

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE 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.

PIPING LEGEND:

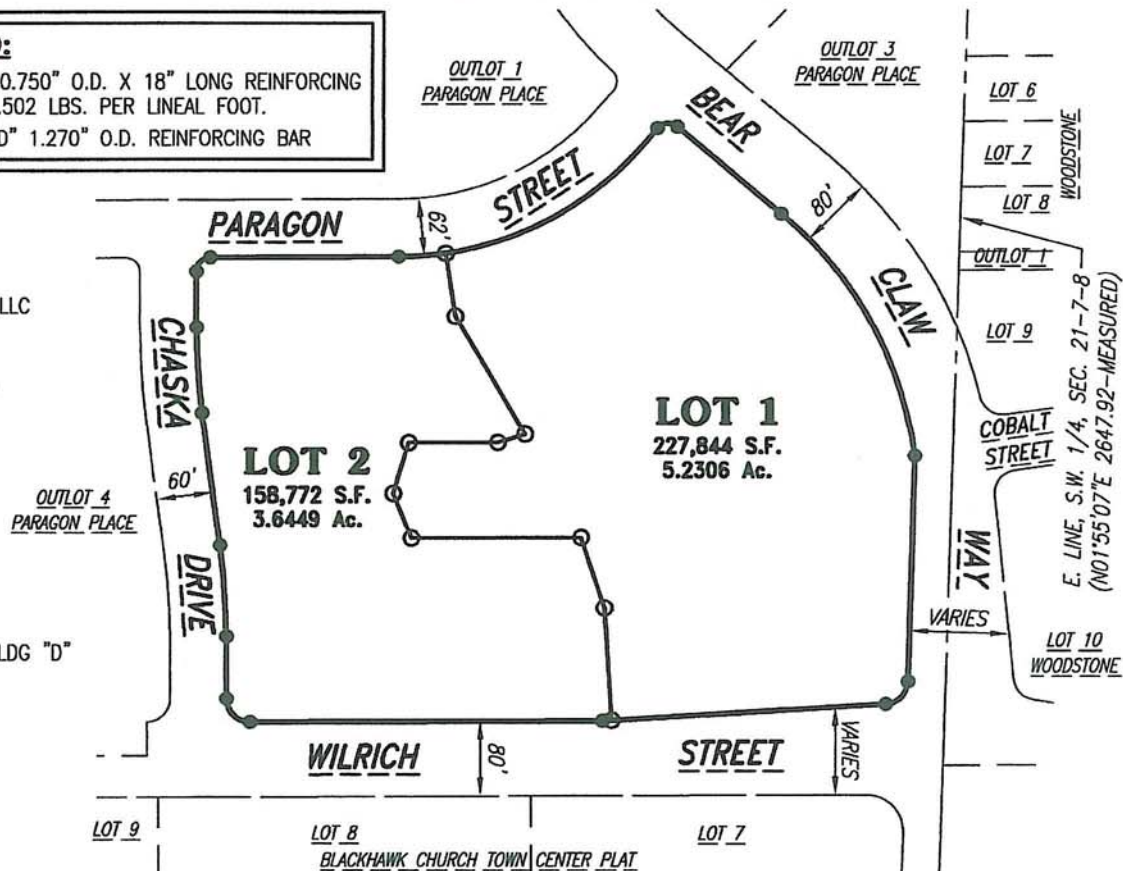
- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1.270" O.D. REINFORCING BAR

OWNER:

ZIEGLER AT ELDERBERRY LLC
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

PREPARED BY:

TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

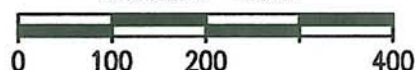


CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	25.00	84°42'32"	36.96	33.69	S44°16'23"W	S01°55'07"W	S86°37'39"W
C2	25.00	90°00'00"	39.27	35.36	N45°10'02"W	S89°49'58"W	N00°10'02"W
C3	780.00	07°15'54"	98.90	98.83	N03°47'59"W	N00°10'02"W	N07°25'56"W
C4	720.00	07°13'41"	90.83	90.77	N03°49'05.5"W	N07°25'56"W	N00°12'15"W
C5	15.00	90°00'00"	23.56	21.21	N44°47'45"E	N00°12'15"W	N89°47'45"E
C6	346.00	50°00'46"	302.02	292.52	N64°47'22"E	N89°47'45"E	N39°46'59"E
C6A	346.00	08°20'15"	50.35	50.30	N85°37'37.5"E	N89°47'45"E	N81°27'30"E
C6B	346.00	41°40'31"	251.67	246.16	N60°37'14.5"E	N81°27'30"E	N39°46'59"E
C7	15.00	90°15'17"	23.63	21.26	N84°54'37.5"E	N39°46'59"E	S49°57'44"E
C8	410.00	42°08'25"	301.55	294.80	S28°53'31.5"E	S49°57'44"E	S07°49'19"E

