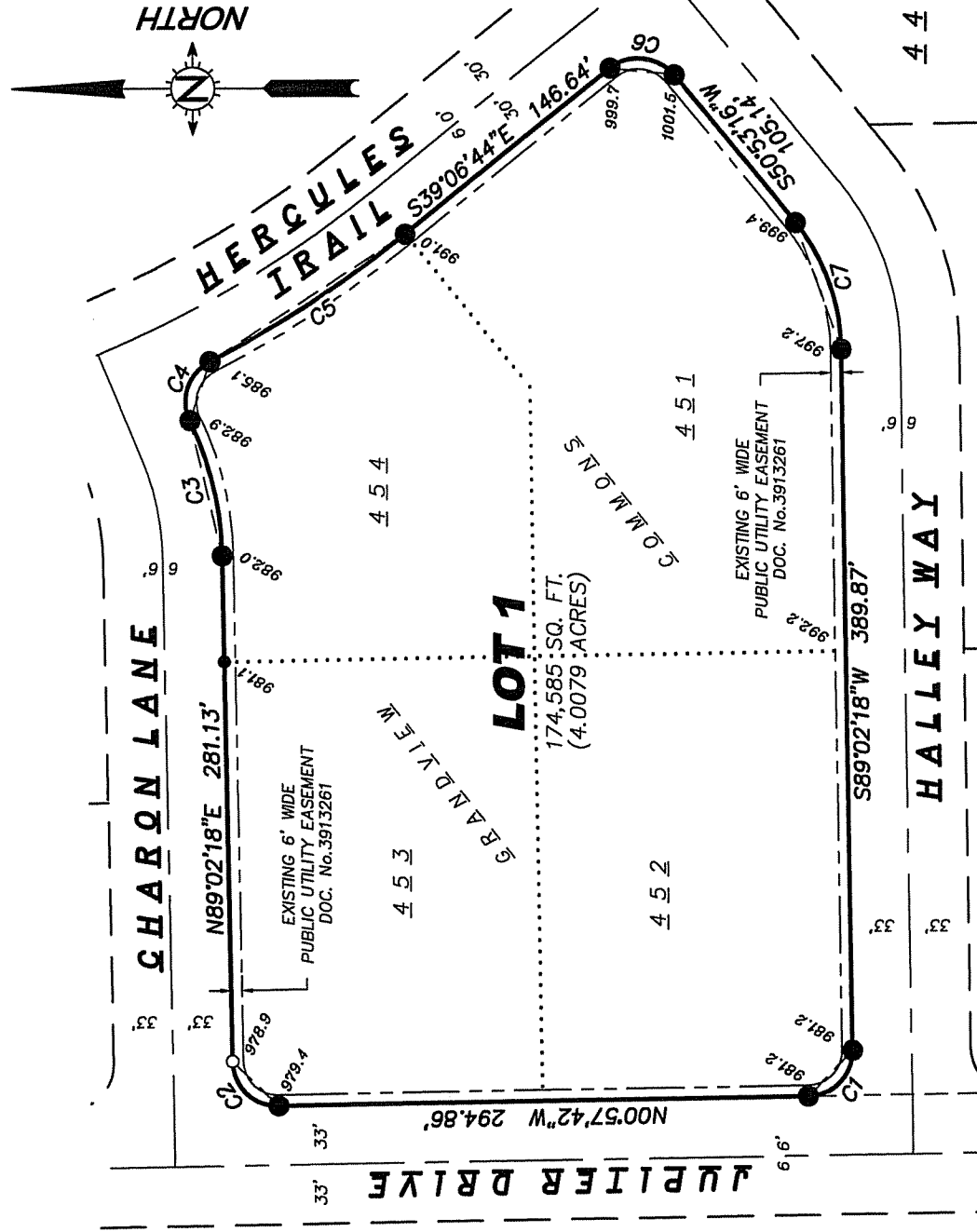


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 451, 452, 453 AND 454, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE PLAT OF GRANDVIEW COMMONS



### LEGEND

- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- ..... PREVIOUSLY PLATTED LINE
- 102.0 LOT CORNER ELEVATION
- DRAINAGE ARROWS. 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.

