

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

# GRANDVIEW COMMONS REPLAT NO. 2

A REPLAT OF LOTS 743, 744, 745, 757, 758 AND 759, GRANDVIEW COMMONS REPLAT NO. 1, AS RECORDED IN VOLUME 60-020B OF PLATS ON PAGES 102-105 AS DOCUMENT NUMBER 5034529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. All lots (997-1008) within this plat are subject to public easements for drainage purposes which shall be 5 feet in width measured from the property line to the interior of each lot. Easements shall not be required on property lines shared with outlots 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 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.

5. Notes on Grandview Commons Plat:

- All buildings and outdoor recreation area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinances.
- 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.

6. This plat is subject to the following recorded instruments:

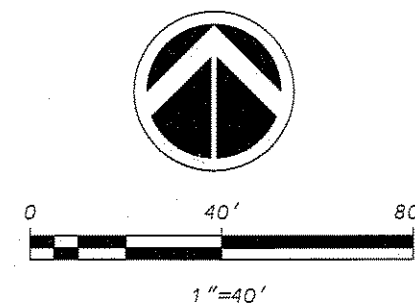
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4704670.
- Declaration of Conditions and Covenants recorded as Doc. Nos. 3867558 and 3867559. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3812555, 4546051 and 4897648.
- Declaration of Conditions, Covenants and Restrictions recorded as Planned Unit Development (GDP and SIP) recorded as Doc. No. 3589157 and amended as Doc. Nos. 3624540, 3636593, 3693378, 4261331 and 5096589.
- Encroachment Agreement created by Doc. No. 3746510 and amended by Doc. Nos. 3956939 and 4248116.
- Lands within the plat boundary are subject to additional terms of conveyance, included in Exhibit B of Special Warranty Deeds recorded as Doc. No. 4897644.
- Planned Unit Development (GDP and SIP) recorded as Doc. No. 5034448.
- Declaration of Conditions and Covenants recorded as Doc. No. 5094593.
- Maintenance Agreement recorded as Doc. No. 4498280.

7. Distances shown along curves are chord lengths.

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	997	740.00	143.77	144.00	N07°50'11"E	011°08'58"	IN-S13°24'40"W
	998	740.00	43.81	43.82	N11°42'53"E	003°23'34"	OUT-N02°15'42"E
	999	740.00	36.03	36.03	N08°37'24"E	002°47'24"	
	1000	740.00	28.11	28.11	N03°21'00"E	011°08'58"	
2	997	25.00	32.77	35.74	N43°12'44"E	081°54'04"	
	998	25.00	35.31	39.21	S47°19'47"E	089°51'50"	OUT-S02°23'52"E
	999	800.00	76.75	76.78	S00°12'19"W	008°12'22"	OUT-S02°48'30"W
	1000	800.00	102.35	102.42	S09°36'04"W	007°20'06"	IN-S05°56'01"W
5	999	800.00	10.88	10.88	S06°19'24"W	000°46'46"	OUT-S13°16'07"W
	998	800.00	41.29	41.29	S08°11'30"W	002°57'24"	
	997	800.00	50.23	50.24	S11°28'10"W	003°35'54"	
	1000	25.00	32.49	35.37	N48°08'20"W	081°03'40"	OUT-N07°37'30"W
6	1005	740.00	138.97	139.18	N13°00'47"W	010°46'34"	OUT-N18°24'04"W
	1006	740.00	31.07	31.08	N08°49'41"W	002°24'22"	
	1007	740.00	36.03	36.03	N11°25'34"W	002°47'24"	
	1008	740.00	36.03	36.03	N17°00'22"W	010°46'34"	

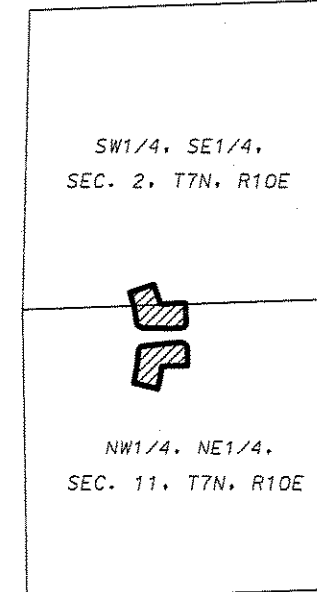
**LEGEND**

- Found 1-1/4" Iron Rebar
  - Found 3/4" Iron Rebar
- All other lot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

