

THE RESERVE

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T9N, R10E, AND THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, SECTION 31, T9N, R11E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Being a part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4, of Section 36, T9N, R10E, and the SW 1/4 of the NW 1/4, SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, of Section 31, T9N, R11E, City of Sun Prairie, Dane County, WI.

BEGINNING at the West Quarter Corner of Section 31;

thence N89°18'10"E (recorded as N89°42'04"E), 3259.17 along the East-West Quarter line of Section 31;

thence N01°15'03"W, 1268.06 feet;

thence S89°18'10"W, 3245.90 feet to the west line of the SW 1/4 of Section 31;

thence N00°39'05"W along said west line of the NW 1/4, 54.71 feet;

thence S89°17'23"W, 1304.80 feet;

thence N00°26'48"W, 1322.27 feet to the north line of the NE 1/4 of Section 36;

thence S89°18'12"W, 200.52 feet along said north line of the NE 1/4 to the Point of Beginning of a meander line along Token Creek said point being N89°18'12"E, 73 feet more or less from the centerline of Token Creek;

thence S47°15'21"W, 116.30 feet along said meander line;

thence continuing along said meander line S62°30'30"W, 319.47 feet;

thence continuing along said meander line S46°00'12"W, 223.35 feet;

thence continuing along said meander line S44°29'00"W, 263.33 feet;

thence continuing along said meander line S24°59'13"W, 189.35 feet;

thence continuing along said meander line S05°40'48"E, 270.69 feet;

thence continuing along said meander line S32°33'31"W, 139.12 feet;

thence continuing along said meander line S13°24'30"W, 111.71 feet;

thence continuing along said meander line S29°15'53"W, 95.50 feet;

thence continuing along said meander line S63°55'27"W, 96.46 feet;

thence continuing along said meander line S44°19'35"W, 131.79 feet to the west line of the NE 1/4 of Section 36 and the Point of Termination of said meander line, said point being S00°14'30"E, 89 feet more or less from the centerline of Token Creek;

thence S00°14'30"E, 1201.39 feet along said west line of the NE 1/4 of Section 36 to the Center Quarter Corner of said Section 36;

thence N89°18'32"E, 2619.05 feet (recorded as N89°17'57"E, N89°38'30"E and N89°18'55"E, 2619.36 feet) along the south line of the NE 1/4 of Section 36 to the POINT OF BEGINNING.

