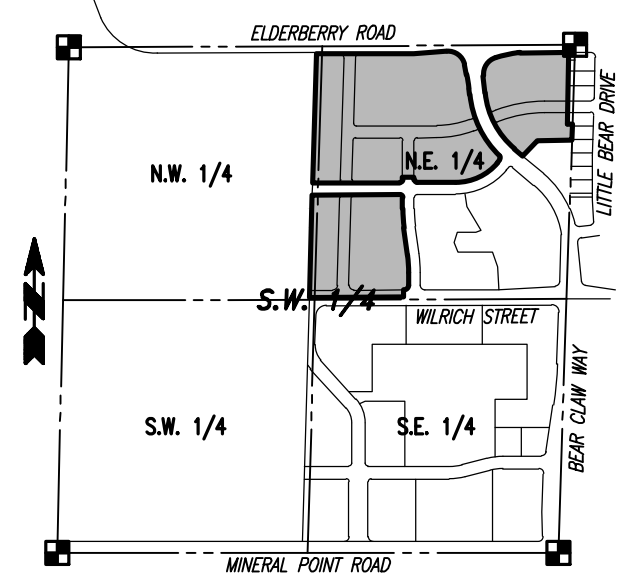
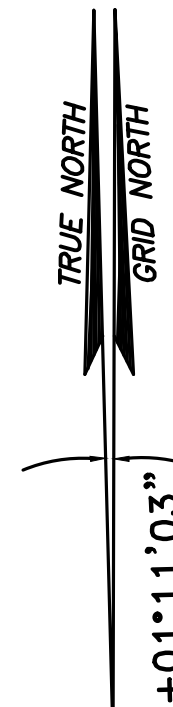
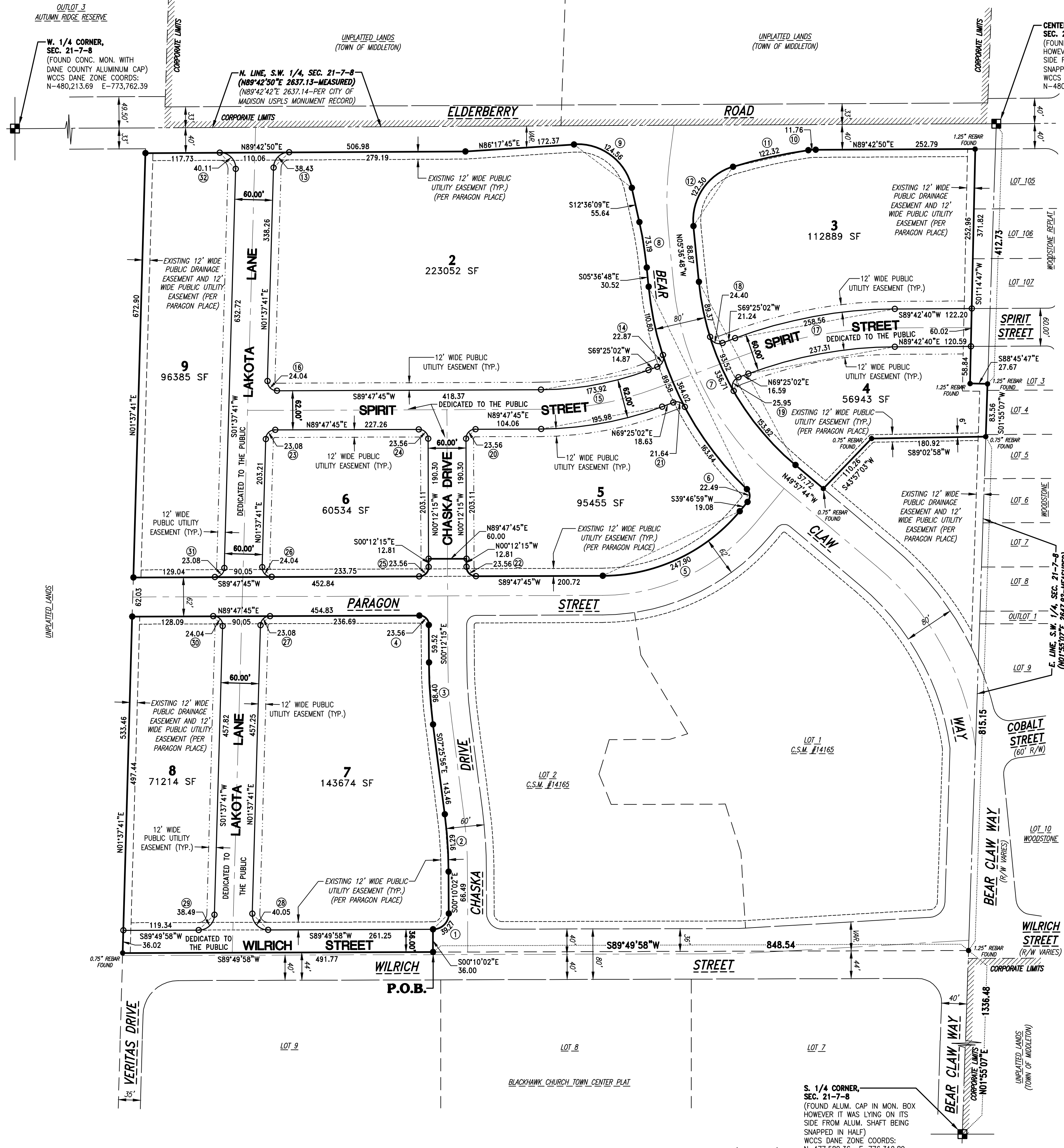


PARAGON PLACE ADDITION NO. 1

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) 968-8100
 FAX: (920) 731-1696



LOCALITY MAP:
 S.W. 1/4, SEC. 21,
 T. 7 N., R. 8 E.
 SCALE: 1"=1000'

SCALE: 1" = 100'
 0 100 200

GENERAL NOTES:

- Indicated Found 1.270" outside diameter Reinforcing Bar. (Unless otherwise noted).
- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- 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 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.
- 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.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



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

DATED THIS 28th DAY OF FEBRUARY, 2019

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

CURVE TABLE:

| NO. | LOT(S) | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING | TANGENT IN | TANGENT OUT |
|-----|----------|--------|---------------|--------|--------|---------------|-------------|-------------|
| 1 | 7 | 25.00 | 90°00'00" | 39.27 | 35.36 | N44°49'58"E | N89°49'58"E | N00°10'02"W |
| 2 | 7 | 720.00 | 7°15'54" | 91.29 | 91.23 | N03°47'59"W | N00°10'02"W | N07°25'56"W |
| 3 | 7 | 780.00 | 7°13'41" | 98.40 | 98.33 | S03°49'05.5"E | S00°12'15"E | S07°25'56"E |
| 4 | 7 | 15.00 | 90°00'00" | 23.56 | 21.21 | N45°12'15"W | N00°12'15"W | S89°47'45"W |
| 5 | 5 | 284.00 | 50°00'46" | 247.90 | 240.10 | N64°47'22"E | N89°47'45"E | N39°46'59"E |
| 6 | 5 | 15.00 | 85°53'41" | 22.49 | 20.44 | N03°09'51.5"W | N39°46'59"E | N46°06'42"W |
| 7 | WEST | 515.00 | 40°29'54" | 364.02 | 356.49 | S25°51'45"E | S05°36'48"E | S46°06'42"E |
| | 5 | 515.00 | 18°12'18" | 163.64 | 162.95 | S37°00'33"E | S27°54'24"E | S46°06'42"E |
| | R/W WEST | 515.00 | 9°58'00" | 89.58 | 89.47 | S22°55'24"E | S17°56'24"E | S27°54'24"E |
| | 2 | 515.00 | 12°19'36" | 110.80 | 110.59 | S11°46'36"E | S05°36'48"E | S17°56'24"E |
| | EAST | 435.00 | 44°20'56" | 336.71 | 328.36 | S27°47'16"E | S05°36'48"E | S49°57'44"E |
| | 4 | 435.00 | 20°15'38" | 153.82 | 153.02 | S39°49'55"E | S29°42'06"E | S49°57'44"E |
| | R/W EAST | 435.00 | 12°19'04" | 93.52 | 93.34 | S23°32'34"E | S17°23'02"E | S29°42'06"E |
| | 3 | 435.00 | 11°46'14" | 89.37 | 89.21 | S11°29'55"E | S05°36'48"E | S17°23'02"E |
| 8 | 2 | 600.00 | 6°59'21" | 73.19 | 73.15 | N09°06'28.5"W | N05°36'48"W | N12°36'09"W |
| 9 | 2 | 88.00 | 81°06'06" | 124.56 | 114.42 | N53°09'12"W | N12°36'09"W | S86°17'45"W |
| 10 | 3 | 89.00 | 7°34'21" | 11.76 | 11.75 | S85°55'39.5"W | S89°42'50"W | S82°08'29"W |
| 11 | 3 | 777.00 | 9°01'12" | 122.32 | 122.20 | S77°37'53"W | S82°08'29"W | S73°07'17"W |
| 12 | 3 | 89.00 | 78°44'05" | 122.30 | 112.90 | S33°45'14.5"W | S73°07'17"W | S05°36'48"E |
| 13 | 2 | 25.00 | 88°05'09" | 38.43 | 34.76 | S45°40'15.5"W | S89°42'50"W | S01°37'41"W |
| 14 | 2 | 15.00 | 87°21'26" | 22.87 | 20.72 | N25°44'19"E | N69°25'02"E | N17°56'24"W |
| 15 | 2 | 489.00 | 20°22'43" | 173.92 | 173.01 | N79°36'23.5"E | N89°47'45"E | N69°25'02"E |
| | 5 | 551.00 | 20°22'43" | 195.98 | 194.94 | N79°36'23"E | N89°47'45"E | N69°25'02"E |
| 16 | 2 | 15.00 | 91°49'56" | 24.04 | 21.55 | S44°17'17"E | S01°37'41"W | N89°47'45"E |
| 17 | 3 | 730.00 | 20°17'38" | 258.56 | 257.21 | S79°33'51"W | S89°42'40"W | S69°25'02"W |
| | 4 | 670.00 | 20°17'38" | 237.31 | 236.07 | S79°33'51"W | S89°42'40"W | S69°25'02"W |
| 18 | 3 | 15.00 | 93°11'56" | 24.40 | 21.80 | S63°59'00"E | S17°23'02"E | N69°25'02"E |
| 19 | 4 | 15.00 | 99°07'08" | 25.95 | 22.83 | S19°51'28"W | S69°25'02"W | S29°42'06"E |
| 20 | 5 | 15.00 | 90°00'00" | 23.56 | 21.21 | S44°47'45"W | S89°47'45"W | S00°12'15"E |
| 21 | 5 | 15.00 | 82°40'34" | 21.64 | 19.82 | N69°14'41"W | N27°54'24"W | S69°25'02"W |
| 22 | 5 | 15.00 | 90°00'00" | 23.56 | 21.21 | S45°12'15"E | S00°12'15"E | N89°47'45"E |
| 23 | 6 | 15.00 | 88°10'04" | 23.08 | 20.87 | S45°42'43"W | S89°47'45"W | S01°37'41"W |
| 24 | 6 | 15.00 | 90°00'00" | 23.56 | 21.21 | N45°12'15"W | N00°12'15"W | S89°47'45"W |
| 25 | 6 | 15.00 | 90°00'00" | 23.56 | 21.21 | N44°47'45"E | N89°47'45"E | N00°12'15"W |
| 26 | 6 | 15.00 | 91°49'56" | 24.04 | 21.55 | S44°17'17"E | S01°37'41"W | N89°47'45"E |
| 27 | 7 | 15.00 | 88°10'04" | 23.08 | 20.87 | S45°42'43"W | S89°47'45"W | S01°37'41"W |
| 28 | 7 | 25.00 | 91°47'43" | 40.05 | 35.90 | S44°16'10.5"E | S01°37'41"W | N89°49'58"E |
| 29 | 8 | 25.00 | 88°12'17" | 38.49 | 34.80 | N45°43'49.5"E | N89°49'58"E | N01°37'41"E |
| 30 | 8 | 15.00 | 91°49'56" | 24.04 | 21.55 | N44°17'17"W | N01°37'41"E | S89°47'45"W |
| 31 | 9 | 15.00 | 88°10'04" | 23.08 | 20.87 | N45°42'43"E | N89°47'45"E | N01°37'41"E |
| 32 | 9 | 25.00 | 91°54'51" | 40.11 | 35.94 | N44°19'44.5"W | N01°37'41"E | S89°42'50"W |

