CERTIFIED SURVEY MAP Lot 3, Certified Survey Map No. 11058, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin LEGEND

GRID NORTH 100 Scale 1" = 100'

- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND 3/4" 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

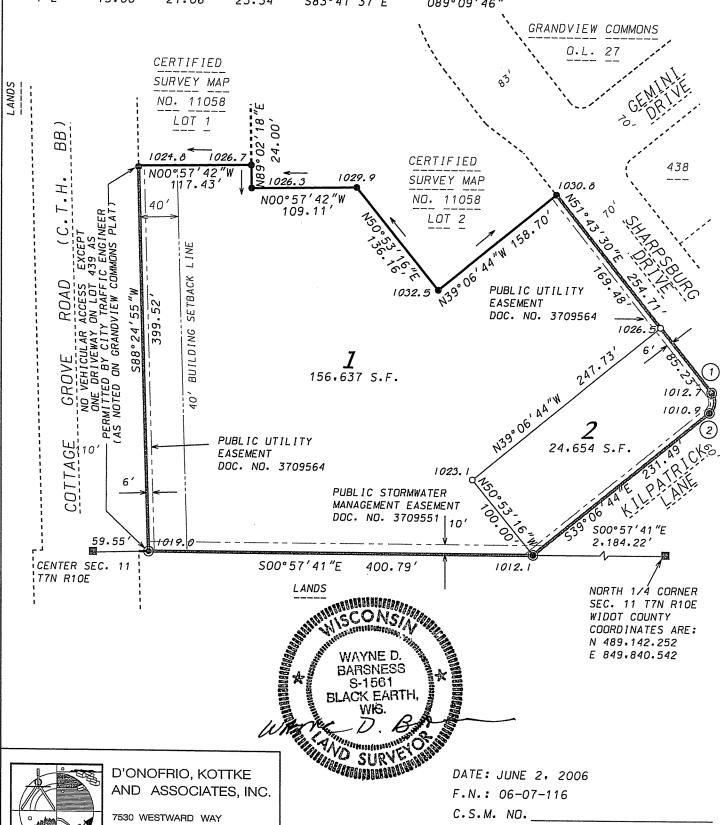
PUBLIC UTILITY EASEMENT

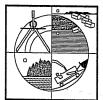
1026.3 LOT CORNER ELEVATION

CURVE DATA

_	CURVE	RADIUS	CHORD	ARC	CHORD	CENTRAL		
	NUMBER	(FEET)	(FEET)	(FEET)	BEARING	ANGLE		

1-2 15.00 21.06 23.34 S83°41'37"E 089°09'46"





D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

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

DATE: JUNE 2, 2006

F.N.: 06-07-116

C.S.M. NO.

DOC. NO. __

SHEET 1 OF 5

SHEET

Lot 3, Certified Survey Map No. 11058, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

NOTES

- 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.

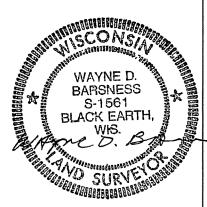
 C. Upon review and approval of each Conditional Use Proposal for
 - mulit-family lots, provisions for off-street parking are expected to exceed the minimum R4 requirements of the Zoning Ordinance.
- D. As of the date of Plat recordation there is an active quarry operation on the lands located to the North and West of this Plat.

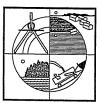
 2. This Certified Survey Map is subject to the following recorded instruments:

 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. The lots of this certified survey map are subject to a Declaration of Easements for motor vehicle ingress/egress, parking, pedestrian access, storm drainage and storm sewer recorded in Doc. No. 3906455.
- 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.
- 5. 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 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. only if they do not impede the anticipated flow of water.
- 6. 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.

