

# CERTIFIED SURVEY MAP

LOTS 446, 447, 448, 449, & 450 GRANDVIEW COMMONS

LOCATED IN THE SE1/4 AND SW1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

GRANDVIEW COMMONS

462

LOT 1

CERTIFIED SURVEY MAP NO. 11413

**JUPITER DRIVE**

N00°57'42"W 235.00'

R=25'  
T=25'

R=25'  
T=25'

6' WIDE PUBLIC  
UTILITY EASEMENT  
DOC. NO. 3709564

6' WIDE PUBLIC  
UTILITY EASEMENT  
DOC. NO. 3913261

**LEGEND**

- FOUND 1-1/4" SOLID ROUND IRON STAKE
- PLACED 3/4"x 18" SOLID ROUND IRON STAKE WEIGHING 1.50 lbs/ft.
- FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP

1020.0 LOT CORNER ELEVATION

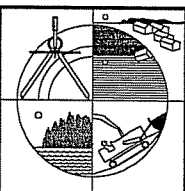
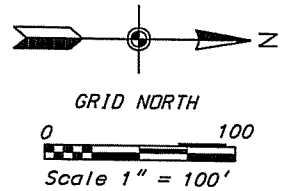
**GEMINI DRIVE**

**LOT 2**  
32,015  
SQ. FT.

**LOT 1**  
174,649 SQ. FT.

**HALLEY WAY**

**HERCULES TRAIL**



**D'ONOFRIO, KOTKKE  
AND ASSOCIATES, INC.**

7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7530  
FAX: 608-833-1089

N. 1/4 CORNER  
SEC. 11 T7N R10E  
WI DOT COUNTY  
COORDINATES ARE:  
N 489,142.252  
E 849,840.542

DATE: APRIL 12, 2006

F.N.: 06-07-108

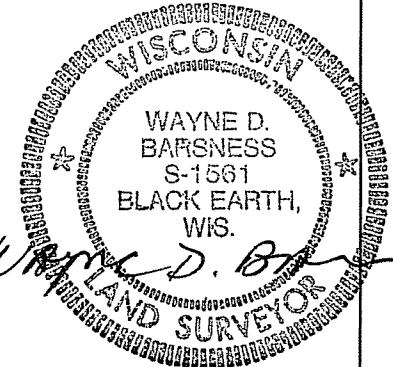
C.S.M. NO. \_\_\_\_\_

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SHEET 1 OF 5



# CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

Lots 446, 447, 448, 449, and 450, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the SE1/4 and the SW1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 206.664 square feet. (4.74 acres).

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	183.00	119.61	121.85	N69°57'47"E	038°09'02"	
3-4	180.00	63.37	63.70	S49°15'03"E	020°16'38"	3-S39°06'44"E
4-5	25.00	32.56	35.46	S18°45'06"E	081°16'32"	4-S59°23'22"E
5-6	420.00	166.38	167.48	S10°27'44"W	022°50'52"	5-S21°53'10"W

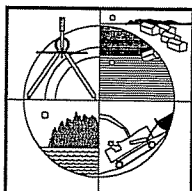
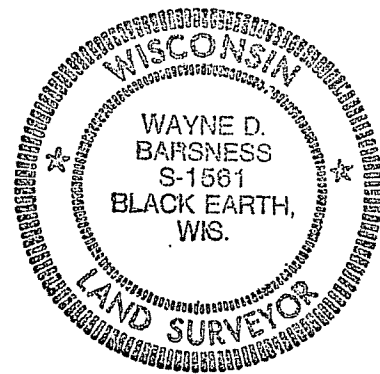
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map 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 the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 12TH day of APRIL, 2006.

*Wayne D. Barsness*

Wayne D. Barsness, Registered Land Surveyor S-1561



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AND ASSOCIATES, INC.

