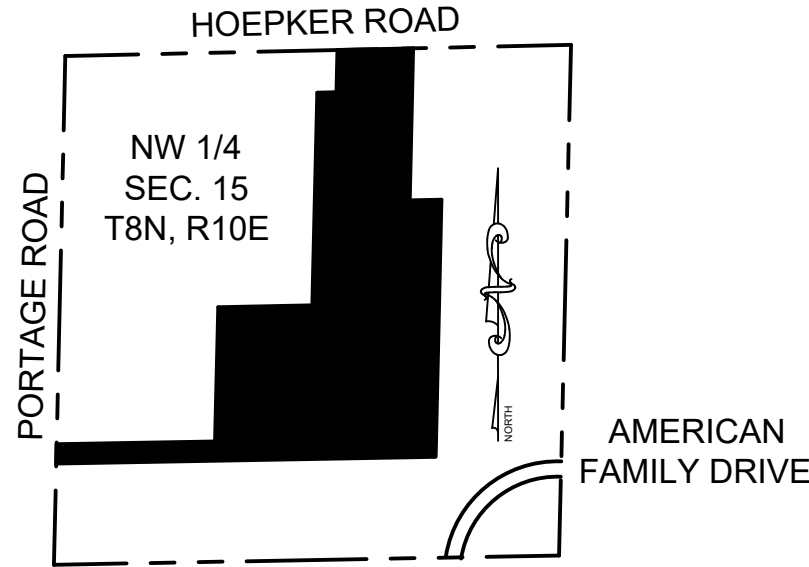


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### VICINITY MAP

SCALE 1"=1000'



## PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of  
the Northwest 1/4 of Section 15, Township 8 North, Range 10 East,  
City of Madison, Dane County, Wisconsin



### GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin  
County Coordinate System, Dane  
County. Bearings referenced to the west  
line of the Northwest 1/4 of Section 15,  
Township 8 North, Range 10 East which  
has a bearing of S01°16'50"W.

SE CORNER SEC. 9, T8N, R10E  
NW CORNER, NW 1/4  
SEC. 15, T8N, R10E  
(FOUND 1-1/4" IRON ROD)  
N=515,696.50; E=842,334.15  
(WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, NAD83(2011))  
REFERENCE BENCHMARK=917.74

### LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER  
NCS-1264270-MAD DATED MAY 26, 2025.

#### PARCEL A:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the  
City of Madison, Dane County, Wisconsin, Except that part conveyed by Warranty Deed as set forth in Volume  
774 of Deeds, Page 532, as Document No. 1097480, And except that part of the Northeast 1/4 of Northwest 1/4  
of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the Northwest corner of said Northeast 1/4 of Northwest 1/4 of said Section 15; thence East  
along the North line of said Quarter Quarter 493.75 feet to the point of beginning of this description; thence East  
165.00 feet; thence South 2°18' West 792.00 feet; thence West 165.00 feet; thence North 2°18' East 792.00 feet  
to the point of beginning. The North 33 feet of the above-described parcel dedicated for highway purposes.

PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0098-4

#### PARCEL B:

Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8  
North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of  
said Southwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet;  
thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of  
said Section 15; thence along said North line, North 88° 50' 35" East, 1150.85 feet; thence South 01° 15' 20"  
West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of said  
Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0097-6

### LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— SIGN
② STORM MANHOLE	④ FIBER OPTIC MANHOLE/VAULT	□ MAIL BOX
③ STORM INLET	⑤ TELEPHONE PEDESTAL	⚑ FLAG POLE
④ CLEANOUT	⑥ TELEPHONE MANHOLE/VAULT	⚡ BASKETBALL HOOP
⑤ CATCH BASIN	⑦ TELEPHONE MARKER	● ROLLARD
⑥ LATERAL	⑧ TRANSFORMER	✕ CROSS CUT
⑦ UNKNOWN MANHOLE	⑨ ELECTRIC METER/PEDESTAL	○ IRON PIPE
⑧ MONITORING WELL	⑩ ELECTRIC MANHOLE/VAULT	● IRON REBAR/ROD
⑨ HYDRANT	⑪ CABLE TV RISER/BOX CABLE	● MAG NAIL
⑩ WATER VALVE	⑫ TV MANHOLE/VAULT	■ SECTION MONUMENT
⑪ DOWN SPOUT	⑬ GAS VALVE	⬢ BENCH MARK
⑫ SPRINKLER VALVE	⑭ GAS METER	☎ CONIFER TREE
⑬ WATER SHUT OFF	⑮ GAS MARKER	☉ DECIDUOUS TREE
⑭ STANDPIPE	⑯ AIR CONDITIONING UNIT	☿ BUSH
⑮ WATER MANHOLE	⑰ VENT	☼ WETLAND SYMBOL
⑯ LIGHT LIGHT	⑱ DIRECTIONAL ARROW	— CL - CENTERLINE
⑰ TRAFFIC SIGNAL POLE	⑲ DUMPSTER	— CONC. - CONCRETE
⑱ UTILITY POLE	⑳ HANDICAP STALL	— EL. - ELEVATION
⑳ GUY WIRE	㉑ SPOT ELEVATION	— EXT. - EXISTING
	㉒ SOIL BORING	— INV. - INVERT
	㉓ SANITARY SEWER	— MON. - MONUMENT
	㉔ STORM SEWER	— P.O.B. - POINT OF BEGINNING
	㉕ WATER MAIN	— P.O.C. - POINT OF COMMENCEMENT
	㉖ FIBER OPTIC LINE	— R.O.W. - RIGHT OF WAY
	㉗ TELEPHONE LINE	— SEC. - SECTION
	㉘ ELECTRIC LINE	— SQ. FT. - SQUARE FEET
	㉙ OVERHEAD WIRES	— WI - WITH
	㉚ CABLE TELEVISION	— (R) - RECORDED AS
	㉛ GAS MAIN	— (D) - DEEDED AS
	㉜ WETLANDS	
	㉝ TREE LINE	
	㉞ NO ACCESS	

### MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### METES AND BOUNDS DESCRIPTION OF COMBINED PARCELS:

Being a part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest  
1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County,  
Wisconsin, described as follows:

Commencing at the northwest corner of said Northwest 1/4 of Section 15; thence South  
01°16'50" West along the west line of said Northwest 1/4, 2021.81 feet to the Point of  
Beginning;