LEGAL DESCRIPTION

Lot 3, Certified Survey Map No. 11058, recorded in Volume 66 of Certified Survey Maps on Sheets 221–225 as Document No. of Certified Survey Maps on Sheets 221–225 as Document No. 3908382. Dane County Registry, located in the SE 1/4 of the NW 1/4 of Section 11. T7N. R10E. City of Madison. Dane County. Wisconsin. to-wit: Commencing at the North quarter corner of said Section 11: thence S00°57′41″E. 2184.22 feet to the point of beginning: thence continuing S00°57′41″E. 400.79 feet: thence S88°24′55″W. 399.52 feet: thence N00°57′42″W. 117.43 feet: thence N89°02′18″E. 24.00 feet: thence N00°57′42″W. 109.11 feet: thence N50°53′16″E. 136.16 feet: thence N39°06′44″W. 158.70 feet: thence N51°43′30″E. 254.71 to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S83°41′37″E. 21.06 feet: thence S39°06′44″E. 231.49 feet to the point of beginning. feet to the point of beginning. Contains 181,291 square feet (4.16 acres).





D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

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

DATE:	JUNE 2.	2006
F.N.:	06-07-1	16

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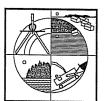
SHEET

SHEET 2 OF 5

Lot 3, Certified Survey Map No. 11058, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

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 ZNd day of June . 2006. Wayne D. Barsness, Registered Land Surveyor S-1561 BARSNESS S-1561 T and BLACK EARTH 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 officer listed below at Madison, Wisconsin, this____day of__ . 2006. State of Wisconsin) JSS. County of Dane Personally came before me this ____ ___day of _____, 2006. of the above named limited liability to me known to be the of the above named limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liabilty company by its authority for the purposes therein contained. My commission expires___ Notary Public, Dane County, Wisconsin



D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

7530 WESTWARD WAY MADISON, WISCONSIN 53717 TEL: 608-833-7530 FAX: 608-833-1089 DATE: JUNE 2, 2006

F.N.: 06-07-116

C.S.M. NO._____

DOC: 140. ____

SHEET 3 OF 5

VOL.____SHEET_

Lot 3, Certified Survey Map No. 11058, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

TAND SURVEY OF THE SURVEY OF T DJK Holdings, Inc., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation 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.

WAYNE D.

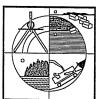
S-1561 **BLACK EARTH**

WIS.

D.

In witness whereof, said DJK Holdings, Inc. has caused these presents to be signed by its officer listed below at Madison, Wisconsin, this day of, 2006.
State of Wisconsin))SS.
County of Dane)
Personally came before me this day of, 2006. to me known to be of the above named corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation by its authority.
My commission expires Notary Public, Dane County, Wisconsin
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 officers listed below, and its corporate seal to be hereunto affixed on thisday of, 2006.
M & I Marshall & Ilsley Bank
State of Wisconsin))SS. County of Dane)
Personally came before me thisday 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

SHEET 4 OF 5



D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

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

DATE: JUNE 2, 2006

F.N.: 06-07-116

C.S.M. NO.___

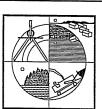
DOC. NO. ____

VOL . ____ _____ SHEET_

Lot 3, Certified Survey Map No. 11058, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

MAD I SON	СОММОН	COÙNCIL	CERT	`IF	ICATE
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"RESOLVED that the approved by Enac	nis certified surve tment Number	ey map located in t, File I, 2006, and	he City of Mad .D. Number	ison was hereby
F	acceptance of thos	ae iunus una rinnts	that said enac dedicated by s	otment further
survey map to the	e City of Madison	for public use."		2010 001 111100
Dated this	day of	2006.		
	, City Ci	lerk.		
City of Madison.	Dane County, Wisco	onsin		
;			•	
	MMISSION CERTIFICAT			
Approved for red Plan Commission.	cording per the Sec	cretary of the City	of Madison	
Ву:		0-4		
	Secretary Plan Co	Date: ommission		
REGISTER OF DEEL	OS CERTIFICATE			
Received for red	cording this	day of	. 2006,	
		ed in Volume	of Certit	ied:
Survey Maps on F	'ages	as Document Numb	ber	•
Jane Licht. Dane	e County Register o	of Deeds		
	samp nogrator c	. 50000	777	
			288088888	SCONSIAMO.
			Phys. Sec. 1.	William Control of March 1985



D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

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

W	West House of the State of the	BARS S-16 BLACK W W WO SI	NESS 561 EARTH, IS. <i>BYO</i>	
DATE:	JUNE 2			
F . N	06-07-	.116		

C.S.M. NO.____ DOC. NO. ____

WAYNE D.

SHEET 5 OF 5

_____ SHEET_