

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-78**

**APPROVAL OF DOCUMENTS FOR RECORDING REGARDING DISCONTINUANCE AND
VACATION OF OUTLOT 2 OF THE PLAT OF WOLF HOLLOW TO PROVIDE FOR
WEST CSM IN WINDSOR CROSSING DEVELOPMENT**

WHEREAS, the Village Board approved Board Resolution 2016-48 to vacate and discontinue Outlot 2 of the Plat of Wolf Hollow, all as set forth in said Resolution; and

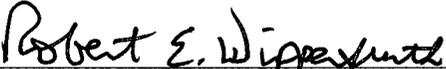
WHEREAS, the Village Board has reviewed the relevant information and resolves to proceed, all as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

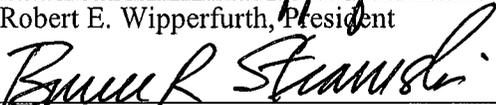
1. The Village Clerk shall work with the Director of Planning & Development to certify and record Board Resolution 2016-48 to confirm the vacation and discontinuance of Outlot 2 of the Plat of Wolf Hollow, all with assistance from the Village Attorney as necessary.
2. After recording of the document referenced in paragraph 1 above and completion of any and all other conditions set forth in Board Resolution 2016-19, the Windsor Crossing CSM- West may be executed by the Village and recorded, at the Developer's expense.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on May 25, 2016, by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR



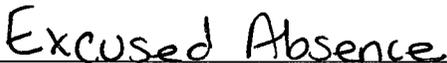
Robert E. Wipperfurth, President



Bruce Stravinski, Trustee



Monica M. Smith, Trustee



Donald G. Madelung, Trustee



Alan Buchner, Trustee

Attested by:



Tina Butteris, Deputy Village Clerk



9 0 0 3 6 5 9
Tx:8766841

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5240129**

06/07/2016 2:04 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 8

**RESOLUTION
Regarding Road Right of Way**

Use black ink

At the (City Village / Town) of Windsor
Circle one
official meeting held on 7th Day of April, 2016, the following

resolution was adopted concerning land in Dane County described as:
(Give the legal description of the affected property or, if attached, say "see attached.")

Outlot 2, in the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin. A Recorded Plat at the Dane County Register of Deeds as Document # 4079382 in Volume 58-079B of Plats on Pages 401 - 405.

Recording area

Name and return address:

Village of Windsor
Amy Anderson Schweppe
4084 Mueller Road
DeForest, WI 53532

196/0910-294-2625-0

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

Christine Capstran

Signature of City/Village/Town official

5-27-16

Date

A copy of the resolution is attached.

Christine Capstran

Name printed

Village of Windsor Clerk

Title



STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on May 27, 2016 by the above named person(s).

Signature of notary or other person authorized to administer an oath

(as per s. 706.06, 706.07)

Amy Anderson Schweppe

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

Amy Anderson Schweppe

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

Print or type name:

Amy Anderson Schweppe

Title Director of Date commission expires: May 23, 2017

Planning + Development

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-48**

**VACATE OUTLOT TWO (2) OF THE PLAT OF WOLF HOLLOW AND
QUIT CLAIM VILLAGE OF WINDSOR'S INTEREST TO
COMMUNITY DEVELOPMENT AUTHORITY OF VILLAGE OF WINDSOR**

WHEREAS, on October 8, 2015, and as set forth in CDA Resolution 2015-02, the Community Development Authority of the Town of Windsor (now known as the Community Development Authority of the Village of Windsor) ("CDA") was authorized to accept the conveyance by quit claim deed of Outlot 2 of the Plat of Wolf Hollow ("Outlot 2") from CF Investments, LLC to the CDA; and

WHEREAS, on October 21, 2015, CF Investments, LLC quit claimed Outlot 2 to the CDA, all as set forth in the Quit Claim Deed recorded in the Dane County Register of Deeds office as Document No. 5194226, the original of which has been returned to Windsor and is part of Windsor's records; and

WHEREAS, as set forth in Village Board Resolution 2016-04, and following vacation of Outlot 2, the Village Board approved preparation and execution of a Quit Claim Deed from the Village of Windsor to the CDA, to convey any interest the Village may have in Outlot 2 to the CDA, all following vacation of Outlot 2 as set forth in this Village Board Resolution 2016-48; and

WHEREAS, as also set forth in Village Board Resolution 2016-04, the Village of Windsor set forth its intention to vacate Outlot 2 as a public right-of-way all as set forth in the Notice of Pendency attached hereto as Exhibit A and recorded in the Dane County Register of Deeds office as Document No. 5213209, the original of which has been returned to Windsor and is part of Windsor's records; and