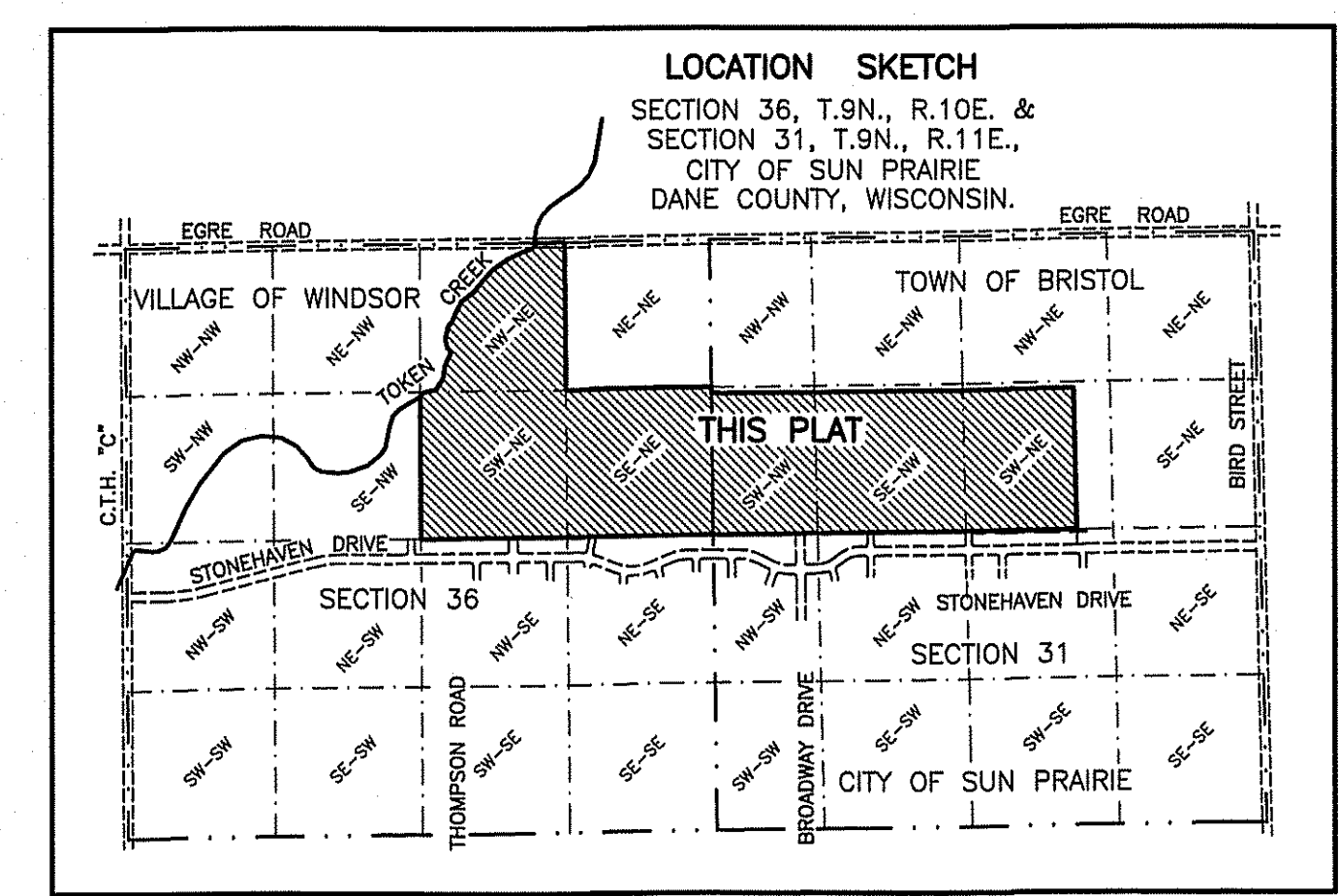
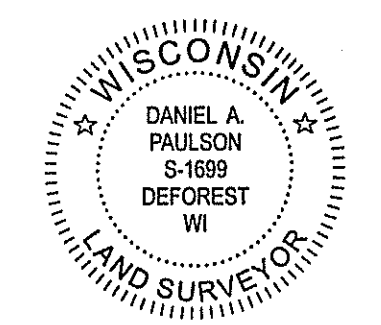
Including lands lying between the centerline and the meander line of Token Creek. Containing 8,755,600 square feet, (201.0 acres) more or less.

Subject to all easements of record.

I do further certify that this survey is correct to the best of my knowledge and belief. Subject to all easements of record.

Daniel A. Paulson
Daniel A. Paulson, Professional Land Surveyor

2-4-17
Date



ZONING
EXISTING ZONING: SR-4

SUBDIVIDER/OWNER
ELSING DEVELOPMENT COMPANY, LLC
MATT ELSING
2000 PRAIRIE ST., SUITE 1000
PRAIRIE DU SAC, WI 53578
(608) 644-3906

OWNER
WINDSOR - BRISTOL INVESTMENTS, LLC
WILLIAM M. & SUSAN K. PAULSON
4607 OAK SPRINGS CIRCLE
DEFOREST, WI 53532
(608) 846-5172

ENGINEER
MONTGOMERY ASSOCIATES RESOURCE SOLUTIONS, LLC
DEBBIE HATFIELD, P.E.
119 S. MAIN STREET
COTTAGE GROVE, WI 53527
(608) 839-4422

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLM STREET
DEFOREST, WI 53532
(608) 846-2523

