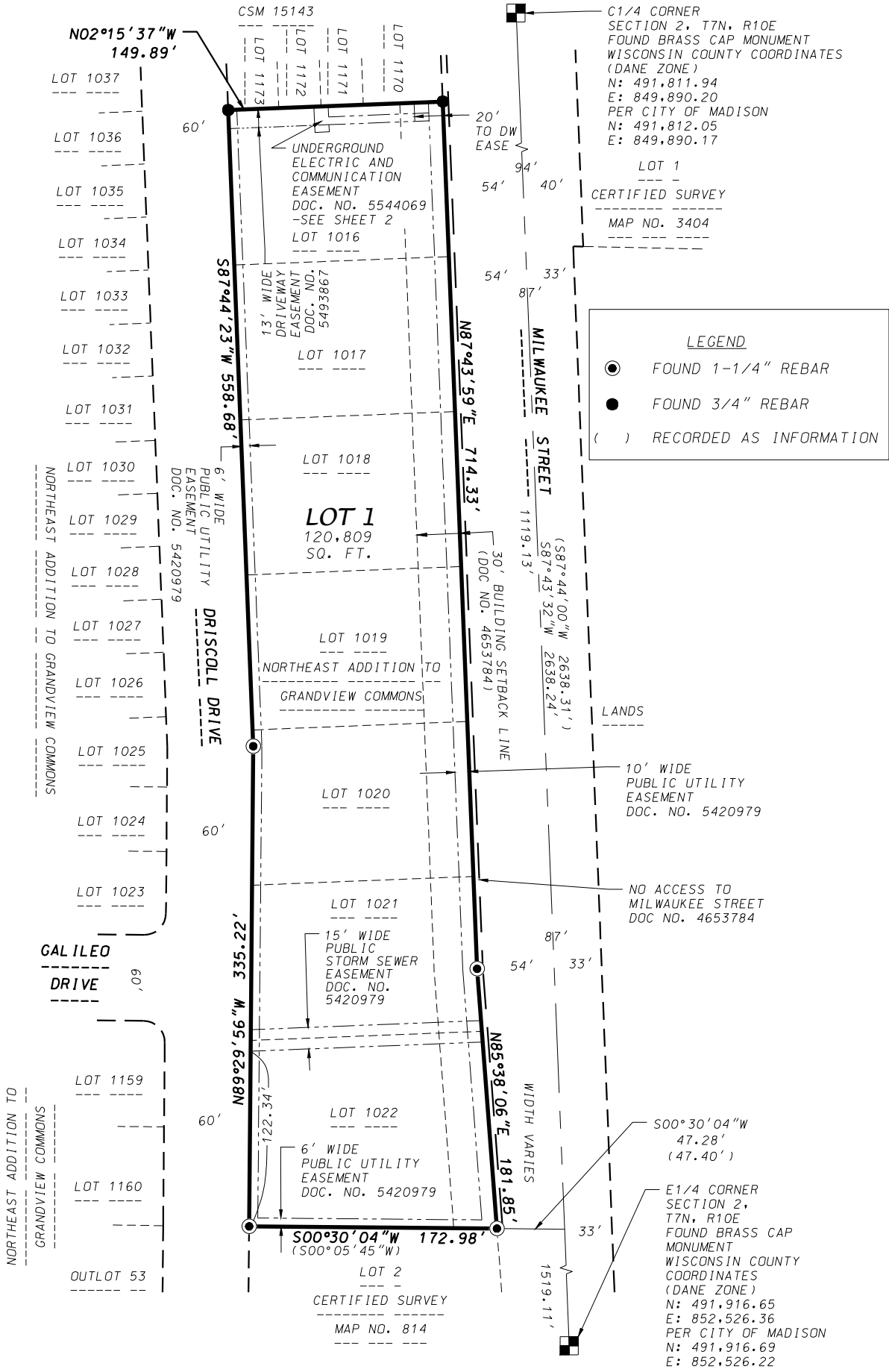


# CERTIFIED SURVEY MAP

LOTS 1016-1022, NORTHEAST ADDITION TO GRANDVIEW COMMONS  
 LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 2, T7N, R10E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



C1/4 CORNER  
 SECTION 2, T7N, R10E  
 FOUND BRASS CAP MONUMENT  
 WISCONSIN COUNTY COORDINATES  
 (DANE ZONE)  
 N: 491,811.94  
 E: 849,890.20  
 PER CITY OF MADISON  
 N: 491,812.05  
 E: 849,890.17

LOT 1  
 CERTIFIED SURVEY  
 MAP NO. 3404

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- ( ) RECORDED AS INFORMATION

LANDS

10' WIDE  
 PUBLIC UTILITY  
 EASEMENT  
 DOC. NO. 5420979

NO ACCESS TO  
 MILWAUKEE STREET  
 DOC. NO. 4653784

S00°30'04"W  
 47.28'  
 (47.40')

E1/4 CORNER  
 SECTION 2,  
 T7N, R10E  
 FOUND BRASS CAP  
 MONUMENT  
 WISCONSIN COUNTY  
 COORDINATES  
 (DANE ZONE)  
 N: 491,916.65  
 E: 852,526.36  
 PER CITY OF MADISON  
 N: 491,916.69  
 E: 852,526.22

GRID NORTH  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 DANE ZONE  
 THE NORTH LINE OF THE  
 SE1/4 OF SECTION 2,  
 T7N, R10E  
 BEARS N87°43'32"W  
 0 100  
 Scale 1" = 100'  
 SHEET 1 OF 5

DATE: April 29, 2020  
 F.N.: 19-07-116  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**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



# CERTIFIED SURVEY MAP

LOTS 1016-1022, NORTHEAST ADDITION TO GRANDVIEW COMMONS  
LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

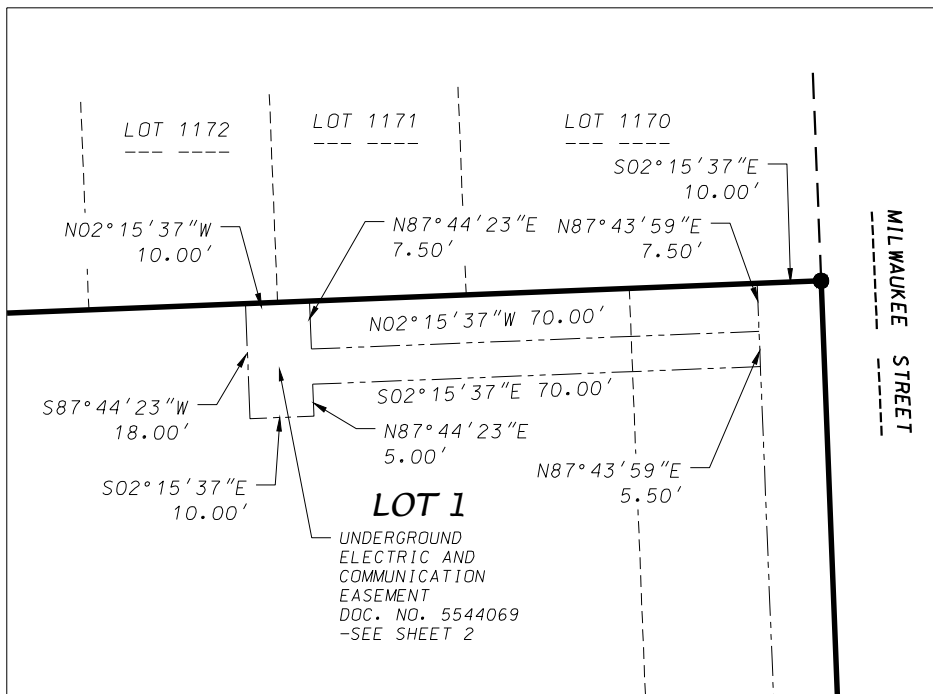
SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey 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 said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

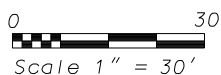
Lots 1016 through 1022, Northeast Addition to Grandview Commons, recorded in Volume 60-093A of Plats on pages 512-515 as Document Number 5420979, Dane County Registry, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 120,809 square feet (2.773 acres).

Dated this 29th day of April, 2020

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



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
THE NORTH LINE OF THE  
SE1/4 OF SECTION 2,  
T7N, R10E  
BEARS N87°43'32\"/>



SHEET 2 OF 5

DATE: April 29, 2020  
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# CERTIFIED SURVEY MAP

LOTS 1016-1022, NORTHEAST ADDITION TO GRANDVIEW COMMONS  
LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. All lots within this Certified Survey Map are subject to public easements 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 easements shall be 10 feet in width on the perimeter of the Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be ten (10) in width along the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. This Lots of this Certified Survey Map are subject to following recorded instruments:
  - Declaration of Conditions Covenants recorded as Doc. Nos. 4710090, 5433340, 5433341 and 5433342.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5501875.
  - Multi-Family Restriction recorded as Doc. No. 5523789.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended as Doc. Nos. 3678368, 3755204, 3792373; 3827186, 3872555, 4282664, 4546051, 4744838, 4897648, 5007399, 5143981, 5246564, 5308238, 5367165, 5493869; modified by Doc. No. 4340925.
3. Lots within this certified survey map are subject to impact fees that are due and payable at the time building permit(s) are issued.



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 LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 2, T7N, R10E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH GVC NE, 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 lands 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 VH GVC NE, LLC has caused these presents to be signed by its Limited Liability Company member(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

VH GVC NE, LLC

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

State of Wisconsin )  
                                 )SS.  
 County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named person(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

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the 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, First Business Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2020.


First Business Bank

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

State of Wisconsin )  
                                 )S.S.  
 County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_,  
   Notary Public, Dane County, Wisconsin



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LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

## MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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