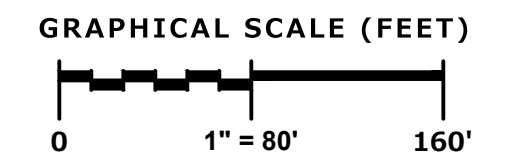
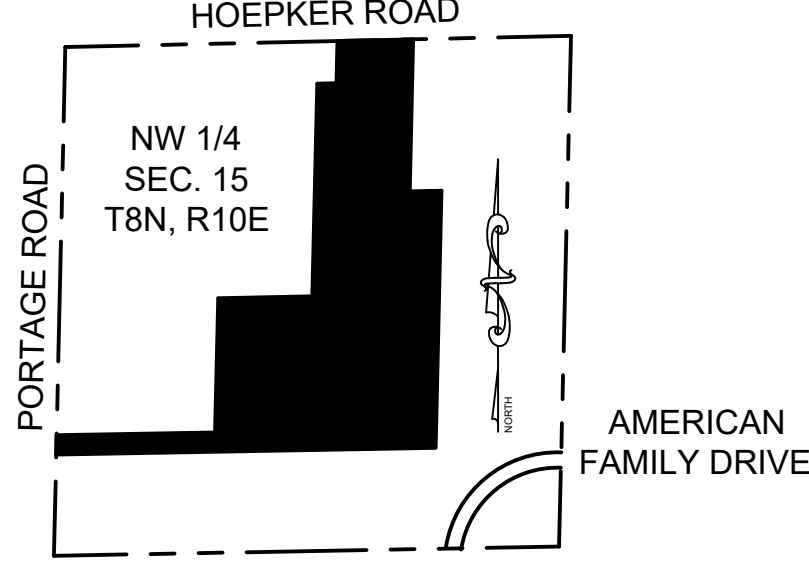


# PRELIMINARY PLAT OF LEO LIVING

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

VICINITY MAP  
SCALE 1"=1000'



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.

SOUTH CORNER SEC. 10, T8N, R10E  
NE CORNER, NW 1/4 SEC. 15, T8N, R10E  
(FOUND 1-1/4" IRON ROD)  
N=515,694.95; E=844,967.38  
(WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(2011))

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-1223424-MAD DATED JUNE 18, 2024 - REVISION NO. 01 (22 JULY 2024).

**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 N.E. 1/4 of 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the N.W. corner of said N.E. 1/4 of N.W. 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 S. 2°18' W. 792.00 feet; thence West 165.00 feet; thence N. 2°18' E. 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 Northwest 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, 1150.65 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