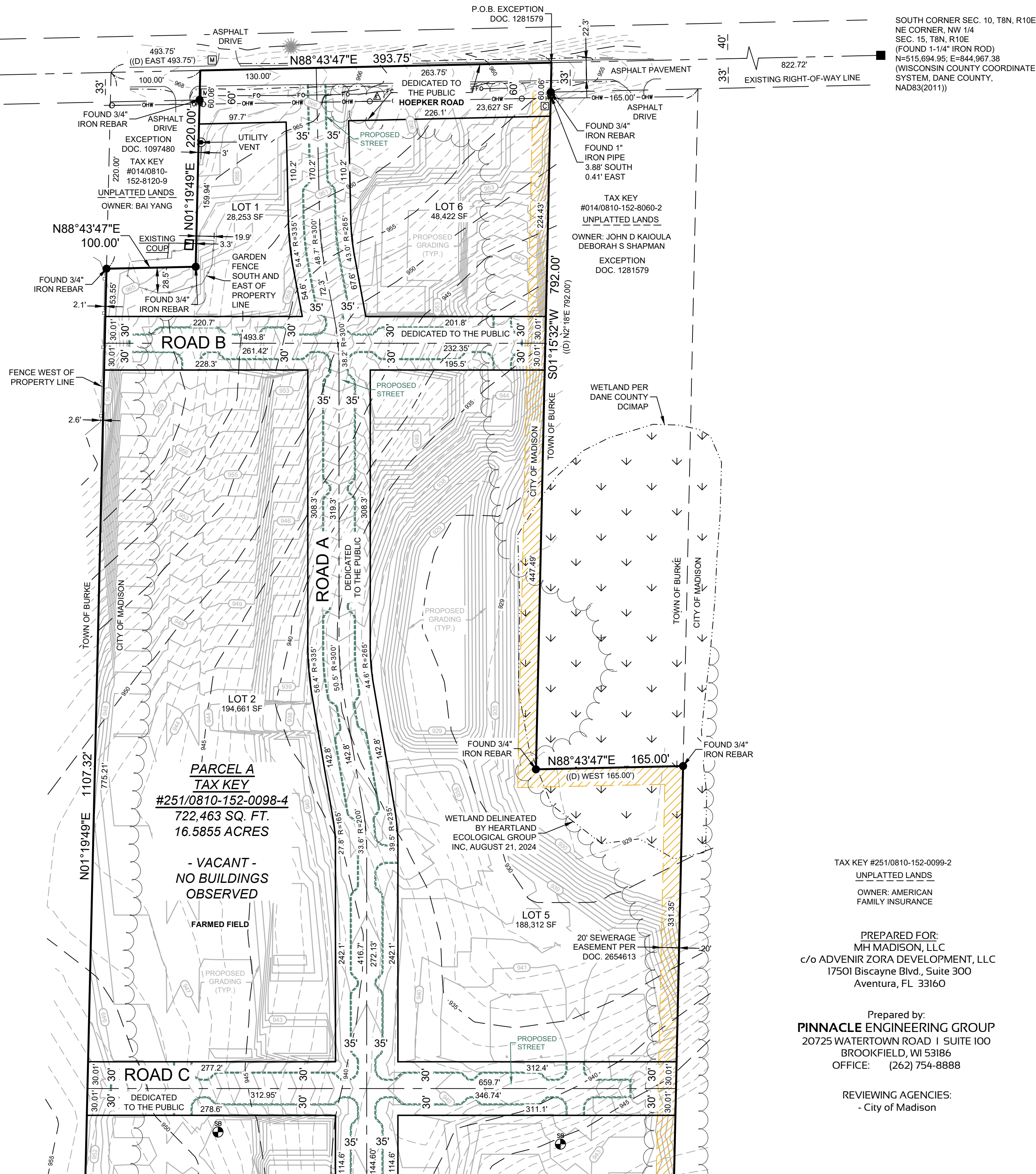
Thence North 88°59'48" East, 825.29 feet; thence North 01°18'31" East, 699.36 feet;  
thence North 88°50'27" East, 490.41 feet; thence North 01°19'49" East, 1107.32 feet;  
thence North 88°43'47" East, 100.00 feet; thence North 01°19'49" East, 220.00 feet to  
the north line of said Northwest 1/4; thence North 88°43'47" East along said north line,  
393.75 feet; thence South 01°15'32" West, 792.00 feet; thence North 88°43'47" East,  
165.00 feet; thence South 01°15'32" West, 1339.07 feet; thence South 88°59'48" West,  
1976.58 feet to the aforesaid west line of the Northwest 1/4; thence North 01°16'50"  
East along said west line, 100.08 feet to the Point of Beginning.



I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is  
correct to the best of my knowledge and belief with the information provided and  
complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED DECEMBER 27, 2024  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

- SEE SHEET 2 -

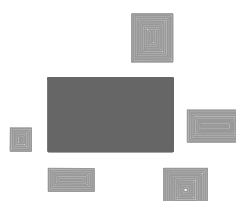


TAX KEY #251/0810-152-0099-2  
UNPLATTED LANDS  
OWNER: AMERICAN  
FAMILY INSURANCE

PREPARED FOR:  
MH MADISON, LLC  
c/o ADVENIR ZORA DEVELOPMENT, LLC  
17501 Biscayne Blvd., Suite 300  
Aventura, FL 33160

Prepared by:  
PINNACLE ENGINEERING GROUP  
20725 WATERTOWN ROAD 1 SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

REVIEWING AGENCIES:  
- City of Madison



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LEO LIVING  
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

### REVISIONS

1	NEW LAYOUT	08/19/2025
2	REVIEW COMMENTS	08/26/2025
3	REVIEW COMMENTS	08/27/2025

REG JOB No. 55511.00

REG PM

DATE 12/26/2024

SCALE 1"=80'

