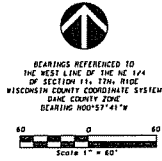
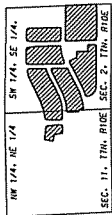


SECOND ADDITION TO GRANDVIEW COMMONS

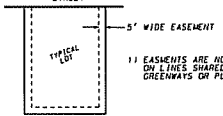
A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-0054 OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOCATION MAP NOT TO SCALE

- LEGEND AND NOTES**
- Found Section Corner Monument (type noted)
 - Found 1-1/4" diameter solid round iron stake.
 - Found 3/4" diameter solid round iron stake.
 - Placed 1-1/4" x 10" solid round iron rebar stake, weighing 4.30 lbs/ft.
 - All other lot and outlot corners are marked with 3/4" x 10" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement 15' wide unless otherwise dimensioned. Utility easements as herein set forth are for the use of PUBLIC UTILITIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

1. All lots (653-729) 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.
2. Outlot 34 is dedicated to the public for storm water detention.
3. Outlots 35 and 38 are private open space.
4. Outlots 36 and 38 are dedicated to the public for alley purposes.
5. Notes on Grandview Commons Plat:
 - All buildings and outdoor recreation area shall comply with MGD Sec. 16.23131(1) - 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 #4 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 Document Numbers 3627658, 3627659, 4704670 and 4897646.
 - Declaration of Conditions, Covenants and Restrictions recorded as Document Number 3632743 and modified as Document Number 4293243.
 - Planned Unit Development (PUD and ZIP) recorded as Document Number 3589157 and amended as Document Numbers 3624540, 3638593, 3693378 and 4261311.
7. Distances shown along curves are chord lengths.



1) EASEMENTS ARE NOT REQUIRED ON LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENT NOT TO SCALE SEE NOTE 1.

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 a. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

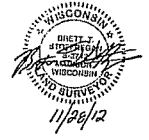
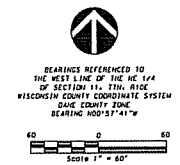


D'ONOFRIO KOTIKE AND ASSOCIATES, INC.
7330 Watwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

This instrument was drafted by D'Onofrio, Kotike & Associates, Inc. File 12-07-107

SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



FOUND CITY OF MADISON
CONCRETE MONUMENT W/BRASS CAP
NORTH 1/4 CORNER, 17th RIDE
WISCONSIN COUNTY COORD. SYSTEM
DANE ZONE
N: 485.142.252
E: 849.840.542

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

D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LOT AREA TABLE			
LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
653	6,900	709	3,915
654	6,900	710	3,915
655	6,900	711	3,915
656	7,552	712	3,915
657	7,558	713	3,925
658	6,900	714	4,175
659	6,900	715	4,310
660	6,900	716	4,253
661	8,300	717	4,201
662	8,567	718	4,361
663	5,096	719	4,338
664	5,605	720	4,504
665	5,364	721	4,170
666	5,031	722	4,040
667	5,015	723	4,010
668	5,015	724	3,870
669	5,048	725	3,870
670	5,017	726	3,870
671	5,841	727	3,870
672	5,038	728	3,870
673	5,078	729	3,870
674	5,015	730	6,055
675	5,015	731	5,754
676	5,030	732	5,020
677	7,759	733	4,500
678	7,441	734	4,500
679	10,264	735	4,500
680	6,719	736	4,500
681	6,710	737	4,500
682	6,707	738	4,500
683	6,716	739	4,522
684	7,722	740	4,765
685	6,944	741	4,326
686	7,131	742	4,480
687	6,628	743	10,793
688	6,667	744	12,848
689	6,667	745	8,910
690	6,667	746	5,465
691	7,698	747	5,154
692	6,966	748	4,906
693	6,966	749	4,946
694	6,966	750	4,906
695	6,562	751	4,866
696	7,441	752	4,926
697	7,006	753	4,785
698	6,571	754	5,156
699	5,630	755	5,316
700	6,752	756	5,709
701	4,733	757	10,738
702	6,010	758	11,508
703	8,235	759	8,371
704	6,500	O.L. 34	104,350
705	6,500	O.L. 35	34,974
706	6,500	O.L. 36	17,980
707	5,881	O.L. 37	982
708	3,915	O.L. 38	17,619