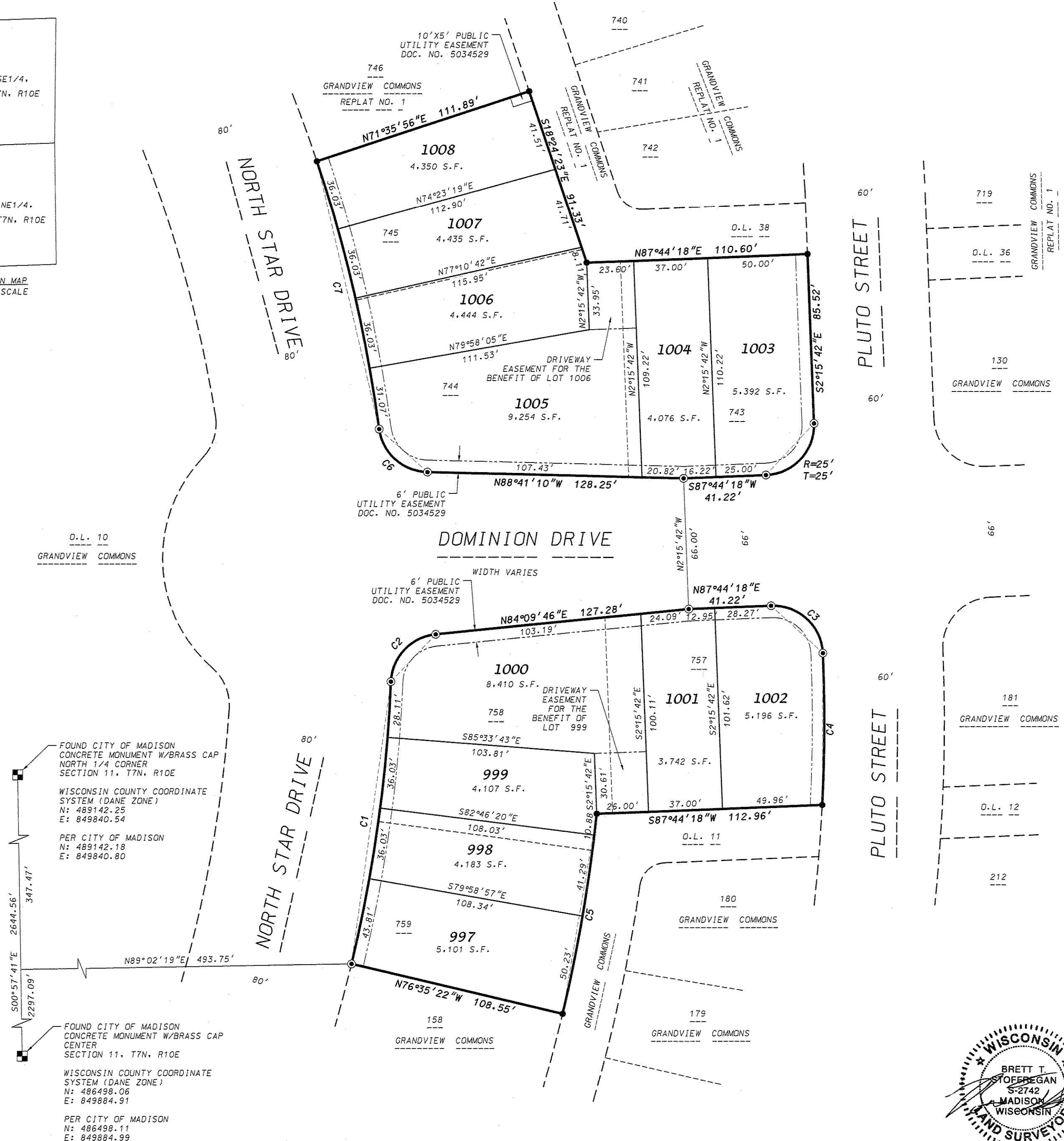


BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, T7N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S00°57'41"E

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



LOCATION MAP  
NOT TO SCALE



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Received: 04/27/2015  
CPA  
27358

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