

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

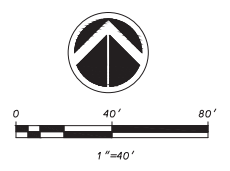
NOTES

- All lots (997-1008) within this plat are subject to public easements for drainage purposes which shall be 5 feet in width measured from the property line to the interior of each lot. Easements shall not be required on property lines shared with outlots 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 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.
- Notes on Grandview Commons Plat:  
- All buildings and outdoor recreation area shall comply with MDO Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinance.  
- Subsoil Information indicates that basements of structures with the plat may encounter bedrock. The sub-surface conditions report, dated November 11, 2011 is on file with the City Engineer.  
- 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.  
- 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.
- This plat is subject to the following recorded instruments:  
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4704670.  
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3872555, 4546051 and 4897648.  
- Planned Unit Development (GDP and SIP) recorded as Doc. No. 3589157 and amended as Doc. Nos. 3624540, 3638593, 3693378, 4261331 and 5096589.  
- Encroachment Agreement created by Doc. No. 3746510 and amended by Doc. Nos. 3956939 and 4248116.  
- Lands within the plat boundary are subject to additional terms of conveyance, included in Exhibit B of Special Warranty Deeds recorded as Doc. Nos. 4897646, 4897644 and 4897633.  
- Planned Unit Development (GDP and SIP) recorded as Doc. No. 5034448.  
- Declaration of Conditions and Covenants recorded as Doc. No. 5094553.
- Distances shown along curves are chord lengths.

CURVE TABLE									
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING		
1	740.00	143.77	144.00	N07°50'11"E	011°08'58"	IN-S13°24'40"W	OUT-S02°23'52"E		
	997	740.00	43.81	43.82	N11°42'53"E	003°23'34"	OUT-N02°15'42"E		
	998	740.00	36.03	36.03	N08°37'24"E	002°47'24"			
	999	740.00	36.03	36.03	N02°50'00"E	002°47'24"			
	1000	740.00	28.11	28.11	N03°21'00"E	011°08'58"			
2	25.00	32.77	35.74	N43°12'44"E	081°54'04"	OUT-S02°23'52"E			
	3	25.00	35.31	39.21	S47°19'47"E	089°51'50"	OUT-S02°48'30"W		
	4	845.00	76.75	76.78	S00°12'19"W	005°12'22"	IN-S05°56'01"W		
	5	800.00	102.35	102.42	S08°36'04"W	007°20'06"	OUT-S13°16'07"W		
	999	800.00	10.88	10.88	S08°19'24"W	000°46'46"			
6	998	800.00	41.29	41.29	S08°11'30"W	002°57'24"			
	997	800.00	50.23	50.24	S11°28'10"W	003°35'54"			
	1005	740.00	32.49	35.37	N48°09'20"W	081°03'40"	OUT-N07°37'30"W		
	1006	740.00	138.97	139.18	N13°00'47"W	010°46'34"	OUT-N18°24'04"W		
	1007	740.00	31.07	31.08	N08°49'41"W	002°24'22"			
7	1006	740.00	36.03	36.03	N11°25'34"W	002°47'24"			
	1007	740.00	36.03	36.03	N14°12'58"W	002°47'24"			
1008	740.00	36.03	36.03	N17°00'22"W	010°46'34"				

LEGEND

- Found 1-1/4" Iron Rebar
  - Found 3/4" Iron Rebar
- All other lot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

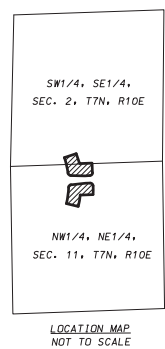


BEARINGS REFERENCED TO THE WEST LINE  
OF THE NORTHEAST QUARTER OF SECTION 11, T7N, R10E  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
BEARING S00°57'41"E

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL  
Not to Scale - See note 1