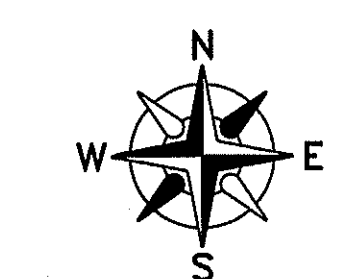
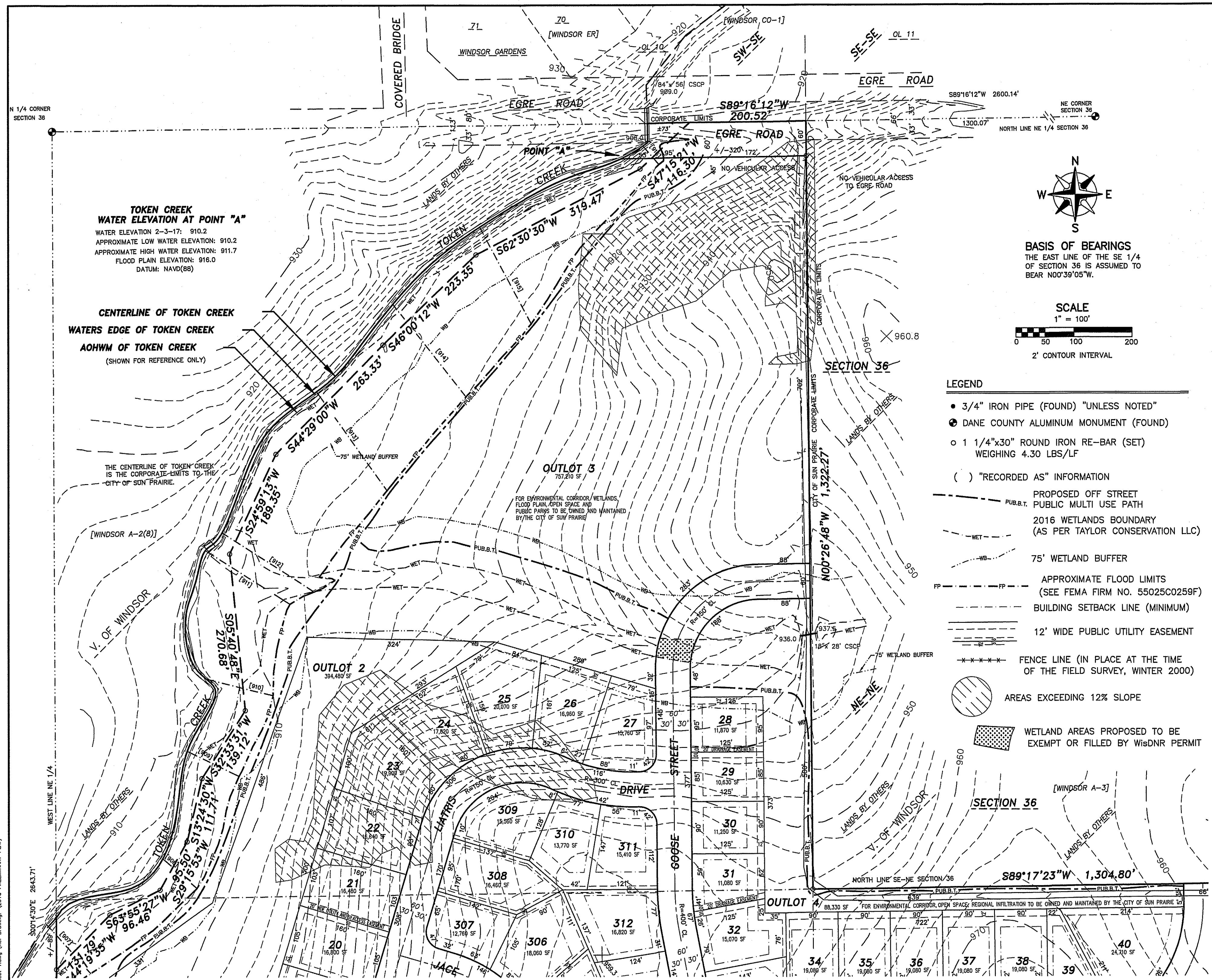
NOTE:
THOMPSON ROAD, BROADWAY DRIVE, LONNIE LANE AND WAVERLY WAY ARE 60 FEET WIDE.
ALL OTHER RIGHTS-OF-WAY ARE 60 FEET WIDE. ALL STREETS WITHIN THIS PLAT SHALL BE "DEDICATED TO THE PUBLIC".
ALL LANDS WITHIN THIS SUBDIVISION ARE ZONED SR-4.
SEE ENGINEERING DOCUMENTS INCLUDED WITH THIS SUBMITTAL FOR LOCATION AND SIZE OF ADJACENT SEWERS, STORM SEWERS AND WATER MAINS.

