



City of Madison

Proposed Preliminary and Final Plat

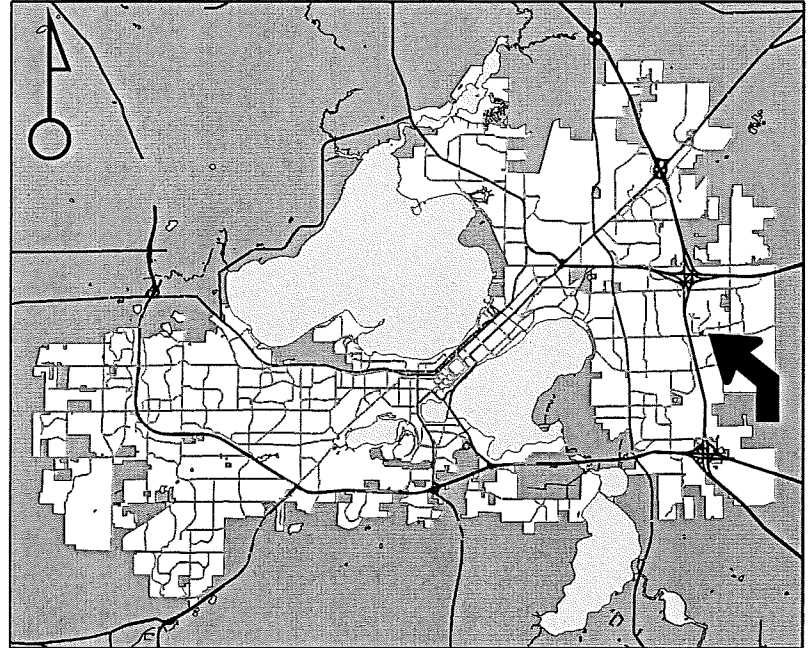
Project Name
Grandview Commons Replat #3

Location
6001-6033 Gemini Drive

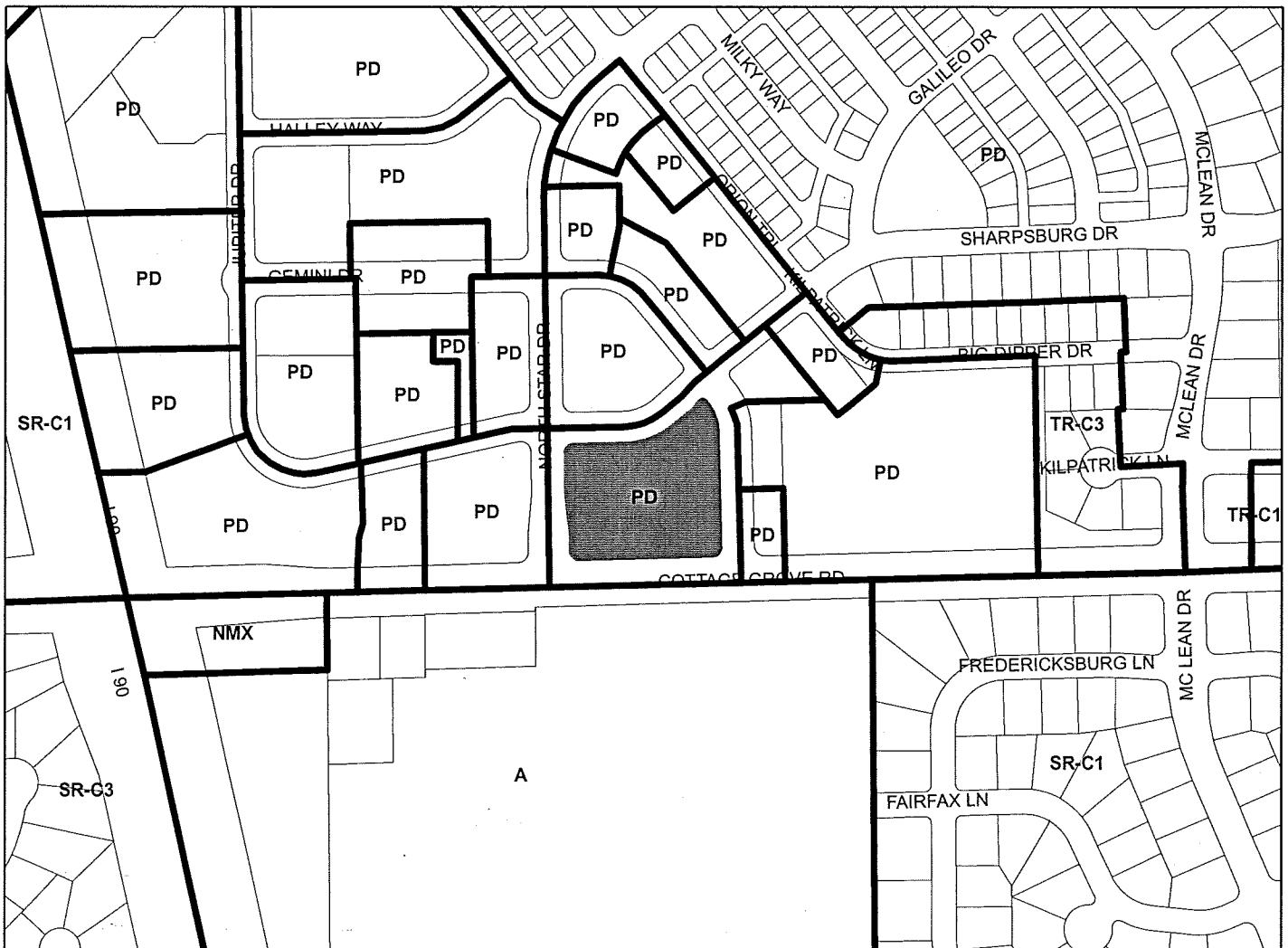
Applicant
Greyrock at Grandview, LLC - DSI Real Estate/
Brian Munson - Vandewalle & Associates