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		15.00	20.87	23.08	S44°37'03.5"W	088°00'51"	
3-4		15.00	21.64	24.18	N45°07'53"W	082°21'16"	
5-6		25.00	34.62	38.24	N44°52'07"E	087°38'44"	
7-8		15.00	21.64	24.18	S45°07'53"E	092°21'16"	
9-10		15.00	20.77	22.95	S44°52'07"W	087°38'44"	
11-12		25.00	34.37	37.90	N42°22'58"W	088°51'26"	
13-14		25.00	35.62	39.64	N45°49'56"W	090°50'50"	14-N00°24'31"W
14-15		580.00	14.72	14.72	N00°19'07"E	001°27'16"	
16-17		25.00	32.65	35.84	N42°07'12"E	082°08'54"	
18-19		15.00	21.57	24.07	S45°20'50.5"E	091°55'21"	19-S00°36'50"W
19-20		400.00	186.45	188.19	S12°51'50"E	026°57'20"	
677		400.00	63.52	63.58	S03°56'24"E	009°06'28"	
678		400.00	70.61	70.71	S13°33'28"E	010°07'40"	
679		400.00	53.86	53.90	S22°28'54"E	007°43'12"	
21-22		15.00	25.31	30.13	S31°12'04.5"W	115°05'09"	
23-24		25.00	20.01	21.91	S49°24'58.5"E	083°40'45"	24-S07°34'26"E
24-25		180.00	58.69	58.95	S16°57'33"E	018°45'54"	
731		180.00	31.61	31.65	S12°36'52"E	010°04'32"	
732		180.00	27.27	27.30	S21°50'40"E	008°41'22"	
26-27		370.00	154.36	155.50	S14°18'06"E	024°04'48"	
739		370.00	5.13	5.13	S25°56'40"E	000°47'40"	
740		370.00	53.71	53.76	S21°23'01"E	008°18'28"	
741		370.00	49.02	49.06	S13°25'28"E	007°35'48"	
742		370.00	47.52	47.56	S05°56'38"E	007°21'52"	
28-29		25.00	32.49	35.37	N40°09'20"W	081°03'40"	29-N07°37'30"W
29-30		740.00	226.16	227.05	N16°24'54"W	017°34'48"	
744		740.00	66.10	66.12	N10°11'05"W	005°07'10"	
745		740.00	73.03	73.06	N15°34'22"W	005°39'24"	
746		740.00	43.93	43.94	N20°06'08"W	003°24'08"	
747		740.00	43.93	43.93	N23°30'15"W	003°24'06"	
31-32		580.00	135.14	135.45	N18°30'51.5"W	013°22'49"	32-N11°49'29"W
754		580.00	46.17	46.18	N22°55'26"W	004°33'44"	
755		580.00	66.38	66.42	N17°15'46"W	006°45'32"	
756		580.00	20.84	20.84	N22°51'15.5"W	002°01'33"	
32-33		25.00	38.46	43.88	N38°27'35"E	100°34'08"	
34-35		120.00	27.77	27.83	N19°41'52"W	013°17'16"	35-N13°03'14"W
35-36		15.00	23.28	26.65	N37°50'42.5"E	101°47'53"	
37-38		15.00	16.10	16.99	S58°47'55.5"E	064°54'51"	
39-40		570.00	235.31	237.01	S14°25'46"E	023°49'28"	40-S02°31'02"E
714		570.00	35.47	35.48	S24°33'31"E	003°33'58"	
715		570.00	50.29	50.31	S20°14'50"E	005°03'24"	
716		570.00	50.29	50.31	S15°11'26"E	005°03'24"	
717		570.00	50.29	50.31	S10°09'02"E	005°03'24"	
718		570.00	50.60	50.62	S05°03'41"E	005°05'18"	
41-42		430.00	179.39	180.72	N14°18'06"W	024°04'48"	
719		430.00	23.04	23.04	N23°47'48"W	023°04'12"	
720		430.00	43.00	43.02	N08°11'51"W	005°43'54"	
721		430.00	43.00	43.02	N13°55'46"W	005°43'56"	
722		430.00	43.00	43.02	N19°38'46"W	005°43'56"	
723		430.00	28.62	28.62	N24°24'05"W	003°48'50"	
43-44		15.00	21.55	24.05	S45°22'56.5"E	091°51'09"	
45-46		122.00	148.21	159.29	S37°56'52.5"W	074°48'29"	
699		122.00	9.17	9.17	S07°41'51"W	004°10'25"	
700		122.00	107.75	111.60	S31°03'23"W	052°24'38"	
47-48		15.00	20.49	22.56	N61°53'33.5"W	086°10'39"	48-N18°28'14"W
48-49		630.00	86.48	86.55	N22°24'22"W	007°52'16"	
700		630.00	79.50	79.55	N22°05'17"W	007°14'06"	
701		630.00	6.99	6.99	N22°01'25"W	000°38'10"	
50-51		740.00	143.77	144.00	N07°50'11"E	011°08'58"	51-S13°24'40"W
759		740.00	73.00	73.03	N10°35'02"E	005°39'16"	51-N02°15'42"E
758		740.00	70.97	70.97	N05°00'33"E	005°39'42"	
51-52		25.00	32.77	35.74	N43°12'44"E	081°54'04"	
53-54		25.00	35.31	39.21	S47°19'42"E	089°51'50"	54-S02°23'52"E
54-55		16.76	16.76	16.76	S00°12'09"W	005°12'22"	55-S02°48'30"W
56-57		800.00	102.35	102.42	S09°36'04"W	007°20'06"	56-S05°56'01"W
758		800.00	18.69	18.69	S06°36'10"W	001°20'18"	57-S13°16'07"W
759		800.00	83.73	83.73	S10°16'13"W	005°59'48"	
58-59		13.00	15.62	16.76	N52°20'02.5"W	073°51'19"	