NORTH

SCALE: 1" = 200'



LOCALITY MAP:

S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1" = 2000'

Grady L. Gosser



GENERAL NOTES:

- 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 SHOWN HEREON ARE PER THE "PARAGON PLACE" SUBDIVISION PLAT AND ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- LOTS/BUILDINGS WITHIN THIS SUBDIVISION 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 GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER.
- 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.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

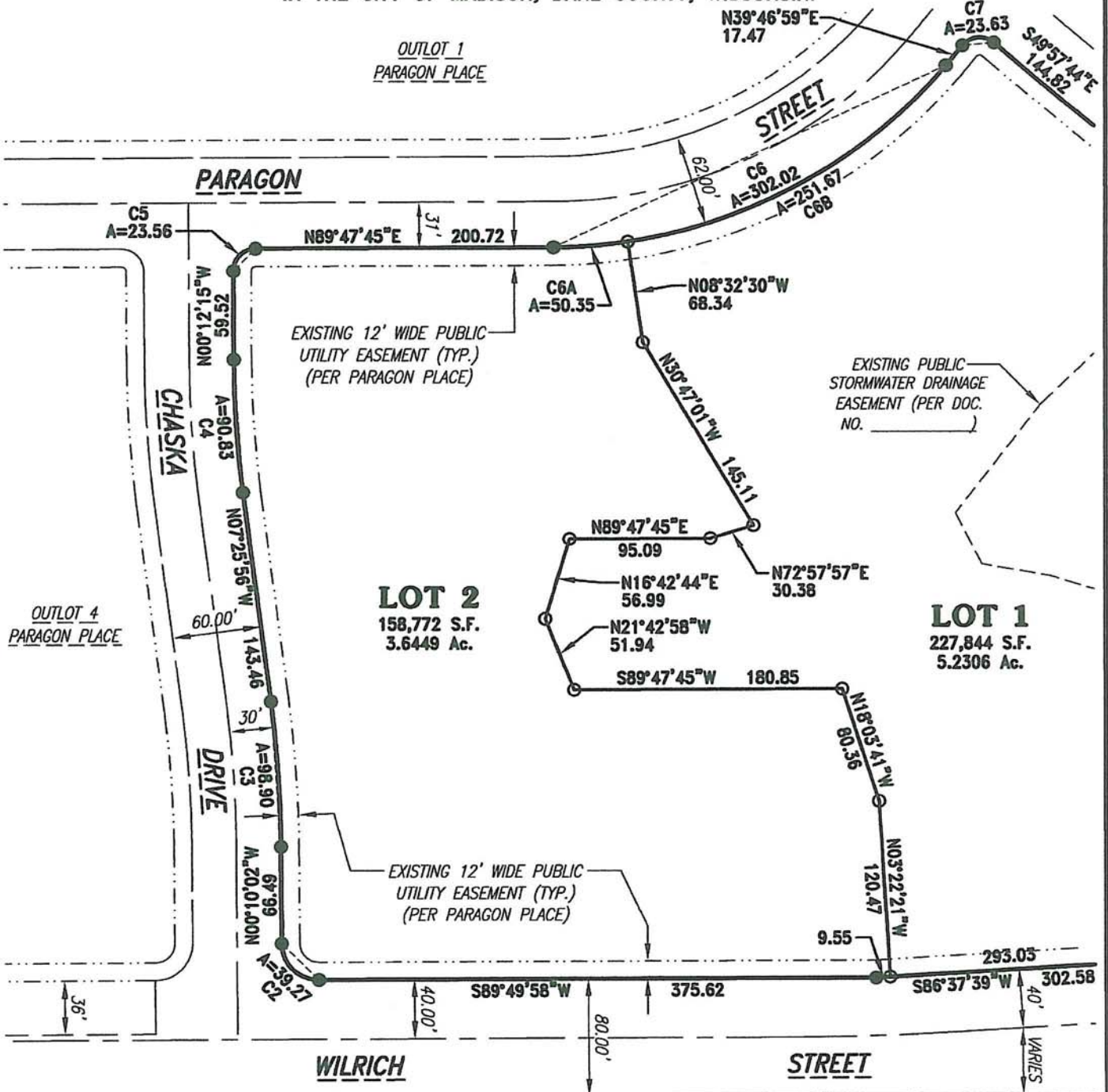
DRAFTED THIS 3rd DAY OF AUGUST, 2015
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 12-041-311-01
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE 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.

