

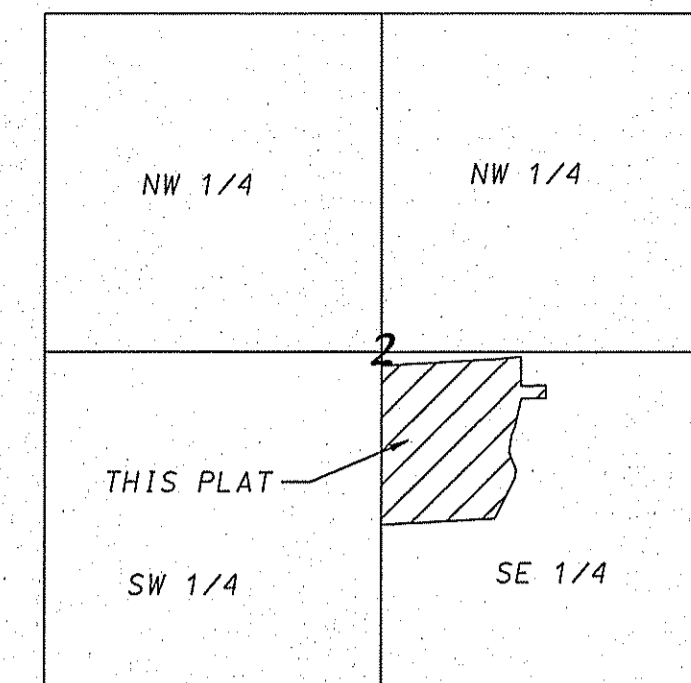
# NORTHEAST ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 1-98, OUTLOTS 1-3 AND THE FOLLOWING STREETS DISCONTINUED BY COMMON COUNCIL RESOLUTION (RESOLUTION NUMBER, DATE, DOCUMENT NO. XXXXXX): DRISCOLL DRIVE, RAGAN STREET, MISTY BRIDGE ROAD, STONEY OAK LANE, NORTH STAR DRIVE, JEFFERSON STREET, GALILEO DRIVE, ALL LOCATED IN EASTLAWN, RECORDED IN VOLUME 59-078B OF PLATS, ON PAGES 363-364, AS DOCUMENT NUMBER 4653784, DANE COUNTY REGISTRY, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 2, T7N, R10E, 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\_\_

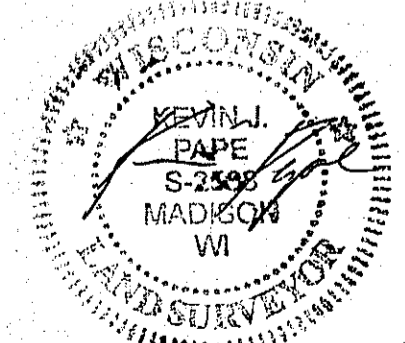
Department of Administration



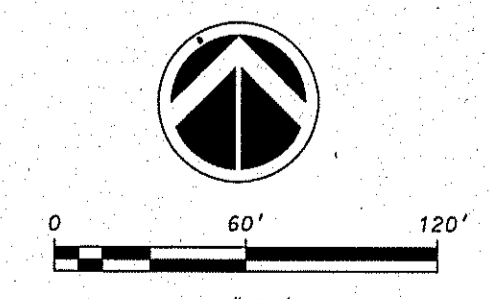
LOCATION MAP NOT TO SCALE



- LEGEND**
- Found 1-1/4" Iron Rebar
  - Found 3/4" Iron Rebar
  - Placed 1-1/4" x 18" Iron Rebar, 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
  - DTPP Dedicated to the public



NOVEMBER 20, 2017  
REVISED: MARCH 19, 2018



BEARINGS REFERENCED TO THE NORTH LINE OF THE SE1/4 OF SECTION 2, T7N, R10E WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE BEARING N87°43'32"E

