

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

NORTH ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 33-40, 57-61 AND 155-156 GRANDVIEW COMMONS, RECORDED IN VOLUME 58-005A OF PLATS ON PAGES 19-33 AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOT 1, CERTIFIED SURVEY MAP NO. 10460, RECORDED IN VOLUME 61 OF CERTIFIED SURVEY MAPS ON PAGES 346-348 AS DOCUMENT NUMBER 3512375, DANE COUNTY REGISTRY AND A PARCEL OF LAND ALL LOCATED IN THE NE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND AND NOTES

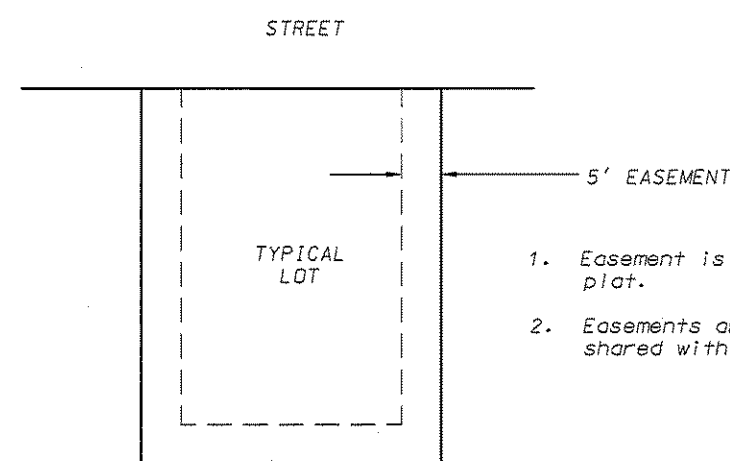
- Found 3/4" Iron Rebar
- ▲ Found PK Nail
- Placed 1-1/4" x 18" iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- () Recorded as information

- 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 12-feet 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 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 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.

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.

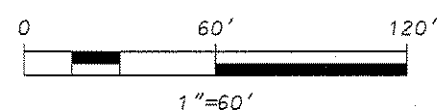
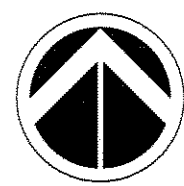
Note: in the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

- As the date of plat recordation there is an active quarry operation on the lands located to the west of this plat.
- The owners and occupants of the lots in this subdivision acknowledge the presence of high levels of noise and vibration resulting from the nearby interstate highway corridor and shall hold harmless from damages the Wisconsin Department of Transportation and any municipality in whose jurisdiction these lots are located from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes.
- Lots 915-947 have been platted with additional lot depth to provide a buffer adjacent to the existing quarry located west of said lots. No principle structure or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the lot line adjacent to the quarry and the rear building line. Said building line is located 85 feet from the front lot line of said lots.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Outlot 39 is dedicated to the public for alley purposes
- Outlots 40, 41, 42, 45 and 47 are dedicated to the public for stormwater management purposes.
- Outlots 43 and 46 are dedicated to the public for park purposes.
- Outlot 48 is reserved for future development.
- Lot 760 shall not exceed 100 dwelling units.
- Lots 761-768 shall have no vehicular access to Milwaukee Street.
- Notes on Grandview Commons Plat:
 - All buildings and outdoor recreation area shall comply with M60 Sec. 16.23(3)(a) - Highway Noise Land Use Provisions policies and ordinance.
 - Subsoil information indicates that basements of structures with the plat may encounter bedrock. The sub-surface conditions report, dated November 11, 2011 is on file with the City Engineer.
 - Upon review and approval of each conditional use proposal for multi-family lots, provisions for off-street parking are expected to exceed the minimum R4 requirements of the zoning ordinance.
 - As of the date of plat recordation there is an active quarry operation on the lands located to the north and west of this plat.
- This plat is subject to the following recorded instruments:
 - Declaration of Conditions and Covenants and Restrictions recorded as Doc. No. 4704670.
 - Declaration of Conditions, Covenants recorded as Doc. Nos. 3867658 and 3867659.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 3632743 and modified as Doc. No. 4229343.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3872555, 4546051 and 4897648
 - Planned Unit Development (GDP and SIP) recorded as Doc. No. 3589157 and amended as Doc. Nos. 3624540, 3638523, 3693378 and 4261331.
 - Public Utility Easements in Doc. No. 3913261 partially released by Doc. No. -----
 - Grading Easement in Doc. No. 4135490 released by Doc. No. -----
- Distances shown along curves are chord lengths.