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

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Woodward Way, Madison, WI 53717
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

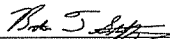
SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 358391, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Staffegren, Registered Land Surveyor, S-2742 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 below, I have surveyed, divided and mapped "SECOND ADDITION TO GRANDVIEW COMMONS" and that such plat correctly represents all exterior boundaries of the land surveyed described as follows: All of Lots 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, Outlots 1-3 and Outlots 5-9, Grandview Commons, as recorded in Volume 58-005A of Plats, on pages 19-33, as Document Number 358391, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 12 and in the Southwest Quarter of the Southeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Contains 865.031 square feet 118.46 acres!

Dated this 28th day of November, 2012


Brett T. Staffegren, Registered Land Surveyor, S-2742



OWNER'S CERTIFICATE

Grandview Commons Homeowners Association, Inc., a Wisconsin 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.

Grandview Commons Homeowners Association, Inc., does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

In witness whereof, Grandview Commons Homeowners Association, Inc., has caused these presents to be signed by officers of said association of Madison, Wisconsin this _____ day of _____, 2012.

Grandview Commons Homeowners Association, Inc.

MORTGAGEE CERTIFICATE

BMO Harris Bank N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said BMO Harris Bank N.A. has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2012.

BMO Harris Bank N.A.

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named BMO Harris Bank N.A., to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, David Worzala, being 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 _____, 2012 affecting the land included in the "SECOND ADDITION TO GRANDVIEW COMMONS".

David Worzala, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Govenno, being 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 _____, 2012 affecting the land included in the "SECOND ADDITION TO GRANDVIEW COMMONS".

David M. Govenno, City Treasurer, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

"Resolved that this plat known as "SECOND ADDITION TO GRANDVIEW COMMONS" located in the City of Madison adopted on this _____ day of _____, 2012 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 _____, 2012.

Marloeth Witzel-Behi, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2012 at _____ o'clock _____ M. and recorded in Volume _____ of Plats on pages _____ as document number _____.

Kristi Chetkowski, Dane County Register of Deeds

OWNER'S CERTIFICATE

MREC VII Madison, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VII Madison, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

In witness whereof, MREC VII Madison, LLC, has caused these presents to be signed by officer(s) of said limited liability company of Madison, Wisconsin this _____ day of _____, 2012.

MREC VII Madison, LLC

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named Grandview Commons Homeowners Association, Inc., to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

The City of Madison, 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.

The City of Madison does further certify that this plat is required by S.236.10 or approval or objection:

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

In witness whereof, the said City of Madison has caused these presents to be signed by Paul R. Soglin, its Mayor, and Marloeth Witzel-Behi, its City Clerk, of Madison, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____, 2012.

City of Madison

By: Paul R. Soglin, Mayor By: Marloeth Witzel-Behi, City Clerk

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named Marloeth Witzel-Behi, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named Marloeth Witzel-Behi, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named MREC VII Madison, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

MREC VII Madison Investors, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VII Madison Investors, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

In witness whereof, MREC VII Madison Investors, LLC, has caused these presents to be signed by officer(s) of said limited liability company of Madison, Wisconsin this _____ day of _____, 2012.

MREC VII Madison Investors, LLC

STATE OF WISCONSIN
COUNTY OF DANE } S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named MREC VII Madison Investors, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

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

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