27822

Received: 03/26/2018 CPA

0044

**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:17-07-115

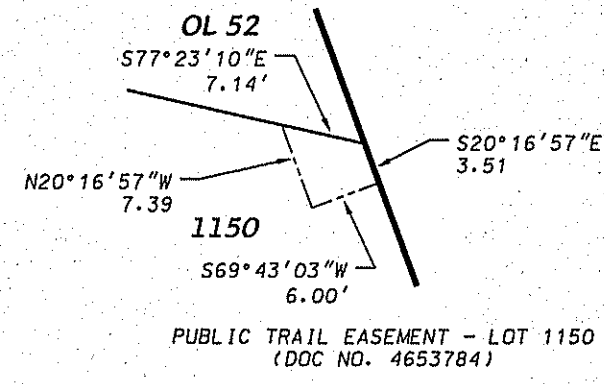


# NORTHEAST ADDITION TO GRANDVIEW COMMONS

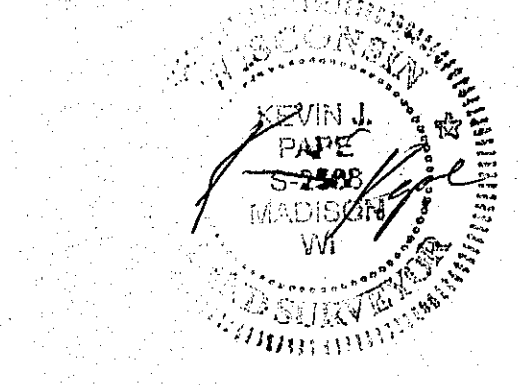
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

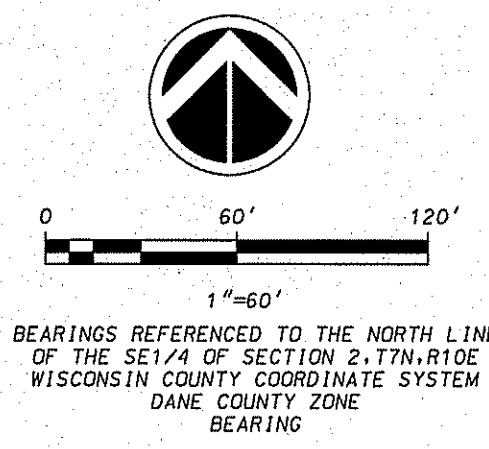


CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	36.37	40.72	502°45'36"E	93°19'58"	
C2	25.00	34.31	37.82	544°23'58"W	86°40'02"	
C3	25.00	34.31	37.82	544°24'10"W	86°40'28"	
C4	25.00	36.37	40.72	545°35'50"W	93°19'34"	
C5	25.00	36.37	40.72	545°35'50"E	93°19'34"	
C6	25.00	34.31	37.82	N44°24'10"E	86°40'28"	
C7	60.00	67.14	87.52	S47°37'42"W	83°07'32"	
C8	1164	7.47	7.48	S04°38'12"W	07°08'32"	
C9	1165	81.03	90.04	S51°11'57"W	85°58'58"	
C10	49.00	71.28	79.81	N45°35'50"W	93°19'34"	
C11	49.00	67.38	74.30	S42°22'18"E	86°40'28"	
C12	60.00	62.35	80.77	N44°24'10"E	86°40'28"	
C13	25.00	36.37	40.72	N45°35'50"W	93°19'34"	
C14	25.00	34.31	37.82	N44°24'10"E	86°40'28"	
C15	260.00	51.22	51.30	N04°35'12"W	11°18'18"	
C16	1101	30.98	31.00	N06°49'25"W	06°49'52"	
C17	DL 51	20.30	20.30	N01°10'16"E	04°28'26"	
C18	C14	340.00	66.98	N04°35'12"W	11°18'18"	
C19	1123	20.02	20.03	N08°33'06"W	03°22'30"	
C20	1122	47.02	47.06	N02°53'57"W	07°55'48"	
C21	C15	25.00	37.73	S38°45'01"W	37°58'44"	
C22	C16	25.00	32.81	N51°14'59"W	82°01'16"	
C23	C17	25.00	32.81	S51°14'59"E	82°01'16"	
C24	C18	25.00	37.73	N38°45'01"E	97°58'44"	
C25	C19	260.00	51.13	S04°35'47"E	11°17'08"	
C26	1126	29.74	29.75	S08°57'38"E	08°57'52"	
C27	1127	21.45	21.46	S01°19'05"E	04°43'44"	
C28	C20	340.00	66.86	S04°35'47"E	11°17'08"	
C29	1129	38.34	38.36	S07°00'25"E	06°27'52"	
C30	1128	28.60	28.61	S01°21'51"E	04°49'16"	
C31	1028	158.76	158.93	S87°43'48"W	09°03'38"	
C32	1027	18.83	18.83	N88°16'35"E	01°04'28"	
C33	1026	37.03	37.03	N89°52'07"E	02°06'40"	
C34	1025	45.13	45.14	S87°47'21"E	02°34'24"	
C35	1024	44.38	44.39	S85°14'14"E	02°31'50"	
C36	1023	13.55	13.55	S83°35'09"E	00°46'20"	
C37	1022	154.82	154.82	S87°43'48"W	09°03'38"	
C38	1021	20.61	20.61	N88°20'34"E	01°12'22"	
C39	1020	40.54	40.54	S89°52'04"E	02°22'22"	
C40	1019	40.62	40.62	S87°29'34"E	02°22'38"	
C41	1018	40.73	40.73	S85°06'44"E	02°23'02"	
C42	1017	12.31	12.31	S83°33'36"E	00°45'14"	
C43	C23	880.00	235.27	S84°34'42"E	15°21'50"	
C44	1016	31.82	31.82	N88°46'32"E	02°04'18"	
C45	1015	36.38	36.38	S89°00'15"E	02°22'08"	
C46	1014	36.38	36.38	S86°38'07"E	02°22'08"	
C47	1013	36.38	36.38	S84°15'59"E	02°02'08"	
C48	1012	36.39	36.39	S81°53'51"E	02°22'10"	
C49	1011	36.36	36.37	S79°31'44"E	02°22'04"	
C50	1010	22.25	22.25	S77°37'14"E	01°26'56"	
C51	1009	219.23	219.88	S84°34'42"E	15°21'50"	
C52	1008	21.16	21.16	N88°27'30"E	01°28'42"	
C53	1007	42.84	42.85	S89°17'06"E	02°59'38"	
C54	1006	40.71	40.72	S86°21'56"E	02°50'42"	
C55	1005	40.70	40.70	S83°31'16"E	02°50'38"	
C56	1004	49.20	49.21	S80°22'48"E	03°28'18"	
C57	1003	25.25	25.25	S77°46'13"E	01°45'52"	
C58	C25	725.00	193.83	S84°34'42"E	15°21'50"	
C59	1002	18.19	18.19	N88°27'30"E	01°26'14"	
C60	1001	35.43	35.44	S89°25'22"E	02°48'02"	
C61	1000	36.02	36.02	S86°35'57"E	02°50'48"	
C62	999	36.00	36.00	S83°45'12"E	02°50'42"	
C63	998	43.88	43.89	S80°35'48"E	03°28'06"	
C64	997	24.88	24.88	S77°52'46"E	01°57'58"	
C65	996	187.44	187.44	S84°34'42"E	15°21'50"	
