

CARDINAL GLENN REPLAT NO. 1

LOTS 119, 120 AND 158, CARDINAL GLENN, RECORDED IN VOLUME 58-083A OF PLATS ON PAGES 421-425 AS DOCUMENT NUMBER 4089593, DANE COUNTY REGISTRY LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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



OWNER'S CERTIFICATE

MREC VH Madison Investors, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Madison Investors, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, MREC VH Madison Investors, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

MREC VH Madison Investors, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named MREC VH Madison Investors, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

MREC VH Madison, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2016.

MREC VH Madison, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named MREC VH Madison, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Cardinal Glenn Replat No. 1" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2016, 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 _____, 2016.

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

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. 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 _____, 2016 on any of the lands included in the plat of "Cardinal Glenn Replat No. 1".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2016 affecting the land included in "Cardinal Glenn Replat No. 1".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

NOTES

- This Plat is subject to the following recorded instruments:
 - Plans PCD (GDP) recorded as Doc. No. 4107395
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4111673, 4111674 and 4308523.
 - Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 4137864 and amended by Doc. Nos. 4184509, 4361457, 4479575, 4733923 and 4897629.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 10 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face 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 five (5) 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 ten (10) 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.

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.

NOTE: 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.
- The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Distances shown along curves are chord lengths.



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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-132