WHEREAS, as set forth in the Notice of Pendency, the Village Board convened a public hearing on March 3, 2016, and adjourned the March 3, 2016 public hearing to April 7, 2016, all in order to provide public notice as required by law and all as confirmed by the Affidavit of Publication on file as part of Windsor's records; and

WHEREAS, the public hearing was held on April 7, 2016, and the Village Attorney confirmed that (1) changes to public right-of-way resulting from the reconstruction of STH 51 eliminated the viability of further use of Outlot 2 as a public right-of-way; (2) the public right-of-way was moved east to its current location in Windsor Crossing where it was dedicated and improved as North Towne Road; (3) Outlot 2 has not been improved and has never been worked as a public right-of-way; (4) CF Investments, LLC asserted that it may have a residual interest in Outlot 2 and executed a Quit Claim Deed to the CDA to convey any and all interests to the CDA; and, (5) following vacation of Outlot 2 as a public right-of-way, the Village shall execute a Quit Claim Deed to the CDA to convey any and all interests it may have in Outlot 2 to the CDA; and

WHEREAS, there were no objections made to vacation of Outlot 2 at the public hearing; and

WHEREAS, the Village of Windsor further acknowledges the benefits to having the CDA adjust the common boundary line between Outlot 2 and Windsor Crossing so that Outlot 2 becomes part of Windsor Crossing, all as set forth in the Certified Survey Map prepared on behalf of the CDA and approved by the Village as set forth in Village Board Resolution 2016-19; and

WHEREAS, the Village Board hereby confirms the above recitals and takes the actions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

1. The recitals set forth above are incorporated by reference.
2. The public right-of-way described as Outlot 2 of the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin, is hereby discontinued and vacated pursuant to Wis. Stat. §66.1003(4).
3. The public right-of-way restrictions on Outlot 2 are hereby released by the Village of Windsor, as permitted by Wis. Stat. §236.293.
4. The Quit Claim Deed attached hereto shall be executed by the Village President and Village Clerk.
5. This Village Board Resolution 2016-48 and the Quit Claim Deed shall be recorded in the Dane County Register of Deeds office.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on the 7th day of April, 2016, by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, President

Bruce Stravinski
Bruce Stravinski, Trustee

Excused Absence
Monica M. Smith, Trustee

Donald G. Madelung
Donald G. Madelung, Trustee

Alan Buchner
Alan Buchner, Trustee

Attested to by:

Tina Butteris
Tina Butteris, Deputy Village Clerk

Incorporated by Reference:

Exhibit A. Quit Claim Deed from Village to CDA

EXHIBIT A TO
VB RES 2016-48

**VILLAGE OF WINDSOR,
DANE COUNTY, WISCONSIN:**

**NOTICE OF PENDENCY OF VACATION OF
OUTLOT 2, PLAT OF WOLF HOLLOW,
DEDICATED FOR RIGHT-OF-WAY PURPOSES
ON LOT 97, PLAT OF WOLF HOLLOW**

PLEASE TAKE NOTICE: The Village Board of the Village of Windsor, on March 3, 2016, on or about 5 p.m., at the Village Municipal Building, 4084 Mueller Road, DeForest, WI, will consider and may act on a final resolution providing for the discontinuance and vacation of a road dedicated as Outlot 2 in the Plat of Wolf Hollow. The dedicated right-of-way is between and adjacent to Lot 97 of the Plat of Wolf Hollow and Unit 1 of the Plat of Windsor Crossing. Outlot 2 has not been improved. Public comment will be heard prior to action by the Village Board. Additional information may be obtained from Amy Anderson Schweppe, the Director of Planning & Development, by calling 608-846-3854 during normal business hours.



**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5213209
02/04/2016 11:45 AM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1**

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
Amy Anderson Schweppe
Village of Windsor
4084 Mueller Road
DeForest, WI 53532

DRAFTED BY:
Constance L. Anderson, Village Attorney
Anderson Consults, LLC
Connie@AndersonConsultsWI.com

PARCEL IDENTIFICATION NUMBER FOR LOT 97:

**RESOLUTION APPROVING NOTICE OF PENDENCY
AND COMMENCING PROCESS FOR VACATION OF OUTLOT 2**

The Village Board of the Village of Windsor did resolve as follows on January 21, 2016:

1. The process for vacation and abandonment of Outlot 2, dedicated as public right-of-way and described above, is hereby commenced, all in accordance with Wis. Stats. sec. 66.1003(4).
2. The legal description of the right-of-way being considered for vacation and discontinuance is:
Outlot 2, Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin.

Executed in the Village of Windsor, Dane County, Wisconsin effective as of this 21st day of January, 2016.

