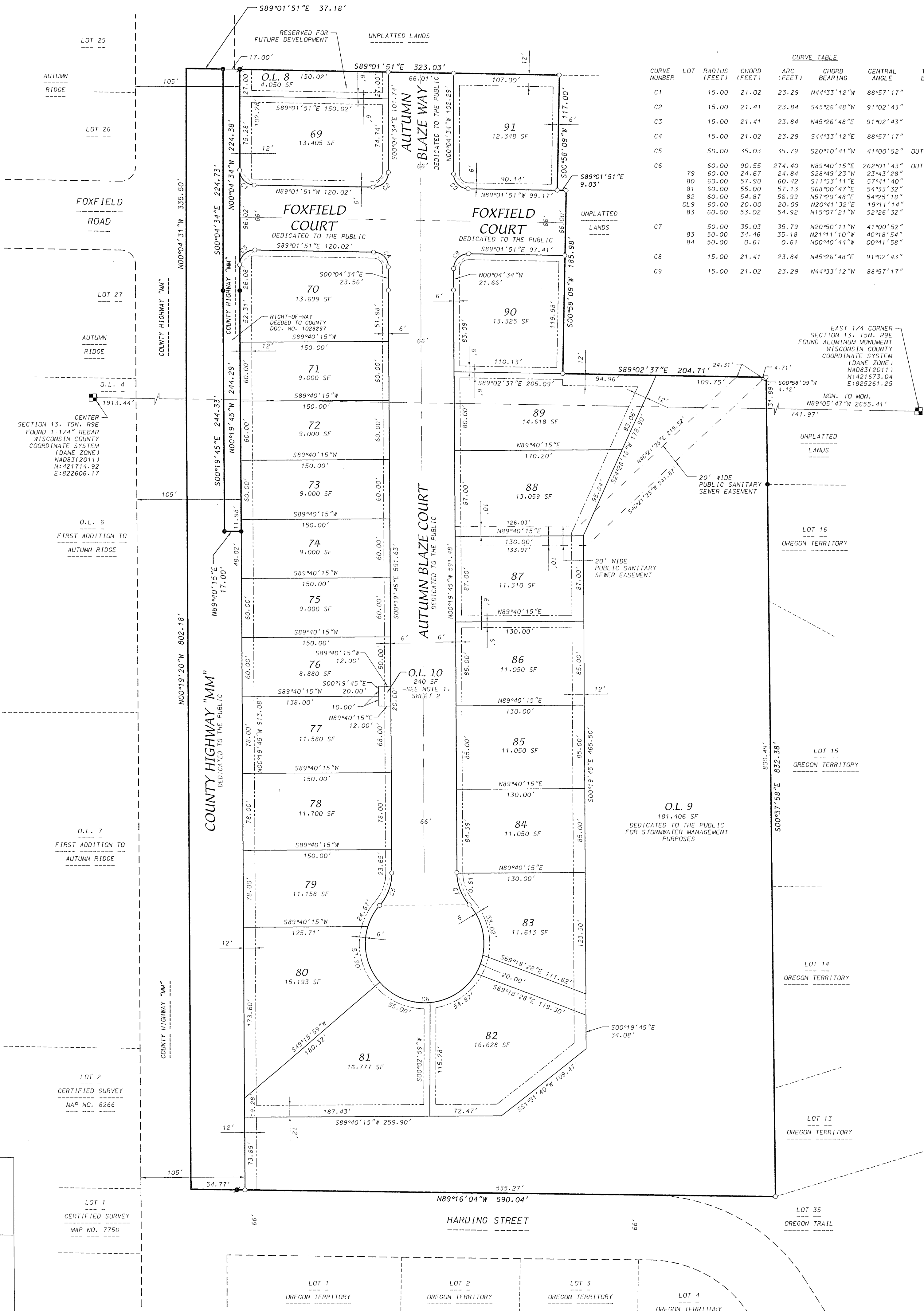


SECOND ADDITION TO AUTUMN RIDGE

LOCATED IN THE SE1/4 OF NE1/4 AND THE NE1/4 OF THE SE1/4 SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

