

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.

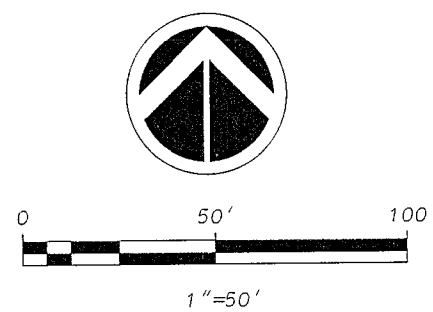
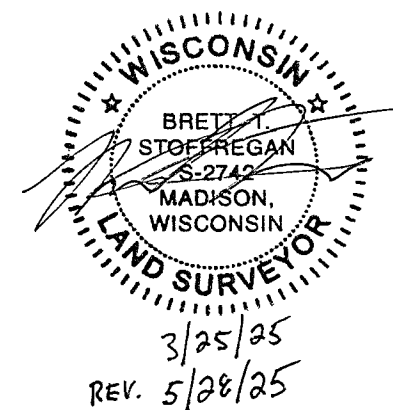
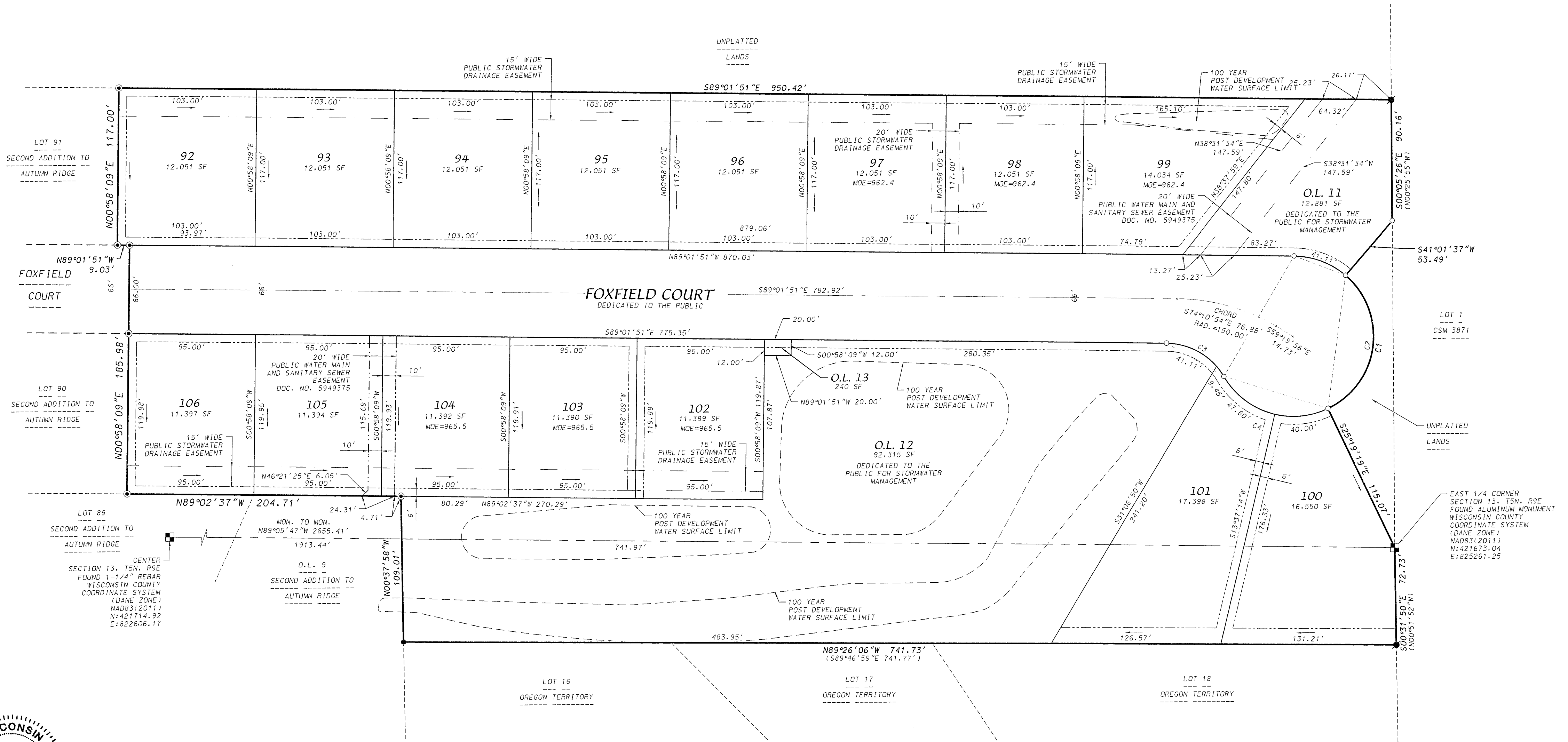
Certified May 30, 2025