VILLAGE OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, Village President

Attested by:

Tina Butteris
Tina Butteris, Deputy Village Clerk



ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF DANE)

Personally came before me, this 21 day of January, 2016, the above-named Robert E. Wipperfurth and Tina Butteris to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Sindy Schwenn
Notary Public, State of Wisconsin. My commission expires on 3-18-18

Sindy Schwenn

**VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Windsor Village Board, Dane County, Wisconsin, will hold a Public Hearing on Thursday, April 7th, 2016 at 5:00 p.m. at the Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532, to consider:

- A resolution providing for the discontinuance and vacation of a road dedicated to the public known as Outlot 2 in the Plat of Wolf Hollow. The dedicated right-of-way is between and adjacent to Lot 97 of the Plat of Wolf Hollow and Unit 1 of the Plat of Windsor Crossing. A notice of pendency to vacate Outlot 2 of Wolf Hollow was recorded at the Dane County Register of Deeds as Document # 5213209 on February 4th, 2016.

All interested parties will be given an opportunity to be heard. Additional information can be obtained from Ms. Amy Anderson Schweppe, Director of Planning & Development, at 608-846-3854 or amy@windsorwi.gov. A copy of the proposal can be obtained in the office of the Village Clerk, Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532 during regular hours, which are 8:00 a.m. to 4:30 p.m. Monday through Friday.

Dated this 4th day of March, 2016.

Published Class 3 Notice in the DeForest Times on:

March 10, 2016

March 17, 2016

March 24, 2016

Posted at the Windsor Municipal Building & Windsor Website (windsorwi.gov) on March 4th, 2016.

PROOF OF PUBLICATION

STATE OF WISCONSIN

County of Dane

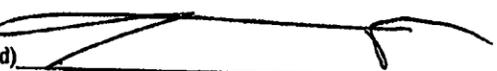
} ss.

Chris Drake, being duly sworn, both depose and say that he is the Business Manager of The DeForest Times-Tribune a newspaper published at the Village of DeForest, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

March 10, 2016

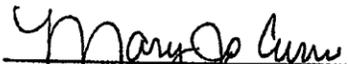
March 17, 2016

March 24, 2016

(Signed) 

Subscribed and sworn before me this 25th day of

March, 2016


Notary Public, State of Wisconsin

My Commission expires 12-15, 2018

No. Lines 47 No. Times 3 Affidavit Fees \$ 1.00

Printers Fees \$52.02

Total \$53.02



VILLAGE OF WINDSOR,
DANE COUNTY, WISCONSIN
NOTICE OF PUBLIC
HEARING

PLEASE TAKE NOTICE that the Windsor Village Board, Dane County, Wisconsin, will hold a Public Hearing on Thursday, April 7th, 2016 at 5:00 p.m. at the Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532, to consider:

• A resolution providing for the discontinuance and vacation of a road dedicated to the public known as Outlot 2 in the Plat of Wolf Hollow. The dedicated right-of-way is between and adjacent to Lot 97 of the Plat of Wolf Hollow and Unit 1 of the Plat of Windsor Crossing. A notice of pendency to vacate Outlot 2 of Wolf Hollow was recorded at the Dane County Register of Deeds as Document # 5213209 on February 4th, 2016.

All interested parties will be given an opportunity to be heard. Additional information can be obtained from Ms. Amy Anderson Schweppe, Director of Planning & Development, at 608-846-3854 or amy@windsorwi.gov. A copy of the proposal can be obtained in the office of the Village Clerk, Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532 during regular hours, which are 8:00 a.m. to 4:30 p.m. Monday through Friday.
PUB. DeForest Times-Tribune; March 10, 17 & 24, 2016
WNAXLP

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Copy for
Exhibit.

Document Number

Document Name

THIS DEED, made between Village of Windsor, a municipal corporation

("Grantor," whether one or more),
and The Community Development Authority of the Village of Windsor

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Outlot 2, in the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin.

Recording Area

Name and Return Address

Drafted by and Return to:
Atty. Constance L. Anderson
Anderson Consults, LLC
P.O. Box 3004
Madison, WI 53704-0004

1960910-294-2625-0

Parcel Identification Number (PIN)

This is not homestead property.
(is not)

Dated May 25, 2016

Robert E. Wipperfurth (SEAL)
*Robert E. Wipperfurth, Village President

Christine Capstran (SEAL)
*Christine Capstran, Village Clerk

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on May 25, 2016

*Constance L. Anderson SBN 1013080

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Constance L. Anderson
connie@andersonconsultswi.com

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane COUNTY

Personally came before me on May 25, 2016

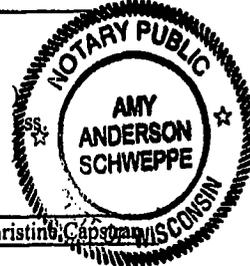
the above-named Robert E. Wipperfurth and Christine Capstran

