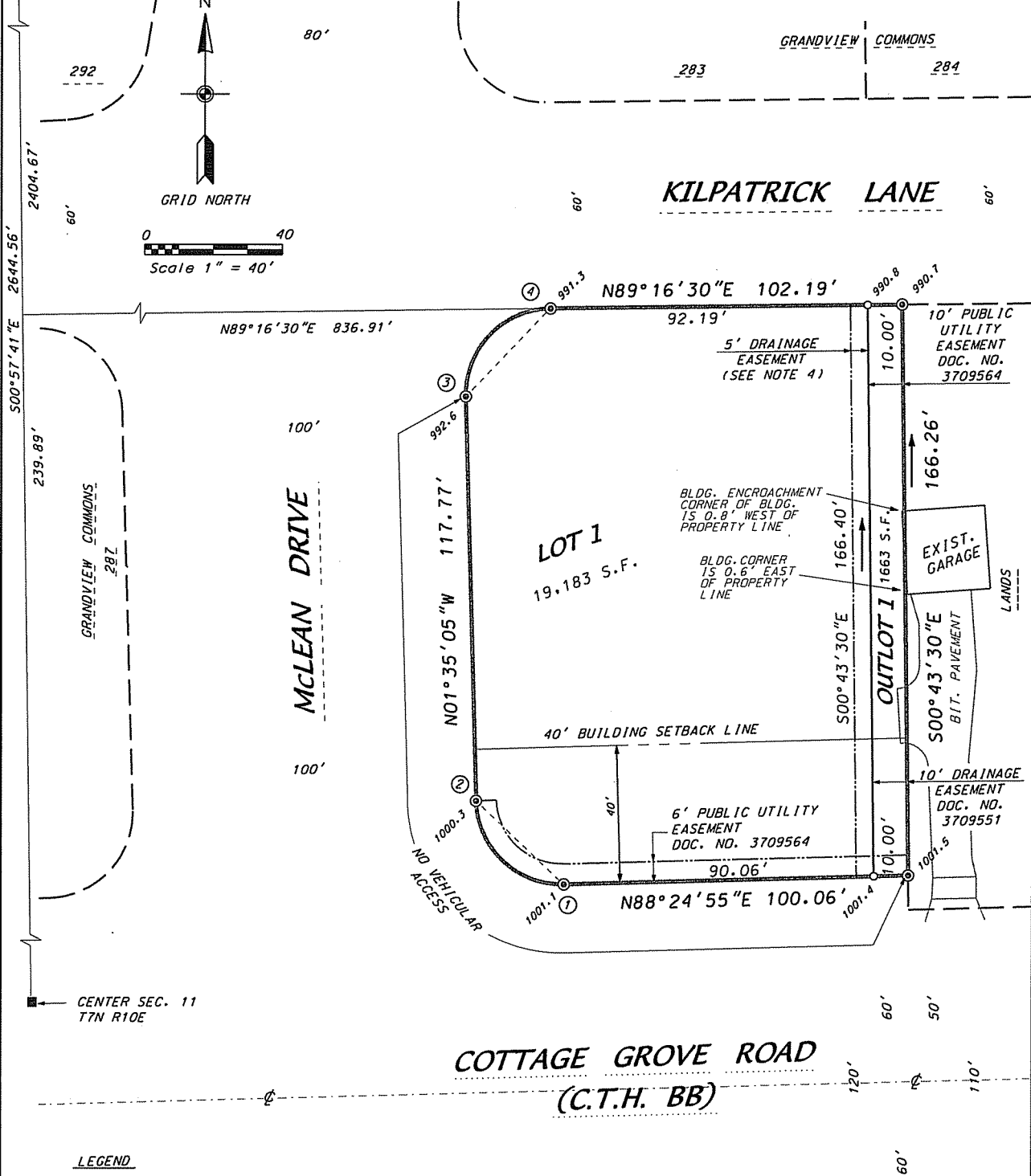
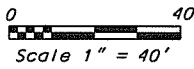


CERTIFIED SURVEY MAP

LOT 286, GRANDVIEW COMMONS

LOCATED IN THE SW1/4 OF THE NE 1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

N. 1/4 CORNER
SEC. 11 T7N R10E
WIDOT COUNTY
COORDINATES ARE:
N 489,142.252
E 849,840.542.



LEGEND

- ⊙ FOUND 1-1/4" 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

1020.0 LOT CORNER ELEVATION

→ DIRECTION OF SURFACE DRAINAGE (SEE NOTE 3.)



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: JAN. 8, 2007

F.N.: 06-07-129

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

Lot 286, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 20,846 square feet.

CURVE DATA

<u>CURVE NUMBER</u>	<u>RADIUS (FEET)</u>	<u>CHORD (FEET)</u>	<u>ARC (FEET)</u>	<u>CHORD BEARING</u>	<u>CENTRAL ANGLE</u>
1-2	25.00	35.36	39.27	N46°35'05"W	090°00'00"
3-4	25.00	35.62	39.65	N43°50'42.5"E	090°51'35"

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 _____ day of _____, 2007.

Wayne D. Barsness, Registered Land Surveyor S-1561



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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.
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 and amended as Doc. No. 3638593.
 - 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.  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.
4. 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 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 (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.
5. Ownership of Outlot 1 shall be restricted to any one party having ownership of any one of the two adjacent parcels listed below. Ownership by any other party is hereby prohibited.
 - a. Lot 1 of this Certified Survey Map.
 - b. Parcel of land located adjacent to and east of said Outlot 1.



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CERTIFIED SURVEY MAP

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 Company officer listed below at Madison, Wisconsin, this _____ day of _____, 2007.

DJK Real Estate, LLC
By: Veridian Development, LLC, Its Sole Member

State of Wisconsin))SS.
County of Dane)

Personally came before me this _____ day of _____, 2007, _____, 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 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 officer(s) listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 2007.


M & I Marshall & Ilsley Bank

State of Wisconsin))SS.
County of Dane)

Personally came before me this _____ day of _____, 2007, 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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CERTIFIED SURVEY MAP

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 2007, 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 _____, 2007.

Maribeth 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: _____
Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2007,
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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