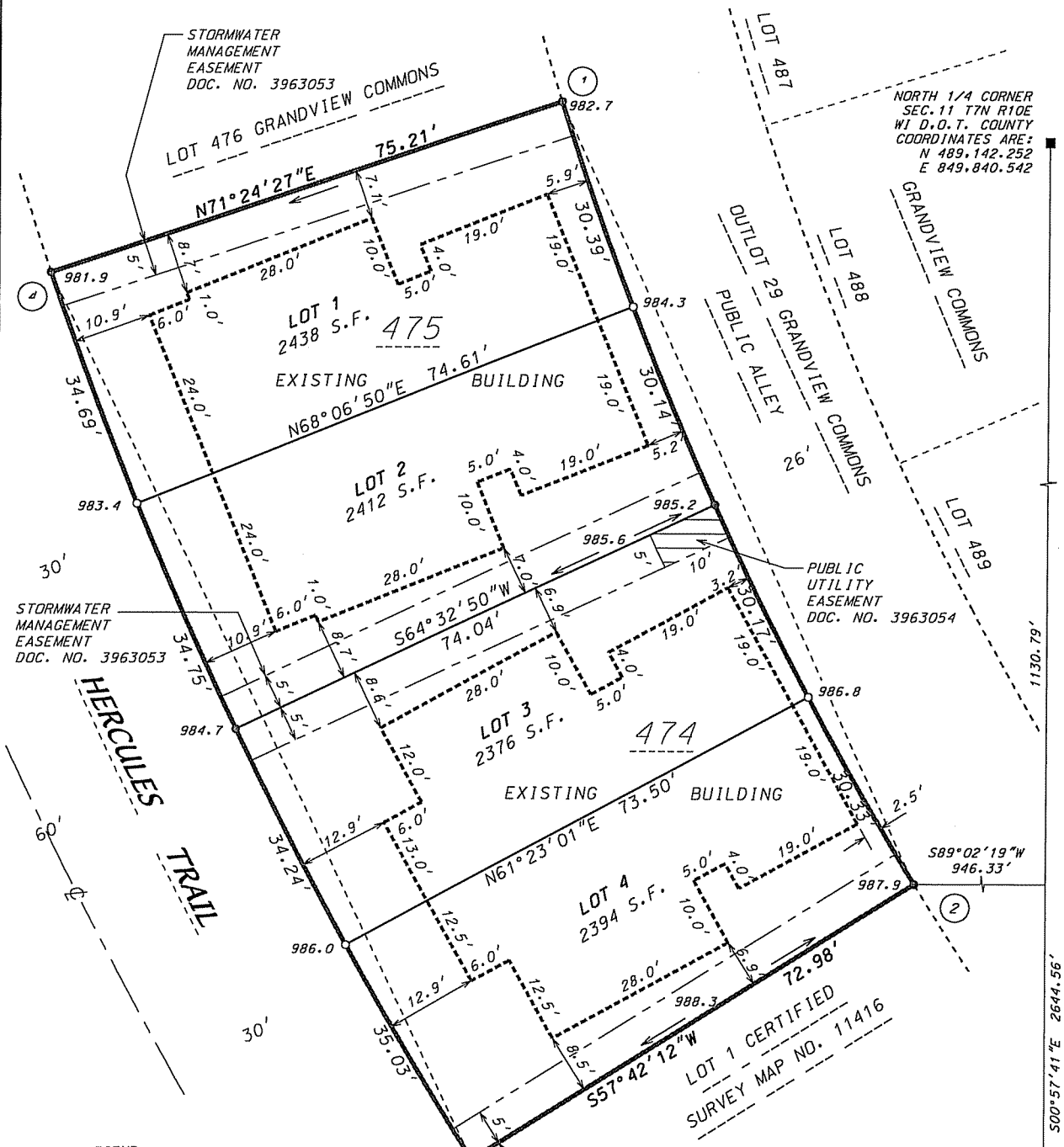


# CERTIFIED SURVEY MAP

LOT 474 AND 475 GRANDVIEW COMMONS  
 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

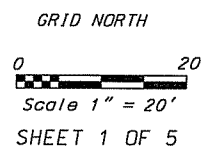
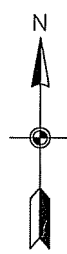


**LEGEND**

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 lbs/ft.
- FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP

--- PUBLIC UTILITY EASEMENT. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

1020.0 LOT CORNER ELEVATION



**D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.**  
 7530 WESTWARD WAY  
 MADISON, WISCONSIN 53717  
 TEL: 608-833-7530  
 FAX: 608-833-1089

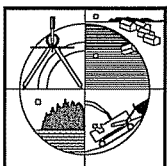
DATE: NOVEMBER 10, 2005  
 F.N.: 05-07-133  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

CENTER SECTION 11 T7N R10E

# CERTIFIED SURVEY MAP

## NOTES:

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
  - 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. 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 and Doc.No. 3997707.
  - E. Declaration of party wall agreement Doc.No. 3987800 and Doc. No. 3987801.



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# CERTIFIED SURVEY MAP

3.  $\longleftarrow$  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.
  
4. All lots within this survey are subject to a non-exclusive easement 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 easement shall be 10 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways, public streets or alleys.

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		498.00	120.75	121.05	S24°23'24"E	13°55'36"	1-S17°25'36"E
	1	498.00	30.39	30.39	S19°10'30"E	03°29'48"	
	2	498.00	30.14	30.14	S22°39'27"E	03°28'06"	
	3	498.00	30.17	30.17	S26°07'39"E	03°28'18"	
3-4	4	498.00	30.33	30.33	S29°36'30"E	03°29'24"	2-S31°21'12"E
		580.00	138.40	138.73	N25°26'37"W	13°42'18"	3-N32°17'46"W
	4	580.00	35.03	35.03	N30°33'56"W	03°27'40"	
	3	580.00	34.24	34.24	N27°08'37"W	03°22'58"	
	2	580.00	34.75	34.76	N23°44'08"W	03°26'00"	
	1	580.00	34.69	34.70	N20°18'18"W	03°25'40"	4- N18°35'28"W

LEGAL DESCRIPTION

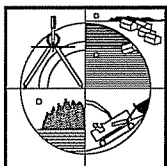
Lot 474 and Lot 475, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 9,619 square feet.

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 \_\_\_\_\_, 2005.

\_\_\_\_\_  
Kevin J. Pape, Registered Land Surveyor S-2568



**D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.**

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# 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 \_\_\_\_\_, 2005.

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 \_\_\_\_\_, 2005, \_\_\_\_\_, 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 dedication of the lands described in this certified survey map.

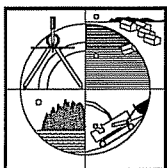
In witness whereof, said M & I Marshall & Ilsley Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

M & I Marshall & Ilsley Bank

\_\_\_\_\_  
State of Wisconsin) )  
                          )SS.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, 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



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# CERTIFIED SURVEY MAP

## MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_

Mark A. Olinger, 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 \_\_\_\_\_, 2005, 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."

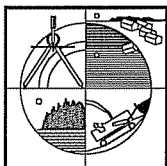
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2005,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Jane Licht, Dane County Register of Deeds



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