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 "PARAGON PLACE ADDITION NO. 1", being a redivision of Outlots 1, 2 and 4 of "Paragon Place", recorded in the office of the Register of Deeds for Dane County on September 8, 2014, in Book 60-033A of Final Plats, at Pages 166 through 167 inclusive, as Document No. 5096711, 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.

Said Parcel contains 1,026,128 Square Feet (or 23.5567 Acres) of land, more or less.

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

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 Statutes of the State of Wisconsin and the Subdivision Regulations of the City of Madison in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 _____.

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ZIEGLER AT ELDERBERRY LLC and ZIEGLER AT ELDERBERRY II LLC, Wisconsin Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certifies that said Limited Liability Companies have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Madison

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Dane County Zoning and Natural Resources Committee

Witness the hand and seal of said Owner this _____ day of _____, 20 _____.

ZIEGLER AT ELDERBERRY LLC
By: United Apartments, Inc., Manager

ZIEGLER AT ELDERBERRY II LLC
By: United Apartments, Inc., Manager

Marshal Gorwitz, President

Marshal Gorwitz, President

Shelley Austinson, Secretary

Shelley Austinson, Secretary

STATE OF WISCONSIN)
) SS
 COUNTY OF _____)

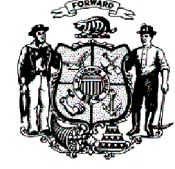
Personally came before me this _____ day of _____, 20 _____, the above named Marshal Gorwitz, President and Shelley Austinson, Secretary of the above named Limited Liability Companies, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Limited Liability Companies, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Limited Liability Companies, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration




CITY COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as "PARAGON PLACE ADDITION NO. 1" located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20 _____, and that said enactment further provided for the acceptance of those lands dedicated and right conveyed by said plat to the City of Madison for public use.

Dated this _____ Day of _____, 20 _____.

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

CITY PLAN COMMISSION CERTIFICATE:

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

Natalie Erdman, Secretary
City of Madison Plan Commission

CITY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
 COUNTY OF DANE)

I, David Gawenda, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ Day of _____, 20 _____ on any of the lands included in the Plat of "PARAGON PLACE ADDITION NO. 1".

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

COUNTY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
 COUNTY OF DANE)

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20 _____ on any of the lands included in the Plat of "PARAGON PLACE ADDITION NO. 1".

Adam Gallagher, County Treasurer

COUNTY REGISTER OF DEEDS CERTIFICATE:

Received for record this _____ day of _____, 20 _____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Register of Deeds