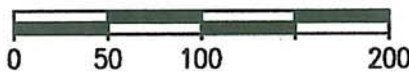
OUTLOT 1
PARAGON PLACE



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



SCALE: 1" = 100'



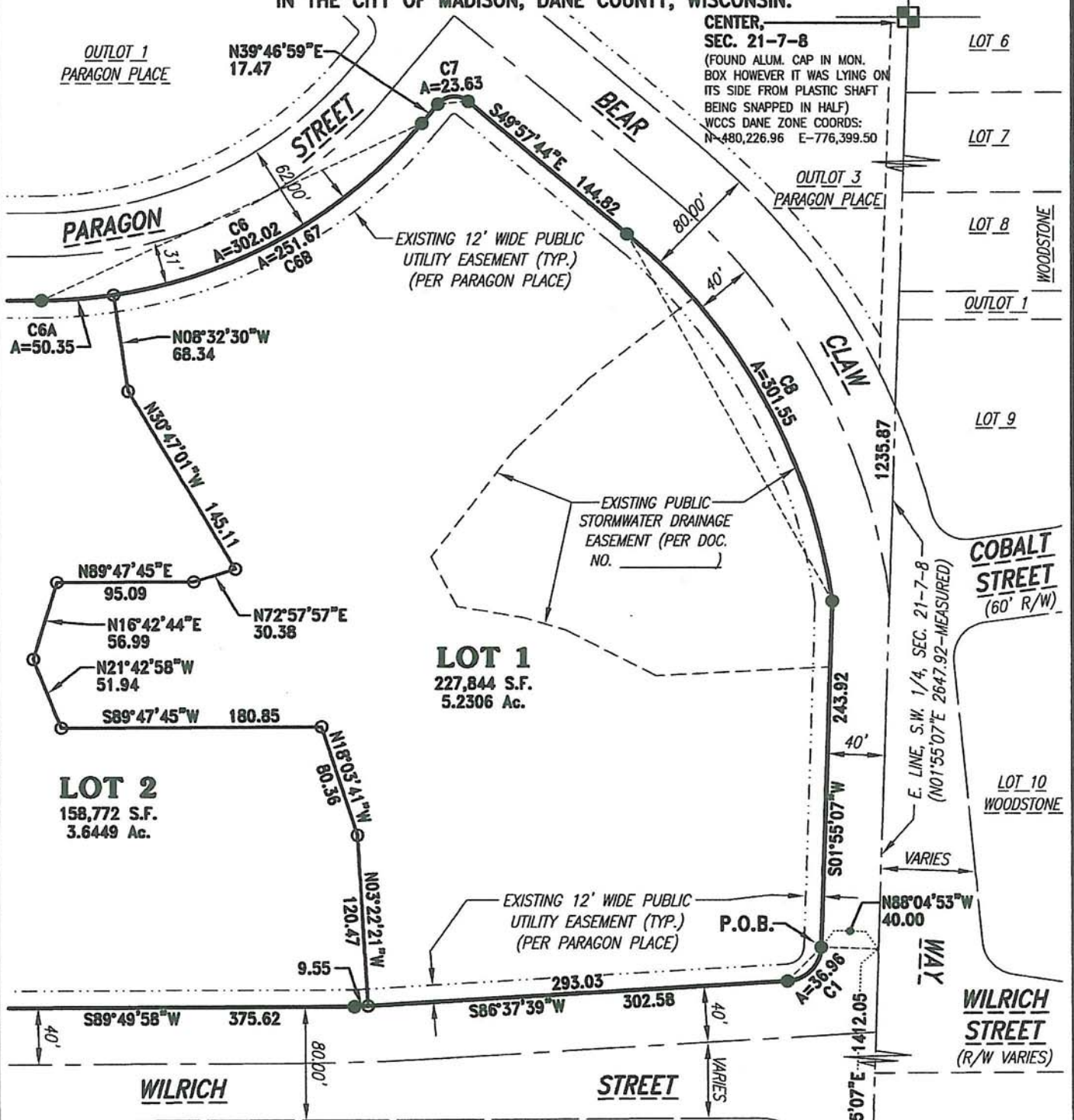
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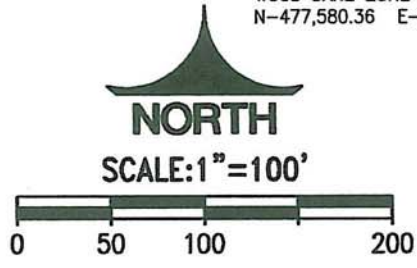
JOB NO. 12-041-311-01
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE 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.



