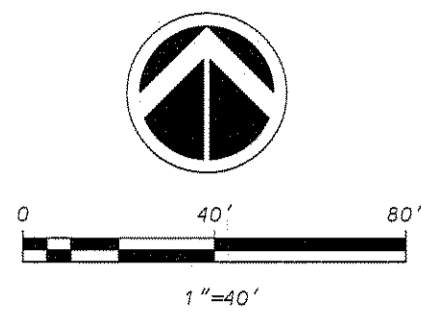


GRANDVIEW COMMONS REPLAT NO. 3

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



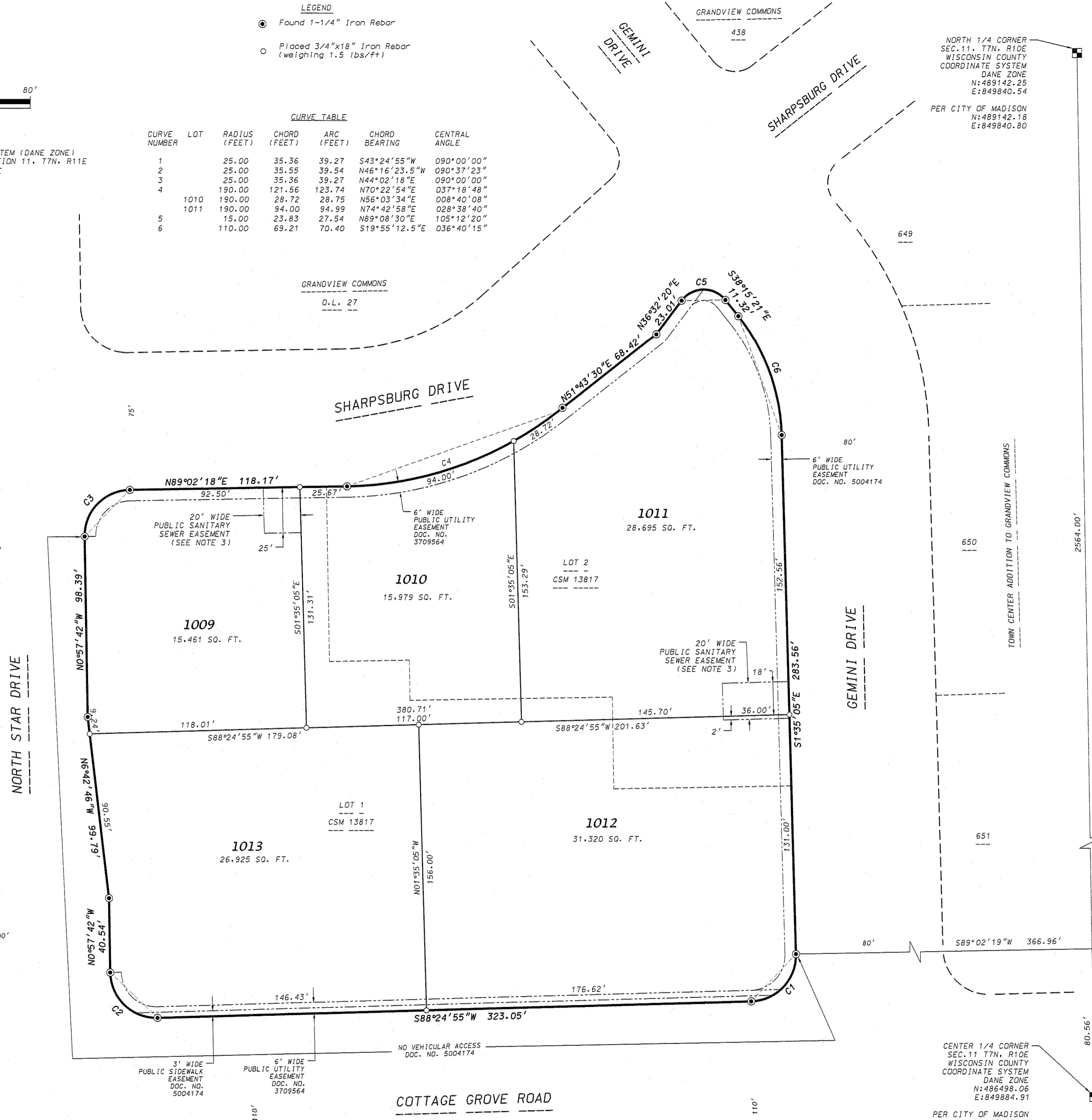
GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM (DANE ZONE)
THE EAST LINE OF THE NW1/4 OF SECTION 11, T7N, R10E
BEARS S00°57'41"E