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Amy Anderson Schweppe
*Amy Anderson Schweppe

Notary Public, State of Wisconsin

My Commission (~~is permanent~~) (expires: May 23, 2017)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

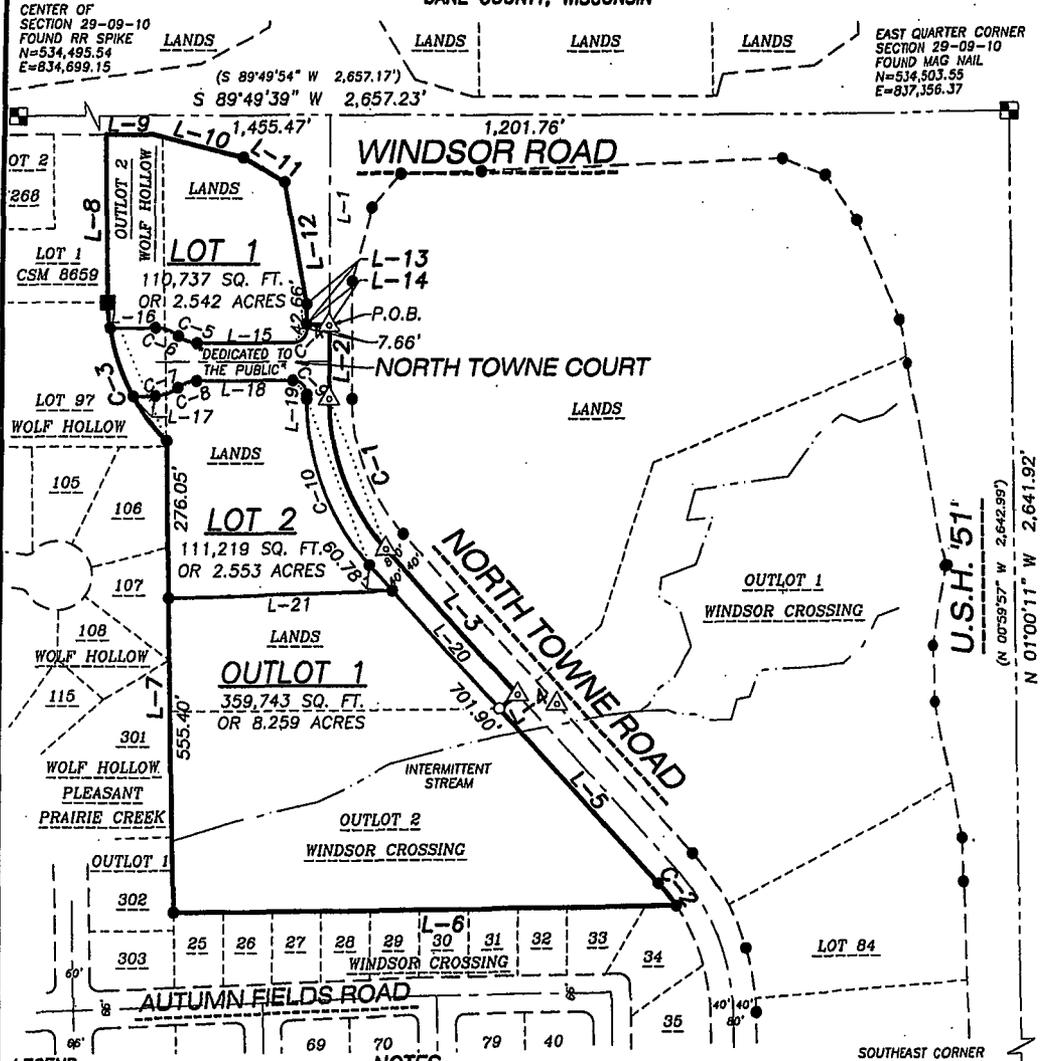
© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

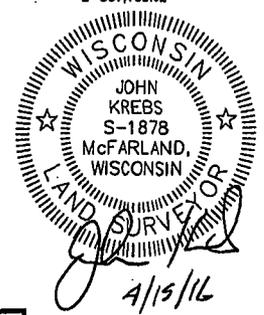
CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - ⊙ PK NAIL SET
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - SECTION LINE
 - SETBACK LINE
 - EASEMENT LINE

- NOTES**
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
 2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
 3. SEE SHEET 2 OF 6 FOR LINE AND CURVE TABLES.



