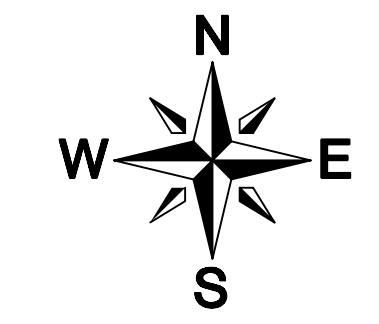
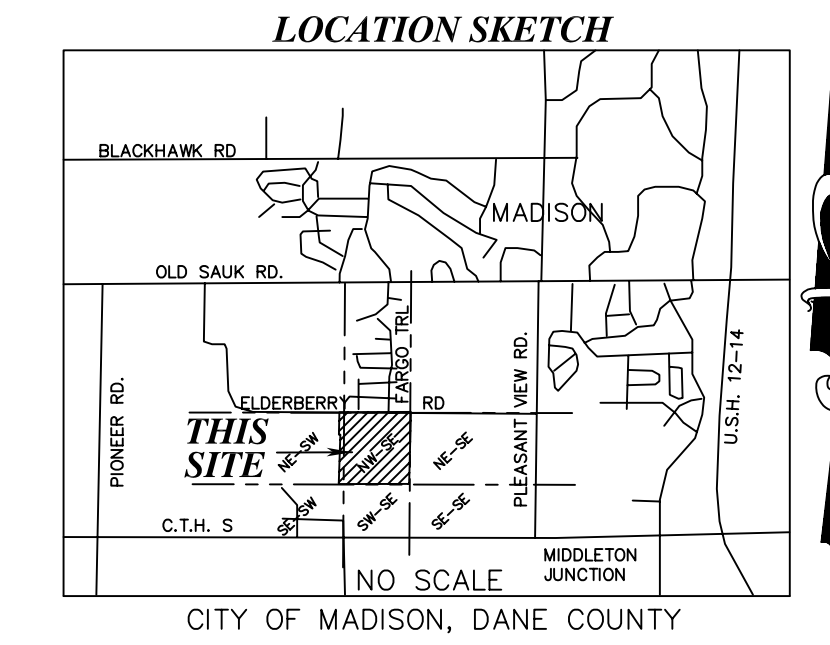


Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 1,721,823 SQ. FT. - 39.53 ACRES



BASIS OF BEARINGS: IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

SCALE: 1" = 100'

LEGEND

- 1 1/4" X 30" IRON REBAR SET (WT. = 4.3 LBS / L.F.)
 - ▲ P.K. NAIL FND.
 - 3/4" IRON ROD FND.
 - 1 1/4" IRON ROD FND.
 - CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
 - SEPTIC TANK
 - SEPTIC VENT
 - CLEAN OUT
 - WELL
 - POWER POLE
 - GUY WIRE
 - TEL — BURIED TELEPHONE LINE
 - x1092.40 TYPICAL SPOT ELEVATION
 - () PREVIOUS SURVEY OR RECORD DATA
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 18" IRON REBAR (WT = 1.5 LBS./L.F.)

APPROVING AUTHORITIES

CITY OF MADISON
DANE COUNTY

OBJECTING AUTHORITIES

DEPARTMENT OF ADMINISTRATION

OWNER/SUBDIVIDER

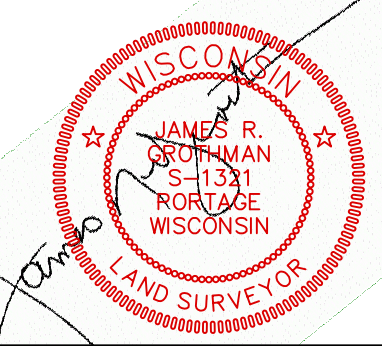
PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
THOMAS PINION
2901 INTERNATIONAL LANE
SUITE 300
MADISON, WI 53704
PHONE: 1-800-446-0679