C66	995	10.28	10.28	N88°09'40"E	00°50'34"	
C67	994	52.11	52.12	S89°16'53"E	04°18'22"	
C68	993	50.75	50.76	S85°03'54"E	04°09'38"	
C69	992	51.51	51.52	S80°52'24"E	04°13'22"	
C70	991	22.76	22.76	S77°49'45"E	01°51'56"	
C71	990	129.26	129.59	S85°15'21"E	14°00'32"	
C72	989	41.90	41.91	S89°59'41"E	04°18'22"	
C73	988	43.92	43.93	S85°21'17"E	04°44'56"	
C74	987	43.73	43.74	S80°36'57"E	04°43'44"	
C75	986	114.63	114.92	S85°15'21"E	14°00'32"	
C76	985	27.58	27.58	N89°25'15"E	03°21'44"	
C77	984	56.35	56.35	S83°27'41"E	05°52'24"	
C78	983	30.95	30.95	S80°08'17"E	03°46'24"	
C79	982	139.63	140.21	S83°15'16"E	18°00'42"	
C80	981	5.33	5.33	N88°04'55"E	00°41'04"	
C81	980	43.82	43.84	S88°45'35"E	05°37'56"	
C82	979	42.08	42.08	S83°14'24"E	05°24'26"	
C83	978	44.20	44.22	S77°41'45"E	05°40'52"	
C84	977	4.72	4.72	S74°33'07"E	00°36'24"	
C85	976	131.49	132.03	S83°15'16"E	18°00'42"	
C86	975	20.39	20.39	N89°07'50"E	02°46'54"	
C87	974	45.83	45.83	S85°21'10"E	06°15'06"	
C88	973	45.46	45.48	S80°07'29"E	06°12'16"	
C89	972	20.33	20.33	S75°38'08"E	02°46'26"	
C90	C31	324.00	165.00	S77°30'32"E	29°30'10"	
C91	971	15.64	15.64	N88°07'21"E	02°45'56"	
C92	970	35.38	35.38	S89°49'29"E	14°08'08"	
C93	969	35.27	35.29	S80°07'02"E	06°14'26"	
C94	968	35.45	35.47	S73°51'38"E	06°16'22"	
C95	967	35.36	35.37	S67°35'47"E	06°15'20"	
C96	966	9.68	9.68	S65°36'47"E	01°42'40"	
C97	C32	15.00	21.82	S45°36'26"E	03°18'22"	
C98	C33	15.00	20.59	N44°23'34"E	86°41'38"	
C99	C34	264.00	134.44	S77°30'32"E	29°30'10"	
C100	965	3.32	3.32	N88°06'01"E	00°43'16"	
C101	964	67.31	67.49	S84°23'56"E	14°38'50"	
C102	963	64.96	65.13	S69°49'29"E	14°08'08"	
C103	C35	15.00	21.21	S23°56'17"E	90°00'00"	
C104	C36	15.00	21.21	S23°56'17"E	90°00'00"	
C105	C37	180.00	81.58	N14°08'39"E	26°11'48"	
C106	962	37.99	38.06	N07°06'11"E	12°06'52"	
C107	961	44.13	44.24	N20°12'05"E	14°04'56"	
C108	960	66.00	66.11	S16°42'01"W	11°28'42"	
C109	959	27.65	27.66	S24°50'29"W	04°48'10"	
C110	C40	270.00	137.50	S12°29'30"W	29°30'08"	
C111	958	40.92	40.96	S02°05'12"W	08°41'34"	
C112	957	26.18	26.18	S09°12'40"W	05°33'22"	
C113	956	71.67	71.88	S18°36'57"W	15°15'12"	
C114	955	15.89	15.89	S40°15'20"E	78°59'28"	
C115	C41	15.00	22.29	S53°45'03"W	95°59'44"	
C116	C42	15.00	22.29	S53°45'03"W	95°59'44"	
C117	C43	270.00	72.19	N05°25'19"E	15°21'52"	
C118	954	50.31	50.39	N03°05'09"E	10°41'32"	
C119	953	22.01	22.02	N10°46'05"E	04°40'20"	
C120	C44	330.00	42.31	N03°25'42"E	07°21'02"	
C121	C45	15.00	21.21	S31°53'46"E	90°00'00"	
C122	C46	15.00	21.21	S31°53'46"E	90°00'00"	
C123	C47	470.00	103.17	S06°48'09"W	12°36'10"	
C124	952	67.73	67.79	S04°38'00"W	08°15'32"	
C125	951	26.06	26.06	S10°21'14"W	03°10'36"	
C126	C48	530.00	9.53	S12°31'23"W	01°09'42"	
C127	950	116.34	116.58	S06°48'09"W	12°36'10"	
C128	949	43.24	43.25	S02°50'20"W	04°40'32"	
C129	948	62.16	62.20	S08°32'09"W	06°43'26"	
C130	947	11.13	11.13	S12°30'08"W	01°12'12"	
C131	C49	15.00	21.21	S23°56'17"E	90°00'00"	
C132	C50	15.00	21.21	S23°56'17"E	90°00'00"	



