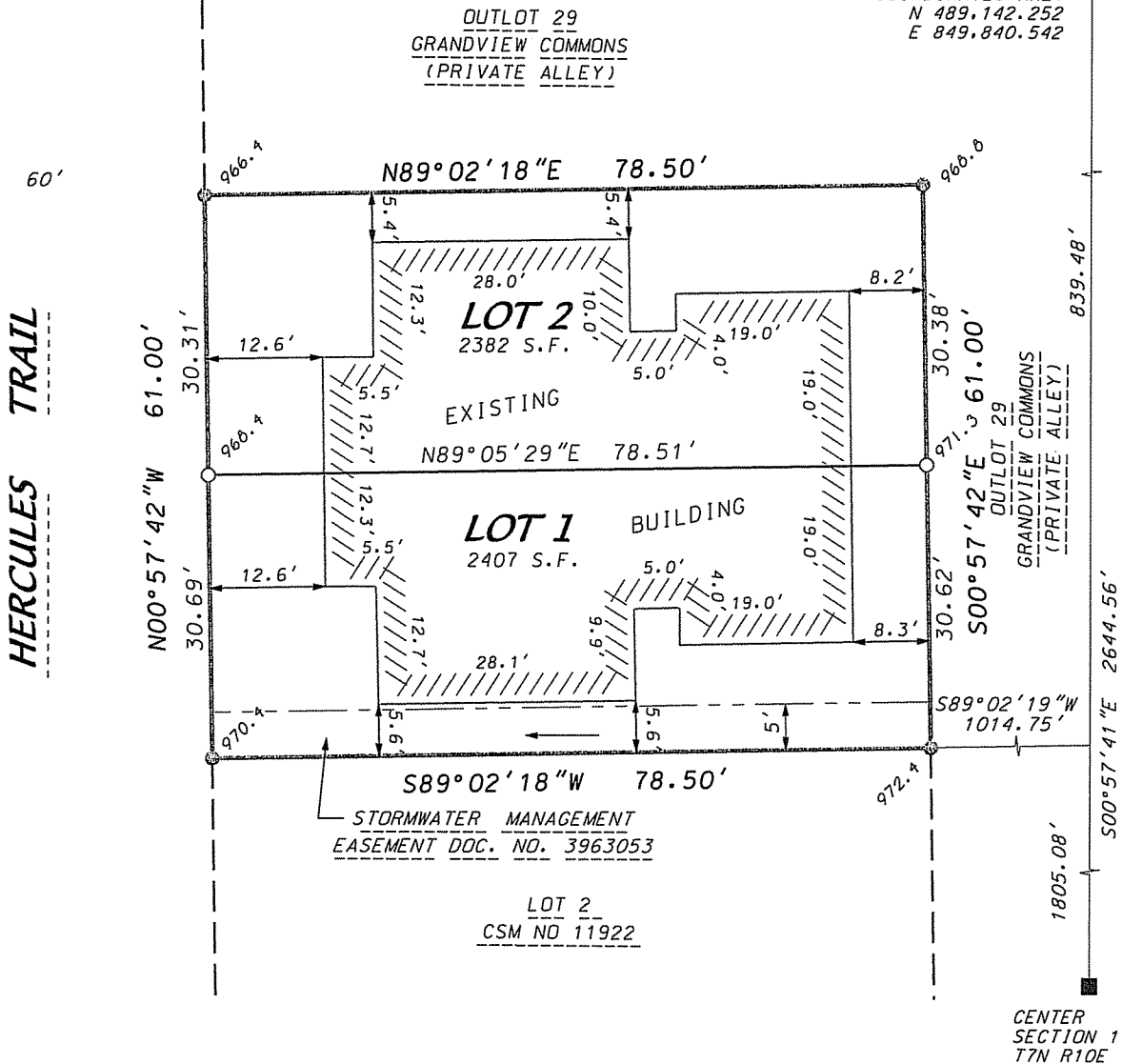


# CERTIFIED SURVEY MAP

LOT 479, GRANDVIEW COMMONS  
 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

