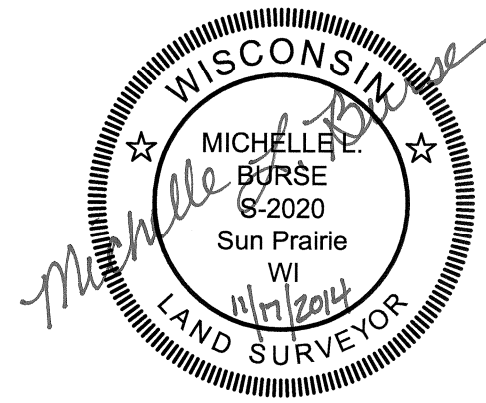


FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 21-07-08 N: 482873.653 E: 773840.939 (N: 482873.12 E: 773840.34)

SURVEYOR/ENGINEER:
Burse
Surveying & engineering
1400 E. Washington Ave., Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.burseengineering.com

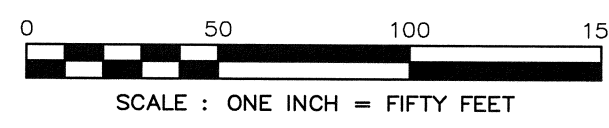


AUTUMN RIDGE RESERVE

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

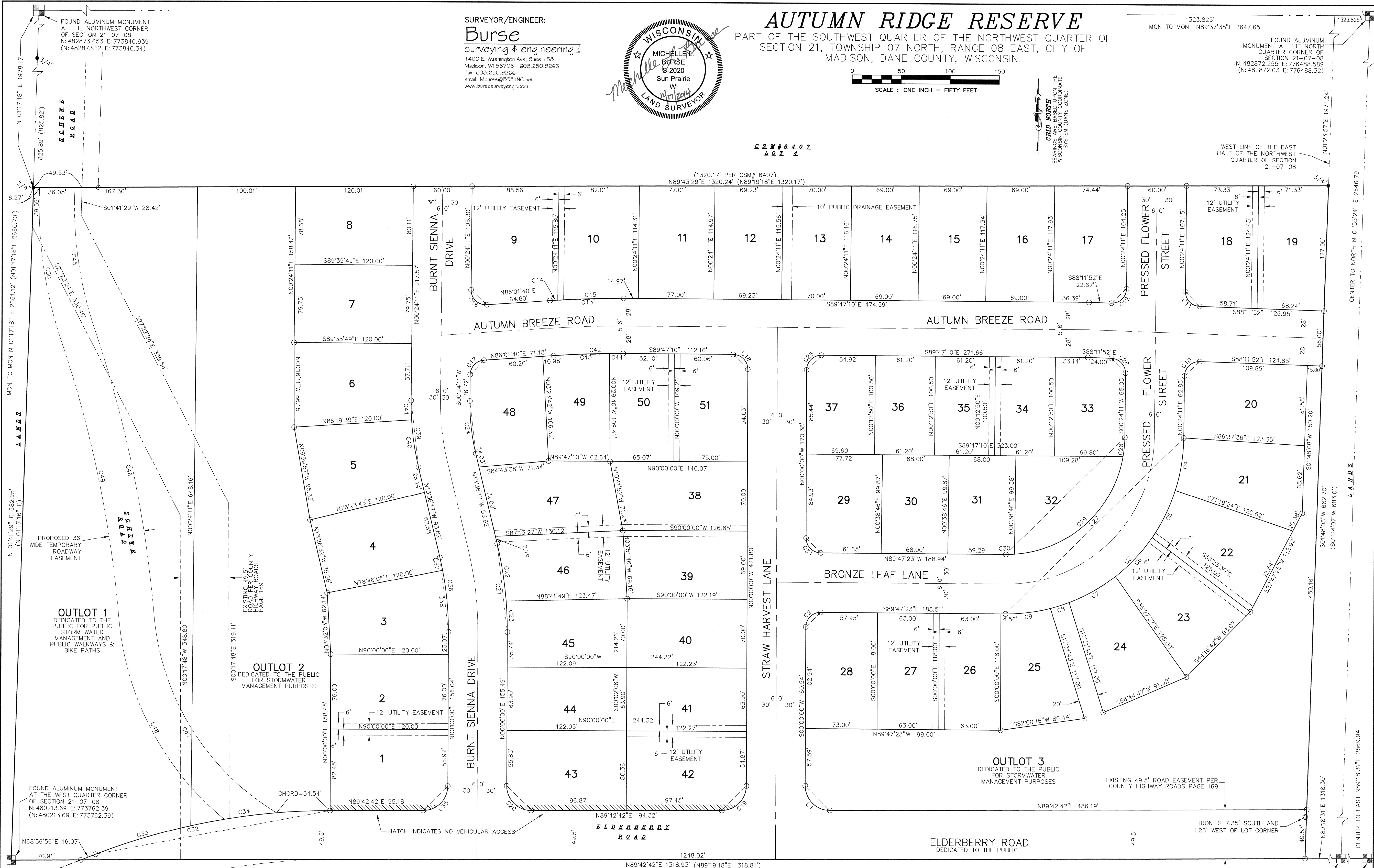
1323.825'
MON TO MON N89°37'38"E 2647.65'

FOUND ALUMINUM MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 21-07-08 N: 482872.255 E: 776488.589 (N: 482872.03 E: 776488.32)



CAD FILE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

LSMRR02 LOT 1



CITY OF MADISON
1248.02'
N89°42'42"E 1318.93' (N89°19'18"E 1318.81')
40' PROPOSED FUTURE R/W EXPANSION TO SOUTH
WEST TO CENTER N 89°18'31" E 2637.23' (N 89°21'43" E 2637.25')
49.53'
N89°18'31" E 1318.30'
SOUTH TO CENTER N07°52'24" E 2647.33'
FOUND BROKEN MONUMENT AT CENTER OF SECTION 21-07-08 MONUMENT FALLS 0.38' NORTH OF EAST-WEST QUARTER LINE N: 480226.960 E: 776399.585 (N: 480226.96 E: 776399.50)
FOUND ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 21-07-08 N: 477580.439 E: 776310.893 (N: 477580.36 E: 776310.89)

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

CURVE TABLE

Table with columns: NUMBER, ARC LENGTH, CENTRAL ANGLE, RADIUS, CHORD DIRECTION, CHORD LENGTH, TANGENT BEARING IN, TANGENT BEARING OUT. Contains 50 rows of curve data.

LOT AREA TABLE

Table with columns: NAME, SQ. FT., ACRES. Lists lot numbers 1 through 50 and their corresponding areas.

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 Oak Bank has caused these presents to be signed by its duly authorized officers and countersigned by its attorney-in-fact at Madison, Wisconsin. This day of October, 2014.

Oak Bank

State of Wisconsin)
County of Dane)

Personally came before me this day of October, 2014.

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 officers and countersigned by its attorney-in-fact at Madison, Wisconsin, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, Wisconsin My Commission expires: October 1, 2016

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 Certified Survey Map.

ENCORE AUTUMN RIDGE LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances 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 duly authorized officer on this day of November, 2014.

ENCORE AUTUMN RIDGE LLC

managing member

STATE OF WISCONSIN)

County of Dane)

Personally came before me this day of November, 2014, 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: November 1, 2016

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) 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.

3) 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.

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) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

6) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

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

8) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

9) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. There was significant snow cover at the time of survey.

10) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

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

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

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this plat located in the City of Madison was hereby approved by the City Council on this day of November, 2014, 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 November, 2014.

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

CITY TREASURER'S CERTIFICATE

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

I, Michelle L. Burse, 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 November 1, 2014, on any of the land included in the plat of AUTUMN RIDGE RESERVE.

Dated this day of November, 2014.

Treasurer, City of Madison, Dane County, Wisconsin

DESCRIPTION FURNISHED:

A parcel of land located in the Northwest Quarter (NW 1/4) 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 degree 17 minutes 16 seconds East, 682.95 feet; thence North 89 degrees 19 minutes 18 seconds East, 1320.17 feet; thence South 01 degree 24 minutes 07 seconds West, 683.0 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:

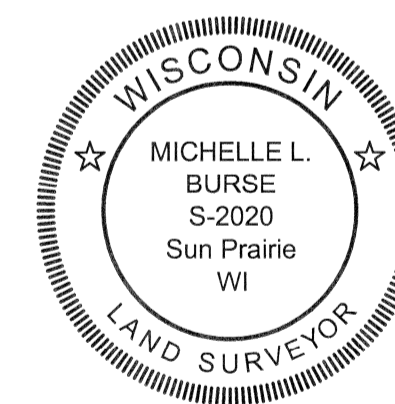
A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 21, Township 07 North, Range 08 East, Town of Middleton, Dane County, Wisconsin, more fully described as follows:

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.

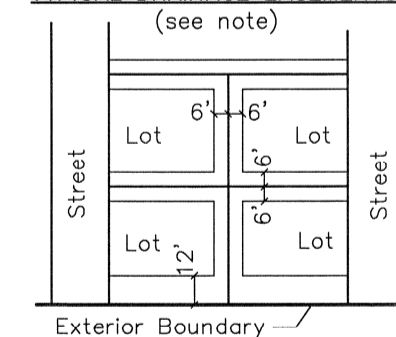
Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

Dated this 17th day of November, 2014.

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



TYPICAL DRAINAGE EASEMENTS:



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this day of November, 2014, at o'clock M. and recorded in Volume of Plats, on pages.

Kristi Chlebowski, Dane County Register of Deeds

Notarization box containing text: '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.' and Department of Administration logo.

Surveyor/Engineer information for Michelle L. Burse, including contact details and company name: Burse surveying & engineering inc.

Owner/Subdivider information for ENCORE AUTUMN RIDGE LLC, including address: 6840 SCHNEIDER ROAD, MIDDLETON, WI 53562.