PAULSON & ASSOCIATES, LLC
136 WEST HOLM STREET DEFOREST, WI 53532 (608)846-2523

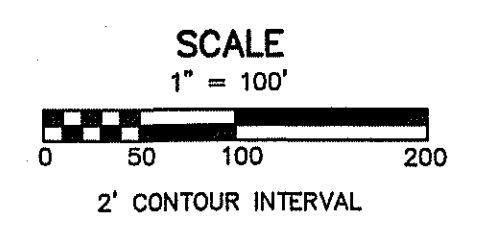
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JOB NO. 16-064 DRAWING NO. PRELIMINARY PLAT DRAWN BY: DAP
REF: 00-105 REVISIONS: 2-4-17 DATE: 1-3-17



BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4 OF SECTION 36 IS ASSUMED TO BEAR N00°39'05"W.



- LEGEND**
- 3/4" IRON PIPE (FOUND) "UNLESS NOTED"
 - ⊙ DANE COUNTY ALUMINUM MONUMENT (FOUND)
 - 1 1/4"x30" ROUND IRON RE-BAR (SET) WEIGHING 4.30 LBS/LF
 - () "RECORDED AS" INFORMATION
 - - - - - PROPOSED OFF STREET PUBLIC MULTI USE PATH
 - - - - - 2016 WETLANDS BOUNDARY (AS PER TAYLOR CONSERVATION LLC)
 - - - - - 75' WETLAND BUFFER
 - - - - - APPROXIMATE FLOOD LIMITS (SEE FEMA FIRM NO. 55025C0259F)
 - - - - - BUILDING SETBACK LINE (MINIMUM)
 - - - - - 12' WIDE PUBLIC UTILITY EASEMENT
 - ***** FENCE LINE (IN PLACE AT THE TIME OF THE FIELD SURVEY, WINTER 2000)
 - ▨ AREAS EXCEEDING 12% SLOPE
 - ▨ WETLAND AREAS PROPOSED TO BE EXEMPT OR FILLED BY WISDNR PERMIT

TOKEN CREEK WATER ELEVATION AT POINT "A"
WATER ELEVATION 2-3-17: 910.2
APPROXIMATE LOW WATER ELEVATION: 910.2
APPROXIMATE HIGH WATER ELEVATION: 911.7
FLOOD PLAIN ELEVATION: 916.0
DATUM: NAVD(88)

CENTERLINE OF TOKEN CREEK
WATERS EDGE OF TOKEN CREEK
AOHWM OF TOKEN CREEK
(SHOWN FOR REFERENCE ONLY)

THE CENTERLINE OF TOKEN CREEK IS THE CORPORATE LIMITS TO THE CITY OF SUN PRAIRIE.