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

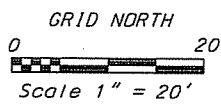
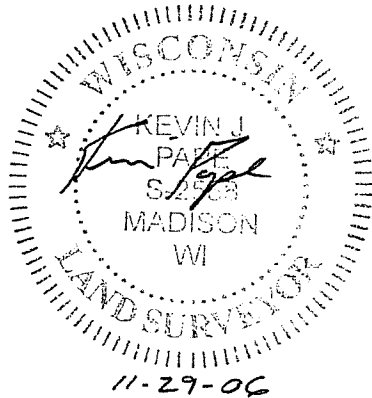


HERCULES TRAIL

CENTER SECTION 11 T7N R10E

### LEGEND

- FOUND 3/4 " SOLID ROUND IRON STAKE
- PLACED 3/4 " x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS/FT
- FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP
- 974.0 LOT CORNER ELEVATION



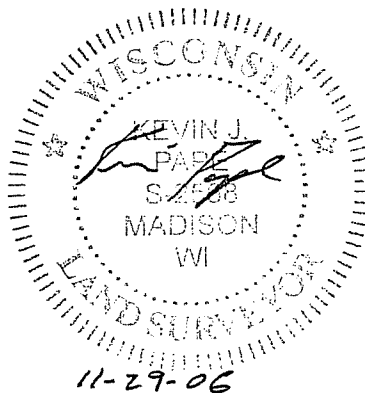
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: NOV. 27, 2006  
 F.N.: 06-07-134  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# 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.
  - E. "The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."
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 amended by the following documents: #3624540, #3638593, #3638594, #3693377, #3693378, #3793992, #3950484, #3950485, #3950486, #3997707, #4168412 & #4241754.
  - 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. 3827186, amended by Doc. No. 3872555.
  - C. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3632743; amended by the following documents: #3718611, #3824088, #3881507, #3954312, #4048570, #4090651 & #4154990.
  - D. Declaration of Conditions and Covenants recorded in Doc. No. 3867658, and Doc. No. 3867659
  - E. Plans and modifications to recorded SIP Doc.No. 3943185.
  - F. Declaration of party wall agreement Doc. No. 3987805.
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.



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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

## LEGAL DESCRIPTION

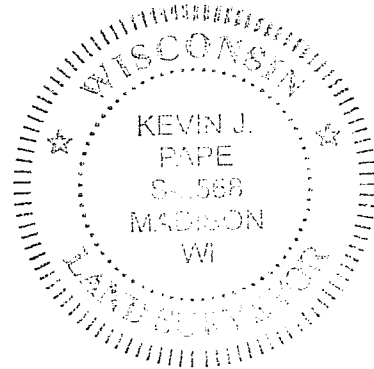
Lot 479, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Contains 4789 square feet.

## SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor S-2568, 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 29<sup>th</sup> day of NOVEMBER, 2006.

  
Kevin J. Pape, Registered Land Surveyor S-2568



## MADISON PLAN COMMISSION CERTIFICATE


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

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_,  
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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7530 Westward Way, Madison, WI 53717  
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SHEET 3 OF 4

DATE: NOV. 27, 2006

F.N.: 06-07-134

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

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# 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 \_\_\_\_\_, 200\_\_.

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 \_\_\_\_\_, 200\_\_, \_\_\_\_\_, 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

## 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 dedicating 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 \_\_\_\_\_, 200\_\_.

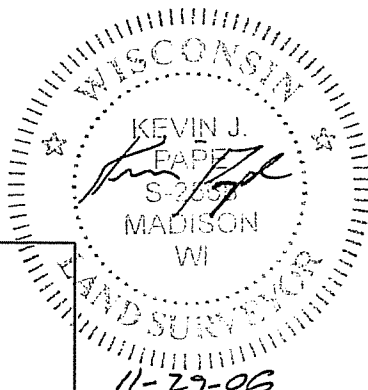
M & I Marshall & Ilsley Bank

\_\_\_\_\_

State of Wisconsin) )SS.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, 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



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