

LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- POWER POLE
- FENCE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- F/O FIBER OPTIC CABLE (UNDERGROUND)
- ⊙ VALVE
- HYDRANT
- WATER MAIN
- EXISTING CONTOUR
- 888.7 SPOT ELEVATION (0 DECIMAL PT.)
- A EXISTING ZONING

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, hereby certify that this preliminary plat is a correct representation of all existing land divisions and features of the site and adjacent lands. I further certify that this preliminary plat is in compliance with the Land Division Regulations of the City of Madison.

Dated this _____ day of _____, 2006.

Wayne D. Barsness, Registered Land Surveyor, S-1561

LOCATION MAP

NOT TO SCALE

OWNER:
East Madison Real Estate, LLC
P.O. Box 481
Stoughton WI 53589

JJB Commercial Real Estate, LLC
P.O. Box 481
Stoughton WI 53589

R.B.S. Real Estate, LLC
P.O. Box 481
Stoughton WI 53589

SUBDIVIDER:
Vardian Homes
6801 South Towne Drive
Madison WI 53713
608-226-3000

LAND PLANNER:
Vandewalle & Associates
120 East Lakeside Drive
Madison WI 53715
608-255-3988

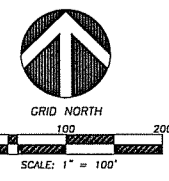
ENGINEER/SURVEYOR:
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison WI 53717
608-833-7530

- NOTES:**
- Upon review and approval of each Conditional Use Proposal for multi-family lots, provisions for off-street parking are expected to exceed the minimum R-4 requirements of the Zoning Ordinance.
 - As of the date of this preliminary plat there is an active quarry operation on the lands located to the west of this plat.
 - Total acreage of this preliminary plat: 69.20 acres.
 - Existing zoning: A
 - Proposed zoning: PUD, C, R-2T, R-2Y, R-2Z

LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 and SE 1/4 of the SW 1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the South 1/4 corner of said Section 2; thence S88°48'14"W, 1319.88 feet; thence N01°11'55"E, 1063.30 feet; thence S88°48'04"E, 599.90 feet; thence N01°11'14"E, 726.20 feet; thence N88°48'04"W, 600.12 feet; thence N01°12'03"E, 795.03 feet; thence N79°22'35"E, 270.06 feet; thence N01°40'35"W, 33.00 feet; thence N88°19'25"E, 1051.51 feet; thence S01°03'56"W, 2670.42 feet to the point of beginning. Excluding from the previous described parcel Lot 1 Certified Survey Map 10460 recorded in Volume 81 of Certified Surveys on Pages 346, 347 and 348, Dane County Registry as Document No. 3512375 more particularly described as follows: Commencing at the South corner of said Section 2; thence N01°03'56"E, 550.32 feet; thence S88°48'18"W, 600.12 feet; thence S01°11'46"E, 125.20 feet to the point of beginning; thence S01°04'30"W, 200.18 feet; thence S88°49'14"W, 320.12 feet; thence N01°03'56"E, 20.02 feet; thence N88°49'14"E, 120.07 feet; thence N01°03'27"E, 180.03 feet; thence N88°48'00"E, 200.11 feet to the point of beginning. Total plat area contains 3,014,402 square feet (69.20 acres).

D'ONOFRIO, KOTKKE AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089



PRELIMINARY PLAT
SECOND ADDITION TO GRANDVIEW COMMONS
LOCATED IN THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN