

CURVE TABLE							
NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	39.40	90°17'18"	25.00	N45°08'39" W	35.44		
C2	23.62	90°12'37"	15.00	N 45°06'18.5" E	21.25		
C3	282.74	90°00'00"	180.00	S45°24'11" W	254.56		N 89°35'49" W
C4	54.20	17°15'14"	180.00	N 09°01'48" E	54.00		S 17°39'25" W
C5	53.54	17°02'29"	180.00	N 26°10'39.5" E	53.34	S 17°39'25" W	S 34°41'54" W
C6	54.33	17°17'41"	180.00	N 43°20'44.5" E	54.13	S 34°41'54" W	S 51°59'35" W
C7	54.33	17°17'37"	180.00	N 60°38'23.5" E	54.12	S 51°59'35" W	S 69°17'12" W
C8	20.01	06°22'10"	180.00	N 72°28'17" E	20.00	S 69°17'12" W	S 75°39'22" W
C9	46.33	14°44'43"	180.00	N83°01'47" E	46.20	S 75°39'22" W	N 89°35'49" W
C10	23.93	91°23'57"	15.00	N 46°06'09.5" E	21.47		
C11	23.20	88°36'03"	15.00	S 43°53'50.5" E	20.95		
C12	23.93	91°23'57"	15.00	N 46°06'09.5" E	21.47		
C13	75.11	04°11'10"	1028.00	S 88°07'15" W	75.09		
C14	8.02	00°28'49"	1028.00	N 86°15'04.5" E	8.02	N 86°28'29" E	
C15	67.09	03°44'21"	1028.00	N 88°20'39.5" E	67.08	N 86°28'29" E	
C16	24.71	94°22'30"	15.00	S 46°47'04" E	22.01		
C17	22.42	85°37'30"	15.00	N 43°12'56" E	20.39		
C18	23.51	89°47'10"	15.00	S 44°53'35" E	21.17		
C19	39.14	89°42'42"	25.00	S 44°51'21" W	35.27		
C20	39.40	90°17'18"	25.00	N 45°08'39" W	35.44		
C21	90.23	13°36'17"	380.00	S 06°48'08.5" E	90.02		
C22	58.74	08°51'26"	380.00	N 09°10'34" W	58.69	S 04°44'51" E	
C23	31.49	04°44'51"	380.00	N 02°22'25.5" W	31.48	S 04°44'51" E	
C24	53.79	14°00'28"	220.00	N 06°36'03" W	53.65		
C25	23.62	90°12'37"	15.00	N 45°06'18.5" E	21.25		
C26	23.20	88°36'03"	15.00	S 43°53'50.5" E	20.95		
C27	188.50	90°00'00"	120.00	S45°24'11" W	169.71		N 89°35'49" W
C28	19.84	09°28'16"	120.00	N05°08'19" E	19.81		N 09°52'27" W
C29	159.99	76°23'14"	120.00	N48°04'04" E	148.40	N 09°52'27" W	S 86°15'42" W
C30	8.67	04°08'29"	120.00	N81°09'58.5" E	8.67	S 86°15'42" W	N 89°35'49" W
C31	23.51	89°47'23"	15.00	N 44°53'41.5" W	21.17		
C32	244.42	20°45'46"	674.50	N 79°19'49" E	243.09		
C33	101.38	08°36'44"	674.50	S 73°15'18" W	101.29	N 77°33'40" E	
C34	143.04	12°09'02"	674.50	S 83°38'11" W	142.77	N 77°33'40" E	
C35	39.14	89°42'42"	25.00	S 44°51'21" W	35.27		
C36	75.98	13°36'17"	320.00	S 06°48'08.5" E	75.81		
C37	13.25	02°22'22"	320.00	S 12°25'06" E	13.25	S 11°13'56" E	
C38	62.73	11°13'55"	320.00	S 05°36'57.5" E	62.63	S 11°13'56" E	
C39	68.46	14°00'28"	280.00	N 06°36'03" W	68.28		
C40	48.54	09°55'56"	280.00	S 08°38'19" E	48.48	N 03°40'21" W	
C41	19.92	04°04'32"	280.00	S 01°38'05" E	19.91	N 03°40'21" W	
C42	71.01	04°11'10"	972.00	N 88°07'15" E	71.00		
C43	57.10	03°21'56"	972.00	N 87°42'39" E	57.09	N 89°23'37" E	
C44	13.92	00°49'14"	972.00	N 89°48'14" E	13.92	N 89°23'37" E	
C45	135.54	20°34'17"	377.50	N08°35'39.5" W	134.81	N 18°52'48" W	
C46	300.58	13°48'19"	1247.50	S11°58'38.5" E	299.85	S 18°52'48" E	S 05°04'29" W
C47	248.49	56°50'09"	250.50	N33°29'33.5" W	238.43	N 61°54'38" W	N 05°04'29" W
C48	235.73	45°01'18"	300.00	N27°35'08" W	229.71	N 50°05'47" W	N 05°04'29" W
C49	288.65	13°48'19"	1198.00	S11°58'38.5" E	287.95	S 18°52'48" E	S 05°04'29" E
C50	153.31	20°34'17"	427.00	N08°35'39.5" W	152.49	N 18°52'48" W	