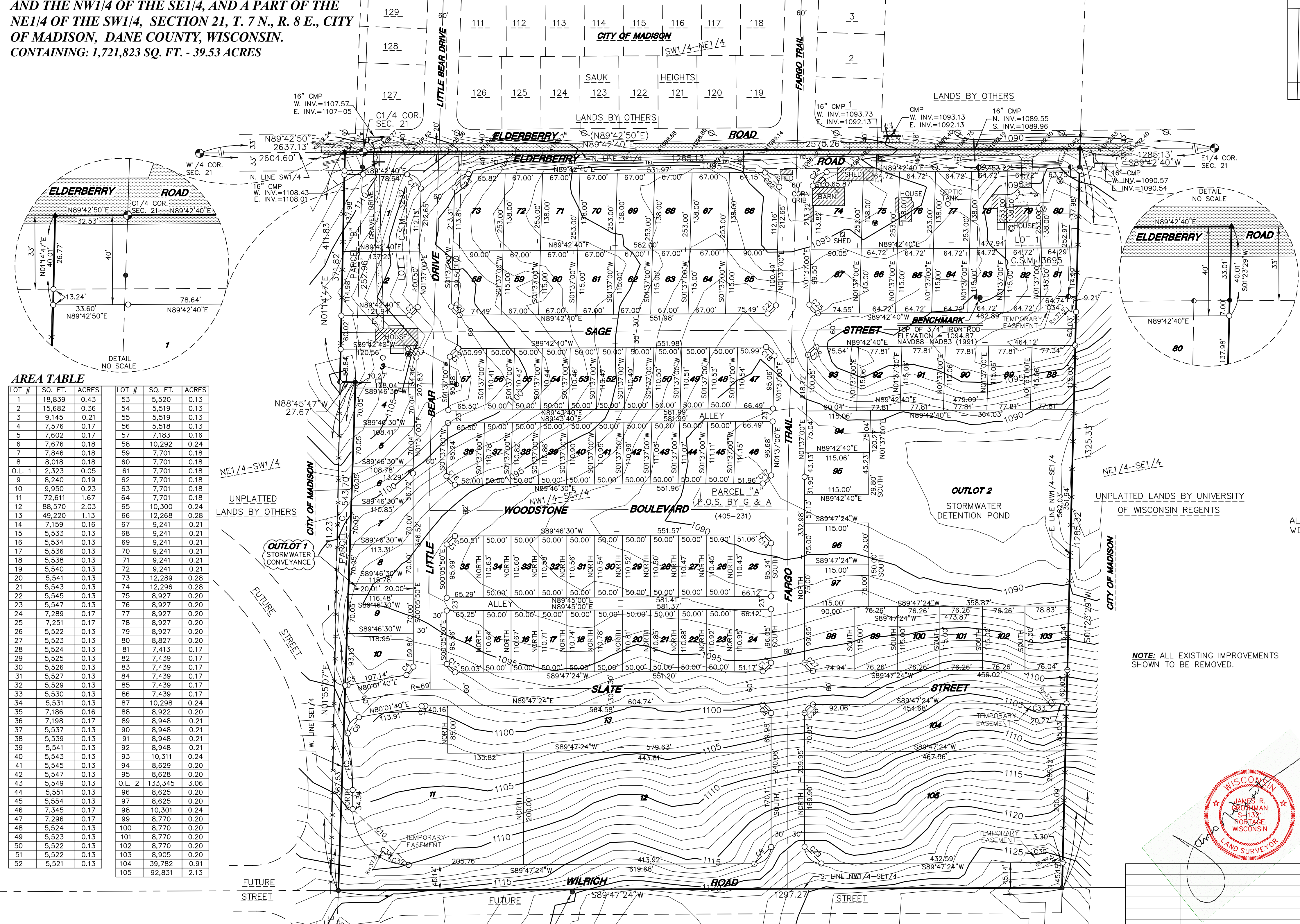
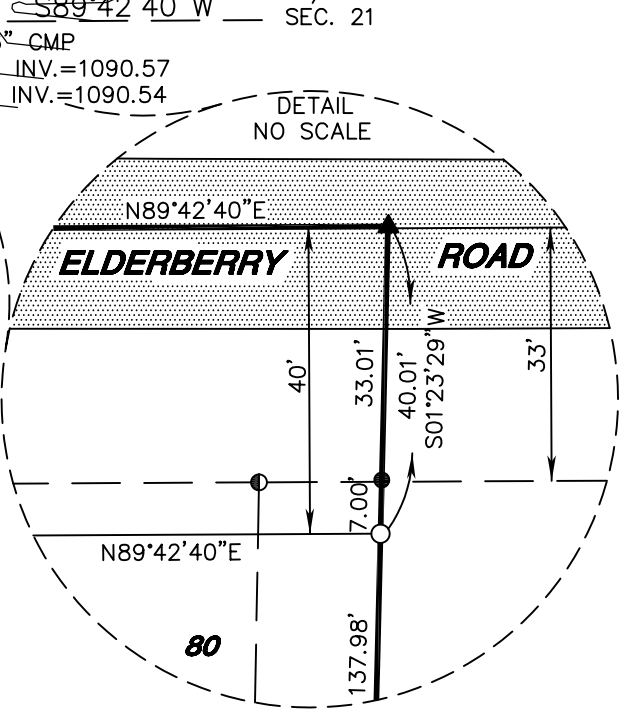
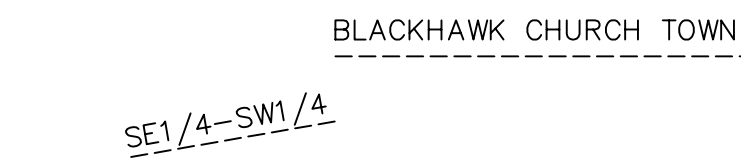
SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
PHONE SAUK PRAIRIE: (608) 742-6488
FAX: (608) 742-0434
e-mail: surveying@grothman.com