LEGEND

- Found 1-1/4" Iron Rebar
- Placed 3/4"x18" Iron Rebar (weighing 1.5 lbs/ft)

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1		25.00	35.36	39.27	S43°24'55"W	090°00'00"
2		25.00	35.55	39.54	N46°16'23.5"W	090°37'23"
3		25.00	35.36	39.27	N44°02'18"E	090°00'00"
4		190.00	121.56	123.74	N70°22'54"E	037°18'48"
	1010	190.00	29.72	29.75	N56°03'34"E	008°40'08"
	1011	190.00	94.00	94.99	N74°42'58"E	028°38'40"
5		15.00	23.83	27.54	N89°08'30"E	105°12'20"
6		110.00	69.21	70.40	S19°55'12.5"E	036°40'15"



LEGAL DESCRIPTION

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 336 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Grandview Commons Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number 5095366, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, containing 118.380 square feet (2.718 acres).

Dated this 17th day of February, 2016.

Brett T. Stoffregen, Professional Land Surveyor, S-2742

NOTES

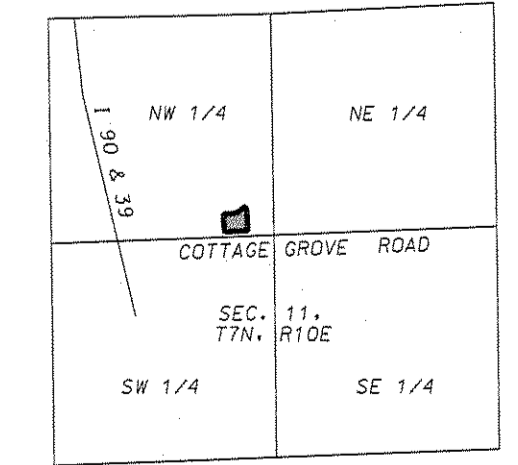
1. Notes on recorded plats of Grandview Commons and Town Center Addition to Grandview Commons:
 - A. All buildings and outdoor recreational area shall comply with MGD Sec. 16.23(1)(a) - Highway Noise Land Use Provisions policies and ordinance.
 - B. Subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated November 11, 2001, is on file with the City Engineer.
 - C. 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.
 - D. 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.
 - E. Lots within this plat are subject to impact fees that are due and payable at the time of issuance of building permits.
2. This Certified Survey Map is subject to the following recorded instruments:
 - A. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended by Doc. No. 3676368; amended by Doc. No. 3755204; amended by Doc. No. 3792373; amended by Doc. No. 3827186; amended by Doc. No. 3872555; amended by Doc. No. 4282664; amended by Doc. No. 4546051; amended by Doc. No. 4744838; amended by Doc. No. 4897648; amended by Doc. No. 5007399; amended by Doc. No. 5143981.
 - B. Declaration of Conditions and Covenants recorded in Doc. No. 3867658, Doc. No. 3867659, Doc. No. 4458043 and Doc. No. 4458044.
 - C. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures in Doc. No. 4343308.
 - D. Declaration of Easements in Doc. No. 4252718; amended by Doc. No. 4370702.
 - E. Encroachment Agreement recorded as Doc. No. 3746510; amended by Doc. No. 3956939; amended by Doc. No. 4248116.
 - F. Declaration of Easements, Restrictions and Covenants recorded as Doc. No. 5007395.
 - G. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5007891.
 - H. Declaration of Conditions and Covenants recorded as Doc. Nos. 5007892 and 5094554.
 - I. Additional Terms of Conveyance found in Special Warranty Deeds recorded as Doc. Nos. 4897643 and 4897649.
 - J. Stormwater Management and Access Easement recorded as Doc. No. 5097043.
3. Public Sanitary Sewer Easements:
 - Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
 - Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
 - Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
 - Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
 - Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

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

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.

Notes: In the event of a City of Madison Plan Commission and/or Common Council approved subdivision 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.

5. Distances shown along curves are chord lengths.



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

Received: 02/23/2016
CPA
27471
0025

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-127