SEE SHEET 2 OF 4 FOR CURVE DATA

WEST QUARTER CORNER OF SECTION 11, T7N, R10E, FOUND ALUMINUM MONUMENT

1169.61'  
N88°12'52"E

SOUTH LINE OF THE NW 1/4  
S88°12'52"W 1500.51'

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, T7N, R10E, FOUND CITY OF MADISON CONCRETE MONUMENT WITH BRASS CAP

**SURVEYED FOR:**  
Hercules Trail Apartments, LLC  
110 S. Brooks Street  
Madison, WI 53715

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet1  
Drawing Name: P:\PROJECTS\1\AA109\CSM\AA109-csm.dwg

FR: AA109  
DATE: 09-20-12  
REVISIONS:

# CERTIFIED SURVEY MAP NO.

ALL OF LOTS 451, 452, 453 AND 454, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CURVE DATA

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	90°00'00"	N 45°57'42" W	25.00'	39.27'	35.36'	S 89°02'18" W	N 00°57'42" W
C2	90°00'00"	N 44°02'18" E	25.00'	39.27'	35.36'	N 00°57'42" W	N 89°02'18" E
C3	24°21'40"	N 76°51'28" E	183.00'	77.81'	77.22'	N 89°02'16" E	N 64°40'43" E
C4	87°48'08"	S 71°25'18" E	25.00'	38.31'	34.67'	N 64°40'43" E	S 27°31'14" E
C5	11°35'30"	S 33°18'59" E	640.00'	129.48'	129.26'	S 27°31'14" E	S 39°06'44" E
C6	90°00'00"	S 05°53'40" W	25.00'	39.28'	35.36'	S 39°06'44" W	S 50°53'16" W
C7	38°09'02"	S 69°57'47" W	117.00'	77.90'	76.47'	S 50°53'16" W	S 89°02'18" W

### 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 storm water management at the time they develop.
- 4) Lands within this certified survey map are subject to the following documents: Doc. No. 3589157, 3943185, 3615505, 3678368, 3755204, 3792373, 3872555, 4546051, 3632743, 3718611, 4048570, 3867658, 3867659, 3913260, 3963053 and 4704670.
- 5) At the time of recording, lots within this CSM are zoned PUD(GDP) and are not dependent upon each other for storm water drainage. If future development requires shared drainage by any lots within this CSM an agreement detailing the rights and responsibilities of each parcel owner shall be required.
- 6) Subsoil information indicates that basements of structures within this Certified Survey Map may encounter bedrock. The sub-surface conditions report dated November 11, 2001, is on file with the City of Madison. (as shown on plat)
- 7) 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 shown on plat)

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Hercules Trail  
Apartments, LLC  
110 S. Brooks Street  
Madison, WI 53715

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet2  
Drawing Name: F:\PROJECTS\A\A109\CSM\A109-csm.dwg

FN: A109  
DATE: 09-20-12

REVISIONS:

**SHEET**  
**2 OF 4**

# CERTIFIED SURVEY MAP NO.

ALL OF LOTS 451, 452, 453 AND 454, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

\_\_\_\_\_, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
\_\_\_\_\_

State of Wisconsin )  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin My Commission expires: \_\_\_\_\_

## CONSENT OF MORTGAGEE

\_\_\_\_\_, 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 and mapping of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ countersigned by \_\_\_\_\_ its \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

State of Wisconsin )  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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: \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Hercules Trail  
Apartments, LLC  
110 S. Brooks Street  
Madison, WI 53715

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet 3  
Drawing Name: P:\PROJECTS\AAID9\CSM\AAID9-csm.dwg

FN: AAID9  
DATE: 09-20-12

REVISIONS:

**SHEET**  
**3 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 451, 452, 453 AND 454, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-005A OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

All of Lots 451, 452, 453 and 454, Grandview Commons, as recorded in Volume 58-005A of Plats, on Pages 19-33, as Document Number 3583911, Dane County Registry and Located in the Northwest Quarter of Section 11, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping same.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. S-3017

Date: \_\_\_\_\_

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_ Secretary Plan Commission  
Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in  
Volume \_\_\_\_\_ of Certified Survey Maps on pages  
\_\_\_\_\_ as Doc. No. \_\_\_\_\_

\_\_\_\_\_ Dane County Register of Deeds  
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Hercules Trail  
Apartments, LLC  
110 S. Brooks Street  
Madison, WI 53715

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 858-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet 4

Drawing Name: P:\PROJECTS\1\AA109\CSM\AA109-csm.dwg

FN: AA109

DATE: 09-20-12

REVISIONS:

**SHEET**  
**4 OF 4**