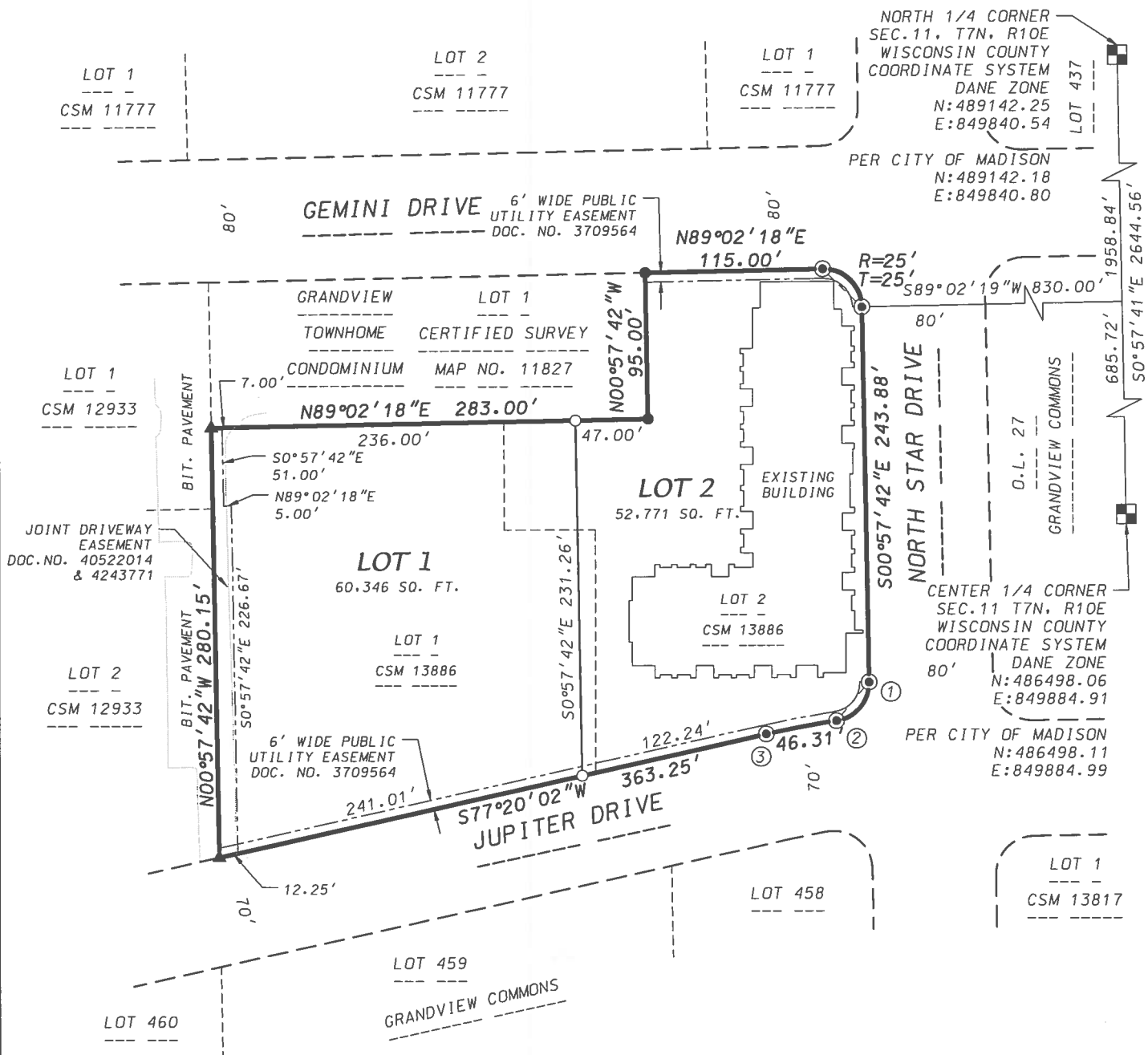


CERTIFIED SURVEY MAP

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13886,
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	25.00	32.91	35.92	S40°11'48"W	082°19'00"	2-S81°21'18"W
2-3	660.00	46.31	46.32	S79°20'40"W	004°01'16"	



12/15/15



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
THE EAST LINE OF THE
NW1/4 OF SECTION 11,
T7N, R11E BEARS
S0°57'41"E

0 100
Scale 1" = 100'

SHEET 1 OF 6

LEGEND

- PLACED 3/4"X18" IRON REBAR (WT.=1.5LBS/FT.)
- ▲ FOUND PK NAIL
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON REBAR
- FOUND CITY OF MADISON MONUMENT W/BRASS CAP

DATE: December 15, 2015
 F.N.: 15-07-129
 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
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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 correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 1 and 2, Certified Survey Map No. 13886, recorded in Volume 92 of Certified Survey Maps on pages 145-149 as Document Number 5123243, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 113,117 square feet (2.597 acres).

Dated this 15th day of December, 2015



Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes on Recorded Plat of Grandview Commons:
 - A. All buildings and outdoor recreational area shall comply with MGO 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.
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 and amended by Doc. Nos. 3624540, 3638593, 3638594, 3693377, 3693378, 3793992, 3950484, 3950485, 3950486, 3997707, 4168412, 4241753, 4241754 and 4261331.
 - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3827186, 3872555, 4282664, 4546051, 4744838, 4897648, and 5007399.
 - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658 and Doc. No. 3867659.
 - D. Encroachment Agreement recorded as Doc. No. 3746510; modified as Doc. No. 3956939; amended as Doc. No. 4248116.
 - E. Partial release of Public Storm Water Management Easement recorded as Doc. No. 5069998.
 - F. Declaration Regarding Conditions, Covenants, Restrictions recorded as Doc. No. 5115879.
 - G. Declaration of Easements, Covenants and Restrictions recorded as Doc. No. 5122327
 - H. Declaration Regarding Conditions, Covenants, Restrictions recorded as Doc. No. 5115879.
 - I. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 5124388.
 - J. Memorandum of Tenants-In-Common Agreement recorded as Doc. No. 5191519.



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CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES (CONT'D)

3. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. 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 six (6) 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) feet in width along the perimeter of the survey. 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.

In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

4. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.



12/15/15

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CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Fusion Apartments, LLC, a Wisconsin limited liability corporation 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 map to be surveyed, divided, mapped, and dedicated as represented on this map.

Fusion Apartments, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Fusion Apartments, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2015.

Fusion Apartments, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____



12/15/15

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OWNER'S CERTIFICATE

818 North Star, LLC, a Wisconsin limited liability corporation 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 map to be surveyed, divided, mapped, and dedicated as represented on this map.

818 North Star, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said 818 North Star, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2015.

818 North Star, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

AnchorBank, fsb, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said AnchorBank, fsb has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2015.

AnchorBank, fsb

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2015, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____



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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 _____, 2015 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 _____, 2015

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: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ 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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