

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 11413, AS RECORDED IN VOLUME 69 OF CERTIFIED SURVEY MAPS, ON PAGES 173-177, AS DOCUMENT NUMBER 4059484, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) 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.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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 six (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 driveway agreement, except that the easement shall be twelve (12) feet in 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. 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.
- 3) All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to oil and grease control and additional sediment control as required at the time they develop.
- 4) All buildings and outdoor recreational areas shall comply with MGO Sec. 16.23(3)(d) - Highway Noise Land Use Provisions Policies and ordinance. (Note from Plat)
- 5) 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. (Note from Plat)
- 6) 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. (Note from Plat)
- 7) 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. (Note from Plat)
- 8) This Certified Survey Map is subject to the following recorded instruments:
 - a. PUD (GDP) and PUD (SIP) zoning documents for the Grandvies 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.
 - d. Plans/modifications Doc. No. 4015848.
 - e. Release of Public Stormwater Management Easements recorded in Doc. No. 4046675.
- 9) All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Interstate 39/90 as shown on this land division; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable. (Note from Plat)
- 10) No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway department. (Note from Plat)
- 11) The lots of this land division may experience noise at levels exceeding 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. (Note from Plat)
- 12) Noise Abatement Strip: This Noise Abatement Strip is reserved for noise abatement facilities: a berm and required landscape plantings. The construction of buildings including accessory structures as well as the installation of other improvements is prohibited within this area. In addition, the removal and/or alteration of any portion of the required noise abatement strip is prohibited. This area cannot be counted for any rear yard requirement. Maintenance of this strip is the responsibility of the lot owner. (Note from Plat)

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PLOT VIEW: PAGE2

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SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

CIP01

SHEET 2 OF 4

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 11413, AS RECORDED IN VOLUME 69 OF CERTIFIED SURVEY MAPS, ON PAGES 173-177, AS DOCUMENT NUMBER 4059484, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Jupiter Drive Investors, LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2006.

Jupiter Drive Investors, LLC

By: _____

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2006, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CONSENT OF MORTGAGEE

AnchorBank, fsb, a banking association 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said AnchorBank, fsb has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin this _____ day of _____, 2006.

AnchorBank, fsb

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2006, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin My Commission expires: _____

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PLOT VIEW: PAGE3

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SURVEYED BY:

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CIP01
SHEET 3 OF 4

CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

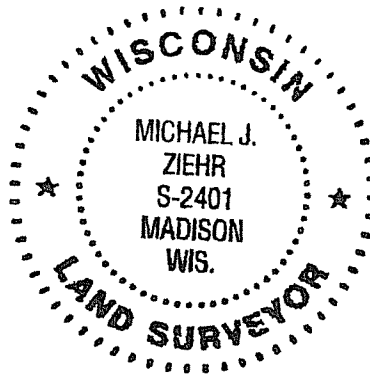
I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that under the direction of the owners of said land, I have surveyed, divided and mapped part of the Northwest Quarter and Southwest Quarter of the Northwest Quarter of Section 11, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Lot 1, Certified Survey Map Number 11413, as recorded in Volume 69 of Certified Surveys Maps, on pages 173-177, as Document Number 4059484, Dane County Registry, City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Dated this 10TH day of MAY, 2006.

Signed: Michael J. Ziehr
Michael J. Ziehr, R.L.S. S-2401



CITY OF MADISON COMMON COUNCIL RESOLUTION

"Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on this _____ day of _____, 20____, 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

CITY OF MADISON APPROVAL

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

Date: _____

By: _____
Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2006, at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PLOT VIEW: PAGE4

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SURVEYED BY:

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SHEET 4 OF 4