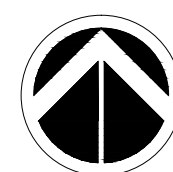
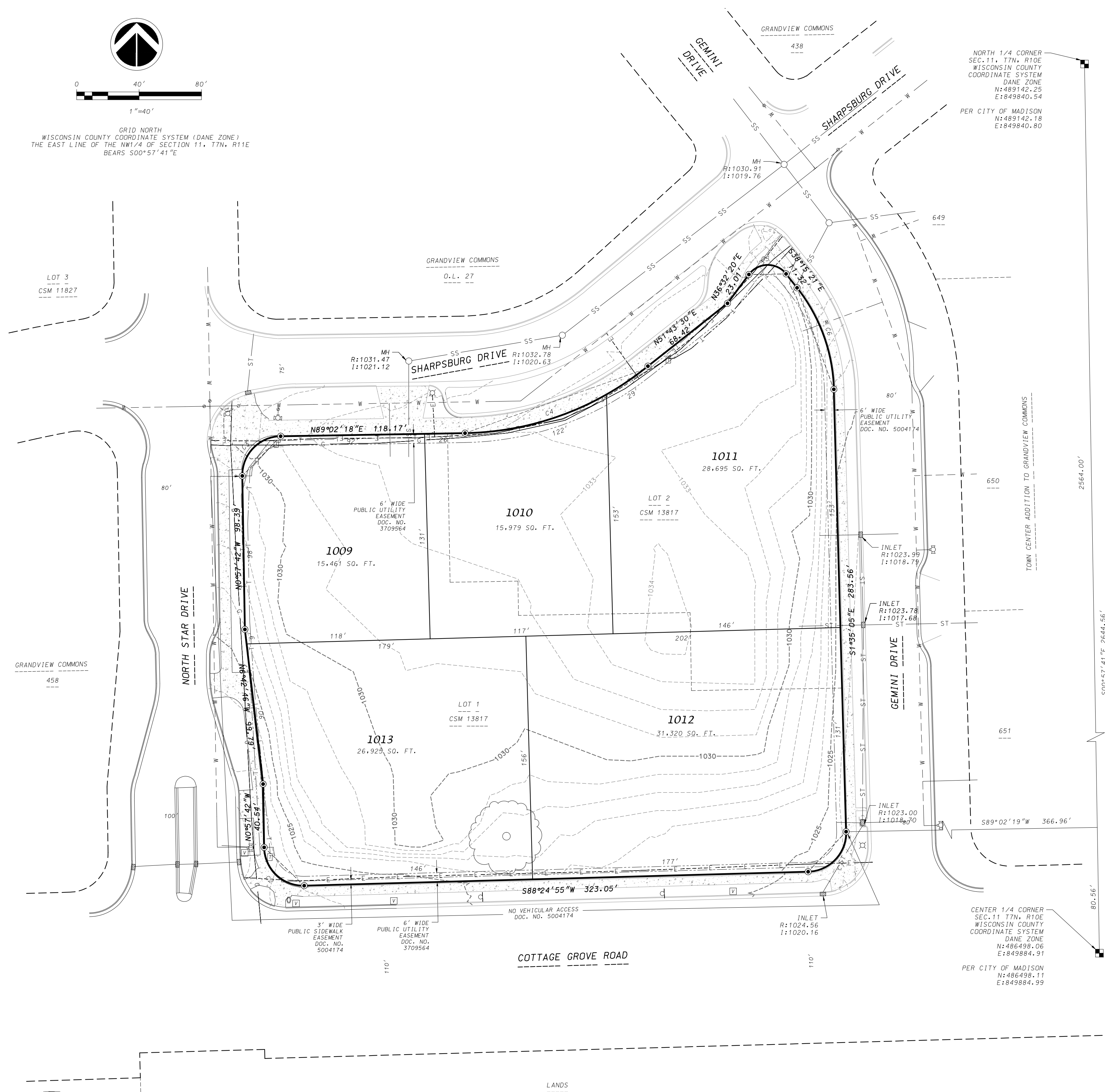


GRANDVIEW COMMONS REPLAT NO. 3 - PRELIMINARY PLAT

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 500°57'41"E



LEGEND

- FOUND 1-1/4" IRON REBAR
- UNDERGROUND ELECTRIC & TELECOMMUNICATION LINE
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELECOMMUNICATION LINE
- STORM SEWER
- TELEPHONE PEDESTAL
- ELECTRICAL VAULT
- MANHOLE
- CATCH BASIN/INLET
- LIGHT POLE
- TRAFFIC SIGNAL
- VALVE
- HYDRANT
- SIGN
- CONCRETE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 9th day of December, 2015

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



LEGAL DESCRIPTION

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).

NOTES

1. Existing and proposed zoning - PD Planned Development
2. OWNER & SUBDIVIDER: MREC VH Madison Investors, LLC and DUK Holdings, Inc. LAND PLANNER: Vandewalle Associates, Inc. 120 East Lakeside Madison, WI 53715
3. 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.
4. 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. 3755204; 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.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.36	39.27	S43°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	15.00	23.83	27.54	N89°08'30"E	105°12'20"
6	110.00	69.21	70.40	S19°55'12.5"E	036°40'15"

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