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MADISON, WISCONSIN 53717  
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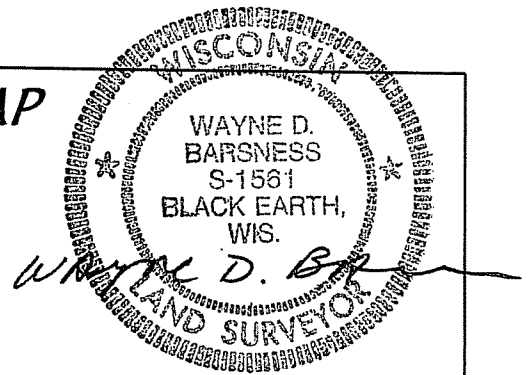
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
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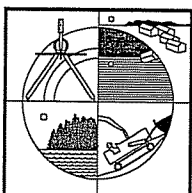
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# CERTIFIED SURVEY MAP



## NOTES:

1. Notes on Recorded Plat of Grandview Commons:
  - A. All buildings and outdoor recreational area shall comply with MGD 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
  - B. 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. 3872555.
  - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658 and Doc. No. 3867659
3.  Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
4. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) 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 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) 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.
5. 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.



D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.

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DATE: APRIL 12, 2006

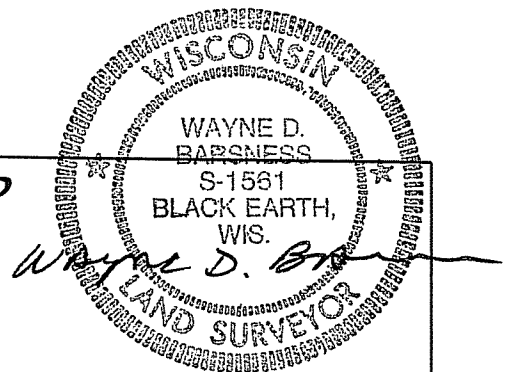
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# CERTIFIED SURVEY MAP



## OWNER'S CERTIFICATE

Premium Real Estate, 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 land 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 Premium Real Estate, LLC has caused these presents to be signed by its Limited Liability Company officer listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Premium Real Estate, LLC  
By: Veridian Development, LLC, Its Sole Member

\_\_\_\_\_  
State of Wisconsin) )SS.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, \_\_\_\_\_ to me known to be the \_\_\_\_\_ of the above named Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer of said Company by its authority.

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

## OWNER'S CERTIFICATE

DJK Real Estate, 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 land 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.

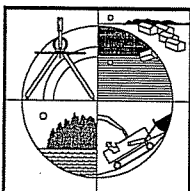
In witness whereof, said DJK Real Estate, LLC has caused these presents to be signed by its Limited Liability Company officer listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

DJK Real Estate, LLC  
By: Veridian Development, LLC, Its Sole Member

\_\_\_\_\_  
State of Wisconsin) )SS.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, \_\_\_\_\_ to me known to be the \_\_\_\_\_ of the above named Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer of said Company by its authority.

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



D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.

7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
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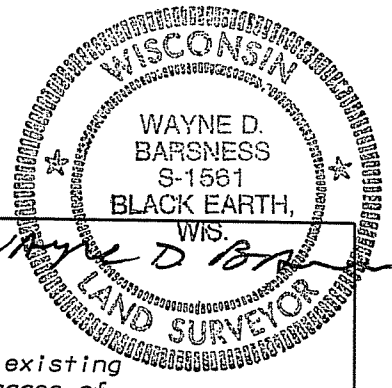
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# CERTIFIED SURVEY MAP

## MORTGAGEE CERTIFICATE

M & I Marshall & Ilsley 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 certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this certified survey map.

In witness whereof, said M & I Marshall & Ilsley Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

M & I Marshall & Ilsley Bank

\_\_\_\_\_  
State of Wisconsin )  
                          )SS.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, the above named corporate officer(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

## MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk, City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

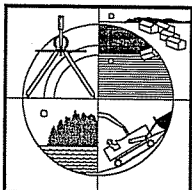
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mark A. Dlinger, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2006,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Jane Licht, Dane County Register of Deeds



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