| | | | |
|---|---|---|---|
| <p>PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5050</p> | <p>PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593</p> | <p>PROJECT NO: 15-7097A FILE NO: B-294 FIELDBOOK/PG: - SHEET NO: 1 OF 6</p> | <p>SURVEYED BY: ZMR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TBJ</p> |
| | | <p>VOL. 97 PAGE 60 DOC. NO. 5240131 C.S.M. NO. 14258</p> | |

File: I:\2015\157097A\DWG\157097A F-CSM(West).dwg Layout: Sheet 1 User: colsen Plotted: Apr 15, 2016 - 8:05am

CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CURVE TABLE

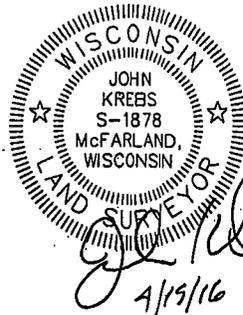
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | TAN. BEARING IN | TAN. BEARING OUT |
|-------|---------|---------|-----------|---------|---------------|-----------------|------------------|
| C-1 | 290.19' | 400.00' | 41°34'00" | 283.87' | S 21°03'00" E | S 00°16'00" E | S 41°50'00" E |
| C-2 | 50.28' | 360.00' | 08°00'09" | 50.24' | S 37°49'55" E | S 41°50'00" E | S 33°49'51" E |
| () | 50.26' | 360.00' | 07°59'56" | 50.22' | S 37°50'02" E | | |
| C-3 | 271.32' | 350.00' | 44°24'58" | 264.58' | N 23°24'41" W | N 45°37'10" W | N 01°12'12" W |
| LOT 1 | 44.88' | 350.00' | 07°20'49" | 44.85' | N 04°52'37" W | | |
| LOT 2 | 98.86' | 350.00' | 16°11'01" | 98.53' | N 37°31'40" W | | |
| ROAD | 127.58' | 350.00' | 20°53'08" | 126.88' | N 18°59'35" W | | |
| C-4 | 39.37' | 25.00' | 90°13'37" | 35.42' | S 44°50'44" W | S 00°16'00" E | S 89°57'27" W |
| C-5 | 35.79' | 50.00' | 41°00'52" | 35.03' | N 69°32'07" W | S 89°57'27" W | N 49°01'41" W |
| C-6 | 42.95' | 60.00' | 41°00'52" | 42.04' | N 69°32'07" W | N 49°01'41" W | S 89°57'27" W |
| C-7 | 42.95' | 60.00' | 41°00'52" | 42.04' | N 69°27'01" W | N 89°57'27" E | N 48°56'36" E |
| C-8 | 35.79' | 50.00' | 41°00'52" | 35.03' | N 69°27'01" E | N 48°56'36" E | N 89°57'27" E |
| C-9 | 39.17' | 25.00' | 89°46'33" | 35.29' | S 45°09'16" E | N 89°57'27" E | S 00°16'00" E |
| C-10 | 319.21' | 440.00' | 41°34'00" | 312.25' | S 21°03'00" E | S 00°16'00" E | S 41°50'00" E |

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|------|-------------|----------|
| L-1 | S00°16'00"E | 370.95' | L-8 | N01°12'18"W | 295.83' | L-14 | S86°41'16"E | 40.08' |
| L-2 | S00°16'00"E | 129.17' | () | N01°12'12"W | 295.92' | L-15 | S89°57'27"W | 169.79' |
| L-3 | S41°50'00"E | 346.20' | L-9 | N89°49'39"E | 81.70' | L-16 | S89°57'27"W | 80.88' |
| L-4 | S53°03'20"W | 40.14' | () | N89°49'54"E | | L-17 | N89°57'27"E | 39.68' |
| L-5 | S41°50'00"E | 419.89' | L-10 | S75°38'13"E | 164.96' | L-18 | N89°57'27"E | 170.25' |
| () | | 419.92' | () | | 165.31' | L-19 | S0°16'00"E | 8.01' |
| L-6 | S89°43'00"W | 881.30' | L-11 | S59°41'37"E | 87.09' | L-20 | S41°50'00"E | 342.79' |
| L-7 | N01°12'18"W | 831.45' | L-12 | S10°48'22"E | 218.69' | L-21 | N88°17'34"E | 394.19' |
| | | | L-13 | S00°16'00"E | 35.00' | | | |

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. () - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY.



PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 WINDSOR CROSSING, LLC
 161 HORIZON DRIVE,
 SUITE 101A
 VERONA, WI 53593

PROJECT NO: 15-7097A
 FILE NO: B-294
 FIELDBOOK/PG: -
 SHEET NO: 2 OF 6

SURVEYED BY: ZMR
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: TBJ

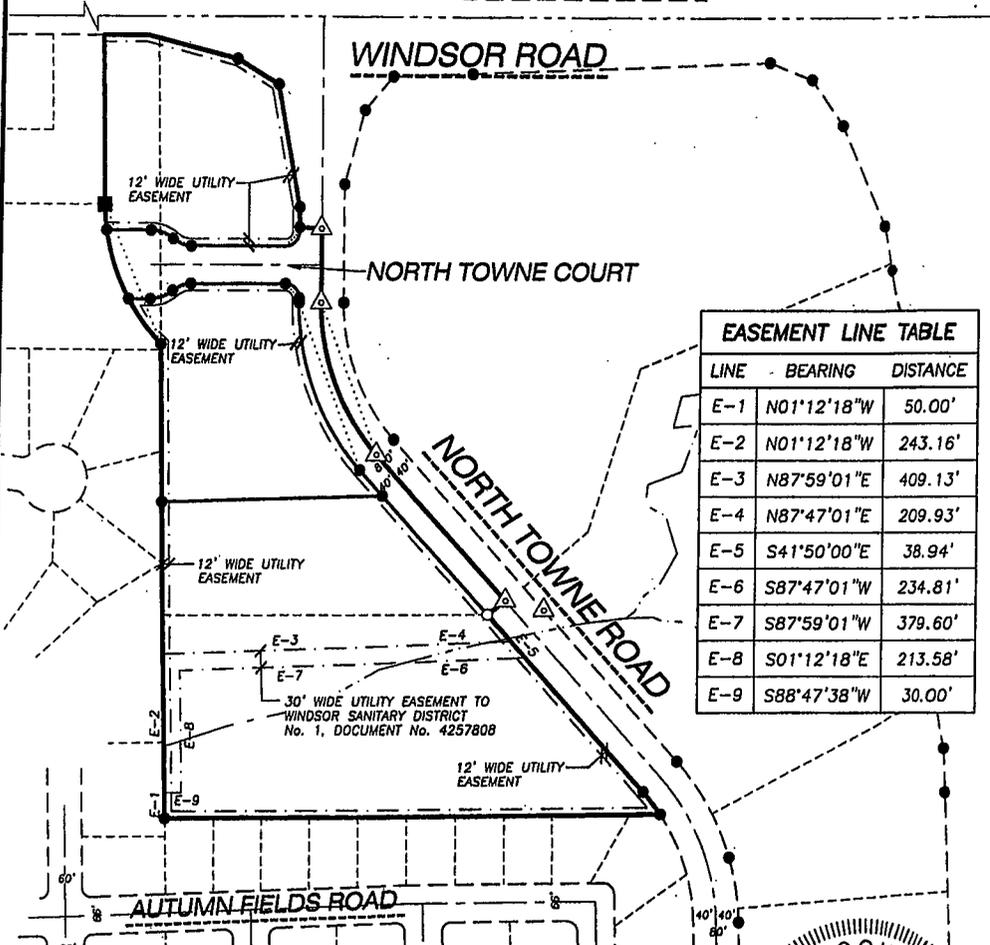
VOL. 97 PAGE 61
 DOC. NO. 5240131
 C.S.M. NO. 14258

File: I:\2015\157097A\DWG\157097A F-CSM(West).dwg Layout: Sheet 2 User: calsen Plotted: Apr 15, 2016 - 8:03am

CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

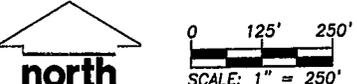
EASEMENTS



| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| E-1 | N01°12'18"W | 50.00' |
| E-2 | N01°12'18"W | 243.16' |
| E-3 | N87°59'01"E | 409.13' |
| E-4 | N87°47'01"E | 209.93' |
| E-5 | S41°50'00"E | 38.94' |
| E-6 | S87°47'01"W | 234.81' |
| E-7 | S87°59'01"W | 379.60' |
| E-8 | S01°12'18"E | 213.58' |
| E-9 | S88°47'38"W | 30.00' |

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - ⊙ PK NAIL SET
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - - - PLATTED LOT LINE
 - - - SECTION LINE
 - - - SETBACK LINE
 - - - EASEMENT LINE

- NOTES**
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
 2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.