## 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.

## LEGEND OF SYMBOLS & ABBREVIATIONS

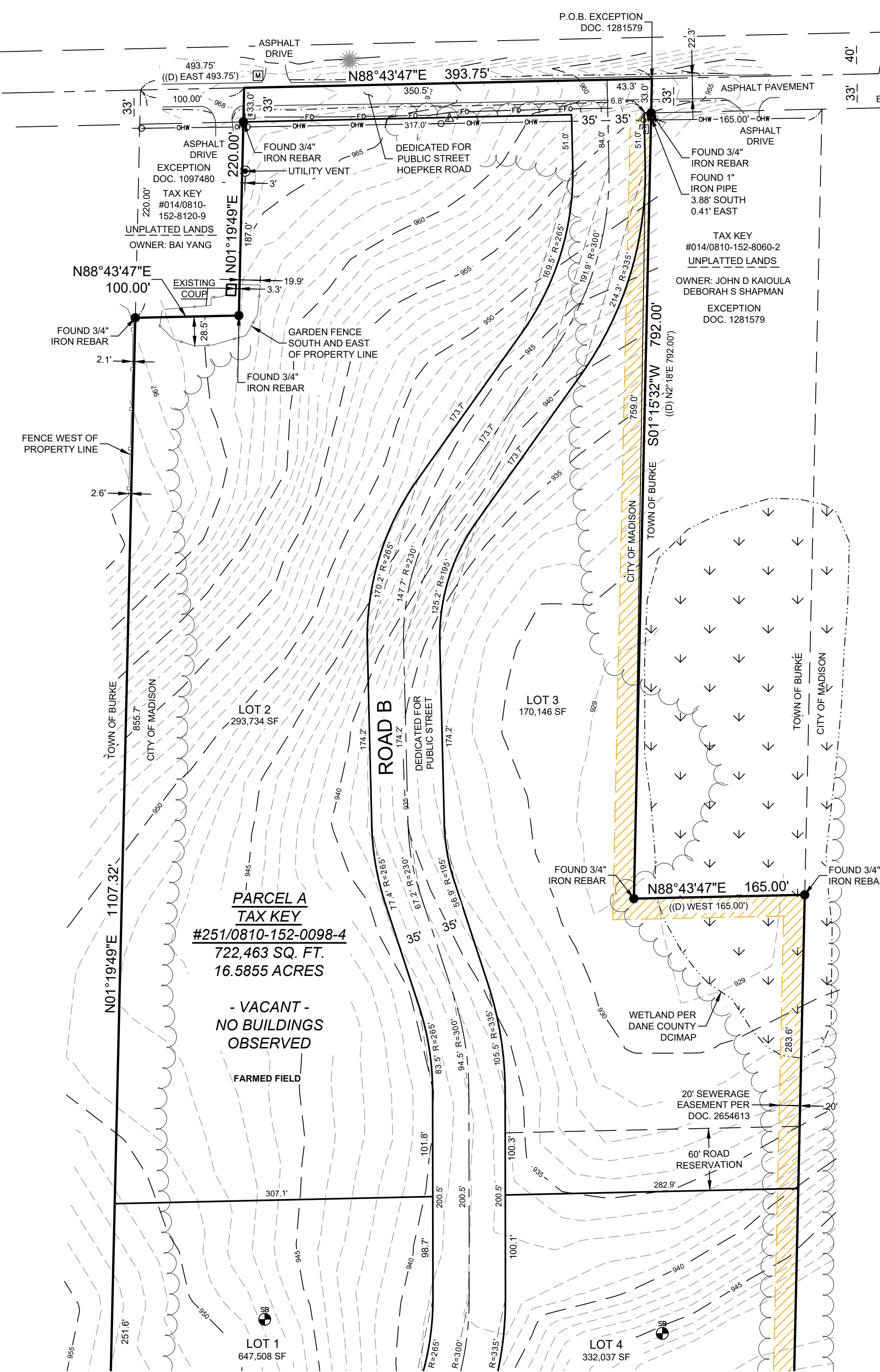
⊙	SANITARY MANHOLE	▲	FIBER OPTIC MARKER	⊠	MAIL BOX
⊖	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/Vault	⊡	FLAG POLE
⊗	STORM INLET	⊞	TELEPHONE PEDESTAL	⊛	BASKETBALL HOOP
⊘	CLEANOUT	⊟	TELEPHONE MANHOLE/Vault	●	BOLLARD
⊙	CATCH BASIN	⊠	TELEPHONE MARKER	⊗	CROSS CUT
⊙	LATERAL	⊞	TRANSFORMER	⊙	IRON PIPE
⊙	UNKNOWN MANHOLE	⊞	ELECTRIC METER/PEDESTAL	⊙	IRON REBAR/ROD
⊙	MONITORING WELL	⊞	ELECTRIC MANHOLE/Vault	⊙	MAG NAIL
⊙	HYDRANT	⊞	CABLE TV RISER/BOX CABLE	⊙	SECTION MONUMENT
⊙	WATER VALVE	⊞	TV MANHOLE/Vault	⊙	BENCH MARK
⊙	DOWN SPOUT	⊞	GAS VALVE	⊙	CONIFER TREE
⊙	SPRINKLER VALVE	⊞	GAS METER	⊙	DECIDUOUS TREE
⊙	WATER SHUT OFF	⊞	GAS MARKER	⊙	BUSH
⊙	STANDPIPE	⊞	AIR CONDITIONING UNIT	⊙	WETLAND SYMBOL