12660 W. North Avenue
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JOB NO. 12-041-311-01
SHEET 3 OF 6

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CERTIFIED SURVEY MAP NO.

**BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE
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.**

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 1 of "PARAGON PLACE" (A Subdivision Plat of Record), being located in a part of the 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, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1412.05 feet to a point; Thence North 88°04'53" West, 40.00 feet to the place of beginning of lands hereinafter described;

Thence Southwesterly 36.96 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 25.00 feet, whose central angle is 84°42'32", and whose chord bears South 44°16'23" West, 33.69 feet to a point of tangency; Thence South 86°37'39" West, 302.58 feet to a point; Thence South 89°49'58" West, 375.62 feet to a point of curvature; Thence Northwesterly 39.27 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 25.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°10'02" West, 35.36 feet to a point of tangency; Thence North 00°10'02" West, 66.49 feet to a point of curvature; Thence Northwesterly 98.90 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 780.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 98.83 feet to a point of tangency; Thence North 07°25'56" West, 143.46 feet to a point of curvature; Thence Northwesterly 90.83 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 720.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05.5" West, 90.77 feet to a point of tangency; Thence North 00°12'15" West, 59.52 feet to a point of curvature; Thence Northeasterly 23.56 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 90°00'00", and whose chord bears North 44°47'45" East, 21.21 feet to a point of tangency; Thence North 89°47'45" East, 200.72 feet to a point of curvature; Thence Northeasterly 302.02 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 346.00 feet, whose central angle is 50°00'46", and whose chord bears North 64°47'22" East, 292.52 feet to a point of tangency; Thence North 39°46'59" East, 17.47 feet to a point of curvature; Thence Northeasterly 23.63 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 90°15'17", and whose chord bears North 84°54'37.5" East, 21.26 feet to a point of tangency; Thence South 49°57'44" East, 144.82 feet to a point of curvature; Thence Southeasterly 301.55 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 410.00 feet, whose central angle is 42°08'25", and whose chord bears South 28°53'31.5" East, 294.80 feet to a point; Thence South 01°55'07" West being parallel to and at a right angle distance of 40.00 feet from the said East line of the said Southwest 1/4 Section, 243.92 feet to the point of beginning of this description.

Said Parcel contains 386,616 Square Feet (or 8.8755 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **ZIEGLER AT ELDERBERRY LLC**, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison in surveying, dividing and mapping the same.

Dated this 3RD day of AUGUST, 20 15.



Grady L. Gosser

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 3rd day of AUGUST, 2015

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 12-041-311-01
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE
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.

CORPORATE OWNER'S CERTIFICATE:

ZIEGLER AT ELDERBERRY LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, this 13th day of August, 20 15.

ZIEGLER AT ELDERBERRY LLC
By: UNITED APARTMENTS, INC., MANAGER




Marshal Gorwitz, President

STATE OF WISCONSIN)
) ss
COUNTY OF OUTAGAMIE)

Personally came before me this 13th day of AUGUST, 20 15, Marshal Gorwitz, President of the ~~above named~~ ^{manager of the} Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.




Print Name: JUDY HUSAR
Notary Public, OUTAGAMIE County, WI
My commission expires: 10-28-2017



Drafted this 3rd Day of AUGUST, 2015
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Job. No. 12-041-311-01
SHEET 5 OF 6

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**BEING A REDIVISION OF LOT 1 OF "PARAGON PLACE", BEING LOCATED IN A PART OF THE
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.**

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission on this _____ day of _____, 20____.

Stephen R. Cover, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20 ____.

Dated this _____ day of _____, 20 ____.

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin



Drafted this 3rd Day of AUGUST, 2015

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 12-041-311-01

SHEET 6 OF 6