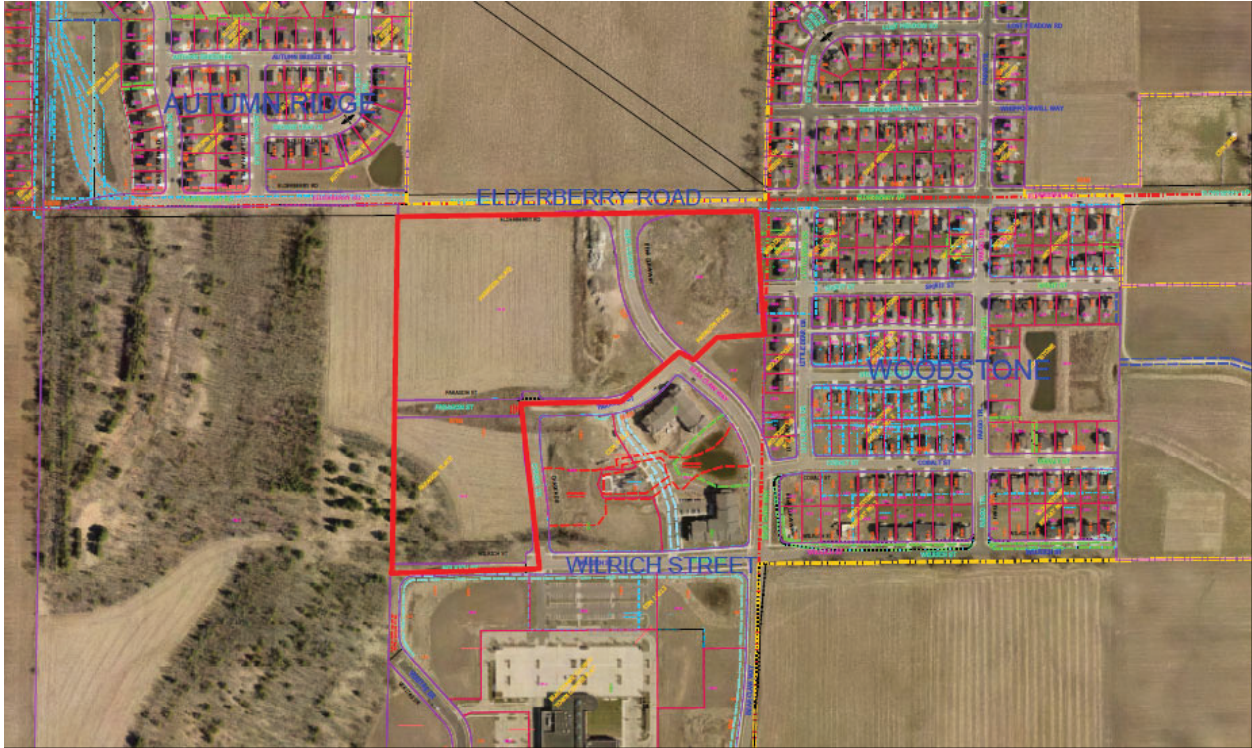


Paragon Place Addition No. 1 Phase 3
Contracts 9523 & 9524
MUNIS 15188
Developer: Paragon Place at Bear Claw Way III LLC



Summary of Improvements:

- Construct Spirit Street from Bear Claw Way to east plat limits (existing street end in Woodstone Subdivision). Street and sidewalk improvement to consist of City of Madison standard improvements to serve lots 3 and 4.
- Public sanitary sewer, storm sewer, and water main improvements and private service laterals necessary to serve lots 3 and 4.
- Public sidewalk, curb and gutter, pavement, terrace, and ditch grading on Elderberry Road per plans approved by the City Engineer.
- Bases for Rapid Flash Beacons (RFB) at pedestrian crossing of Bear Claw Way at Spirit Street.
- Relocate existing streetlights and install new streetlights per plans approved by the City Traffic Engineer.
- Street signage and pavement markings per plans approved by the City Traffic Engineer.
- Repair or replace existing sidewalk, terrace, curb & gutter, and pavement as needed.

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.

