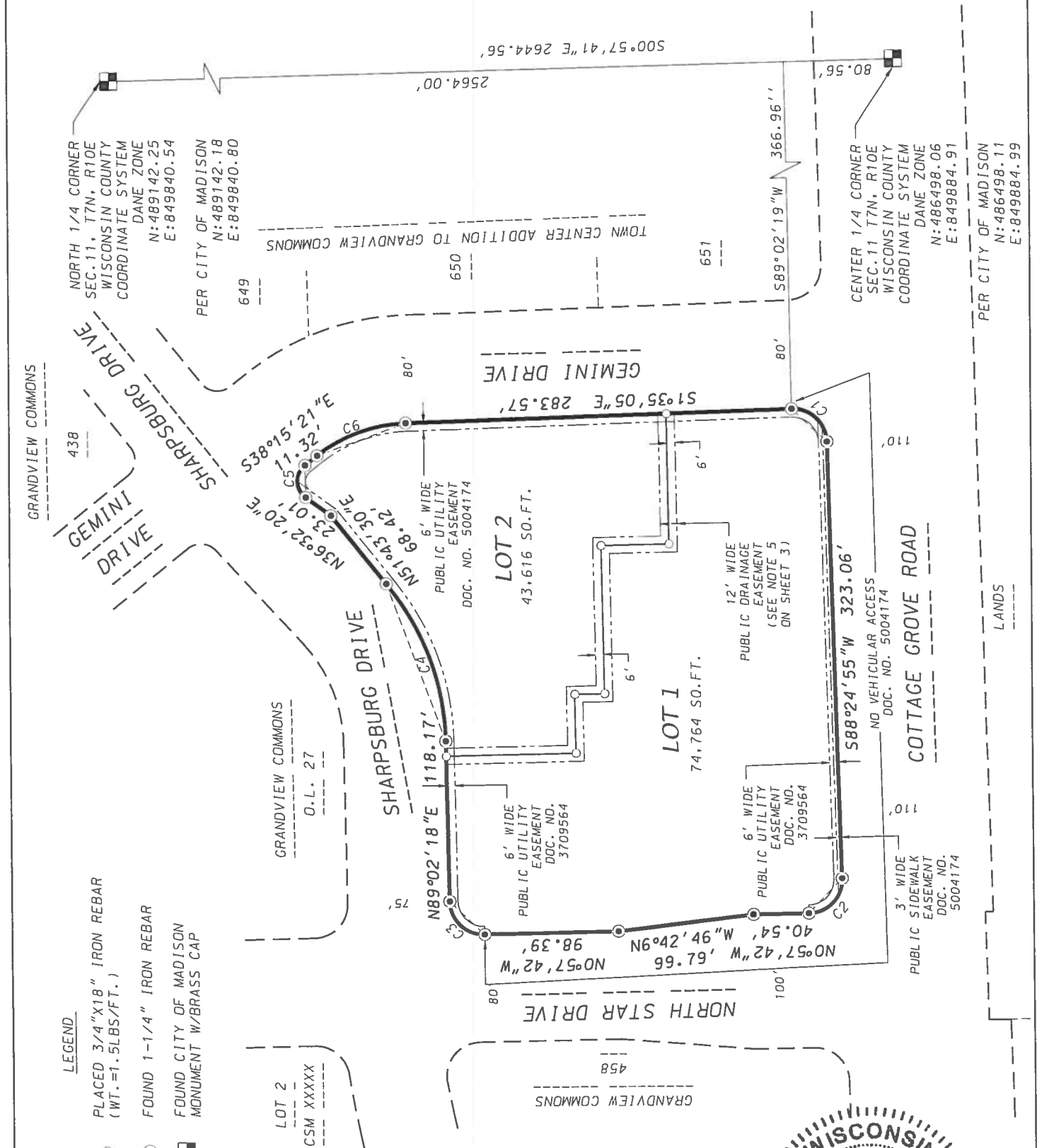


# CERTIFIED SURVEY MAP

LOT 652, TOWN CENTER ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



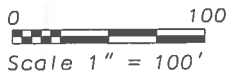
**LEGEND**

- PLACED 3/4"x18" IRON REBAR (WT. = 1.5 LBS/FT.)
- FOUND 1-1/4" IRON REBAR
- FOUND CITY OF MADISON MONUMENT W/BRASS CAP

LOT 2  
CSM XXXXX



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



SHEET 1 OF 5



DATE: May 28, 2014  
 F.N.: 14-07-111  
 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

LOT 652, TOWN CENTER ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered 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:

Lot 652, Town Center Addition to Grandview Commons, recorded in Volume 60-014A of Plats on pages 75-78 as Document Number 5004174, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 118,380 square feet (2.718 acres).

