

NORTH ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 33-40, 57-61 AND 155-156 GRANDVIEW COMMONS, RECORDED IN VOLUME 58-005A OF PLATS ON PAGES 19-33 AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOT 1, CERTIFIED SURVEY MAP NO. 10460, RECORDED IN VOLUME 61 OF CERTIFIED SURVEY MAPS ON PAGES 346-348 AS DOCUMENT NUMBER 3512375, DANE COUNTY REGISTRY AND A PARCEL OF LAND ALL LOCATED IN THE NE1/4 AND THE SE1/4 OF THE SW1/4 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LEGEND AND NOTES

- Found 3/4" Iron Rebar
- ▲ Found PK Nail
- Placed 1-1/4" x 18" iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- () Recorded as information

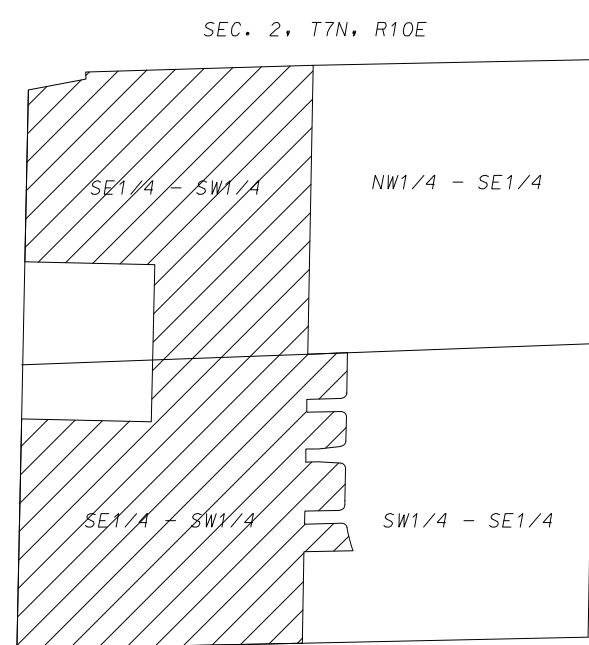
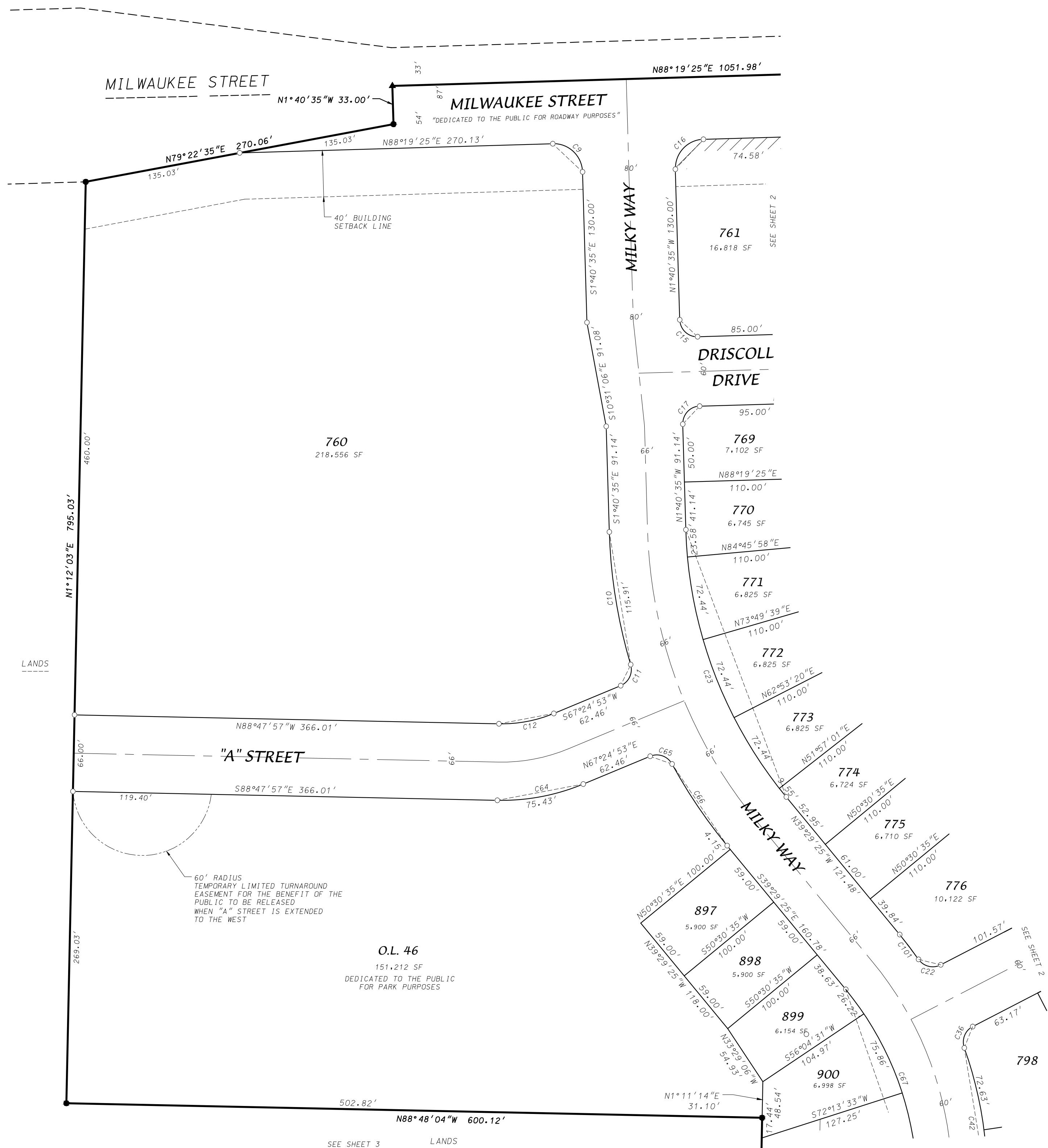
1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet on the perimeter of the plat. For purposes of two (2) or more lots combined 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 (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 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

