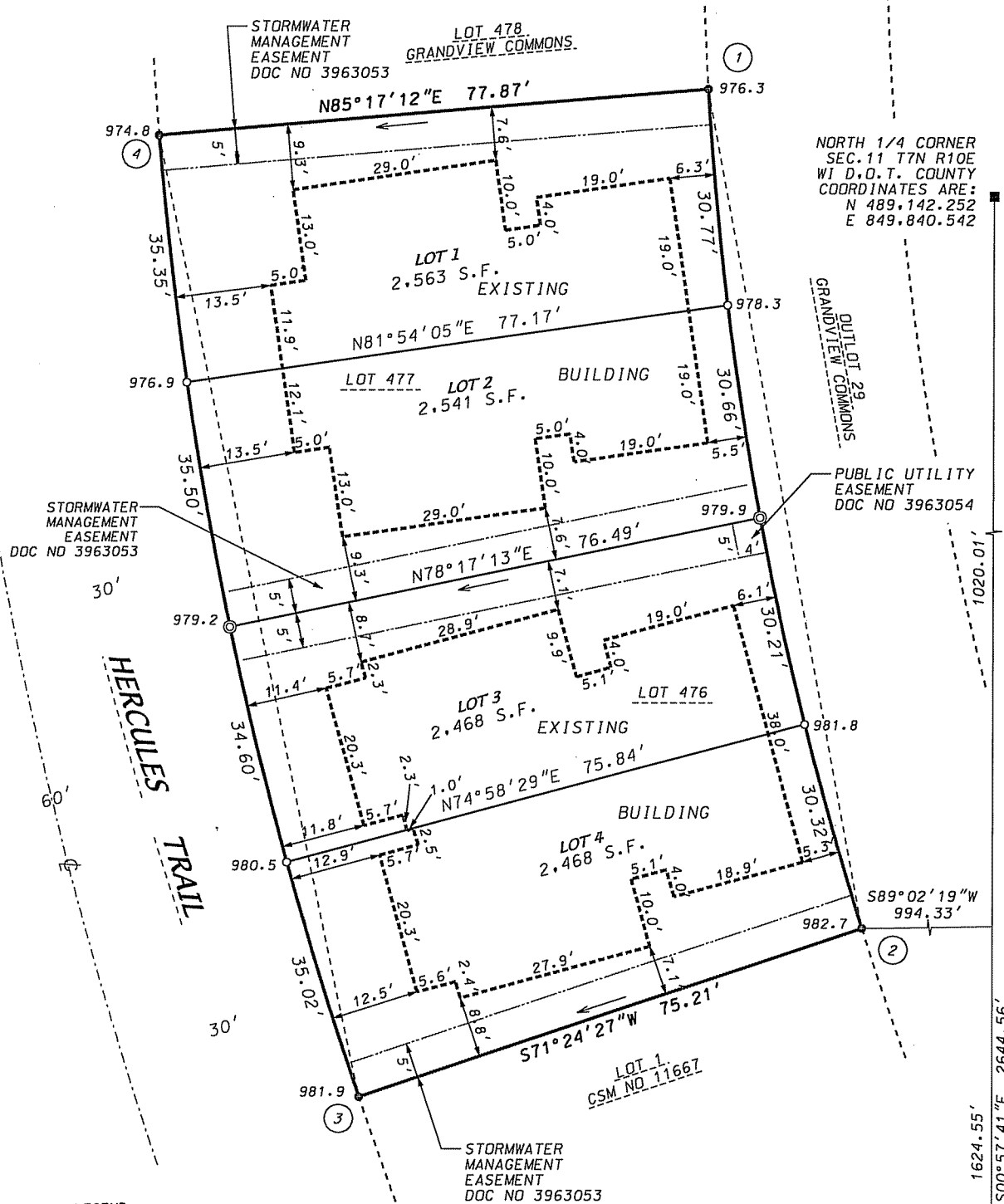


CERTIFIED SURVEY MAP

LOTS 476 AND 477 GRANDVIEW COMMONS
 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E
 CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
 - ◎ FOUND 1" IRON PIPE
 - PLACED 3/4" x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 lbs/ft.
 - FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP
- 1020.0 LOT CORNER ELEVATION

