



DECLARATION OF CONDITIONS AND COVENANTS

CSM NUMBER 14539

CITY OF MADISON, DANE COUNTY, WISCONSIN

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

WHEREAS, LSCOTT Enterprises, LLC, owner of Lot 1, in Certified Survey Map No. 14539, recorded on the 20<sup>th</sup> day of June, 2017 in Volume 100 of Certified Surveys on page(s) 185-187 in the office of the Register of Deeds of Dane County, Wisconsin, will be benefited through the installation of street, sidewalk and utility improvements by the City of Madison.

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NOW, THEREFORE, LSCOTT Enterprises, LLC, hereby declares and provides that Lot 1 is subject to the following conditions and covenants:

1. The owner concurs with the City of Madison's policy to promote the general welfare of the City through the installation of public infrastructure improvements for a turn lane and sidewalk on Colony Drive and sidewalk on N. Gammon Road to serve the development at 6906 Colony Drive.

2. The owner acknowledges that it is the City of Madison's policy to assess the above described lot the full cost of said improvements, including inspection, engineering, and supervision costs.

This space is reserved for recording data.  
Drafted by and Return to:  
Tim Troester  
City Engineering Division  
Rm. 115, City-County Building  
Madison, Wisconsin

3. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 66.0703(7)(b) of the Wisconsin Statutes and Section 4.09 of Madison General Ordinances with respect to any public infrastructure improvements completed by the City as part of the pending Public Works Project, and further agrees that the benefits to the above described lot(s) for the construction of said improvements, will be divided proportionately among said lot(s) which it may elect to pay in fifteen equal successive annual installments.

TAX PARCEL NO.  
Lot No.          Parcel No.           
Lot 1 251 / 0708-242-1507-8

4. The City of Madison shall have the right annually during the payment period, to place an amount equal to one-fifteenths of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate on the tax roll to be collected, together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property, and as if said annual amounts were installments of special assessment.

5. In the event of a default in the payment of any of the said fifteen annual installments above specified, the collection of the same shall be enforced by the City of Madison by action for debt or by sale of the property for nonpayment of taxes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8<sup>th</sup> day of May 2017.

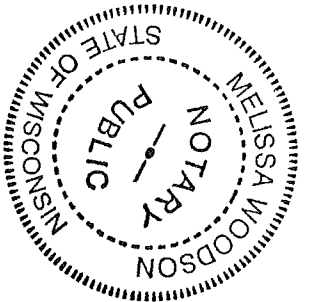
LSCOTT ENTERPRISES, LLC

*John M Scott*

STATE OF WISCONSIN)  
COUNTY OF DANE ) SS

Personally came before me this 8 day of May, 2017, the above named John M Scott to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Melissa Woodson*  
NOTARY PUBLIC  
My Commission Expires: 7/6/2019



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