AREA TABLE

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	18,839	0.43	53	5,520	0.13
2	15,682	0.36	54	5,519	0.13
3	9,145	0.21	55	5,519	0.13
4	7,576	0.17	56	5,518	0.13
5	7,602	0.17	57	7,183	0.16
6	7,676	0.18	58	10,292	0.24
7	7,846	0.18	59	7,701	0.18
8	6,018	0.14	60	7,701	0.18
9	2,323	0.05	61	7,701	0.18
10	8,240	0.19	62	7,701	0.18
11	9,950	0.23	63	7,701	0.18
12	72,611	1.67	64	7,701	0.18
13	88,570	2.03	65	10,300	0.24
14	49,220	1.13	66	12,268	0.28
15	7,159	0.16	67	9,241	0.21
16	5,533	0.13	68	9,241	0.21
17	5,534	0.13	69	9,241	0.21
18	5,538	0.13	70	9,241	0.21
19	5,540	0.13	71	9,241	0.21
20	5,541	0.13	72	9,241	0.21
21	5,543	0.13	73	12,289	0.28
22	5,545	0.13	74	12,296	0.28
23	5,547	0.13	75	8,927	0.20
24	5,549	0.13	76	8,927	0.20
25	5,551	0.13	77	8,927	0.20
26	5,552	0.13	78	8,927	0.20
27	5,553	0.13	79	8,927	0.20
28	5,554	0.13	80	8,927	0.20
29	5,555	0.13	81	7,413	0.17
30	5,556	0.13	82	7,439	0.17
31	5,557	0.13	83	7,439	0.17
32	5,558	0.13	84	7,439	0.17
33	5,559	0.13	85	7,439	0.17
34	5,560	0.13	86	7,439	0.17
35	5,561	0.13	87	10,298	0.24
36	5,562	0.13	88	8,922	0.20
37	5,563	0.13	89	8,948	0.21
38	5,564	0.13	90	8,948	0.21
39	5,565	0.13	91	8,948	0.21
40	5,566	0.13	92	8,948	0.21
41	5,567	0.13	93	10,311	0.24
42	5,568	0.13	94	8,629	0.20
43	5,569	0.13	95	8,628	0.20
44	5,570	0.13	96	8,625	0.20
45	5,571	0.13	97	8,625	0.20
46	5,572	0.13	98	10,301	0.24
47	5,573	0.13	99	8,770	0.20
48	5,574	0.13	100	8,770	0.20
49	5,575	0.13	101	8,770	0.20
50	5,576	0.13	102	8,770	0.20
51	5,577	0.13	103	8,905	0.20
52	5,578	0.13	104	39,782	0.91
			105	92,831	2.13



NOTE: ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED.

