

DEED RESTRICTIONS

PETITION NO. 10123

Use black ink & print legibly

WHEREAS,

Gregg A. Chapman_____

is owner of the following described real estate in the
Town of Dane, Dane County, Wisconsin further
described as follows:

LEGAL DESCRIPTION:

All that land located in the NE ¼ of the NE ¼ of Section 11, and in the NW ¼ and SW ¼ of the NW ¼ of Section 12, all in T9N, R8E, the Town of Dane being described in Warranty Deed recorded with the Dane County Register of Deeds as Document No.2201733, in Volume 14252 on Page 27.

Except Lot 1, Certified Survey Map No. 12938 recorded in the Dane County Register of Deeds Office.

Except part of the NE ¼ of the NE ¼ of Section 11, T9N, R8E, the Town of Dane, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence S 00°24'48" W, 625.77 feet; thence S 53°28'15" E, 104.45 feet; thence S 13°04'56" E, 163.52 feet; thence S 80°36'35" W, 455.00 feet; thence N 02°48'17" W, 171.62 feet to the point of beginning.

Thence S 89°08'01" W, 250.14 feet; thence N 02°48'17" W, 350.00 feet to the centerline of Viaduct Road; thence N 89°08'01" E along said centerline, 209.22 feet; thence S 26°38'42" E, 101.20 feet; thence S 02°48'17" E, 258.82 feet to the point of beginning. This parcel contains 1.97 acres.



8 1 6 4 6 3 8
Tx:8108740

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

4672686

07/15/2010 3:43 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

Recording area

Name and return address:

Williamson Surveying
104A W. Main St
Waunakee, WI 53597

Parent Parcel Number(s):

090812286703

090812290707

090811182906

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Dane, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restriction is hereby imposed:

1. Prohibit residential development on the remaining A-1EX zoned land.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Use black ink & print legibly

June 28 2010
Date

Gregg A. Chapman
Signature of Grantor (owner)

Gregg A Chapman
*Name printed

Date

Signature of Grantor (owner)

*Name printed

This document was drafted by:
(print or type name below)

Chris Adams

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on June 28, 2010 by the above named person(s).

Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07) Joni C Lecky

Print or type name: Joni C Lecky

Title Notary Date commission expires: 10/3/10

*Names of persons signing in any
capacity must be typed or printed
below their signature.
P&D form 2/20/2001



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DEED RESTRICTIONS

PETITION NO. 10123

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WHEREAS,

Gregg A. Chapman_____

Recording area

Name and return address:

Williamson Surveying
104A W. Main St
Waunakee, WI 53597

is owner of the following described real estate in the
Town of Dane, Dane County, Wisconsin further
described as follows:

Parent Parcel Number(s):

090811182906

LEGAL DESCRIPTION:

A parcel of land located in part of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 11, T9N, R8E, the Town of Dane, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence S $00^{\circ}24'48''$ W, 625.77 feet; thence S $53^{\circ}28'15''$ E, 104.45 feet; thence S $13^{\circ}04'56''$ E, 163.52 feet; thence S $80^{\circ}36'35''$ W, 455.00 feet; thence N $02^{\circ}48'17''$ W, 171.62 feet to the point of beginning. Thence S $89^{\circ}08'01''$ W, 250.14 feet; thence N $02^{\circ}48'17''$ W, 350.00 feet to the centerline of Viaduct Road; thence N $89^{\circ}08'01''$ E along said centerline, 209.22 feet; thence S $26^{\circ}38'42''$ E, 101.20 feet; thence S $02^{\circ}48'17''$ E, 258.82 feet to the point of beginning.

This parcel contains 1.97 acres and is subject to a road right of way of 33 feet over the most northerly part thereof.

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WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Dane, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restriction is hereby imposed:

1. The land uses on the C-1 zoned area shall be limited exclusively to a metal fabrication and machining facility.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

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June 25 2010

Date

Gerry A Chapman

Signature of Grantor (owner)

Gerry A Chapman

*Name printed

Date

Signature of Grantor (owner)

*Name printed

This document was drafted by:
(print or type name below)

Chris Adams

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on June 25th, 2010 by the above named person(s).

Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07)

Joni C. Lecky

Print or type name: Joni C. Lecky

Title notary

Date commission expires: 10/3/10

*Names of persons signing in any
capacity must be typed or printed
below their signature.
P&D form 2/20/2001