

State of Wisconsin

County of Racine

Village of Sturtevant

**RESOLUTION NO. 2022-60
(09/20/22)**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF STURTEVANT APPROVING THE SALE
OF VILLAGE-OWNED LAND AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS TO
EFFECTUATE THE TRANSACTION**

The Village Board of the Village of Sturtevant, Racine County, Wisconsin, do resolve as follows:

WHEREAS, on or about September 20, 2022, the Village Board entered into a development agreement ("Development Agreement") with The Courtyard at Cobblestone Park LLC ("Developer") regarding parcels described in the Schedule A which is attached hereto, and which are described generally as 8318-8419 Durand Avenue ("Property"); and,

WHEREAS, Developer has now completed his due diligence and the parties desire to close the transaction.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Sturtevant hereby approves the closing of the sale of the Property; and,

BE IT FURTHER RESOLVED that the Village President and Village Clerk, and all other Village officials, are hereby authorized to execute the deed and such other customary closing documents so as to effectuate the Property closing, in accordance with terms of the Development Agreement.

Adopted by the Village Board for the Village of Sturtevant, Racine County, Wisconsin, this _____ day of September, 2022.

VILLAGE OF STURTEVANT



Michael Rosenbaum
Village President



Cheryl Zamecnik
Village Clerk

EXHIBIT A
LEGAL DESCRIPTIONS

Parcel 181-032222019020

LOT 2 OF CERTIFIED SURVEY MAP NO. 2812 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON OCTOBER 17, 2006 IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 1, AS DOCUMENT NO. 2106013, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 22 EAST. SAID LAND BEING IN THE VILLAGE OF STURTEVANT, COUNTY OF RACINE, STATE OF WISCONSIN. EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, IN DOCUMENT NO. 2448325.

Parcel 181-032222019000

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, TOWNSHIP 3 NORTH, RANGE 22 EAST; THENCE SOUTH 89 DEG. 36' 17" WEST, 300.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 01 DEG. 42' 26" WEST, 40.01 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY LINE OF STATE TRUNK HIGHWAY "11"; THENCE SOUTH 89 DEG. 36' 17" WEST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 ALONG SAID HIGHWAY "11", 804.40 FEET; THENCE NORTH 01 DEG. 47' 12" WEST, ALONG THE EAST LINE OF A STRIP OF LAND DEDICATED TO THE PUBLIC AS RIGHT OF WAY, 1588.58 FEET TO THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 81 DEG. 46' 39" EAST, 1113.51 FEET ALONG SAID RAILROAD TO THE EAST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 1 DEG. 42' 36" EAST, 1497.14 FEET; THENCE SOUTH 89 DEG. 34' 35" WEST, 299.98 FEET; THENCE SOUTH 01 DEG. 42' 10" EAST, 242.92 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN CERTIFIED SURVEY MAP NO. 2812, RECORDED ON OCTOBER 17, 2006, AS DOCUMENT NO. 2106013. SAID LAND BEING IN THE VILLAGE OF STURTEVANT, COUNTY OF RACINE AND STATE OF WISCONSIN. EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, IN DOCUMENT NO. 2448325.

Parcel 181-032222021001

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SECTION 22 THAT IS LOCATED 150 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 22; RUN THENCE WEST 150 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE NORTH 283 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE EAST 150 FEET; THENCE SOUTH 283 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LANDS CONVEYED BY DEED RECORDED IN VOLUME 2971 OF RECORDS, PAGE 48, AS DOCUMENT NO. 1705199. ALSO EXCEPTING THEREFROM LANDS CONTAINED IN CERTIFIED SURVEY MAP NO. 2812 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 1, AS DOCUMENT NO. 2106013. SAID LAND BEING IN THE VILLAGE OF STURTEVANT, COUNTY OF RACINE, STATE OF WISCONSIN. EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, IN DOCUMENT NO. 2448325.