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

7530 Westward Way
 Madison, WI 53717
 Phone: 608.833.7530
 Fax: 608.833.1089

N

GRID NORTH

Scale 1" = 20'

SHEET 1 OF 5

NOTES:

CERTIFIED SURVEY MAP

1. Notes on Recorded Plat of Grandview Commons:
 - A. All buildings and outdoor recreational area shall comply with MGD Sec. 16.23(3)(d) - 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. "All lots and Blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of IH 39/90, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."
 - F. "No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."
 - G. "The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."
2. This Certified Survey Map is subject to the following recorded instruments:
 - A. PUD (GDP) and PUD (SIP) zoning documents for the Grandview Commons Neighborhood, recorded as Doc. No. 3589157 amended by the following documents: #3624540, #3638593, #3638594, #3693377, #3693378, #3793992.
 - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended by Doc. No. 3678368; amended by Doc. No. 3755204; amended by Doc. No. 3792373; amended by Doc. No. 3827186, amended by Doc. No. 3872555.
 - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658, and Doc. No. 3867659
 - D. Plans and modifications to recorded SIP Doc.No. 3943185.
 - E. Declaration of party wall agreement Doc. No. 3987802 and Doc. No. 3987803.

CERTIFIED SURVEY MAP

3. ← Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		498.00	121.67	121.98	S10°24'35"E	14°02'02"	1-S03°23'34"E
	1	498.00	30.77	30.77	S05°09'47"E	03°32'26"	
	2	498.00	30.66	30.66	S08°41'50"E	03°31'40"	
	3	498.00	30.21	30.21	S12°11'57"E	03°28'34"	
3-4	4	498.00	30.32	30.33	S15°40'55"E	03°29'22"	2-S17°25'36"E
		580.00	140.15	140.49	N11°39'07"W	13°52'42"	
	4	580.00	35.02	35.03	N16°51'40"W	03°27'36"	
	3	580.00	34.60	34.60	N13°25'19"W	03°25'06"	
	2	580.00	35.50	35.51	N09°57'32"W	03°30'28"	
	1	580.00	35.35	35.35	N06°27'32"W	03°29'32"	4- N04°42'46"W

LEGAL DESCRIPTION


Lot 476 and Lot 477, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 10,040 square feet.

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor S-2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this _____ day of _____, 2006.

Kevin J. Pape, Registered Land Surveyor S-2568



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

7530 Westward Way
 Madison, WI 53717
 Phone: 608.833.7530
 Fax: 608.833.1089

DATE: JUNE 5, 2006
 F.N.: 06-07-114
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

Premium Real Estate, 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 certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We further certify that this certified survey map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Premium Real Estate, LLC has caused these presents to be signed by its Limited Liability Company officer listed below at Madison, Wisconsin, this _____ day of _____, 200__.

Premium Real Estate, LLC
By: Veridian Development, LLC, Its Sole Member

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 200__,
to me known to be the _____ of the above named Limited Liability
Company, and acknowledged that he executed the foregoing instrument as such officer
of said Company by its authority.

My commission expires _____.

Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

M & I Marshall & Ilsley Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this certified survey map.

In witness whereof, said M & I Marshall & Ilsley Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 200__.

M & I Marshall & Ilsley Bank

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 200__, the
above named corporate officer(s) to me known to be the person(s) who executed
the foregoing instrument and acknowledged the same.

My commission expires _____.

Notary Public, Dane County, Wisconsin



7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089

DATE: JUNE 5, 2006
F.N.: 06-07-114
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Mark A. Dlinger, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on this _____ day of _____, 200____, and that said Enactment further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use."

Dated this _____ day of _____, 200____.

Ray Fisher, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 200____,
at _____ o'clock _____ M. and recorded in Volume _____ of Certified
Survey Maps on Pages _____ as Document Number _____.

Jane Licht, Dane County Register of Deeds


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

7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089

DATE: JUNE 5, 2006

F.N.: 06-07-114

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

SHEET 5 OF 5