LOT/DENSITY INFORMATION

313 SINGLE FAMILY LOTS	86.3 AC
OUTLOTS 1-10	56.3 AC
OUTLOT 11 (SCHOOL SITE)	19.1 AC
PLAT AREA	201 AC.
PLAT DENSITY	1.56 UNITS/AC

PARK LAND DEDICATION REQUIREMENTS

DWELLING UNITS	313
(1 AC. PARK LAND / 23 DWELLING UNITS)	
REQUIRED PARK LAND DEDICATION	13.61 AC.
OL 3 DEDICATION (EXCL. FLOOD PLAIN AND WETLANDS)	8.17 AC.
BIKE TRAIL (6220 LFx12' WIDE/43,560)	1.71 AC.
BIKE TRAIL (4,290 LFx6' WIDE/43,560)	0.59 AC.
ALONG RIGHT-OF-WAY	
PARKLAND DEDICATION SHORTAGE	3.14 AC.

CITY OF SUN PRAIRIE PRELIMINARY PLAT APPROVAL CERTIFICATE
I, SCOTT KUGLER, City Planner for the City of Sun Prairie, hereby certify that this Preliminary Plat of "THE RESERVE" complies with the conditions of approval contained in the approving resolution for this Preliminary Plat.

Date: _____

Scott Kugler, City Planner
City of Sun Prairie

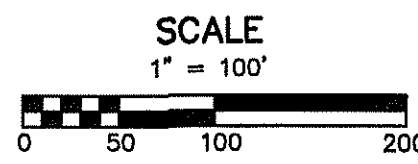
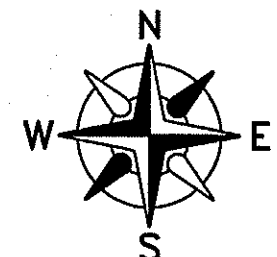
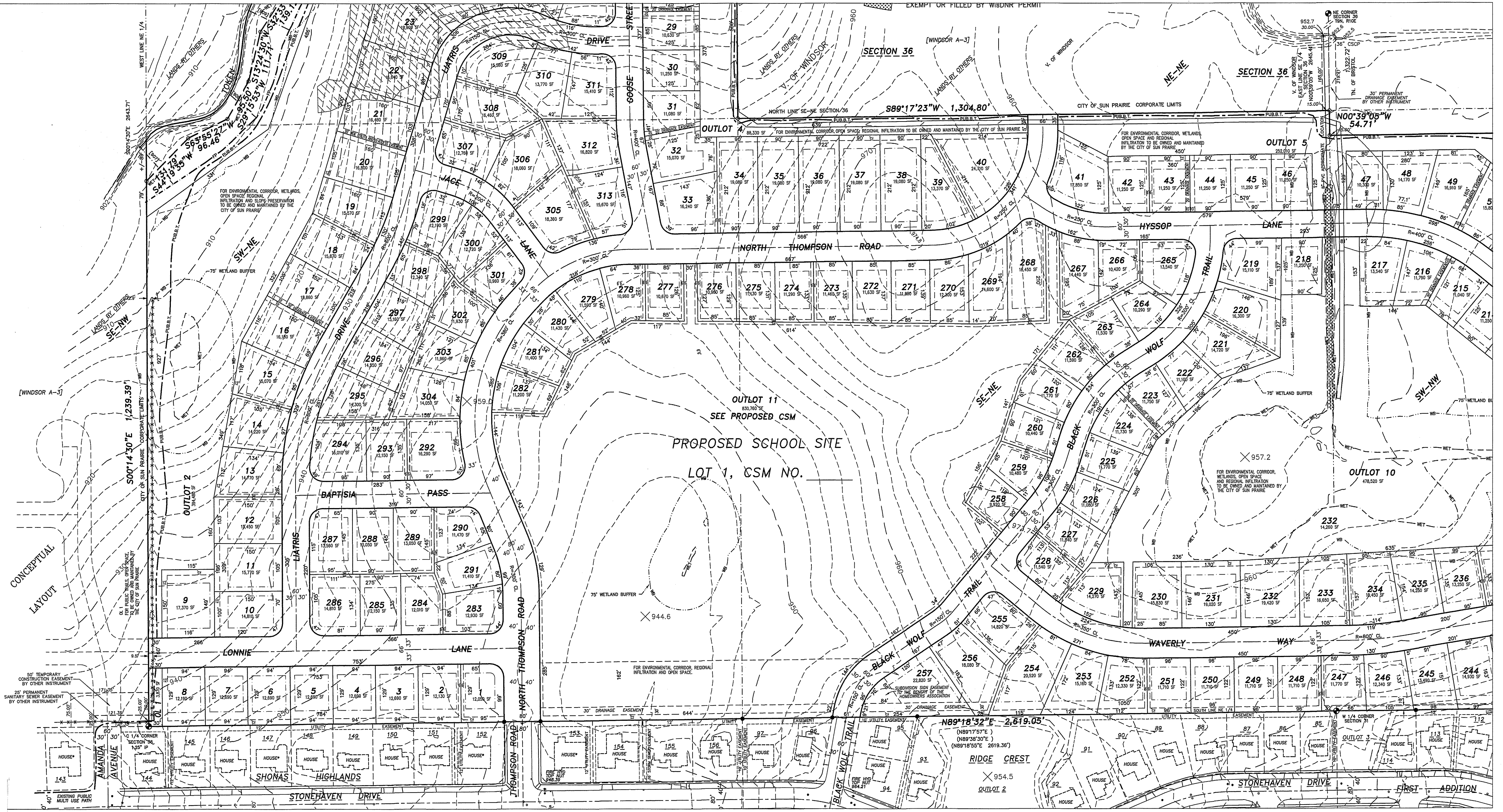
OBJECTING OR APPROVING AUTHORITIES:

- CITY OF SUN PRAIRIE
- DEPARTMENT OF ADMINISTRATION
- DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

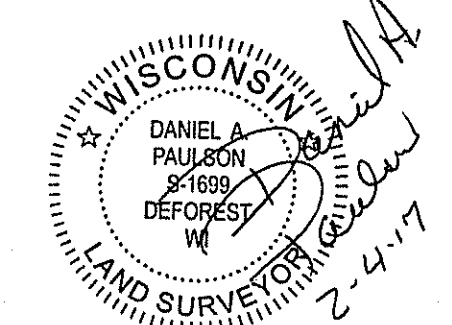
Received: 02/09/2017
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SHEET 2 OF 3

PAULSON & ASSOCIATES, LLC
136 WEST HOLUM STREET DEFOREST, WI 53532 (608)846-2523

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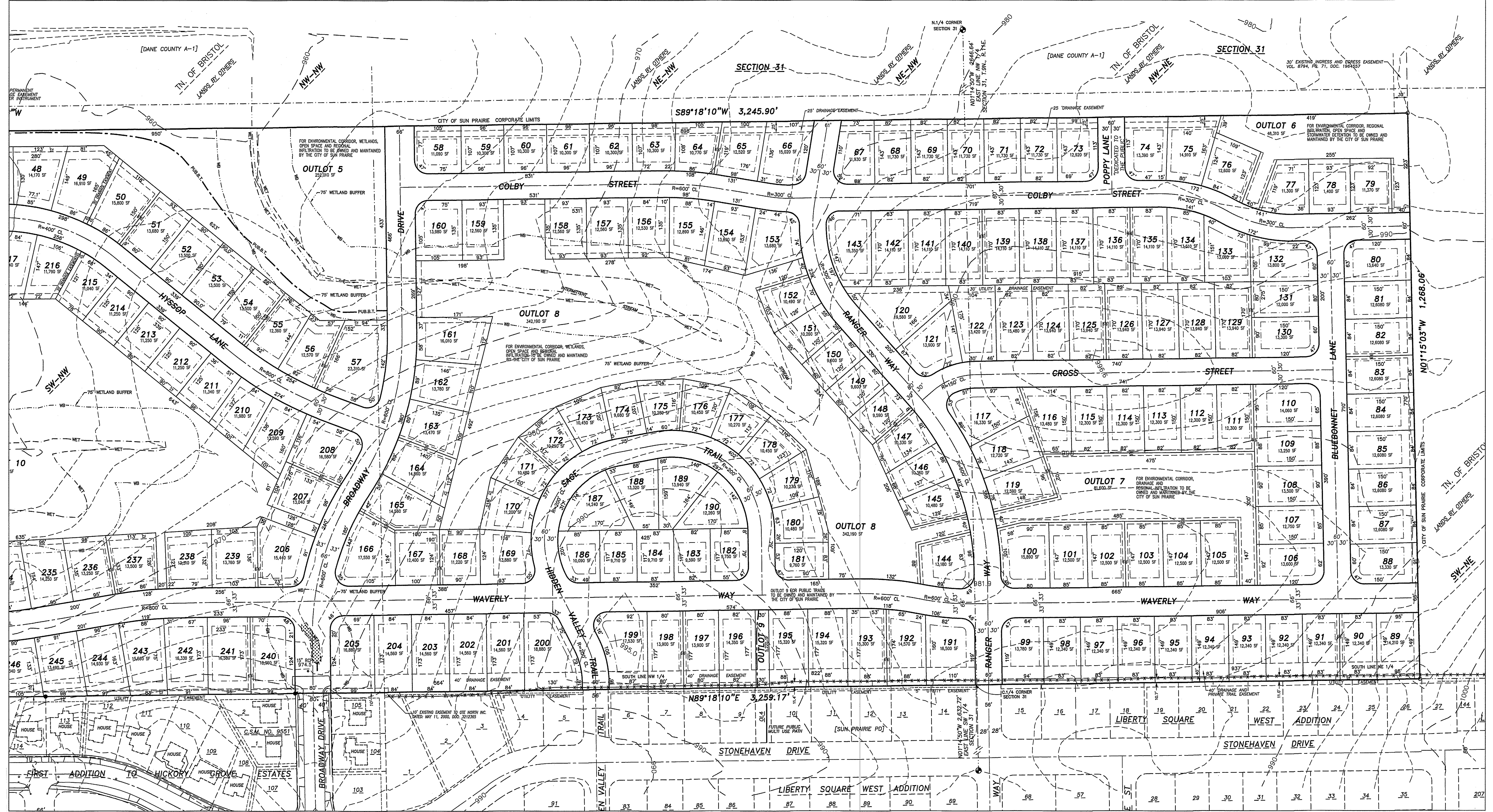