Dated this 28th day of May, 2014.



Brett T. Stoffregan, Registered Land Surveyor S-2742

## 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 polices 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 Plat is subject to the following recorded instruments:
  - A. 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. 3827186; amended by Doc. No. 3872555; amended by Doc. No. 4282664; amended by Doc. No. 4897648; amended by Doc. No. 5007399.
  - B. Declaration of Conditions and Covenants recorded in Doc. No. 3867658, Doc. No. 3867659, Doc. No. 4458043 and Doc. No. 4458044.
  - C. Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Managment Measures in Doc. No. 4343308.
  - D. Declaration of Restrictive Covenant in Doc. No. 4391269.
  - E. Declaration of Easements in Doc. No. 3906455 and Doc. No. 4252718; amended by Doc. No. 4370702.
  - F. Declaration of Easements for motor vehicle ingress/egress, parking, pedestrian access, storm drainage and utilities recorded in Doc. No. 3906455, Doc. No. 4252718 and Doc. No. 4370702.
  - G. Lands within this CSM boundary are subject to additional terms of Special Warranty Deeds recorded Doc. No.'s 4897643 and 4897649.
  - H. Terms, Conditions and obligations of the certain Definitive Agreement entered into by and between DJK Real Estate, LLC and the City of Madison, dated March 1, 2007
  - I. County Trunk Access Control Regulations recorded as Doc. No. 1368501
  - J. Encroachment Agreement recorded as Doc. No. 3746510; amended by Doc. No. 3956939; amended by Doc. No. 4248116.



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CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES (CONT'D)

3. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. 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 (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 width along the perimeter of the plat. 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.

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. 4. The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

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.

5. Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

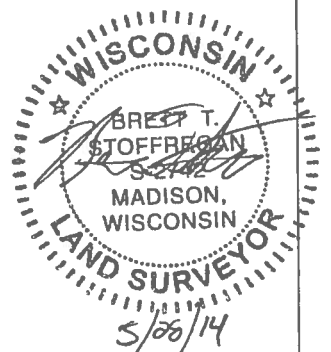
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

6. Distances, lengths and widths are measured to the nearest hundredth of a foot.

7. Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.36	39.27	S43°24'55"W	090°00'00"
2	25.00	35.55	39.54	N46°16'23.5"W	090°37'23"
3	25.00	35.36	39.27	N44°02'18"E	090°00'00"
4	190.00	121.56	123.74	N70°22'54"E	037°18'48"
5	15.00	23.83	27.54	N89°08'30"E	105°12'20"
6	110.00	69.21	70.40	S19°55'12.5"E	036°40'15"



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CITY OF MADISON, DANE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

MREC VH Madison Investors, 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 company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

MREC VH Madison Investors, 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 MREC VH Madison Investors, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

MREC VH Madison Investors, LLC

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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

Bank of Sun Prairie, 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 Bank of Sun Prairie 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 \_\_\_\_\_, 2014.

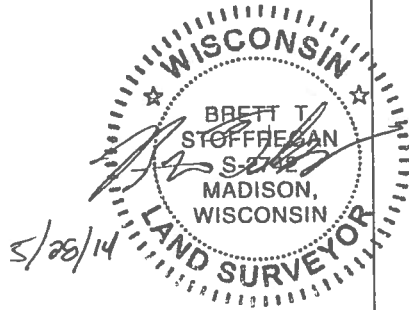
BANK OF SUN PRAIRIE

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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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## CONSENT OF CORPORATE MORTGAGEE

First Business Bank, 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 First Business Bank 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 \_\_\_\_\_, 2014.

FIRST BUSINESS BANK

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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 \_\_\_\_\_

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map at the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

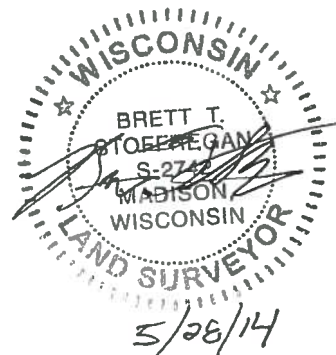
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014 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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