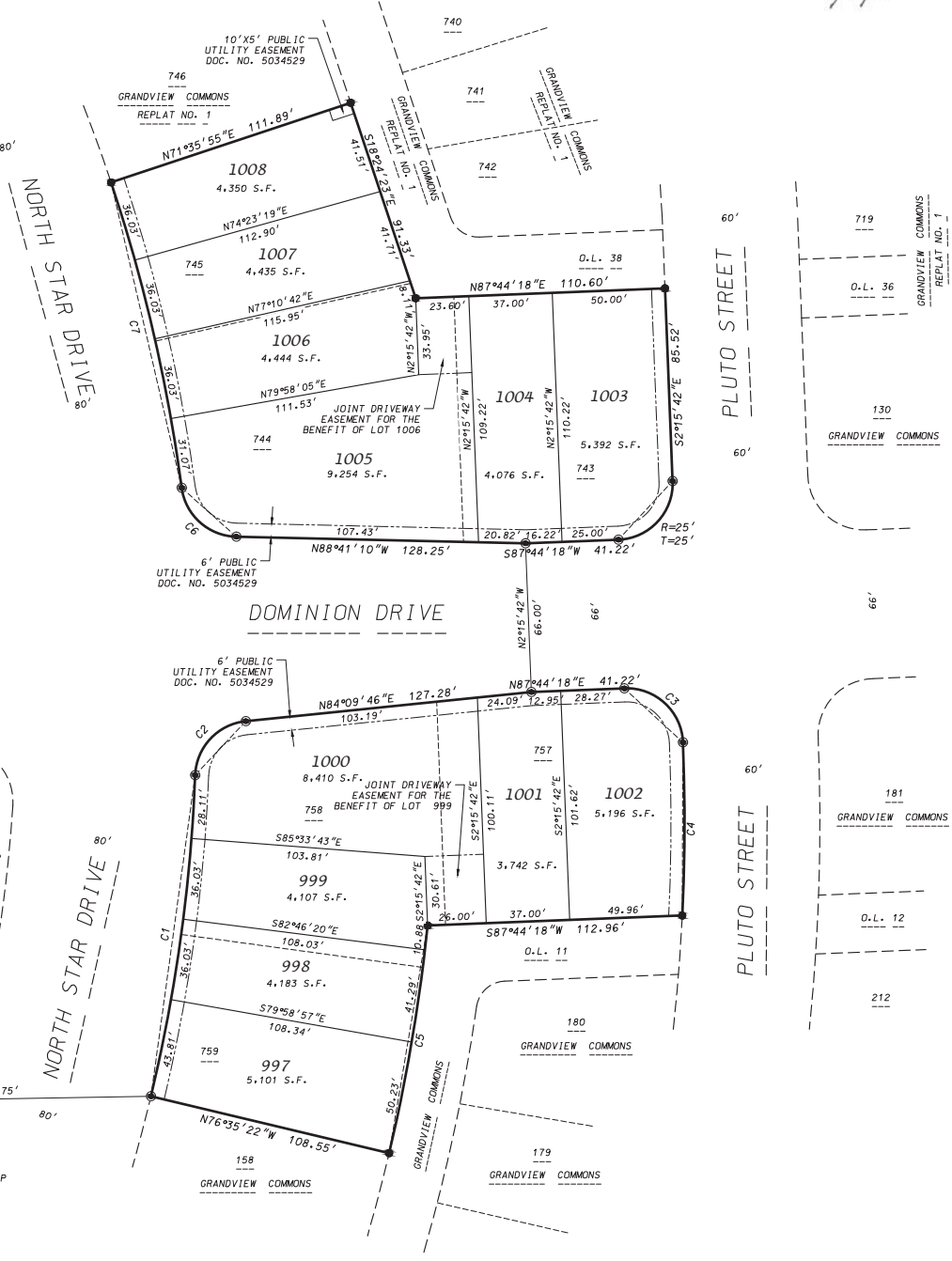
# GRANDVIEW COMMONS REPLAT NO. 2

A REPLAT OF LOTS 743, 744 745, 757, 758 AND 759, GRANDVIEW COMMONS REPLAT NO. 1, AS RECORDED IN VOLUME 60-020B OF PLATS ON PAGES 102-105 AS DOCUMENT NUMBER 5034529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



O.L. 10  
GRANDVIEW COMMONS

FOUND CITY OF MADISON  
CONCRETE MONUMENT W/BRASS CAP  
NORTH 1/4 CORNER  
SECTION 2, T7N, R10E  
  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
N: 489142.25  
E: 849840.54  
  
PER CITY OF MADISON  
N: 489142.18  
E: 849840.80  
  
FOUND CITY OF MADISON  
CONCRETE MONUMENT W/BRASS CAP  
NORTH 1/4 CORNER  
SECTION 2, T7N, R10E  
  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
N: 486498.06  
E: 849884.91  
  
PER CITY OF MADISON  
N: 486498.11  
E: 849884.99



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



# GRANDVIEW COMMONS REPLAT NO. 2

A REPLAT OF LOTS 743, 744 745, 757, 758 AND 759, GRANDVIEW COMMONS REPLAT NO. 1, AS RECORDED IN VOLUME 60-020B OF PLATS ON PAGES 102-105 AS DOCUMENT NUMBER 5034529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered 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. 2" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 743, 744 745, 757, 758 and 759, Grandview Commons Replat No. 1, recorded in Volume 60-020B of Plats on pages 102-105 as Document Number 5034529, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 62,690 square feet (1.439 acres).

Dated this 28th day of January, 2015.

  
Brett T. Stoffregan, Professional Land Surveyor S-2742



## OWNER'S 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, 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, 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, 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, LLC  
By:Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Signatory

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named officer(s) of the above named MREC VH Birchwood Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission \_\_\_\_\_  
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 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 First Business Bank has caused these presents to be signed by its corporate officer(s) listed below on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

First Business Bank  
\_\_\_\_\_

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 First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Grandview Commons Replat No. 2" 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. 2".

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. 2".

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