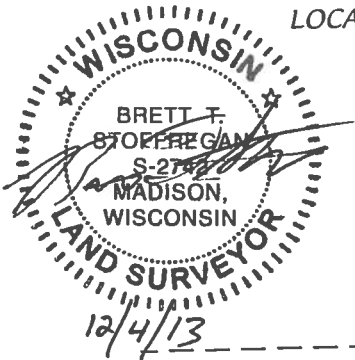
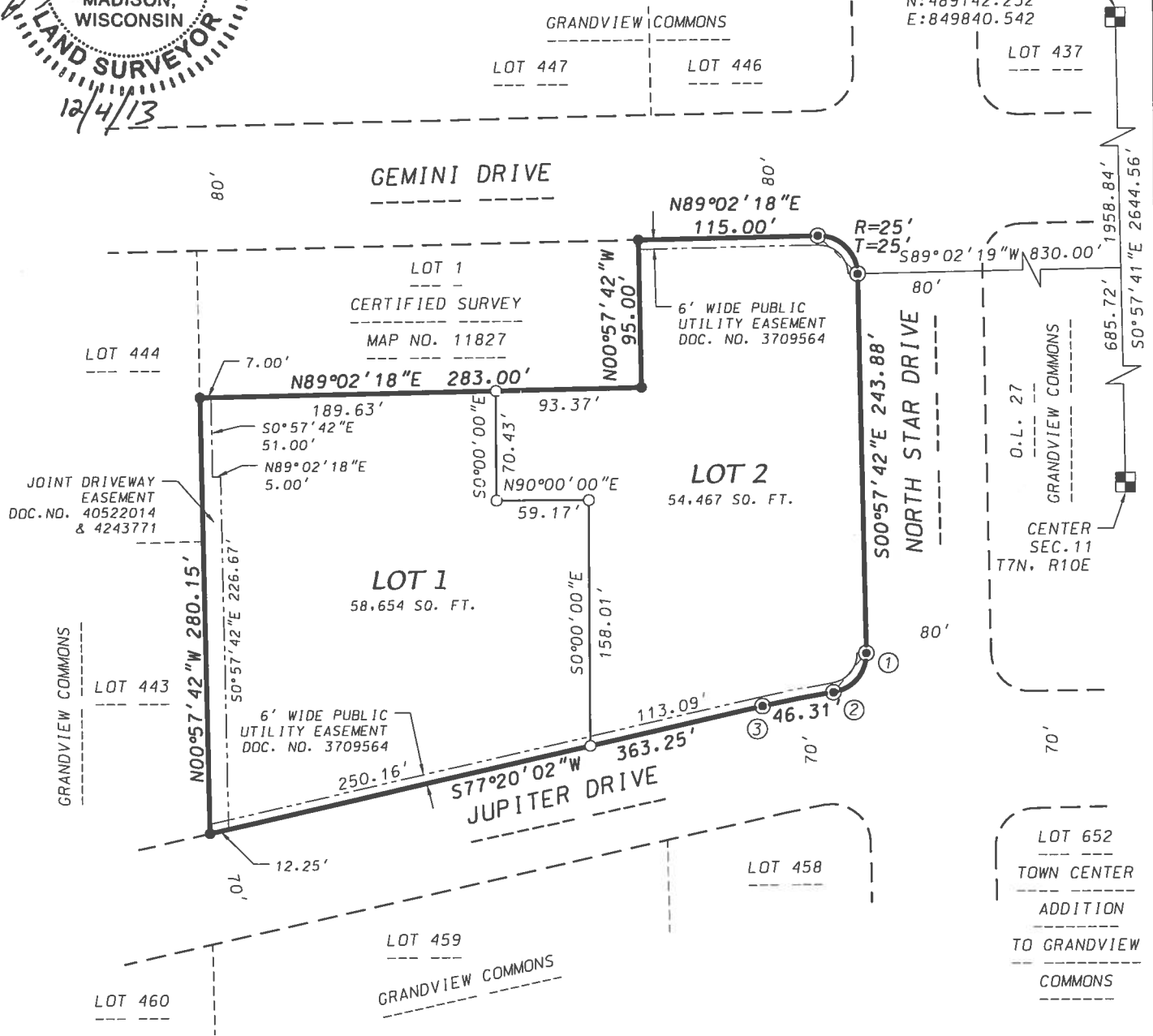


# CERTIFIED SURVEY MAP

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,  
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



NORTH 1/4 CORNER  
SEC. 11, T7N, R10E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
N: 489142.252  
E: 849840.542



CURVE TABLE

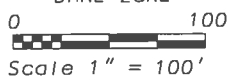
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	25.00	32.91	35.92	S40° 11' 48" W	082° 19' 00"	2-S81° 21' 18" W
2-3	660.00	46.31	46.32	S79° 20' 40" W	004° 01' 16"	

LEGEND

- PLACED 3/4" X 18" IRON REBAR (WT. = 1.5 LBS/FT.)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON REBAR
- FOUND CITY OF MADISON MONUMENT W/ BRASS CAP



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE



DATE: December 4, 2013  
 F.N.: 13-07-123  
 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**  
LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,  
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: Lots 1 and 2, Certified Survey Map No. 11827, recorded in Volume 72 of Certified Survey Maps on pages 223-227 as Document Number 4203096, Dane County Registry, City of Madison, Dane County, Wisconsin. Containing 113,121 square feet (2.597 acres).

Dated this 5th day of December, 2013.




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 MGO 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 by Doc. Nos. 3624540, 3638593, 3638594, 3693377, 3693378, 3793992, 3950484, 3950485, 3950486, 3997707, 4168412, 4241753, 4241754 and 4261331.
  - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3872555, 4282664, 4546051, 4744838, 4897648, and 5007399.
  - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658 and Doc. No. 3867659.
  - D. Encroachment Agreement recorded as Doc. No. 3746510; modified as Doc. No. 3956939; amended as Doc. No. 4248116.
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. 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.

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

# CERTIFIED SURVEY MAP

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CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

DJK Holdings, Inc., a Wisconsin corporation 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.

DJK Holdings, Inc., 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 DJK Holdings, Inc. has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

DJK HOLDINGS, INC.

\_\_\_\_\_

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.

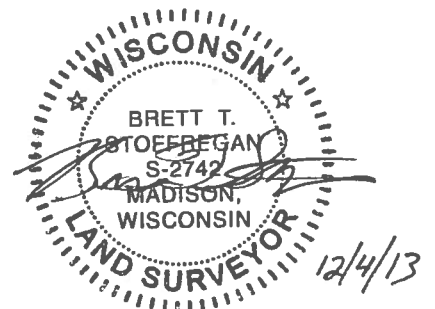
BANK OF SUN PRAIRIE


\_\_\_\_\_

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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## 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 \_\_\_\_\_, 2013 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of 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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