Document # 5952501

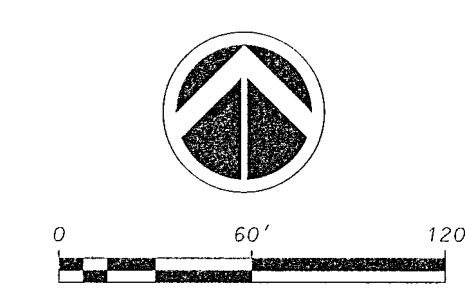
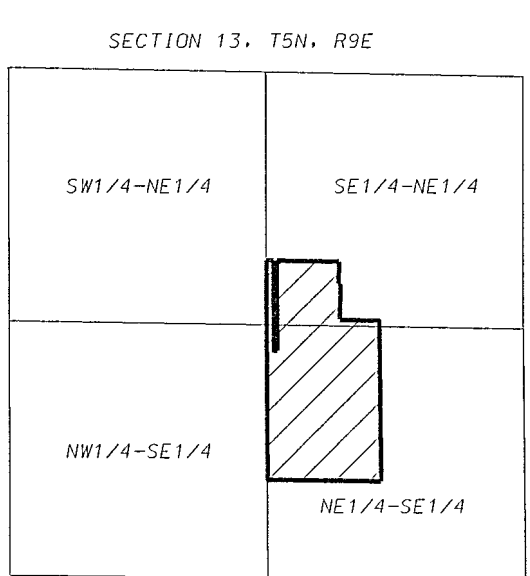
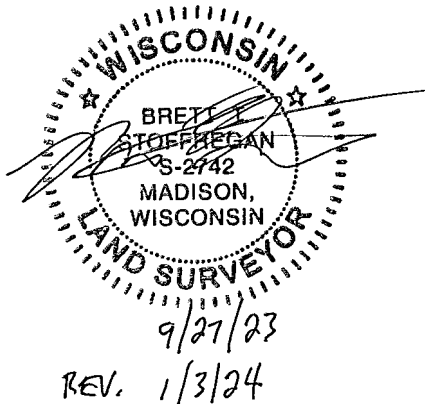


CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		15.00	21.02	23.29	N44°33'12"W	88°57'17"	
C2		15.00	21.41	23.84	S45°26'48"W	91°02'43"	
C3		15.00	21.41	23.84	N45°26'48"E	91°02'43"	
C4		15.00	21.02	23.29	S44°33'12"E	88°57'17"	
C5		50.00	35.03	35.79	S20°10'41"W	41°00'52"	OUT-S40°41'07"W
C6		60.00	90.55	274.40	N89°40'15"E	262°01'43"	OUT-N41°20'37"W
C7		60.00	24.67	24.84	S28°49'23"W	23°43'28"	
C8		60.00	57.90	60.42	S11°53'11"E	57°41'40"	
C9		60.00	55.00	57.13	S68°00'47"E	54°33'32"	
C10		60.00	54.87	56.99	N57°29'48"E	54°25'18"	
C11		60.00	20.00	20.09	N20°41'32"E	19°11'14"	
C12		60.00	53.02	54.92	N15°07'21"W	52°26'32"	
C13		50.00	35.03	35.79	N20°50'11"W	41°00'52"	
C14		50.00	34.46	35.18	N21°11'10"W	40°18'54"	
C15		50.00	0.61	0.61	N00°40'44"W	00°41'58"	
C16		15.00	21.41	23.84	N45°26'48"E	91°02'43"	
C17		15.00	21.02	23.29	N44°33'12"W	88°57'17"	

CENTER SECTION 13, T5N, R9E FOUND 1-1/4" REBAR WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(2011) N:421714.92 E:822606.17

EAST 1/4 CORNER SECTION 13, T5N, R9E FOUND ALUMINUM MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(2011) N:421673.04 E:825261.25



- LEGEND**
- Found 1" Pipe
 - Found 2" Pipe
 - Found 3/4" Rebar
 - 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
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 8, 2024

Rene M. Poney
Department of Administration

SECOND ADDITION TO AUTUMN RIDGE

LOCATED IN THE SE1/4 OF NE1/4 AND THE NE1/4 OF THE SE1/4 SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 EAST,
VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

NOTES

1. Outlot Designations:
 - 8 - To be owned and maintained by the Ridgeview Development, LLC and reserved for future development.
 - 9 - Dedicated to the public for stormwater management and sanitary sewer purposes
 - 10 - To be owned and maintained by Ridgeview Development, LLC and be used for group mailbox purposes.
2. Public Easement terms and conditions:
 - a. "Public Utility Easement" conveys to the Village of Oregon and any public or private utility the perpetual right to excavate, grade, install, operate, maintain, remove and replace facilities, above or below ground, for the provision of water, electrical, gas or telecommunications services, provided that such right shall not unreasonably interfere with the construction, installation, maintenance, or improvement of any paved surface on any outlot denoted herein as a "Private Alley."
 - b. No structure or tree may be constructed, planted, installed or maintained within any of the foregoing easement areas. Neither the Village of Oregon nor any public or private utility exercising its rights within the foregoing easement areas shall be responsible for any damage or loss to any structure, tree, or landscaping within the easement area, excepting restoring the grade and reseeding areas disturbed by their work within the easement area. This paragraph shall not be construed to restrict the construction, installation, maintenance, or improvement of any paved surface on any outlot denoted herein as a "Private Alley."
 - c. The final grade over the foregoing easements shall not be altered by any amount, except that the grade in any easement area may be altered with the written approval of the Village of Oregon and, with respect to Public Utility Easements, any other public or private utility having a right to use the easement area.
 - d. Pursuant to Wis. Stat. 236.293, the Village of Oregon and any public or private utility having the right to use the easement area each have the right to enforce the foregoing easements at law or in equity against anyone who has or acquires an interest in the land subject to the easements. These easements may be released or waived in writing by the Village of Oregon or public or private utility having the right of enforcement.
3. Distances shown along curves are chord lengths.