Proposed Use
Create 5 lots for commercial
development

Public Hearing Date
Plan Commission
25 January 2016
Common Council
02 February 2016

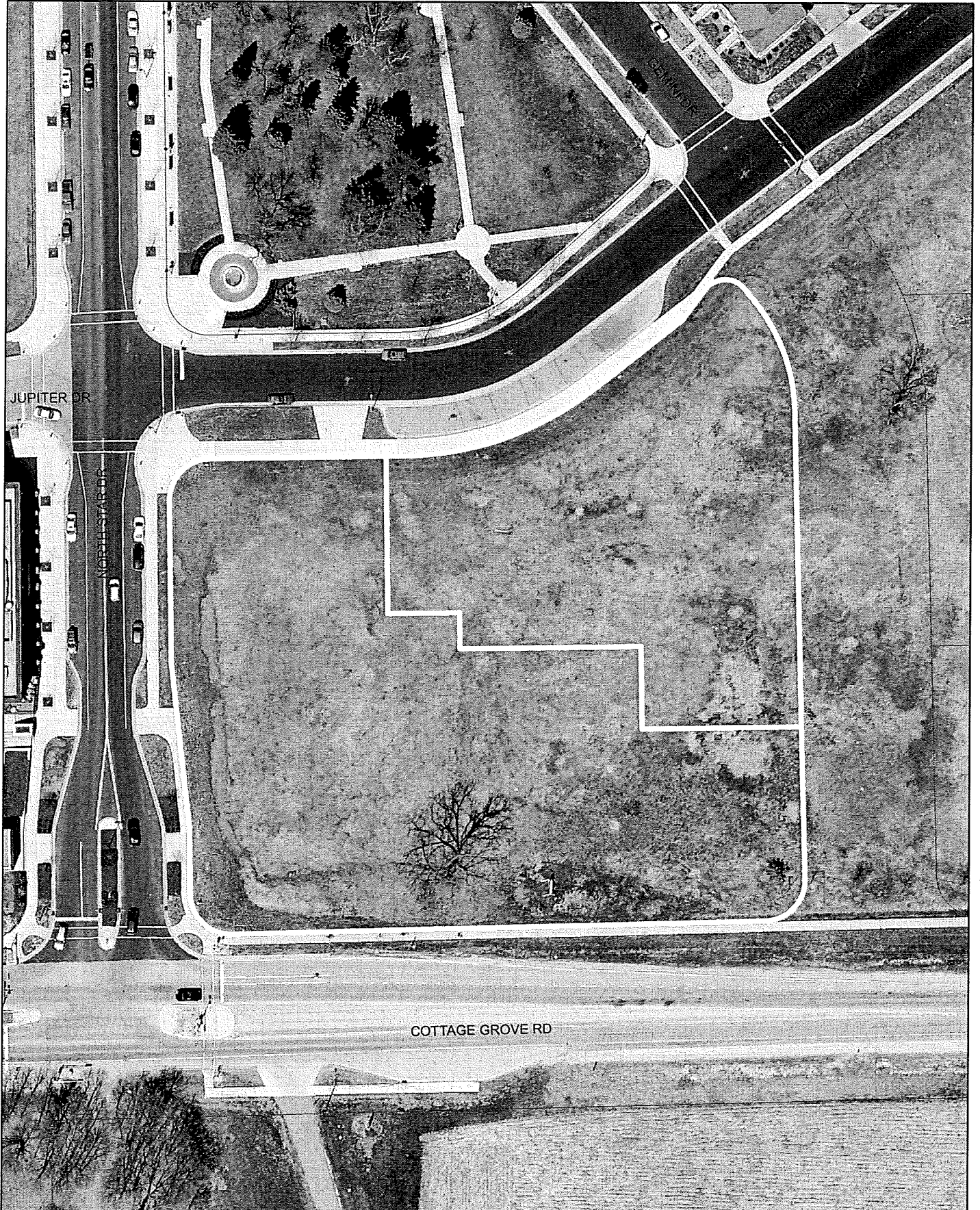


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2016





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****
 This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Grandview Commons Replat No. 3

