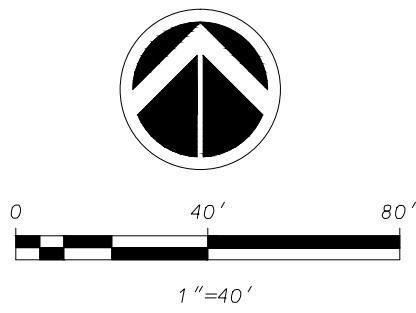


GRANDVIEW COMMONS REPLAT NO. 3

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
THE EAST LINE OF THE NW1/4 OF SECTION 11, T7N, R10E
BEARS S00°57'41"E

- LEGEND**
- Found 1-1/4" Iron Rebar
 - Placed 3/4"x18" Iron Rebar (weighing 1.5 lbs/ft)

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Professional 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 "Grandview Commons Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number 5099366, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, Containing 118,380 square feet (2.718 acres).

Dated this 9th day of December, 2015

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



NOTES

1. Notes on recorded plats of Grandview Commons and Town Center Addition to Grandview Commons
 - A. All buildings and outdoor recreational area shall comply with M60 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. Lots within this plat are subject to impact fees that are due and payable at the time of issuance of building permits.
2. This Certified Survey Map is subject to the following recorded instruments:
 - A. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended by Doc. No. 3678368; amended by Doc. No. 3752201; amended by Doc. No. 3792373; amended by Doc. No. 3827186; amended by Doc. No. 3872555; amended by Doc. No. 4282664; amended by Doc. No. 4546051; amended by Doc. No. 4897648; amended by Doc. No. 5007399.
 - B. Declaration of Conditions and Covenants recorded in Doc. No. 3867658, Doc. No. 3867659, Doc. No. 4458043 and Doc. No. 4458044.
 - C. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures in Doc. No. 4343308.
 - D. Declaration of Easements in Doc. No. 4252718; amended by Doc. No. 4370702.
 - E. Encroachment Agreement recorded as Doc. No. 3746510; amended by Doc. No. 3956939; amended by Doc. No. 4248116.
 - F. Declaration of Easements, Restrictions and Covenants recorded as Doc. No. 5007395.
 - G. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5007891.
 - H. Declaration of Conditions and Covenants recorded as Doc. Nos. 5007892 and 5094554.
 - I. Additional Terms of Conveyance found in Special Warranty Deeds recorded as Doc. Nos. 4897643 and 4897649.
 - J. Stormwater Management and Access Easement recorded as Doc. No. 5097043.
3. Public Sanitary Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
4. Distances shown along curves are chord lengths.

CURVE TABLE


CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.36	39.27	543°24'55"W	090°00'00"	
2	25.00	35.55	39.54	N46°16'23.5"W	090°37'23"	
3	25.00	35.36	39.27	N44°02'18"E	090°00'00"	
4	190.00	121.56	123.74	N70°22'54"E	037°18'48"	
5	1010	190.00	28.72	N56°03'34"E	008°40'08"	
6	1011	190.00	94.00	N74°42'58"E	028°38'40"	
7	15.00	23.83	27.54	N89°08'30"E	105°12'20"	
8	110.00	69.21	70.40	S19°55'12.5"E	036°40'15"	

LINE TABLE

L1	S88°24'55"W	33.00'
L2	N01°35'05"W	10.00'
L3	N88°24'55"E	33.00'
L4	S01°35'05"E	10.00'
L5	S00°57'42"E	20.00'
L6	S89°02'18"W	10.00'
L7	N00°57'42"W	20.00'
L8	N89°02'18"E	10.00'

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 KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-127

GRANDVIEW COMMONS REPLAT NO. 3

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

MREC VH Madison Investors, LLC a 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 VH 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 VH Madison Investors, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

MREC VH Madison Investors, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison Investors, LLC 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

OWNER'S CERTIFICATE

DJK Real Estate, LLC a 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.

DJK Real Estate, 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, DJK Real Estate, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

DJK Real Estate

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison Investors, LLC 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

MORTGAGEE CERTIFICATE

MREC VH Madison, LLC, a limited liability company 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 MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2015.

MREC VH Madison, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison, LLC, 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

MORTGAGEE CERTIFICATE

Bank of Sun Prairie, 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 Bank of Sun Prairie has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2015.

Bank of Sun Prairie

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named Bank of Sun Prairie, 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

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Grandview Commons Replat No. 3" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2015, 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 _____, 2015.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the 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 _____, 2015 affecting the land included in "Grandview Commons Replat No. 3".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the 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 _____, 2015 on any of the lands included in the plat of "Grandview Commons Replat No. 3".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ M, and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-127

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

