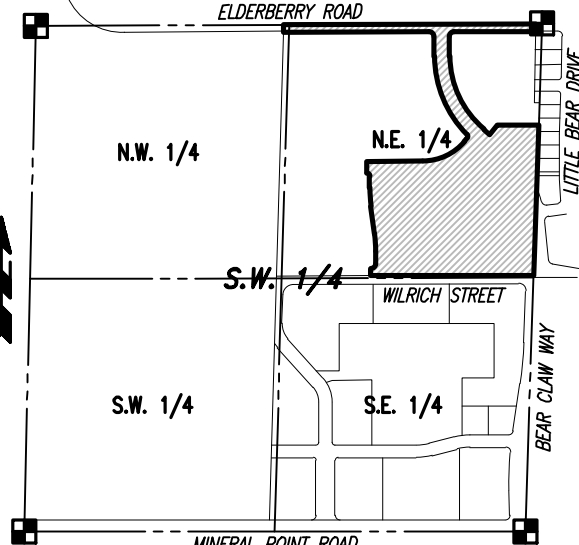


PARAGON PLACE

BEING A SUBDIVISION OF 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

OWNER:

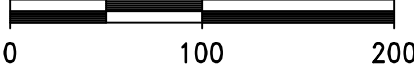
ZIEGLER AT ELDERBERRY LLC
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696



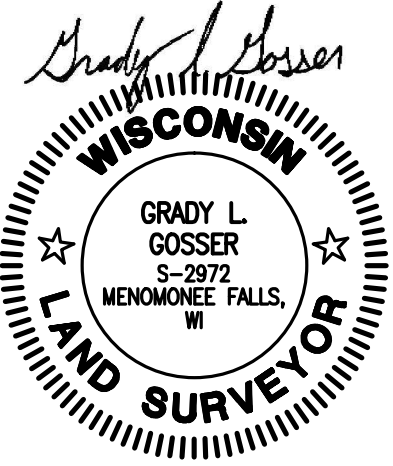
LOCALITY MAP:

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

SCALE: 1" = 100'

**GENERAL NOTES:**

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 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 the subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- The intra-block drainage easement 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.



**17700 W. Capitol Drive
Brookfield, WI 53045**

Phone: (262) 790-1480
Fax: (262) 790-1481

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

PARAGON PLACE

BEING A SUBDIVISION OF 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

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

That I have surveyed, divided and mapped "PARAGON PLACE", being a Subdivision of 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, 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, 1336.48 feet to the place of beginning of lands hereinafter described;

Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 848.54 feet to a point; Thence North 00°10'02" West, 36.00 feet to a point; Thence Northeasterly 39.27 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 25.00 feet, whose central angle is 90°00'00", and whose chord bears North 44°49'58" East, 35.36 feet to a point of tangency; Thence North 00°10'02" West, 66.49 feet to a point of curvature; Thence Northwesterly 91.29 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 720.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 91.23 feet to a point of tangency; Thence North 07°25'56" West, 143.46 feet to a point of curvature; Thence Northwesterly 98.40 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 780.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05.5" West, 98.33 feet to a point of tangency; Thence North 00°12'15" West, 59.52 feet to a point of curvature; Thence Northwesterly 23.56 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 15.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°12'15" West, 21.21 feet to a point; Thence North 00°12'15" West, 62.00 feet to a point; Thence North 89°47'45" East, 290.72 feet to a point of curvature; Thence Northeasterly 247.90 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 284.00 feet, whose central angle is 50°00'46", and whose chord bears North 64°47'22" East, 240.10 feet to a point of tangency; Thence North 39°46'59" East, 20.20 feet to a point of curvature; Thence Northwesterly 22.17 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 15.00 feet, whose central angle is 84°40'43", and whose chord bears North 02°33'22.5" West, 20.21 feet to a point of reverse curvature; Thence Northwesterly 451.58 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 580.00 feet, whose central angle is 44°36'34", and whose chord bears North 22°35'27" West, 440.26 feet to a point of tangency; Thence North 00°17'10" West, 104.43 feet to a point of curvature; Thence Northwesterly 39.27 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 25.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°17'10" West, 35.36 feet to a point of tangency; Thence South 89°42'50" West being parallel to and at a right angle distance of 40.00 feet from the North line of the said Southwest 1/4 Section, 758.95 feet to a point on the East line of Unplatted Lands; Thence North 01°37'41" East and along the said East line, 40.02 feet to a point on the said North line of the said Southwest 1/4 Section; Thence North 89°42'50" East and along the said North line, 1314.53 feet to a point; Thence South 01°14'47" West and along the Northerly extension of the West line of "Woodstone Replat" and "Woodstone" (Subdivision Plats of Record), 40.01 feet to a point; Thence South 89°42'50" West being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Southwest 1/4 Section, 425.85 feet to a point of curvature; Thence Southwesterly 39.27 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 25.00 feet, whose central angle is 90°00'00", and whose chord bears South 44°42'50" West, 35.36 feet to a point of tangency; Thence South 00°17'10" East, 104.43 feet to a point of curvature; Thence Southeasterly 433.51 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 500.00 feet, whose central angle is 49°40'34", and whose chord bears South 25°07'27" East, 420.06 feet to a point of tangency; Thence South 49°57'44" East, 40.77 feet to a point; Thence North 39°46'59" East, 63.06 feet to a point; Thence South 89°57'22" East, 215.92 feet to a point on the said East line of the said Southwest 1/4 Section; Thence South 01°55'07" West and along the said East line, 781.05 feet to the point of beginning of this description.