NOVEMBER 20, 2017  
REVISED: MARCH 19, 2018

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



**LEGEND**

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" Iron Rebar, 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
- DTTP Dedicated to the public

# NORTHEAST ADDITION TO GRANDVIEW COMMONS

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

### SURVEYOR'S CERTIFICATE

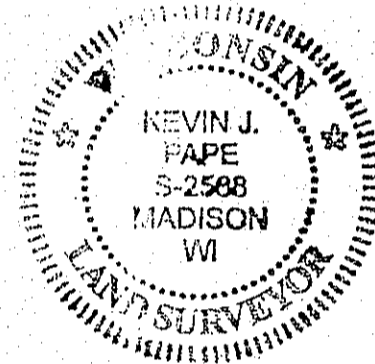
I, Kevin J. Pape, Professional Land Surveyor S-2568 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Northeast Addition to Grandview Commons" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed and is described as follows:

Being Lots 1-98, Outlots 1-3 and the following streets discontinued by Common Council Resolution (Resolution No. XXXXXXX, Date, recorded as Document No. XXXXXX); Driscoll Drive, Ragan Street, Misty Bridge Road, Stoney Oak Lane, North Star Drive, Jefferson Street, Galileo Drive, Eastlawn, Recorded in Volume 59-078B of Plats, on Pages 363-364, as Document No. 4653784, Dane County Registry, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 47.28 feet to the point of beginning; thence continuing S00°30'04"W, 232.98 feet along the west line of Lot 2; Certified Survey Map No. 814 and the southerly extension thereof; thence S89°29'56"E, 199.82 feet along the south right-of-way line of Driscoll Drive; thence S00°30'04"W, 100.00 feet along the west line of Lot 4, Nelson's Addition to Rustic Acres; thence N89°29'56"W, 200.50 feet along the north line of Outlot 5, Eastlawn; thence S13°06'14"W, 239.26 feet along the westerly line of said Outlot 5; thence S24°58'42"W, 72.90 feet along the easterly line of Eastlawn; thence S08°39'28"W, 132.37 feet along said easterly line; thence S20°16'57"E, 121.69 feet along said easterly line; thence N77°23'10"W, 49.30 feet along the northerly line of Outlot 4, Eastlawn; thence S87°44'24"W, 120.00 feet along said northerly line; thence S02°15'36"E, 4.61 feet along the westerly line of said Outlot 4 to a point of curve; thence southeasterly along said westerly line on a curve to the right which has a radius of 330.00 feet and a chord which bears S01°21'28"E, 10.39 feet; thence N87°44'24"E, 118.21 feet along the southerly line of said Outlot 4; thence S77°23'10"E, 57.05 feet along said southerly line; thence S20°16'57"E, 13.31 feet along said easterly line of Eastlawn; thence S05°30'27"W, 56.22 feet along said easterly line; thence S27°22'24"W, 375.97 feet along said easterly line to a point on the north line of Outlot 34, Grandview Commons Replat No. 1; thence S87°44'23"W, 909.50 feet to a point on the north line of Lot 855, North Addition to Grandview Commons; thence N01°04'02"E, 1,281.29 feet along the east line of said North Addition to Grandview Commons; thence N87°43'59"E, 938.18 feet along the southerly right-of-way line of Milwaukee Street; thence N85°38'06"E, 181.85 feet along said southerly right-of-way line to the point of beginning. Contains 1,376,958 square feet (31.611 acres).