⊙	WATER MANHOLE	⊞	VENT	⊙	CL - CENTERLINE
⊙	FLOOD LIGHT	⊞	DIRECTIONAL ARROW	⊙	CONC. - CONCRETE
⊙	LIGHT POLE	⊞	DUMPSTER	⊙	EL - ELEVATION
⊙	TRAFFIC SIGNAL POLE	⊞	HANDICAP STALL	⊙	EXT. - EXISTING
⊙	UTILITY POLE	⊞	SPOT ELEVATION	⊙	INV. - INVERT
⊙	GUY WIRE	⊞	SOIL BORING	⊙	MON. - MONUMENT
⊙	SANITARY SEWER	⊞	SANITARY SEWER	⊙	P.O.B. - POINT OF BEGINNING
⊙	STORM SEWER	⊞	STORM SEWER	⊙	P.O.C. - POINT OF COMMENCEMENT
⊙	WATER MAIN	⊞	WATER MAIN	⊙	R.O.W. - RIGHT OF WAY
⊙	FIBER OPTIC LINE	⊞	FIBER OPTIC LINE	⊙	SEC. - SECTION
⊙	TELEPHONE LINE	⊞	TELEPHONE LINE	⊙	SQ. FT. - SQUARE FEET
⊙	ELECTRIC LINE	⊞	ELECTRIC LINE	⊙	WI - WITH
⊙	OVERHEAD WIRES	⊞	OVERHEAD WIRES	⊙	(R) - RECORDED AS
⊙	CATV	⊞	CABLE TELEVISION	⊙	(D) - DEEDED AS
⊙	GAS MAIN	⊞	GAS MAIN		
⊙	WETLANDS	⊞	WETLANDS		
⊙	TREE LINE	⊞	TREE LINE		
⊙	NO ACCESS	⊞	NO ACCESS		