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: MREC VH Madison Investors, LLC Representative, if any: _____

Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713

Telephone: (608) 226-3100 Fax: () Email: jrosenberg@verdianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: bstoffregan@donofrio.cc

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City) : 6001 & 6033 Gemini Drive

Tax Parcel Number(s): 0710-112-2502-2/2503-6

Zoning District(s) of Proposed Lots: PD School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	5		2.7
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	5		2.7

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Brett T. Stoffregan **Signature** 
Date 12/09/15 **Interest In Property On This Date** Representative

December 9, 2015

Tim Parks
City of Madison – Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

CITY OF MADISON

11-350-11
DEC 9 2015

Re: 6001 & 6033 Gemini Drive - Grandview Commons Replat No. 3

Planning & Community
& Economic Development

Dear Tim:

Please accept this submittal for the preliminary and final plat Grandview Commons Replat No. 3 and related documents for a proposed 5 lot plat. The intent of this plat is subdivide the parcel as part a proposed development being proposed on the property.

Enclosed please find the following:

- Subdivision Application Form (1 copy)
- Preliminary Plat (18 copies)
- Final Plat (16 copies)
- Check in the amount of \$500 for the application fee
- 60 year title report (2 copies)

We look forward to working with you on this project. Please let us know if you have any questions.

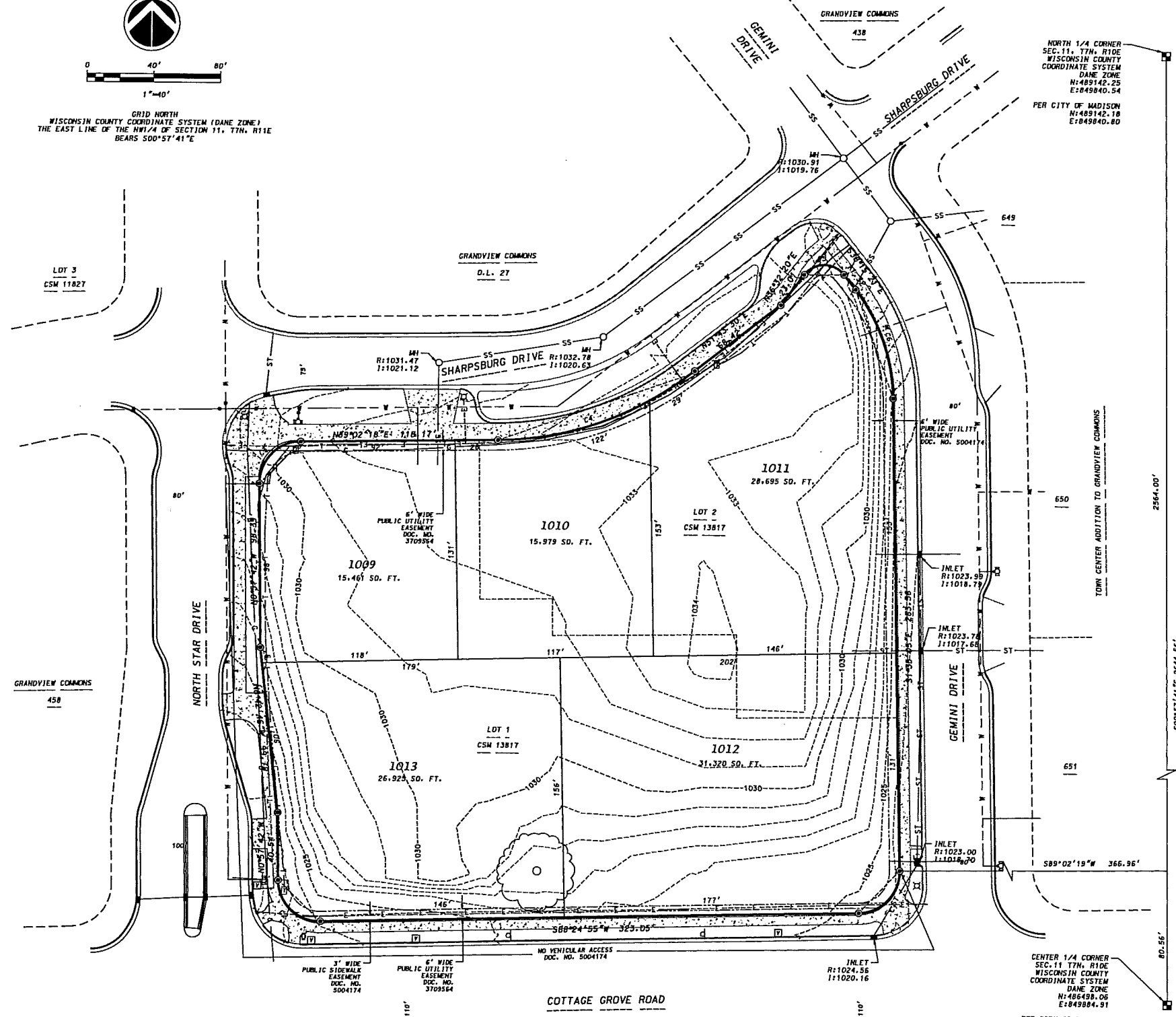
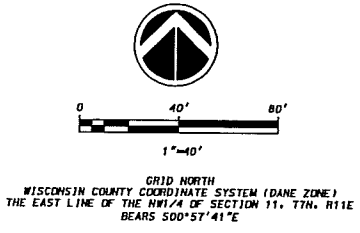
Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Brett T. Stoffregan, PLS