Don Fine
Department of Administration

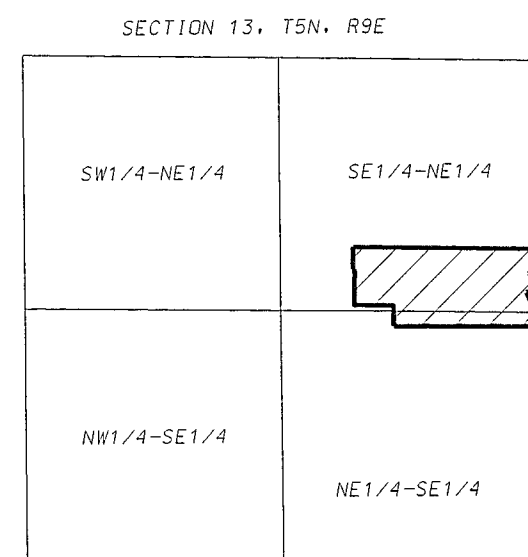


THIRD ADDITION TO AUTUMN RIDGE

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



BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T5N, R9E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°05'47\"/>



LOCATION MAP
1\"/>

CURVE TABLE							
CURVE NUMBER	LOT/OL	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		60.00	100.44	119.02	S07°51'09\"/>	113°39'04\"/>	IN-S48°58'23\"/>
C2		60.00	104.24	250.70	N30°40'03\"/>	239°23'48\"/>	OUT-S64°40'41\"/>
	101	60.00	47.60	48.95	S53°00'24\"/>	48°44'42\"/>	
	100	60.00	40.00	40.78	N84°08'58\"/>	38°56'34\"/>	
	BND	60.00	100.44	119.02	N07°51'09\"/>	113°39'04\"/>	
	OL11	60.00	41.10	41.95	N69°00'07\"/>	40°03'28\"/>	
C3		50.00	49.54	51.83	S59°19'57\"/>	59°23'48\"/>	OUT-S29°38'03\"/>
	OL12	50.00	41.11	42.37	S64°45'25\"/>	48°32'52\"/>	
	101	50.00	9.45	9.47	S35°03'31\"/>	10°50'56\"/>	
C4		60.00	81.60	89.73	S72°28'41\"/>	85°41'16\"/>	

- 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.
 - MDE Minimum Opening Elevation (NAVD 88 datum)
 - () Recorded as information

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

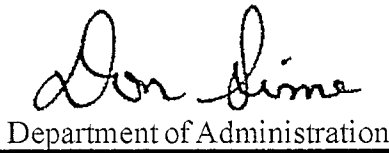
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 3/25/25
REV. 5/28/25
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 May 30, 2025