Dated this 20<sup>th</sup> day of NOVEMBER, 2017.

Kevin J. Pape, Professional Land Surveyor S-2568

Revised MARCH 19, 2018



### CORPORATE OWNER'S CERTIFICATE

Homburg Equipment, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Homburg Equipment, Inc., does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

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

IN WITNESS WHEREOF, the said Homburg Equipment, Inc. has caused these presents to be signed by its President and countersigned by its Secretary, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Shirley A. Homburg, President                      Chris A. Homburg, Secretary

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Shirley A. Homburg, President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

### MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Northeast Addition to Grandview Commons" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ 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 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 \_\_\_\_\_, 2018 on any of the lands included in the plat of "Northeast Addition to Grandview Commons".

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 \_\_\_\_\_, 2018 affecting the land included in "Northeast Addition to Grandview Commons".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

Received: 03/26/2018  
CPA

27822

0044

D'ONFRIO 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:17-07-115



# NORTHEAST ADDITION TO GRANDVIEW COMMONS

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

## NOTES

- 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.
- Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Lots 1145-1160 are subject to a minimum unprotected foundation opening elevation of 959.0 (NAVD 88 datum).
- This plat is subject to Document Nos. 4666280 and 4710090.
- Distances shown along curves are chord lengths.
- Public Easement Terms and Conditions:

### Public Storm 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 storm 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 Storm 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 Storm 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.

### Public Storm Sewer Easements:

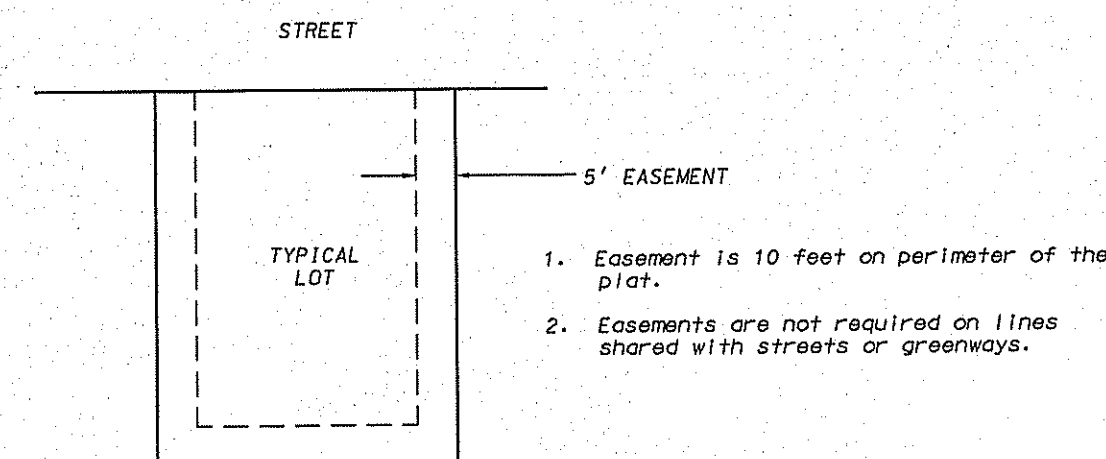
**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm 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 Storm 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 Storm 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.

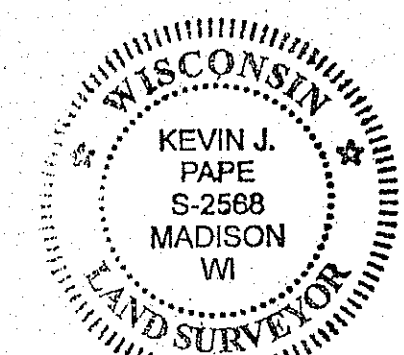
**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**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.



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL

Not to Scale - See note 1 above



NOVEMBER 20, 2017  
REVISED: MARCH 19, 2018

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:17-07-115

0044  
Received: 03/26/2018  
CPA  
27822