LOT AREA TABLE		
NAME	SO. FT.	IACRES
1	0.2233	
2	0.2094	
3	0.2056	
4	0.2162	
5	0.2310	
6	0.2248	
7	0.2197	
8	0.2187	
9	0.2358	
10	0.2119	
11	0.1991	
12	0.1800	
13	0.1830	
14	0.1813	
15	0.1822	
16	0.1832	
17	0.1979	
18	0.2062	
19	0.2014	
20	0.2267	
21	0.2061	
22	0.2084	
23	0.2068	
24	0.1983	
25	0.1814	
26	0.1707	
27	0.1707	
28	0.1966	
29	0.1758	
30	0.1559	
31	0.1559	
32	0.1846	
33	0.1634	
34	0.1412	
35	0.1412	
36	0.1412	
37	0.1599	
38	0.2145	
39	0.1972	
40	0.1964	
41	0.1793	
42	0.2217	
43	0.2229	
44	0.1791	
45	0.1926	
46	0.1950	
47	0.2189	
48	0.1815	
49	0.1623	
50	0.1646	
51	0.1668	
OUTLOT 1	117,317	2.6932
OUTLOT 2	75,916	1.7428
OUTLOT 3	66,985	1.5378

AUTUMN RIDGE RESERVE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

Oak Bank, a banking association duly organized and existing under and 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 Owner's Certificate.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin. This _____ day of _____, 20____.

Oak Bank

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____ and _____

of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires : _____

Notary Public, Wisconsin

OWNER'S CERTIFICATE

ENCORE AUTUMN RIDGE LLC, a 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 caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Plat.

ENCORE AUTUMN RIDGE LLC does further certify that this Plat is required by S.236.10 and S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ENCORE AUTUMN RIDGE LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 20____.

ENCORE AUTUMN RIDGE LLC

_____ managing member

STATE OF WISCONSIN)

) ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____

_____ managing member 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 managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

NOTES

1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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.

2) 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.

3) In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

4) Utility easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

5) Dates of field work: 12-30-2013 to 01-03-2014.

6) Total parcel area = 900,477 square feet or 20.6721 acres.

7) Lots/Buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

8) Additional Condition for public utility easements within Outlot 1, Outlot 2 and Outlot 3 as granted by this plat. The principal purpose of Outlot 1, Outlot 2 and Outlot 3 is for public storm water management purposes. All other Public and Private utility facilities installed within Outlot 1, Outlot 2 and Outlot 3 are hereby subservient to the principal public use of the Outlots for public storm water purposes. The City of Madison ("City") reserves the right of reasonable use and occupation of the Public Utility Easement Areas, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the other Public or Private Utility Facilities. If any reasonable use and occupation of the Easement Area by the City shall necessitate the Public or Private Utilities to remove or relocate their facilities or any part thereof, the Public or Private Utility shall perform such work at their cost as the City may approve and without any cost to the City.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 20____.

Natalie Erdman, Secretary Plan Commission.

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this plat located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 20____, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 20____.

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

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, David Gowenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of AUTUMN RIDGE RESERVE _____ on any of the land included in the plat of

Dated this _____ day of _____, 20____.

Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in AUTUMN RIDGE RESERVE.

Date _____

Adam Gallagher, County Treasurer

DESCRIPTION FURNISHED:

A parcel of land located in the Northwest Quarter (NW¼) of Section Twenty-One (21), Township Seven (7) North, Range Eight (8) East, in the City of Madison, Dane County, Wisconsin, to-wit: Beginning at the West quarter corner of said Section 21; thence North 01 degrees 17 minutes 16 seconds East, 662.95 feet; thence North 89 degrees 19 minutes 18 seconds East, 1320.17 feet; thence South 01 degrees 24 minutes 07 seconds West, 663.0 feet; thence South 89 degrees 19 minutes 18 seconds West, 1318.81 feet to the point of beginning.

(This description contains 900,477 square feet or 20.6721 acres.)