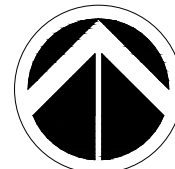
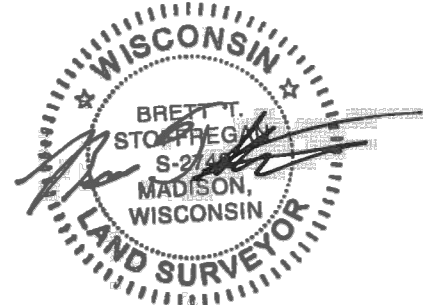
Note: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. As the date of plat recordation there is an active quarry operation on the lands located to the west of this plat.
3. The owners and occupants of the lots in this subdivision acknowledge the presence of high levels of noise and vibration resulting from the nearby interstate highway corridor and shall hold harmless from damages the Wisconsin Department of Transportation and any municipality in whose jurisdiction these lots are located from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes.
4. Lots 900-932 have been platted with additional lot depth to provide a buffer adjacent to the existing quarry located west of said lots. No principle structure or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the lot line adjacent to the quarry and the rear building line. Said building line is located 85 feet from the front lot line of said lots.
5. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
6. Outlot 39 is dedicated to the public for alley purposes.
7. Outlots 40, 41, 42, 45 and 47 are dedicated to the public for stormwater management purposes.
8. Outlots 43 and 46 are dedicated to the public for park purposes.
9. Outlot 48 is reserved for future development.
10. No buildings shall be constructed within the "Rear Building Line" shown on lots 901-933.
11. Lots 761-768 shall have no vehicular access to Milwaukee Street.
12. Notes on Grandview Commons Plat:
 - All buildings and outdoor recreation area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinance.
 - Subsoil information indicates that basements of structures with the plat may encounter bedrock. The sub-surface conditions report, dated November 11, 2011 is on file with the City Engineer.
 - 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.
 - 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.
13. This plat is subject to the following recorded instruments:
 - Declaration of Conditions and Covenants recorded as Doc. No. 4704670.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 3867658 and 3867659.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 3632743 and modified as Doc. No. 4229343.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3676368, 3755204, 3792373, 3872555, 4546051 and 4897648.
 - Planned Unit Development (PUD and SIP) recorded as Doc. No. 3589157 and amended as Doc. Nos. 3624540, 3638593, 3693378 and 4261331.
 - Public Utility Easements in Doc. No. 3913261 partially released by Doc. No. _____
 - Grading Easement in Doc. No. 4135490 released by Doc. No. _____
14. Distances shown along curves are chord lengths.