Said Parcel contains 678,838 Square Feet (or 15.5840 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 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 22nd Day of JANUARY, 20 14.



Grady L. Gosser

Grady L. Gosser, R.L.S.
Registered Land Surveyor, S-2972
TRIO ENGINEERING, LLC
17700 W. Capitol Drive
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	25.00	90°00'00"	39.27	35.36	N44°49'58"E	N89°49'58"E	N00°10'02"W
2	EXTERIOR	720.00	07°15'54"	91.29	91.23	N03°47'59"W	N00°10'02"W	N07°25'56"W
	2	780.00	07°15'54"	98.90	98.83	N03°47'59"W	N00°10'02"W	N07°25'56"W
3	EXTERIOR	780.00	07°13'41"	98.40	98.33	N03°49'05.5"W	N07°25'56"W	N00°12'15"W
	2	720.00	07°13'41"	90.83	90.77	N03°49'05.5"W	N07°25'56"W	N00°12'15"W
4	EXTERIOR	15.00	90°00'00"	23.56	21.21	N45°12'15"W	N00°12'15"W	S89°47'45"W
5	EXTERIOR	284.00	50°00'46"	247.90	240.10	N64°47'22"E	N89°47'45"E	N39°46'59"E
	2	346.00	50°00'46"	302.02	292.52	N64°47'22"E	N89°47'45"E	N39°46'59"E
6	EXTERIOR	15.00	84°40'43"	22.17	20.21	N02°33'22.5"W	N39°46'59"E	N44°53'44"W
7	EXTERIOR WEST	580.00	44°36'34"	451.58	440.26	N22°35'27"W	N44°53'44"W	N00°17'10"W
	EXTERIOR EAST	500.00	49°40'34"	433.51	420.06	N25°07'27"W	N49°57'44"W	N00°17'10"W
8	EXTERIOR	25.00	90°00'00"	39.27	35.36	N45°17'10"W	N00°17'10"W	S89°42'50"W
9	EXTERIOR	25.00	90°00'00"	39.27	35.36	N44°42'50"E	N00°17'10"W	N89°42'50"E
10	OUTLOT 1	490.00	26°52'50"	229.88	227.78	N36°31'19"W	N23°04'54"W	N49°57'44"W
	2	410.00	42°08'25"	301.55	294.80	N28°53'31.5"W	N07°49'19"W	N49°57'44"W
11	2	25.00	84°42'32"	36.96	33.69	S44°16'23"W	S01°55'07"W	S86°37'39"W
12	2	25.00	90°00'00"	39.27	35.36	N45°10'02"W	S89°49'58"W	N00°10'02"W
13	2	15.00	90°00'00"	23.56	21.21	N44°47'45"E	N00°12'15"W	N89°47'45"E
14	2	15.00	90°15'17"	23.63	21.26	N84°54'37.5"E	N39°46'59"E	S49°57'44"E

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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, certifies that said Limited Liability Company has 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:

- City of Madison

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Dane County Zoning and Land Regulation Committee

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

ZIEGLER AT ELDERBERRY LLC
By: MCS Investments, Inc., Sole Member

Gary J. Milske, President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20 _____, the above named Gary J. Milske, President of the above named 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: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

UNITED PROPERTIES LIMITED PARTNERSHIP, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of ZIEGLER AT ELDERBERRY LLC, owner, this _____ day of _____, 20 _____.

UNITED PROPERTIES LIMITED PARTNERSHIP
By: United Apartments, Inc., General Partner

Judy Husar, Vice President

Shelley Austinson, Secretary

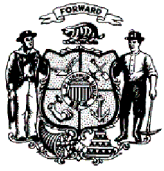
STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20 _____, the above named Judy Husar, Vice President and Shelley Austinson, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

Certified _____, 20 _____

Department of Administration



CITY COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as "PARAGON PLACE" 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 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".

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".

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



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Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481