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the ENCORE AUTUMN RIDGE LLC, owner of said land, I have surveyed, divided and mapped AUTUMN RIDGE RESERVE; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

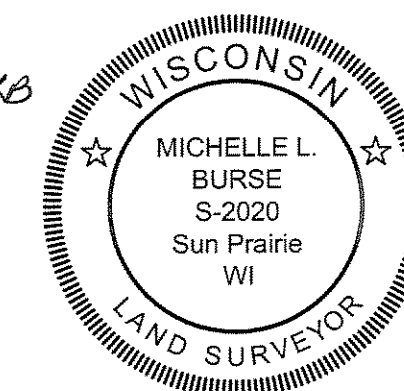
Beginning at the West Quarter corner of said Section 21; thence North 01 degree 41 minutes 29 seconds East along the west line of the Northwest Quarter of said Section 21, 682.95 feet to the southwest corner of Lot 4, Certified Survey Map Number (C.S.M.#) 6407; thence North 89 degrees 43 minutes 29 seconds East along the south line of said C.S.M.# 6407, 1320.24 feet to a point on the west line of the east half of the Northwest Quarter of said Section 21; thence South 01 degree 48 minutes 08 seconds West along said west line, 682.70 feet to a point on the south line of the Northwest Quarter of said Section 21; thence South 89 degrees 42 minutes 42 seconds West along said south line, 1318.93 feet to the point of beginning. This description contains 900,477 square feet or 20.6721 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

Dated this 17TH day of NOVEMBER, 2014

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

Revised this 9TH day of MARCH, 2015 MAB



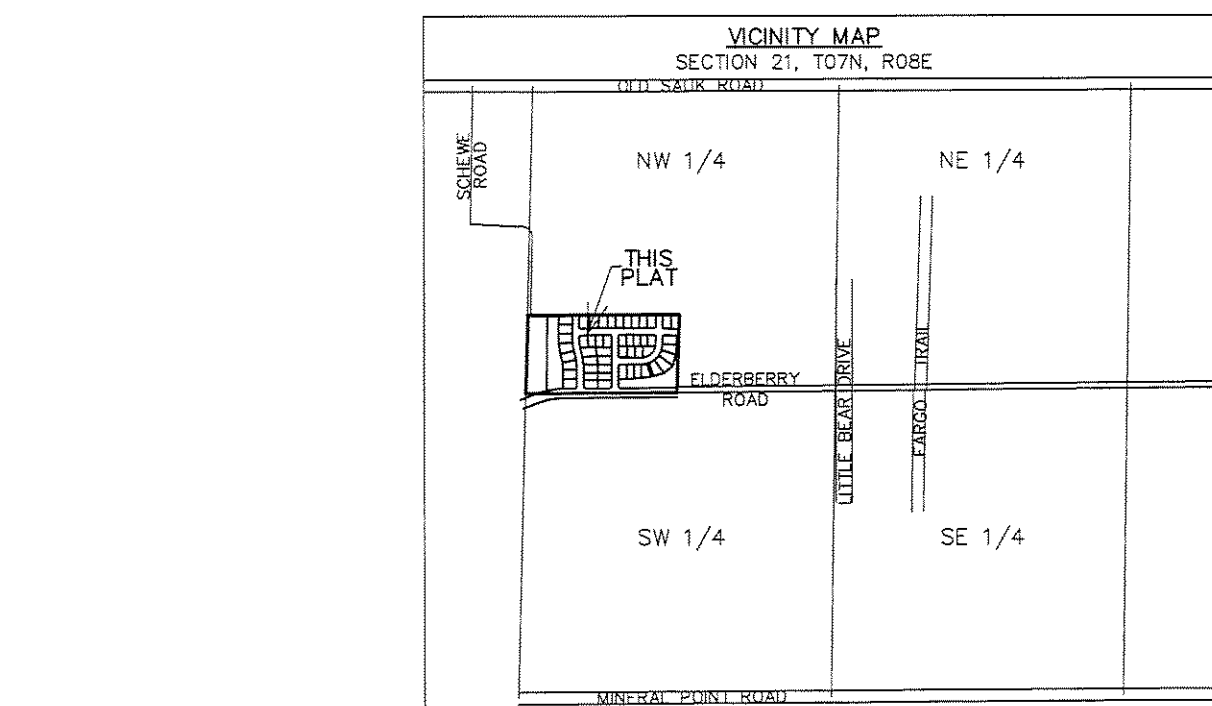
RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M., and recorded in Volume _____ of Plats, on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

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

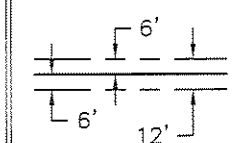


LEGEND

- 1" PIPE FOUND
- 2" IRON PIPE FOUND
- 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 1/8" SOLID IRON ROD W/CAP, WT. 1.50 lbs./ft.
- 1-1/4" SOLID IRON ROD FOUND UNLESS NOTED
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES, AS WELL AS PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA. SEE NOTE B ON SHEET 2 REGARDING PUBLIC UTILITY EASEMENTS WITHIN OUTLOTS 1, 2 AND 3



SURVEYOR/ENGINEER:
Burse
surveying & engineering llc
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Madison, WI 53704 GOB.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

OWNER/SUBDIVIDER:
ENCORE AUTUMN RIDGE LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562