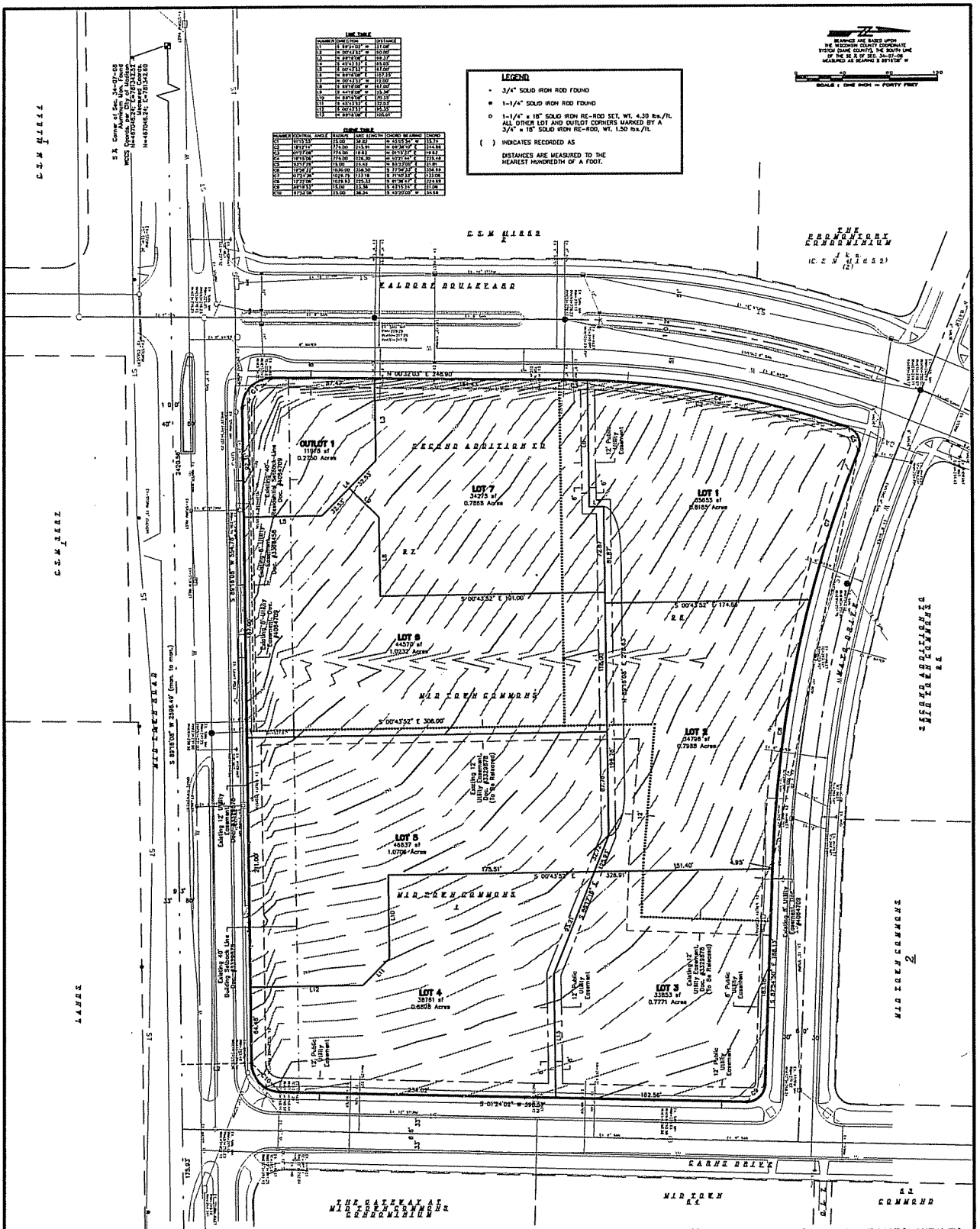

NOTES

1. Description: All of Lot 1, MID TOWN COMMONS, as recorded in Volume 57-178A of Plats, on Pages 733-737, as Document Number 3329878, Dane County Registry, now all of Lots 96 -97, SECOND ADDITION TO MID TOWN COMMONS, as recorded in Volume 58-078A of Plats, on pages 383-384, as Document Number 4064709, Dane County Registry, also located in the Southeast Quarter (SE) of the Southeast Quarter (SE) of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

2. Surveyor has been provided with a copy of the "Subdivision Approval Report, Title Title Search" Number WCS-1375187-MAD, from First American Title Insurance Company, dated January 11, 2007, at 7:00 o'clock A.M. said Report references the following:

- Easement to Wi. Vernon Telephone Company, d/b/a/ TDS Telecom, recorded as Doc. #2313965. (Easement lists entirety within abutting r/w of Mid Town Road)
- Gas Main Easement to Madison Gas & Electric Company, recorded as Doc. #2348983. (Easement lists entirety within abutting r/w of Mid Town Road)
- Plans (PSD-COP) recorded as Doc. #3303705. (General in nature, refer to document for restrictions and conditions)
- Plat of Mid Town Commons
- Easement to Wi. Vernon Telephone Co. d/b/a TDS Telecom, recorded as Doc. #3364458. (Easement shown)
- Easement to Wi. Vernon Telephone Co. d/b/a TDS Telecom, recorded as Doc. #3388817. (Does not affect this plat. Affects O.L. 11, and Lot 90-91, Second Add. To Mid Town Commons)
- Declaration of Protective Covenants, recorded as Doc. #3388880. (General in nature, refer to document for restrictions and conditions.)
- First Amendment to Declaration of Protective Covenants, recorded as Doc. #3388881. (Does not affect this plat. Affects Lot 3-15, 18-20, and 43-50, Mid Town Commons)
- Second Amendment to Declaration of Protective Covenants, recorded as Doc. #3402628. (General in nature, refer to document for restrictions and conditions)
- Assignment of Developer's Rights under Declaration of Protective Covenants, recorded as Doc. #4112907. (General in nature, refer to document for rights, restrictions and conditions.)
- Declaration of Easement, recorded as Doc. #3388882. (Does not affect this plat. Affects O.L.1 & O.L. 2, Mid Town Commons, and O.L. 10, First Addition to Mid Town Commons. Said Outlots being subject to an easement for ingress and egress as defined in said document)
- Assignment of Right to Amend Declaration of Easement, recorded as Doc. #4112908. (General in nature, refer to document for rights, restrictions and conditions.)
- Declaration of Bylaws of Mid Town Commons Neighborhood Association, Inc., recorded as Doc. #3388884. (General in nature, refer to document for covenants, restrictions and conditions)
- First Amendment to Declaration of Bylaws, recorded as Doc. #3402507. (General in nature, refer to document for covenants, restrictions and conditions)
- Amendment to Bylaws, recorded as Doc. #4112905. (General in nature, refer to document for covenants, restrictions and conditions)
- Assignment of Developer's Control, recorded as Doc. #4112908. (General in nature, refer to document for covenants, restrictions and conditions)
- Easement to Wi. Vernon Telephone Co. d/b/a TDS Telecom, recorded as Doc. #3408883. (Does not affect this plat. Affects Lot 90, Second Addition to Mid Town Commons)
- Declaration & Covenants, recorded as Doc. #3481377. (General in nature, refer to document for conditions)
- Declaration & Covenants, recorded as Doc. #3481378. (General in nature, refer to document for conditions)
- Plat of Second Addition to Mid Town Commons.
- Declaration of Conditions and Covenants, recorded as Doc. #4109872. (General in nature, refer to document for conditions)
- Declaration of Sanitary Sewer Easement, recorded as Doc. #4112903. (Does not affect this plat. Affects Lots 90 & 91, Second Addition to Mid Town Commons)
- Declaration of Joint Driveway Easement, recorded as Doc. #4112904. (Does not affect this plat. Affects Lots 90 & 91, Second Addition to Mid Town Commons)
- Declaration of Conditions and Covenants, recorded as Doc. #4158175. (General in nature, refer to document for conditions)
- Declaration of Conditions and Covenants, recorded as Doc. #4158176. (General in nature, refer to document for conditions)

3. Additional notes are as referenced either on the recorded plat of MID TOWN COMMONS, or SECOND ADDITION TO MID TOWN COMMONS.

- No access shall be granted along the northerly right-of-way line of Mid Town Road unless otherwise determined by the City Traffic Engineer.
- Except Lots 86 & 87, no more than one private access shall be granted along the northerly right-of-way line of Mid Town Road unless otherwise determined by the City Traffic Engineer.
- Except Lots 86 & 87, at lots which this plat are subject to a non-exclusive easement for drainage over and over to a minimum of six (6) feet in width measured from the property line to the interior of each lot. Except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on Property lines shared with greenways or public streets.
- The below-back drainage easements shall be granted with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as provided in accordance with the Madison General Ordinances. Drainage for Lots 85 and 86 shall be determined at the time of construction.
- Upon review and approval of each conditional use or rezoning proposed for multi-family development on the multi-family designated lots, provisions for off-street parking are expected to exceed the minimum requirements of the zoning ordinance.
- Basement elevations for some lots within this plat may encounter bedrock. A detailed soils report is on file with the City Engineer.
- 6. Due to the lot and street build-up at the time that the field work was performed, not all site and invert elevations were able to be obtained. Accordingly (?) information shown are for utilities that could not be verified due to the snow and ice build-up, and are therefore shown per the City of Madison construction plans.

PAGE 1 OF 1

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

MIDTOWN CENTER

BEING A RE-DIVISION OF ALL OF LOT 1, MID TOWN COMMONS, AS RECORDED IN VOLUME 57-178A OF PLATS, ON PAGES 733-737, AS DOCUMENT NUMBER 3329878, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 96-97, SECOND ADDITION TO MID TOWN COMMONS, AS RECORDED IN VOLUME 58-078A OF PLATS, ON PAGES 383-384, AS DOCUMENT NUMBER 4064709, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (SE) OF THE SOUTHEAST QUARTER (SE) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

FN: C0002 | SCALE: 11x17: 1"=80'; 24x36: 1"=40' | DRAWING NAME: \C0002\Re-division\PPlot\C0002 pplot.dwg

DATE: 02-06-2007
REVISIONS:

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