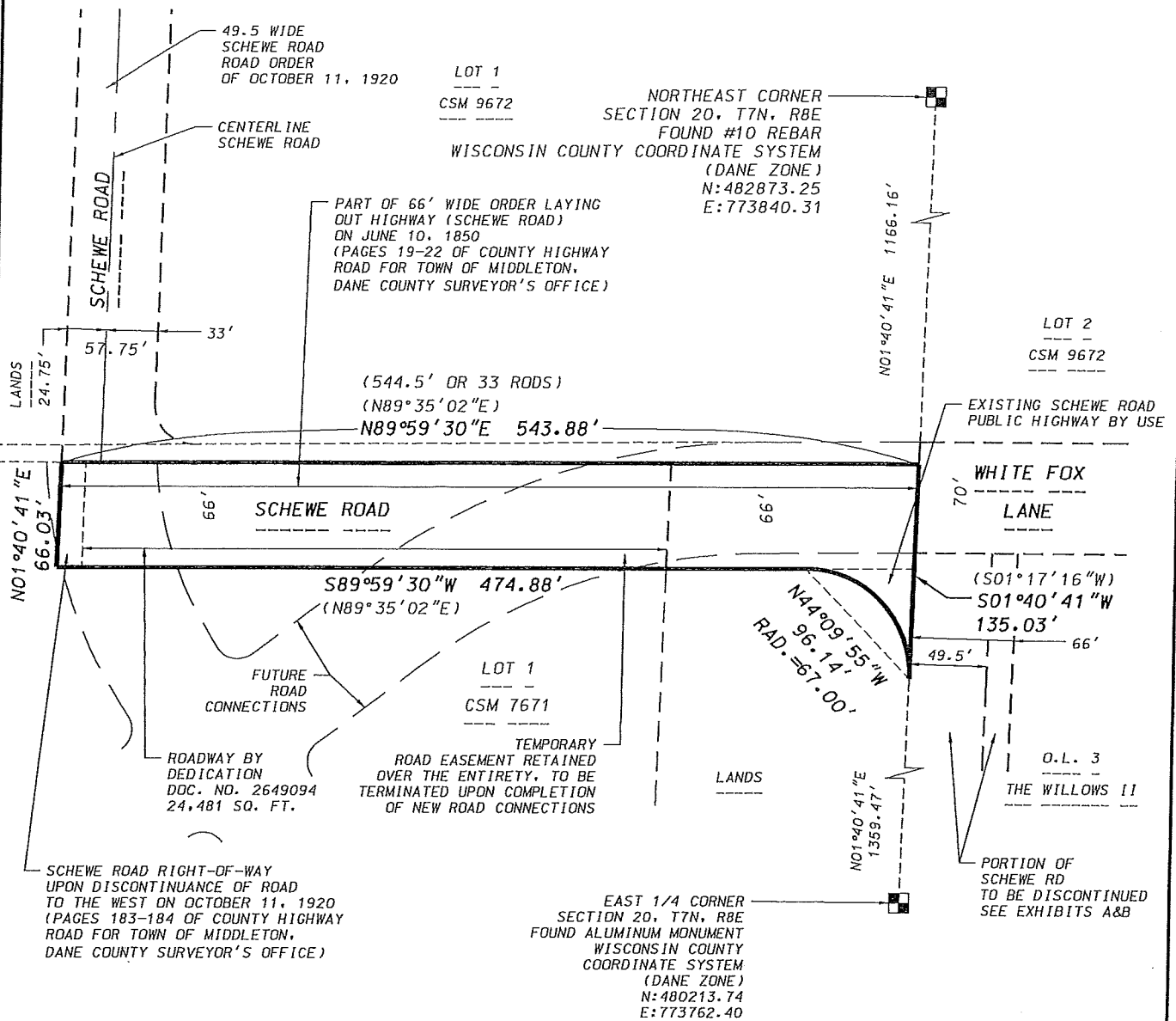
AREA "C"

A portion of 66 foot wide Schewe Road right of way as shown on Certified Survey Map Number 6407, recorded in Volume 31 of Certified Surveys, pages 120 – 122 as Document Number 2263459, currently located part of Outlot 3, The Willows II, recorded in Volume 60-059A of Plats, pages 307 – 308 as Document No. 5252756, all being located in the SW1/4 and NW 1/4, of the NW1/4 of Section 21, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the West Quarter Corner of said Section 21; thence N 01°41'29" E, 682.95 feet along the West line of the said NW ¼ to the southwest corner of said Outlot 3 and the point of beginning; thence continuing N 01°41'29" E, 755.79 feet along the said West line of the NW 1/4, also being the west line of said Outlot 3 to the northwest corner of said Outlot 3; thence S 89°57'48" E, 66.03 feet along the south line of White Fox Lane; thence S 01°41'29" W, 755.43 feet parallel and 66 feet east of the said West line of the NW 1/4; thence S 89°43'29" W, 66.04 feet along the south line of said Outlot 3 to the point of beginning.

TOTAL AREA OF AREAS "A", "B" & "C" (COMBINED EXCLUDING OVERLAP/GEOMETRIC UNION): 107,849.5 SQ. FT.

EXHIBIT "C"



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: July 20, 2018
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



GRID NORTH
 WISCONSIN COUNTY COORDINATE SYSTEM
 DANE ZONE

0 100
 Scale 1" = 100'

DATE: 04-18-18
 F.N.: 17-07-114

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EXHIBIT "D"

LEGAL DESCRIPTION - SCHEWE ROAD DISCONTINUANCE OF PUBLIC WAY

A portion of Schewe Road as laid out per order laying out highway on June 10, 1850, pages 19-22 of County Highway Roads for Middleton, Dane County Surveyor's Office, also the right of way dedicated by Dane County Certified Survey Map Number 7671, recorded in Volume 40 of Certified Surveys, pages 96 -- 99 as Document No. 2649094 and public way by current use, all being located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, the exterior of the public way to be discontinued described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1359.47 feet along the East line of said NE1/4 to a point of curve also being the point of beginning; thence Northwesterly along a curve to the left which has a radius of 67.00 feet and a chord which bears N44°09'55"W, 96.14 feet; thence S89°59'30"W, 474.88 feet; thence N01°40'41"E, 66.03 feet; thence N89°59'30"E, 543.88 feet to a point on said East line; thence S01°40'41"W, 135.03 feet along said East line to the point of beginning.
Containing 36,927 square feet.