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 -



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

- VACANT -  
NO BUILDINGS  
OBSERVED

FARMED FIELD

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 | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

REVIEWING AGENCIES:  
- City of Madison

NO.	DATE	DESCRIPTION

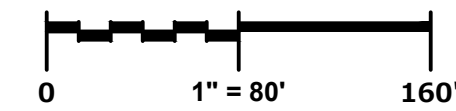
REG. JOB NO.: 55511.00  
REG. PM.:  
DATE: 12/26/2024  
SCALE: 1"=80'  
DRAFTED BY: ST

SHEET  
1  
9  
2

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



GRAPHICAL SCALE (FEET)



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.



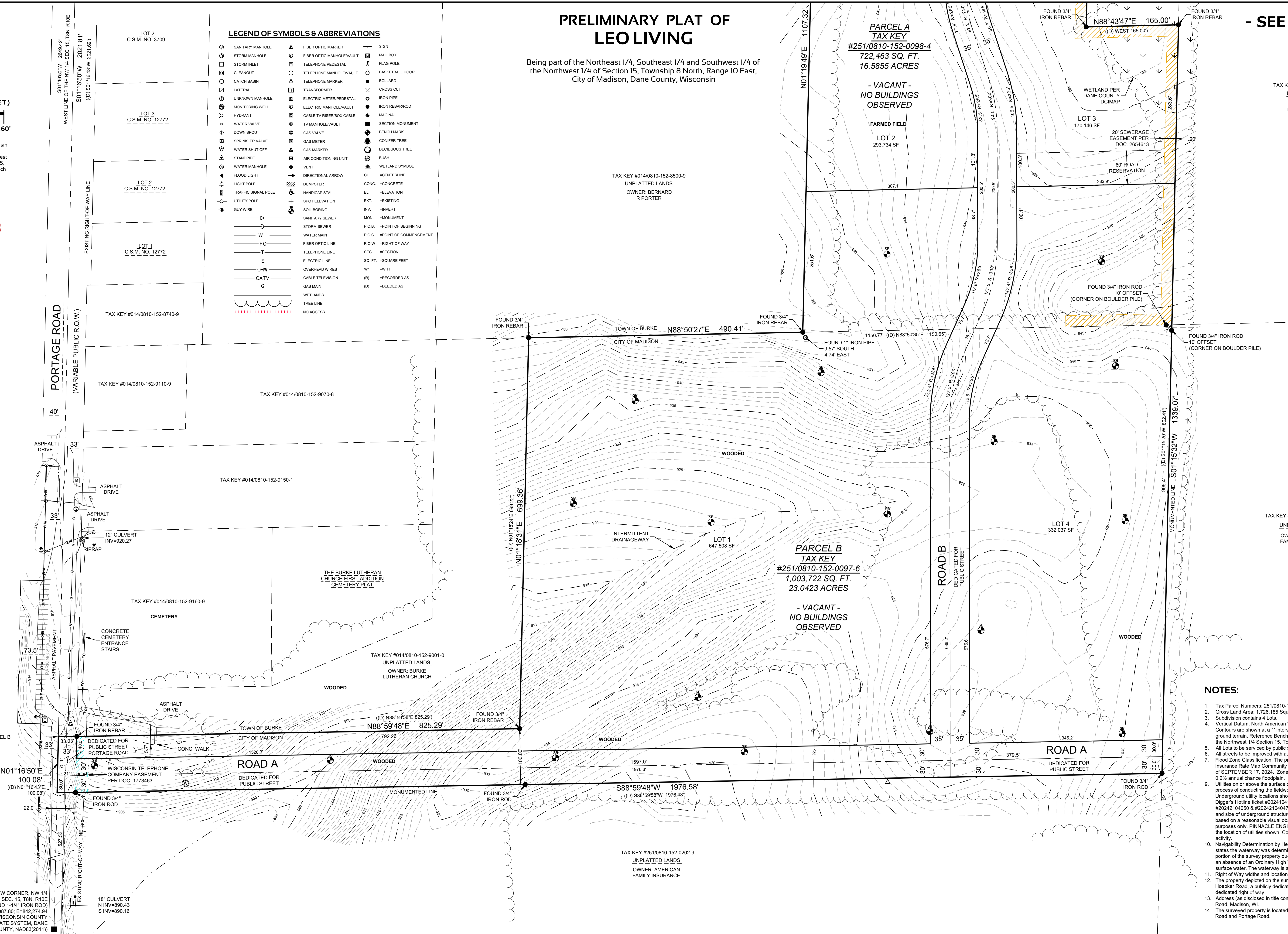
LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns listing various symbols and their corresponding abbreviations for infrastructure like manholes, pipes, and markers.

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

- SEE SHEET 1 -



NOTES:

- 1. Tax Parcel Numbers: 251/0810-152-0098-4 and 251/0810-152-0097-6.
2. Gross Land Area: 1,726,185 Square Feet (39.6278 Acres).
3. Subdivision contains 4 Lots.
4. Vertical Datum: North American Vertical Datum of 1988(12). (NAVD88).
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with asphalt pavement.
7. 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, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
8. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey.
9. Undergound 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 herein 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.
10. 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.
11. Right of Way widths and locations are based on surveys on record.
12. 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.
13. Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI.
14. The surveyed property is located 1,430 feet east of the intersection of Hoepker Road and Portage Road.

PINNACLE ENGINEERING GROUP logo and contact information including address and phone number.

LEO LIVING CITY OF MADISON, WISCONSIN logo and project title.

PRELIMINARY PLAT title and project details.

Table with columns for REVISIONS, JOB NO., DATE, SCALE, and SHEET number.

Additional project information and sheet numbering.

www.pinnacle-engr.com and PRELIMINARY\_PLAT vertical text on the right edge.