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGERS HOTLINE
1-800-242-8511

DATE	REVISION	BY	APV/D
A PRELIMINARY PLAT OF			
Woodstone GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS			
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com			
FILE NO. 405-231	PROJ. NO. 405-231	DWG NO. 405231 prelim	
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN			SHEET 1 OF 2

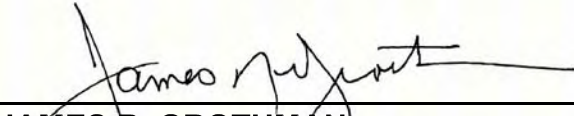
Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Madison Subdivision Ordinance and under the direction of **Daniel R. Heffron of Pheasant Ridge, L.L.C.**, I have surveyed, monumented, mapped and divided the plat of the **Woodstone**, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being Lot 1, Certified Survey Map, No. 3232 as recorded in Volume 12, page 330 as Document No. 1629892, Lot 1, Certified Survey Map, No. 3695 as recorded in Volume 15, page 120 as Document No. 1704992, all of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 21;
thence South 89°42'40" West along the north line of the Southeast Quarter of said Section 21, 1,285.13 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 21 and the point of beginning;
thence South 01°23'29" West along the east line of the Northwest Quarter of the Southeast Quarter of said Section 21, 1,325.33 feet to the southeast corner thereof;
thence South 89°47'24" West along the south line of the Northwest Quarter of the Southeast Quarter of said Section 21, 1,297.27 feet to the southwest corner thereof;
thence North 01°55'07" East along the west line of the Southeast Quarter of said Section 21, 911.23 feet to a point in the south line of said Lot 1, Certified Survey Map, No. 3232;
thence North 88°45'47" West along the south line of said Lot 1, Certified Survey Map, No. 3232, 27.67 feet to the southwest corner of said Lot 1;
thence North 01°14'47" East along the west line of said Lot 1, Certified Survey Map, No. 3232, 411.83 feet to a point in the north line of the Southwest Quarter of said Section 21, said point also being the northwest corner of said Lot 1, Certified Survey Map, No. 3232;
thence North 89°42'50" East along the north line of the Southwest Quarter of said Section 21 and the north line of said Lot 1, Certified Survey Map, No. 3232, 32.53 feet to the center quarter corner of said Section 21;
thence North 89°42'40" East along the north line of the Southeast Quarter of said Section 21, 1,285.13 feet to the point of beginning.
Containing 1,721,823 square feet, (39.53acres), more or less.



JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: January 28, 2008
File No. 405-231



COMMON COUNCIL RESOLUTION

Resolved, that the plat of **Woodstone** subdivision being Lot 1, Certified Survey Map, No. 3232 as recorded in Volume 12, page 330 as Document No. 1629892, Lot 1, Certified Survey Map, No. 3695 as recorded in Volume 15, page 120 as Document No. 1704992, all of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, having been approved and that said resolution further provided for acceptance of those lands and rights dedicated by said **Woodstone** to the city of public use.

I do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison and that plat was approved by the city council of the City of Madison, Dane County, Wisconsin by Resolution No. _____, adopted by the Common Council of the City of Madison, Wisconsin, this ____ day of _____, 20__, ID No. _____ and further certify that the conditions of said approval were fulfilled on this _____ day of _____, 20__.

Maribeth Witzel - Behl, City Clerk

CERTIFICATE OF CITY TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF Dane)

I, **Gerald Pace**, being duly appointed, qualified and acting Treasurer of the City of Madison, do hereby certify that in accordance with my records in my office there are no unpaid taxes or unpaid special assessments as of _____, 20__ affecting the lands included in the plat of **Woodstone**.

Gerald Pace, Treasurer _____ **Date** _____

CERTIFICATE OF COUNTY TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF Dane)

I, **David Gawenda** 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 _____, 20__ affecting the lands included in the plat of **Woodstone**.

David Gawenda, County Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

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

Kristi Chlebowski, Register of Deeds

OWNER'S CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner, I do further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

1. City of Madison
2. Department of Administration

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

In the Presence of: _____ **Pheasant Ridge, L.L.C.**

Witness _____
Daniel R. Heffron
Managing Member Pheasant Ridge, L.L.C.