LANDS



LOCATION MAP NOT TO SCALE



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T7N, R10E BEARING N01°04'02"E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

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

This instrument was drafted by D'Onofrio Kottke and Associates. FN:12-07-105

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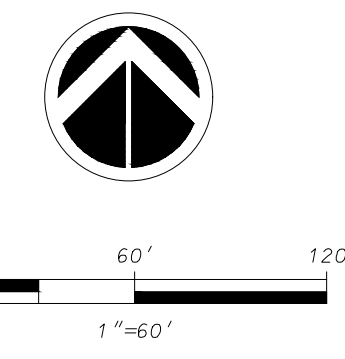
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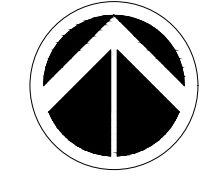
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SEE SHEET 4

SHEET 3 OF 7

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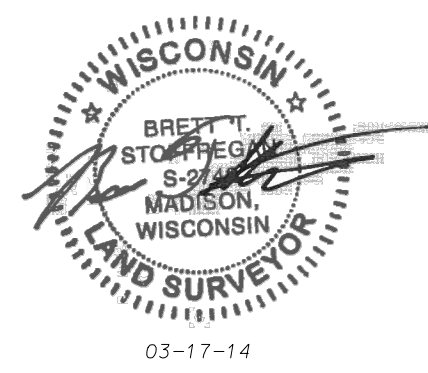
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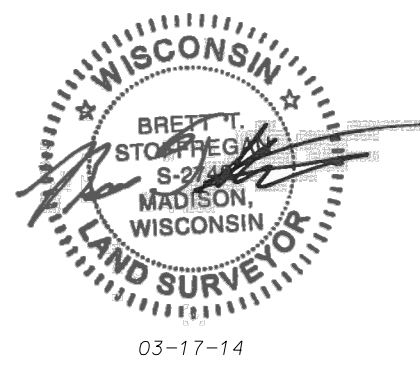
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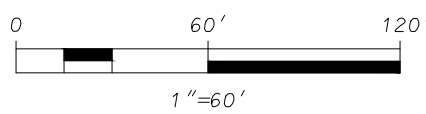
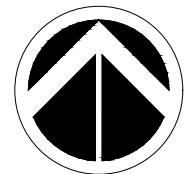
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SHEET 5 OF 7

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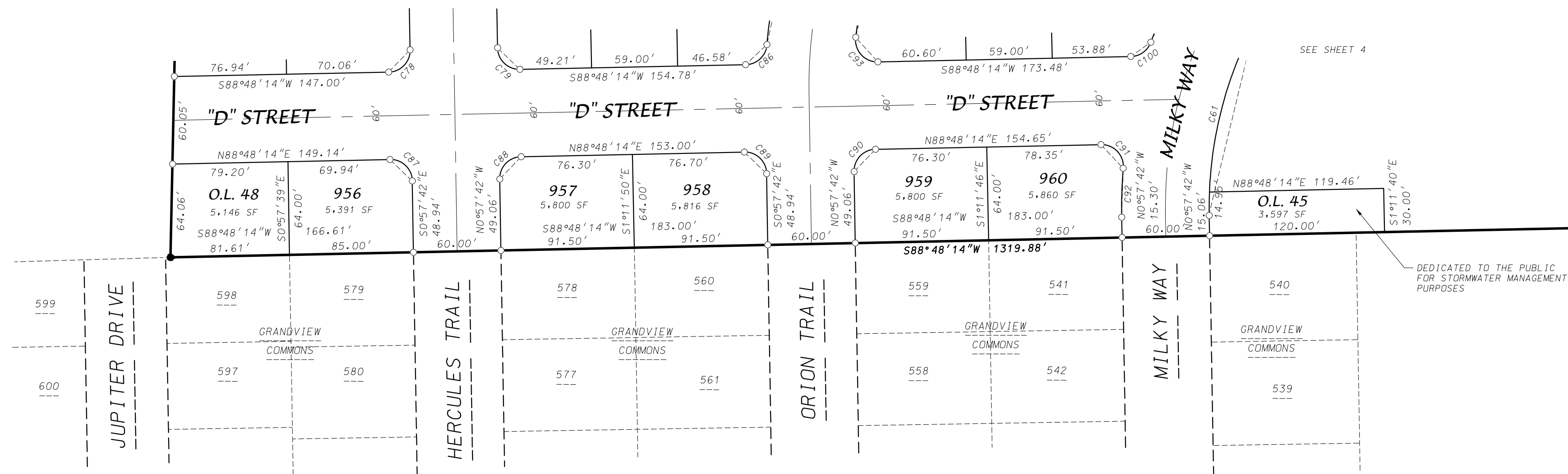
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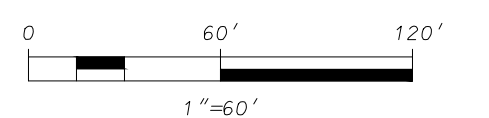
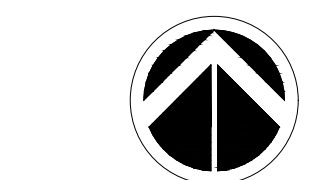
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SEE SHEET 5



CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	34.62	118.84	N44°52'07"E	272°21'16"		
2	25.00	36.07	40.30	N45°07'53"E	092°21'16"		
3	25.00	33.08	36.14	S42°27'39"W	082°49'48"		
4	34.59	34.59	38.20	S42°43'25.5"E	087°32'21"		
5	660.00	18.54	18.54	S00°14'28.5"W	001°36'33"		
6	25.00	35.16	38.99	S44°07'15"W	089°22'06"		
7	25.00	32.60	35.52	S50°29'45"E	081°23'54"		
8	660.00	109.91	110.04	S14°34'23"E	009°33'10"		
9	25.00	35.36	39.27	S46°40'35"E	090°00'00"		
10	446.00	115.91	116.24	S09°08'33.5"E	014°55'57"		
11	15.00	20.08	22.00	S25°24'10.5"W	084°01'25"		
12	117.00	48.22	48.57	S79°18'28"W	023°47'10"		
13	180.00	31.57	31.61	S82°42'36"W	010°03'46"		
14	170.00	31.54	31.58	S83°00'04"W	010°38'42"		
15	15.00	21.21	23.56	N46°40'35"W	090°00'00"		
16	25.00	35.36	39.27	N43°19'25"E	090°00'00"		
17	15.00	21.21	23.56	N43°19'25"E	090°00'00"		
18	15.00	21.21	23.56	S46°40'35"E	090°00'00"		
19	280.00	208.88	214.05	S23°34'37.5"E	043°48'05"		
783	280.00	6.12	6.12	S02°18'09.5"E	001°15'09"		
782	280.00	54.66	54.74	S08°31'48"E	011°12'08"		
781	280.00	55.07	55.16	S19°46'28"E	011°17'12"		
780	280.00	55.07	55.16	S31°03'40"E	011°17'12"		
779	280.00	42.83	42.87	S41°05'28"E	008°46'24"		
20	15.00	21.21	23.56	S00°28'40"E	090°00'00"		
21	120.00	37.93	37.99	S53°35'30.5"W	018°08'21"		
22	15.00	19.78	21.60	N76°05'09"W	082°30'20"		
23	380.00	246.26	250.79	N20°35'00"W	037°48'50"		
774	380.00	9.55	9.55	N38°46'12"W	001°26'26"		
773	380.00	72.44	72.55	N32°34'49"W	010°56'20"		
772	380.00	72.44	72.55	N21°36'23"W	010°56'20"		
771	380.00	72.44	72.55	N10°42'09"W	010°56'20"		
770	380.00	23.58	23.59	N03°27'17"W	003°33'24"		
24	270.00	174.98	178.19	S20°35'00"E	037°48'50"		
770	270.00	16.76	16.76	S03°27'17"E	003°33'24"		
771	270.00	51.47	51.55	S10°42'09"E	010°56'20"		
772	270.00	51.47	51.55	S21°38'29"E	010°56'20"		
773	270.00	51.47	51.55	S32°34'49"E	010°56'20"		
774	270.00	51.47	51.55	S38°46'12"E	001°26'26"		
25	244.00	158.13	161.03	N20°35'00"W	037°48'50"		
780	244.00	45.93	46.00	N34°05'22"W	018°08'21"		
781	244.00	77.68	78.01	N19°31'47"W	018°19'04"		
782	244.00	36.99	37.03	N06°01'25"W	008°41'40"		
26	180.00	132.58	135.78	S66°07'54.5"W	043°13'09"		
27	15.00	21.21	23.56	S89°31'20"W	090°00'00"		
28	220.00	164.12	168.19	N23°34'37.5"E	045°05'05"		
786	220.00	61.42	61.63	N37°27'11"W	016°02'58"		
785	220.00	67.83	68.42	N17°54'52"W	023°01'40"		
784	220.00	18.13	18.14	N04°02'18.5"W	004°43'27"		
29	15.00	21.21	23.56	N43°19'25"E	090°00'00"		
30	230.00	42.67	42.73	N83°00'04"E	018°08'21"		
31	120.00	21.05	21.08	N82°42'36"E	010°03'46"		
32	15.00	21.82	24.43	N45°35'44.5"W	093°19'33"		
33	178.00	140.66	144.60	N22°12'19"W	046°32'42"		
795	178.00	48.62	48.78	N06°46'59"W	015°42'02"		
794	178.00	60.58	60.87	N24°25'49"W	018°08'21"		
793	178.00	34.90	34.95	N39°51'03"W	011°15'02"		
34	15.00	21.21	23.56	N00°28'40"W	090°00'00"		