DRAFTED BY: ST

SHEET  
1 of 2  
PRELIMINARY PLAT



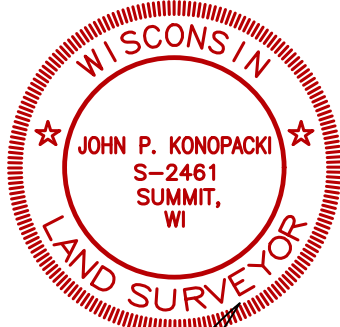
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GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



#### LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	MONITORING WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT		CABLE TV RISER/BOX CABLE		MAG NAIL
	WATER VALVE		TV MANHOLE/VAULT		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCH MARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW		CENTERLINE
	LIGHT POLE		DUMPER		CONCRETE
	TRAFFIC SIGNAL POLE		HANDICAP STALL		ELEVATION
	UTILITY POLE		SPOT ELEVATION		EXISTING
	GUY WIRE		SOIL BORING		INVERT
			SANITARY SEWER		MONUMENT
			STORM SEWER		POINT OF BEGINNING
			WATER MAIN		POINT OF COMMENCEMENT
			FIBER OPTIC LINE		RIGHT OF WAY
			TELEPHONE LINE		SECTION
			ELECTRIC LINE		SQ. FT.
			OVERHEAD WIRES		WITH
			CATV		RECORDED AS
			GAS MAIN		DEEDED AS
			WETLANDS		
			TREE LINE		
			NO ACCESS		

## PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

TAX KEY #014/0810-152-8500-9  
UNPLATTED LANDS  
OWNER: BERNARD R PORTER

PARCEL A  
TAX KEY  
#251/0810-152-0098-4  
722,463 SQ. FT.  
16.5855 ACRES

- VACANT -  
NO BUILDINGS  
OBSERVED

FARMED FIELD

ROAD C  
DEDICATED TO THE PUBLIC

PARCEL B  
TAX KEY  
#251/0810-152-0097-6  
1,003,722 SQ. FT.  
23.0423 ACRES

- VACANT -  
NO BUILDINGS  
OBSERVED

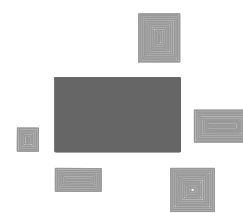
- SEE SHEET 1 -

TAX KEY #251/0810-152-0099-2  
UNPLATTED LANDS  
OWNER: AMERICAN FAMILY INSURANCE

TAX KEY #251/0810-152-0099-2  
UNPLATTED LANDS  
OWNER: AMERICAN FAMILY INSURANCE

#### NOTES:

- Tax Parcel Numbers: 251/0810-152-0098-4 and 251/0810-152-0097-6.
- Gross Land Area: 1,726,185 Square Feet (39.6278 Acres).
- Subdivision contains 6 Lots.
- Vertical Datum: North American Vertical Datum of 1988 (1988) (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: 1-1/4" Iron Rod at the northwest corner of the Northwest 1/4 Section 15, Town 8 North, Range 10 East. Elevation = 917.74.
- All Lots to be serviced by public sanitary sewer and water main.
- All streets to be improved with asphalt pavement.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55025C0260H with an effective date of SEPTEMBER 17, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2024104102, #20242104092, #20242104054, #20242104050 & #20242104047 with a clear date of May 30, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Navigability Determination by Heartland Ecological Group Inc. on June 9, 2022, states the waterway was determined to be Non-Navigable within the southwest portion of the survey property due to the absence of a clear stream definition, an absence of an Ordinary High Water Mark, upland vegetation and lack of surface water. The waterway is an Intermittent Drainageway for Portage Road.
- Right of Way widths and locations are based on surveys on record.
- The property depicted on the survey has direct physical ingress and egress via Hoepker Road, a publicly dedicated right of way and via Portage Road, a publicly dedicated right of way.
- Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI.
- The surveyed property is located 1,430 feet east of the intersection of Hoepker Road and Portage Road.



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PRELIMINARY PLAT

#### REVISIONS

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SCALE 1"=80'

DRAFTED BY: ST

SHEET  
2  
2

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PRELIMINARY PLAT