STATE of WISCONSIN)
(SS)
COUNTY OF DANE)

Personally came before me this ____ day of _____, 20__, the above named **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____
_____ County, Wisconsin

My commission expires: _____

CONSENT OF MORTGAGEE

I, of **State Bank of Cross Plains**, Mortgagee of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and I do consent to the above certificates of **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, Owners.

Witness the hand and seal of **State Bank of Cross Plains**, this ____ day of _____, 20__.

State Bank of Cross Plains

James Tubbs, Vice President

STATE of WISCONSIN)
(SS)
COUNTY OF _____)

Personally came before me this ____ day of _____, 20__, the above named **James Tubbs, Vice President**, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____
_____ County, Wisconsin

My commission expires: _____

CURVE DATA TABLE

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. OUT
C1	1	91°54'20"	40.10	25.00	S44°20'10"E	35.94		
C2	2	88°05'40"	23.06	15.00	S45°39'50"W	20.86		
C3	3	91°54'20"	24.06	15.00	S44°20'10"E	21.56		
C4	10	80°07'30"	20.98	15.00	S39°57'55"W	19.31		
C5	10	09°46'50"	4.27	25.00	S84°55'05"W	4.26	S80°01'40"W	S89°48'30"W
C6	11	90°06'10"	39.31	25.00	N34°58'35"E	35.39	N10°04'30"W	N80°01'40"E
C7	11	09°45'44"	6.64	39.00	N84°54'32"E	6.64		
C8	13	90°12'36"	23.62	15.00	S45°06'18"E	21.25		
C9	12	89°47'24"	47.01	30.00	S44°53'42"W	42.35		
C10	11	90°12'36"	157.45	100.00	N45°06'18"W	141.68		
C11	11	10°04'30"	101.99	580.00	N05°02'15"W	101.86	S10°04'30"E	SOUTH
C12	14	90°06'46"	23.59	15.00	N45°09'13"W	21.23		
C13	24	89°47'24"	23.51	15.00	S44°53'42"W	21.17		
C14	25	90°13'30"	23.62	15.00	S45°06'45"E	21.25		
C15	35	89°52'20"	23.53	15.00	N44°50'20"E	21.19		
C16	36	91°50'30"	24.04	15.00	N44°18'15"W	21.55		
C17	46	88°09'30"	23.08	15.00	S45°41'45"W	20.87		
C18	47	91°54'20"	24.06	15.00	S44°20'10"E	21.56		
C19	57	88°05'40"	23.06	15.00	N45°39'50"E	20.86		
C20	58	91°54'20"	24.06	15.00	N44°20'10"W	21.56		
C21	65	88°05'40"	23.06	15.00	S45°39'50"W	20.86		
C22	66	91°54'20"	40.10	25.00	S44°20'10"E	35.94		
C23	73	88°05'40"	38.44	25.00	N45°39'50"E	34.76		
C24	74	88°05'40"	38.44	25.00	N45°39'50"E	34.76		
C25	87	91°54'20"	24.06	15.00	N44°20'10"W	21.56		
C26	93	88°05'40"	23.06	15.00	N45°39'50"E	20.86		
C27	98	90°12'36"	23.62	15.00	N45°06'18"W	21.25		
C28	104	89°47'24"	23.51	15.00	N44°53'42"E	21.17		
C29	105	90°12'36"	47.23	30.00	N45°06'18"W	42.50		
C30	105	148°38'04"	97.28	37.50	N89°47'24"E	72.21	N15°28'22"E	S15°53'34"E
C31	11	72°27'48"	47.43	37.50	N59°47'50"W	44.33	N83°58'16"E	S23°33'56"E
C32	11	17°36'26"	30.73	100.00	N81°24'23"W	30.61	S89°47'24"W	N72°36'10"W
C33	104	106°15'36"	69.55	37.50	S89°47'24"W	60.00	S36°39'36"W	N37°04'48"W
C34	81	106°15'36"	69.55	37.50	S89°42'40"W	60.00	N36°34'52"E	S37°09'32"E

OWNER/SUBDIVIDER

PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

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DATE	REVISION	BY	APVD
A PRELIMINARY PLAT OF		Woodstone	
JAMES R. GROTHMAN & ASSOCIATES S.C.		LAND SURVEYORS	
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901		PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com	
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THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN		SHEET 2 OF 2	