Department of Administration



THIRD 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

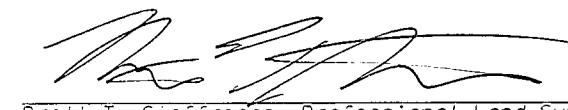
- Outlot Designations:
Outlot 11 - Dedicated to the public for stormwater management
Outlot 12 - Dedicated to the public for stormwater management
Outlot 13 - To be owned and maintained by Ridgeview Development, LLC and to be used for group mailbox purposes.
- Public Easement terms and conditions:
 - "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.
 - 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.
 - 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.
 - 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 these 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.
 - "Stormwater Easement" conveys to the Village of Oregon the perpetual right to excavate, grade, install, operate, maintain, remove and replace facilities, above or below ground, for the purpose of draining or conveying surface water.
- Arrows indicate the direction of surface drainage swale at individual property lines. Solid drainage shall be graded per the approved Grading Plan on file with the Village and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the Village Engineer.
- Distances shown along curves are chord lengths.

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:
Beginning at the East 1/4 corner of said Section 13; thence S00°31'50"E, 72.73 feet along the West line of Lot 1, Certified Survey Map No. 3871 to the Northeast corner of Lot 18, Oregon Territory; thence N89°26'06"W, 741.73 feet along the North line of Lots 18, 17 and 16, Oregon Territory to the Northwest corner of said Lot 16 also being on the East line of Outlot 9, Second Addition to Autumn Ridge; thence N03°17'58"W, 109.01 feet to the Northeast corner of said Outlot 9; thence N89°02'37"W, 204.71 feet along the North lines of Outlot 9 and Lot 89, Second Addition to Autumn Ridge to the Southeast corner of Lot 90, Second Addition to Autumn Ridge; thence N00°58'09"E, 185.98 feet along the East line of said Lot 90 and the East right-of-way line of Foxfield Court to a point on the North right-of-way line of Foxfield Court; thence N89°01'51"W, 9.03 feet along said North right-of-way line to the Southeast corner of Lot 91, Second Addition to Autumn Ridge; thence N00°58'09"E, 117.00 feet to the Northeast corner of said Lot 91; thence S89°01'51"E, 950.42 feet to a point on the West line of Lot 1, Certified Survey Map No. 3871; thence S00°05'26"E, 30.16 feet along said West line; thence S41°01'37"W, 53.49 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 60.00 feet and a chord which bears S07°51'09"W, 100.44 feet; thence S25°19'19"E, 115.07 feet to the point of beginning.
Containing 360,472 square feet (8.275 acres).

Dated this 25th day of March, 2025
Revised this 28th day of May, 2025


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



OWNER'S CERTIFICATE

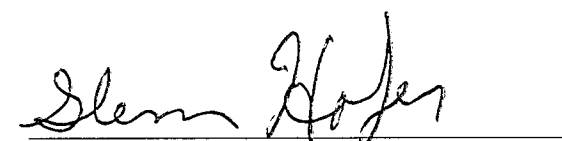
Ridgeview Development, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Ridgeview Development, 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
Village Board, Village of Oregon

In witness whereof, Ridgeview Development, LLC has caused these presents to be signed this 18th day of June, 2025.

Ridgeview Development LLC



STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this 18th day of June, 2025, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

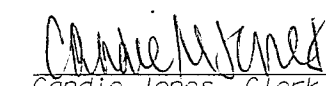
My Commission expires 11-13-2028


Notary Public, Dane County, Wisconsin

NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN

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 "Third 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 3rd day of July, 2025.


Candie Jones, Clerk, Village of Oregon, Dane County

07-03-2025
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 3rd day of July, 2025 on any of the lands included in the plat of "Third Addition to Autumn Ridge".


Lisa Novinska, Treasurer, Village of Oregon, Dane County

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 July, 2025 affecting the land included in "Third Addition to Autumn Ridge".


Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 11th day of July, 2025
at 2:05 PM and recorded in Volume 62-0338 of Plats on Pages 130-131
as Document Number 6038880.


Kristi Chelowski, by: Lisa Stiffel, City Deputy
Kristi Chelowski, Dane County Register of Deeds

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

DATE: 3/25/25
REV. 5/28/25
FN:22-05-143