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LEGAL DESCRIPTION

I, Brett T. Stoffregen, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "North Addition to Grandview Commons" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A replat of Lots 33-40, 57-61 and 155-156 of Grandview Commons, recorded in Volume 58-005A of Plats on pages 19-33 as Document Number 3583911, Dane County Registry, Lot 1, Certified Survey Map No. 10460, recorded in Volume 61 of Certified Survey Maps on pages 346-348 as Document Number 3512375, Dane County Registry, and a parcel of land all located in the NE1/4 and the SE1/4 of the SW1/4 and in the SW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the South 1/4 corner of said Section 2; thence S88°48'14"W along the northerly line of said Grandview Commons, 1319.88 feet; thence N1°11'55"E, 1063.30 feet; thence S88°48'04"E, 599.90 feet; thence N1°11'14"E, 726.20 feet; thence N88°48'04"W, 600.12 feet; thence N1°12'03"E, 795.03 feet; thence N79°22'35"E, 270.06 feet; thence N1°40'35"W, 33.00 feet to a point on the North line of the SW1/4 of said Section 2; thence N88°19'25"E along said North line, 1051.58 feet to the Center of said Section 2 also being the Northwest corner of Eastlawn; thence S1°04'02"W along the West line of said Eastlawn, 1335.38 feet to the Southwest corner of said Eastlawn; thence N87°44'23"E along the South line of said Eastlawn, 183.90 feet; thence S1°02'45"W, 187.27 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°52'07"W, 34.62 feet; thence S88°41'29"W, 159.83 feet; thence S1°04'02"W, 60.05 feet; thence N88°41'29"E, 157.80 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°07'53"E, 36.07 feet; thence S1°02'45"W, 111.34 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°27'39"W, 33.08 feet; thence S83°52'33"W, 105.35 feet; thence S88°41'29"W, 57.40 feet; thence S1°04'02"W, 60.07 feet; thence N88°41'29"E, 59.89 feet; thence S86°29'36"E, 100.11 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°43'25.5"E, 34.59 feet; thence S1°02'45"W, 148.92 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S0°14'28.5"W, 18.54 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°07'15"W, 35.16 feet; thence S88°48'14"W, 160.23 feet; thence S1°04'02"W, 60.05 feet; thence N88°48'18"E, 170.27 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet a chord which bears S50°29'45"E, 32.60 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S14°34'23"E, 109.91 feet to the most North and East corner of Outlot 10, Grandview Commons; thence S88°48'18"W along the Northerly line of said Outlot 10, 225.48 feet; thence S1°04'02"W along the Westerly line of said Outlot 10, 422.00 feet to the point of beginning, containing 3,192,730 square feet (73.295 acres).

Dated this 17th day of March, 2014.

Brett T. Stoffregen, Registered Land Surveyor S-2742



OWNER'S CERTIFICATE

The City of Madison, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Madison does further certify that this plat is required by S.236.10 or approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, the said City of Madison has caused these presents to be signed by Paul R. Soglin, its Mayor, and Maribeth Witzel-Behl, its City Clerk, at Madison, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____, 2014.

City of Madison

By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

MREC VH Madison, LLC a 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Madison, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2014.

MREC VH Madison, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named officer(s) of the above named MREC VH Madison, LLC 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

OWNER'S CERTIFICATE

ORE, Inc., a 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

ORE, Inc. does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, ORE, Inc. has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2014.

ORE, Inc.

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named officer(s) of the above named ORE, Inc. 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

MORTGAGEE CERTIFICATE

ORE, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said ORE, Inc. has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2014.

ORE, Inc.

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named officer(s) of the above named ORE, Inc., 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

MORTGAGEE CERTIFICATE

First Business 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 plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below on 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 officer(s) of the above named First Business Bank, 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

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "North Addition to Grandview Commons" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2014.

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

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2014 on any of the lands included in the plat of "North Addition to Grandview Commons".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2014 affecting the land included in "North Addition to Grandview Commons".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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

This instrument was drafted by D'Onofrio Kottke and Associates. FN:12-07-105