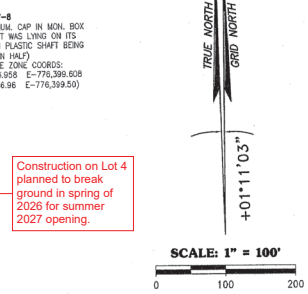
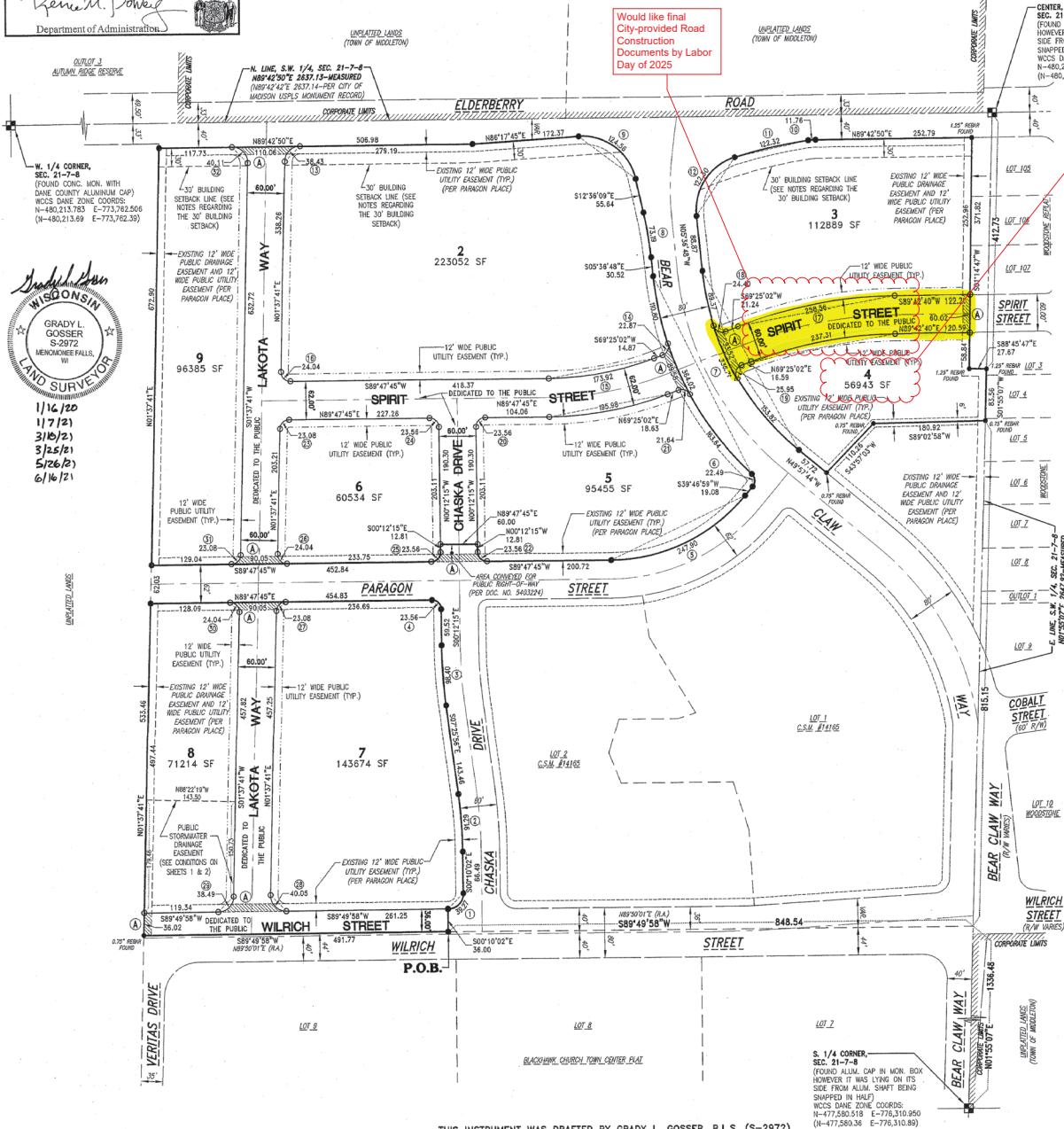
Certified June 23, 2021