VILLAGE BOARD RESOLUTION

I, Candie Jones, being duly appointed, qualified and acting Clerk of the Village of Oregon, Dane County, do hereby certify that the Village Board of the Village of Oregon has authorized me to issue a certificate of approval of the final plat "Second Addition to Autumn Ridge", upon satisfaction of certain conditions and I do hereby certify that all conditions were satisfied and the approval was granted and effective on the 11th day of MARCH, 2024.

Candie Jones
Candie Jones, Clerk, Village of Oregon, Dane County

March 11, 2024
Date

VILLAGE TREASURER'S CERTIFICATE

I, Lisa Novinska, being the duly appointed, qualified, and acting Treasurer of the Village of Oregon, Dane County, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 11th day of March, 2024 on any of the lands included in the plat of "Second Addition to Autumn Ridge".

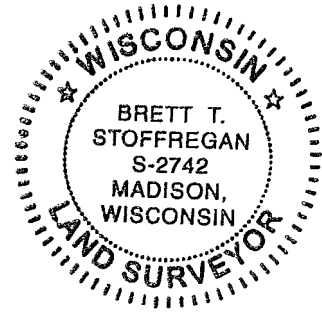
Lisa Novinska
Lisa Novinska, Treasurer, Village of Oregon, Dane County

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this plat is in full compliance with Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Oregon, Dane County, Wisconsin and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said plat is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:
A parcel of land located in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 13, T5N, R9E, Village of Oregon, Dane County, Wisconsin to-wit:
Commencing at the East 1/4 corner of said Section 13; thence N89°05'47"W, 741.97 feet along the North line of said SE1/4 to the point of beginning; thence S00°37'58"E, 800.49 feet along the West line of Lots 13-16 Oregon Territory and the Northerly extension thereof, to the Southwest corner of said Lot 13, also being a jog in the North line of Lot 35, Oregon Trail; thence N89°16'04"W, 590.04 feet along said North line and the North right-of-way line of Harding Street to a point on the West line of said NE1/4 of the SE1/4; thence N00°19'20"W, 802.18 feet along said West line to the Southwest corner of said SE1/4 of the NE1/4; thence N00°04'31"W, 335.50 feet along the West line of said SE1/4 of the NE1/4; thence S89°01'51"E, 37.18 feet; thence S00°04'34"E, 224.73 feet; thence S00°19'45"E, 244.33 feet; thence N89°40'15"E, 17.00 feet; thence N00°19'45"W, 244.29 feet; thence N00°04'34"W, 224.38 feet; thence S89°01'51"E, 323.03 feet; thence S00°58'09"W, 117.00 feet; thence S89°01'51"E, 9.03 feet; thence S00°58'09"W, 185.98 feet; thence S89°02'37"E, 204.71 feet; thence S00°37'58"E, 31.89 feet to the point of beginning, Containing 596.362 square feet (13.704 acres).

Dated this 27th day of September, 2023
Revised this 3rd day of January, 2024

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



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 11th day of MARCH, 2024 affecting the land included in "Second Addition to Autumn Ridge".

Adam Gallagher
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 21st day of March, 2024
at 2:35pm and recorded in Volume 62-004A of Plats on Pages as 11-12
as Document Number 5952501

Kristi Chelbowski by Paul Dieckhoff, Deputy
Kristi Chelbowski, Dane County Register of Deeds

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also 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
Village Board, Village of Oregon

Witness the hand and seal of said owners this 15th day of January, 2024.

Glenn and Michelle Hofer Living Trust

Glenn Hofer
Glenn Hofer

Michelle Hofer
Michelle Hofer

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this 15th day of January, 2024, the above named Glenn Hofer and Michelle Hofer to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Sarah Proctor
Notary Public, Dane County, Wisconsin
My commission expires 11-13-2024

NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN

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:22-05-143

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 8, 2024

Rene M. Poney
Department of Administration