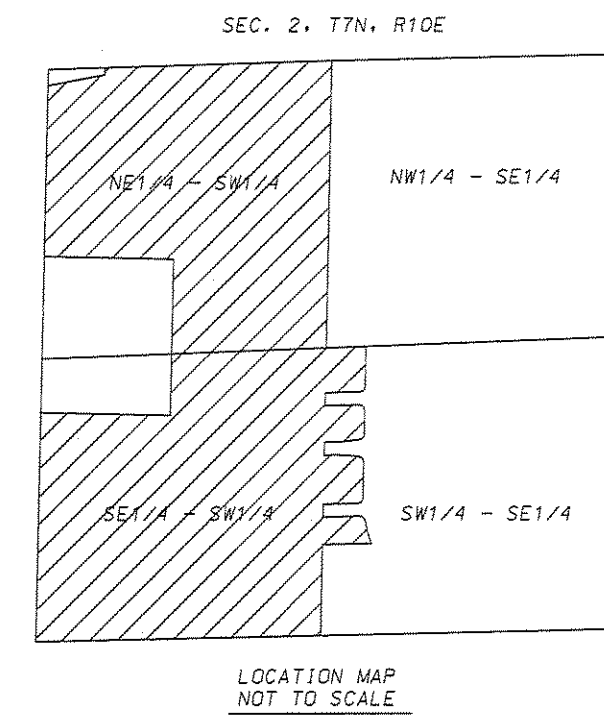
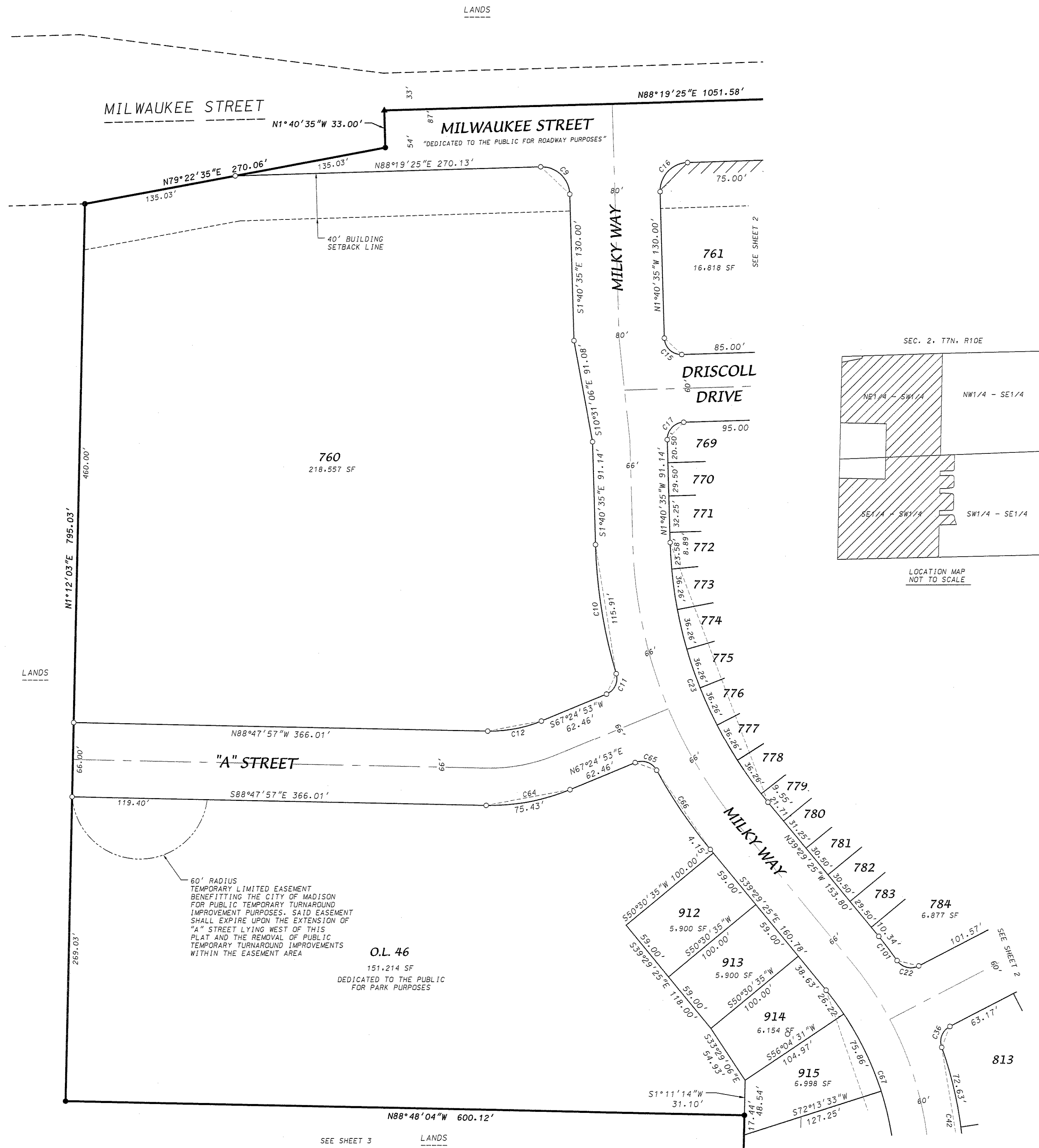


- Easement is 12 feet on perimeter of the plat.
- Easements are not required on lines that shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
Not to Scale - See note 1 above



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T7N, R10E BEARING S01°04'02"W WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



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CPA
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