Rene M. Poney
Department of Administration

PARAGON PLACE ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 1, 2 AND 4 OF "PARAGON PLACE", EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5403224, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNERS:
ZIEGLER AT ELDERBERRY LLC &
ZIEGLER AT ELDERBERRY II LLC
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 969-8100
FAX: (920) 731-1888



- GENERAL NOTES:**
- Indicated Found 1.270" outside diameter Reinforcing Bar. (Unless otherwise noted).
 - Indicates S1 1270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per linear foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per linear foot.
 - (RA) - Indicates "Recorded As".
 - All linear measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to nearest second and computed to the nearest half-second.
 - All bearings are referenced to Grid North of the Dane County Coordinate System, NAD-83 (1997), in which the East line of the S.W. 1/4 of Section 21, Town 7 North, Range 8 East, bears North 01°55'07" East.
 - Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
 - Lots/buildings within this subdivision/development are subject to Impact fees that are due and payable at the time building permit(s) are issued.
 - All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with the easement only if they do not impede the anticipated flow of water.
 - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
 - In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
 - Lots within this Plat are subject to Declaration of Conditions, Covenants and Restrictions per Document Nos. 5101073, 5101074, 5101077 and 5101078.
 - Lots within this Plat are subject to Declaration of Conditions and Covenants recorded as Document Nos. 5391496 and 5391497.
 - No Driveway shall be constructed that interferes with the orderly operation of the Pedestrian Walkway.
 - Indicates released portions of Existing 12 foot wide Public Utility Easements granted in the "Paragon Place" Subdivision Plat per Document No. 5553428, 5730421, 5731582, 5731583 and 5731584.
 - The 30' Building Setback Line is required and enforceable by the City of Madison.

PUBLIC STORMWATER DRAINAGE EASEMENT CONDITIONS:

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities, including storm sewer structures and pipes, within the Easement Area, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

- This Easement shall be subject to the following terms and conditions:
- Initial Construction of Facilities:** The work of initial construction/installation of the Facilities shall be performed by the owner of Lot 8 ("Owner"), at the Owner's sole expense, in accordance with plans and specifications agreed to by the Owners and the City.
 - Routine Maintenance by Owner:** Following the Initial Installation/Construction of the Facilities, the Owner shall perform routine maintenance of the Easement Area in accordance with the following specifications:
 - The Owner shall mow the Easement Area a minimum of two (2) times per year so that water flow shall be unobstructed in a ten (10)-year storm event.
 - The Owner shall promptly pull and clear weeds and volunteer brush and trees in the Easement Area so they are not allowed to attain a trunk size of one (1)-diameter or larger.
 - In all cases, the Owner shall be responsible for compliance with the separately recorded Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures setting forth additional inspection and maintenance responsibilities of the Owner for the stormwater facilities within the Easement Area.
 - The Owner shall also be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.
 - Structural Maintenance by City:** Following the Initial Installation/Construction of the Facilities, the City shall perform structural maintenance of the Facilities and Easement Area in accordance with the following specifications:
 - The City shall maintain the underground pipe and inlets so they are free of debris within the pipes.
 - The City shall be responsible for repair and replacement of the underground pipe and inlets.
 - The City shall repair any damage to the physical structure of the drainage way (e.g., repair of berms, slopes, etc. that may have structurally failed).
 - In all cases, the City shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.
- (Continued on Sheet 2)
- REVISED THIS 16th DAY OF JUNE, 2021
REVISED THIS 26th DAY OF MAY, 2021
REVISED THIS 25th DAY OF MARCH, 2021
REVISED THIS 10th DAY OF MARCH, 2021
REVISED THIS 7th DAY OF JANUARY, 2021
DATED THIS 16th DAY OF JANUARY, 2020

ELDERBERRY ROAD

BEAR CLAW WAY

LOT 3

SPIRIT STREET

LOT 4

LITTLE BEAR DRIVE

CENTER-SEC
1110.38

B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
PARAGON PLACE ADDITION NO.1- PHASE 3
B.P.W. MEETING DATE: 10/9/2024

LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN