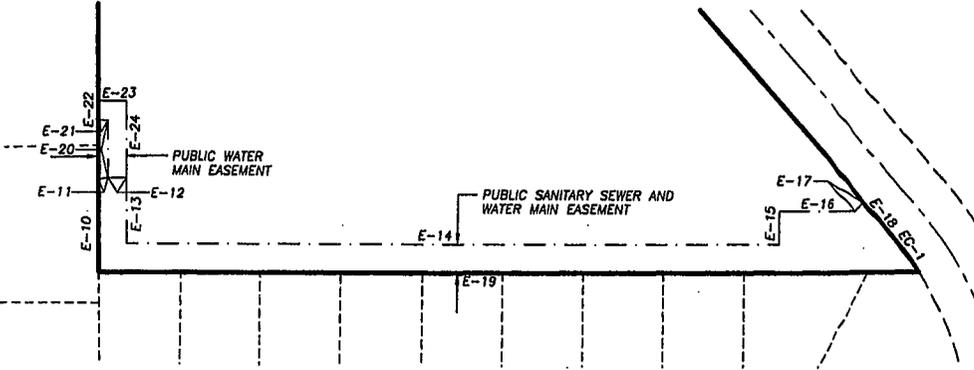
| | | | |
|---|---|--|--|
| <p>PREPARED BY:</p> <p>JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5060</p> | <p>PREPARED FOR:</p> <p>WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593</p> | <p>PROJECT NO: <u>15-7097A</u></p> <p>FILE NO: <u>B-204</u></p> <p>FIELDBOOK/PG: <u>-</u></p> <p>SHEET NO: <u>3 OF 6</u></p> | <p>SURVEYED BY: <u>ZMR</u></p> <p>DRAWN BY: <u>JK</u></p> <p>CHECKED BY: <u>TJB</u></p> <p>APPROVED BY: <u>TJB</u></p> |
| <p>VOL. <u>97</u> PAGE <u>62</u></p> <p>DOC. NO. <u>5240131</u></p> <p>C.S.M. NO. <u>14258</u></p> | | | |

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CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

EASEMENTS

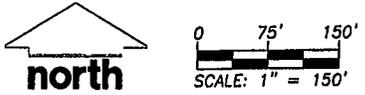


| EASEMENT LINE TABLE | | | | | |
|---------------------|-------------|----------|------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| E-10 | N01°12'18"W | 97.85' | E-18 | S41°50'28"E | 44.79' |
| E-11 | N82°28'56"E | 10.06' | E-19 | S89°43'00"W | 881.30' |
| E-12 | N88°47'42"E | 20.00' | E-20 | N01°12'18"W | 60.18' |
| E-13 | S01°12'18"E | 69.43' | E-21 | S88°47'42"W | 10.00' |
| E-14 | N89°43'00"E | 697.20' | E-22 | N01°12'18"W | 20.00' |
| E-15 | N00°00'00"E | 35.25' | E-23 | N88°47'42"E | 30.00' |
| E-16 | N90°00'00"E | 84.47' | E-24 | S01°12'12"E | 80.17' |
| E-17 | N48°10'00"E | 12.84' | | | |

| CURVE TABLE | | | | | |
|-------------|--------|---------|----------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| EC-1 | 50.28' | 360.00' | 8°00'09" | 50.24' | S37°49'55"E |

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - ⊙ PK NAIL SET
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - SECTION LINE
 - SETBACK LINE
 - EASEMENT LINE

- NOTES**
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
 2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.



| | | | |
|--|--|---|---|
| PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593 | PROJECT NO: <u>15-7097A</u> FILE NO: <u>B-294</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>4 OF 6</u> | SURVEYED BY: <u>ZHR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TBJ</u> |
|--|--|---|---|

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 DOC. NO. 5240131
 C.S.M. NO. 14258

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CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

OUTLOT 2, WOLF HOLLOW, RECORDED IN VOLUME 58-079B OF PLATS ON PAGES 401-405 AS DOCUMENT No. 4079382, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, RECORDED IN VOLUME 60-016B OF PLATS ON PAGES 87-88 AS DOCUMENT No. 5011041, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 29, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1201.76 FEET TO THE CENTERLINE OF NORTH TOWNE ROAD; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 370.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 129.17 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 290.19 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CHORD BEARS SOUTH 21 DEGREES 03 MINUTES 00 SECONDS EAST, 283.87 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF NORTH TOWNE ROAD, 346.20 FEET TO THE NORTHERLY LINE OF "WINDSOR CROSSING"; THENCE SOUTH 53 DEGREES 03 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE, 40.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 419.89 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTHEASTERLY 50.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THE CHORD BEARS SOUTH 37 DEGREES 49 MINUTES 55 SECONDS EAST, 50.24 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, 881.30 FEET TO THE WEST LINE OF "WINDSOR CROSSING"; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE EXTENDED NORTH, 831.45 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY 271.32 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE CHORD BEARS NORTH 23 DEGREES 24 MINUTES 41 SECONDS WEST, 264.58 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST, 295.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 81.70 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 13 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 164.96 FEET; THENCE SOUTH 59 DEGREES 41 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 87.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 10 DEGREES 48 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 218.69 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 35.00 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 16 SECONDS EAST, 40.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 640,527 SQUARE FEET OR 14.704 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

John Krebs

 JOHN KREBS, S-1878
 PROFESSIONAL LAND SURVEYOR

4/15/16

 DATE



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| | | | | |
|--|--|---|---|---|
| PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: WINDSOR CROSSING, LLC 181 HORIZON DRIVE, SUITE 101A VERONA, WI 53593 | PROJECT NO: <u>15-7097A</u> FILE NO: <u>B-294</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>5 OF 6</u> | SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u> | VOL. <u>97</u> PAGE <u>64</u> DOC. NO. <u>5290131</u> C.S.M. NO. <u>14258</u> |
|--|--|---|---|---|

CERTIFIED SURVEY MAP NO. 14258

OUTLOT 2, WOLF HOLLOW, VACATED PER VILLAGE OF WINDSOR BOARD RESOLUTION 2016-48, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

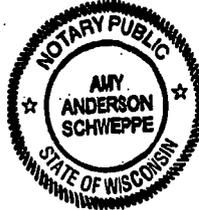
IN WITNESS WHEREOF, THE SAID COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 27 DAY OF May 2016.

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR

BY: [Signature]
 KEVIN W. RICHARDSON
 EXECUTIVE DIRECTOR

STATE OF WISCONSIN) SS
 DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 27 DAY OF May, 2016, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.



[Signature] May 23, 2017
 NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF Feb 22ND, 2016.

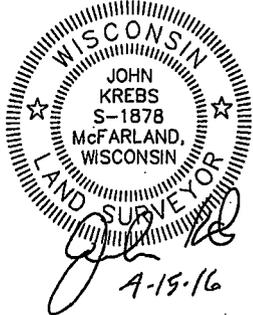
[Signature] May 27, 2016
 AMY ANDERSON-SCHWEPPE, DATE
 DIRECTOR OF PLANNING & DEVELOPMENT

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF WINDSOR BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF WINDSOR.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS 23rd DAY OF February, 2016.

[Signature]
 TINA BUTTERIS,
 DEPUTY VILLAGE CLERK,
 VILLAGE OF WINDSOR



| | |
|--|--|
| OFFICE OF THE REGISTER OF DEEDS | |
| Dane COUNTY, WISCONSIN | |
| RECEIVED FOR RECORD <u>07, June</u> | |
| 20 <u>16</u> AT <u>02:04</u> O'CLOCK <u>P</u> M AS | |
| DOCUMENT # <u>5240131</u> | |
| IN VOL. <u>97</u> OF CERTIFIED SURVEY | |
| MAPS ON PAGE(S) <u>60-65</u> | |
| <u>Kristi Chelowski, by</u> | |
| <u>Cherylann Meyer, Deputy</u> | |
| REGISTER OF DEEDS | |

| | | | |
|---|--|---|---|
| PREPARED BY: JSD Professional Services, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593 | PROJECT NO: <u>15-7097</u> FILE NO: <u>B-294</u> FB/PG: <u>-</u> SHEET NO: <u>6 OF 6</u> | SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u> |
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Received 6-7-16 9:44 am

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Tx:8766841

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

DOCUMENT #

5240130

06/07/2016 2:04 PM

Trans. Fee:

Exempt #: 13

Rec. Fee: 30.00

Pages: 1

**State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED**

Document Number

Document Name

THIS DEED, made between Village of Windsor, a municipal corporation

**_____ ("Grantor," whether one or more),
and The Community Development Authority of the Village of Windsor**

_____ ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Outlot 2, in the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin.

Recording Area

Name and Return Address

Drafted by and Return to:
Atty. Constance L. Anderson
Anderson Consults, LLC
P.O. Box 3004
Madison, WI 53704-0004

196/0910-294-2625-0

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is not)

Dated May 25, 2016

Robert E. Wipperfurth (SEAL)
* Robert E. Wipperfurth, Village President

Christine Capstran (SEAL)
* Christine Capstran, Village Clerk

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on May 25, 2016

* Constance L. Anderson SBN 1013080

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Constance L. Anderson
connie@andersonconsultswi.com

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane COUNTY

Personally came before me on May 25, 2016

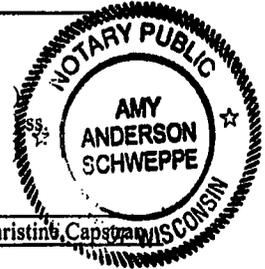
the above-named Robert E. Wipperfurth and Christine Capstran

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Amy Anderson Schweppe
* Amy Anderson Schweppe

Notary Public, State of Wisconsin

My Commission (~~is permanent~~) (expires: May 23, 2017)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

E
13
1