JOB NO. 16-064	DRAWING NO. PRELIMINARY PLAT	DRAWN BY: DAP
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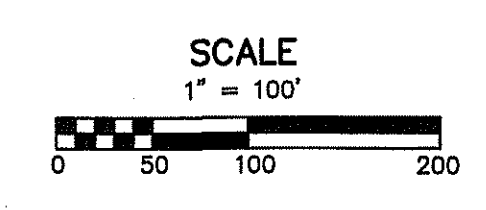
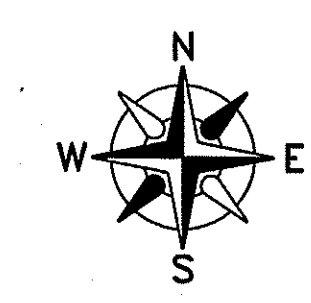
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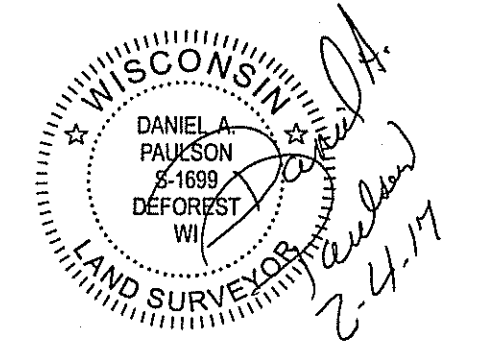
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