GRANDVIEW COMMONS REPLAT NO. 3 - PRELIMINARY PLAT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

⊙	FOUND 1-1/4" IRON REBAR
---E---	UNDERGROUND ELECTRIC & TELECOMMUNICATION LINE
SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
---T---	UNDERGROUND TELECOMMUNICATION LINE
ST	STORM SEWER
□	TELEPHONE PEDESTAL
□	ELECTRICAL VAULT
○	MANHOLE
⊙	CATCH BASIN/INLET
⊙	LIGHT POLE
⊙	TRAFFIC SIGNAL
⊙	VALVE
⊙	HYDRANT
⊙	SIGN
■	CONCRETE
---	CONCRETE CURB AND GUTTER
---	EXISTING CONTOUR

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 9th day of December, 2015.
Brett T. Stoffregan
 Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION

Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number 5099366, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, containing 116,380 square feet (2.716 acres).

NOTES

- Existing and proposed zoning - PD Planned Development
- DRAWN & SUBDIVIDER:** WREC W Madison Investors, LLC and DJK Holdings, Inc., 6801 South Towne Drive, Madison, WI 53713. **LAND PLANNER:** Vandewalle Associates, Inc., 120 East Lakeside, Madison, WI 53715.
- Notes on recorded plats of Grandview Commons and Town Center Addition to Grandview Commons:
 - All buildings and outdoor recreational area shall comply with MDO Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinance.
 - 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.
 - 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.
- This Certified Survey Map is subject to the following recorded instruments:
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 36155051 amended by Doc. No. 36783681 amended by Doc. No. 37552041 amended by Doc. No. 37923731 amended by Doc. No. 38271861 amended by Doc. No. 38725551 amended by Doc. No. 42826541 amended by Doc. No. 45460511 amended by Doc. No. 48976481 amended by Doc. No. 5007359, Doc. No. 4458043 and Doc. No. 4458044.
 - Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures in Doc. No. 4543308.
 - Declaration of Easements in Doc. No. 42527181 amended by Doc. No. 4370702.
 - Encroachment Agreement recorded as Doc. No. 37465101 amended by Doc. No. 39569391 amended by Doc. No. 4248116.
 - Declaration of Easements, Restrictions and Covenants recorded as Doc. No. 5007395.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5007891, 4897643 and 4897649.
 - Starwater Management and Access Easement recorded as Doc. No. 5037043.

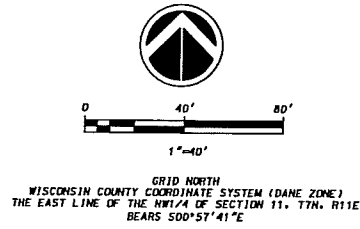
CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.36	39.27	S43°24'55"W	090°00'00"
2	25.00	35.55	39.54	N46°16'23.5"W	090°37'23"
3	25.00	35.36	39.27	N44°02'18"E	090°00'00"
4	190.00	121.56	123.74	N70°22'54"E	037°18'48"
5	15.00	23.83	27.54	N89°08'30"E	103°12'20"
6	110.00	69.21	70.40	S19°55'12.5"E	036°40'15"

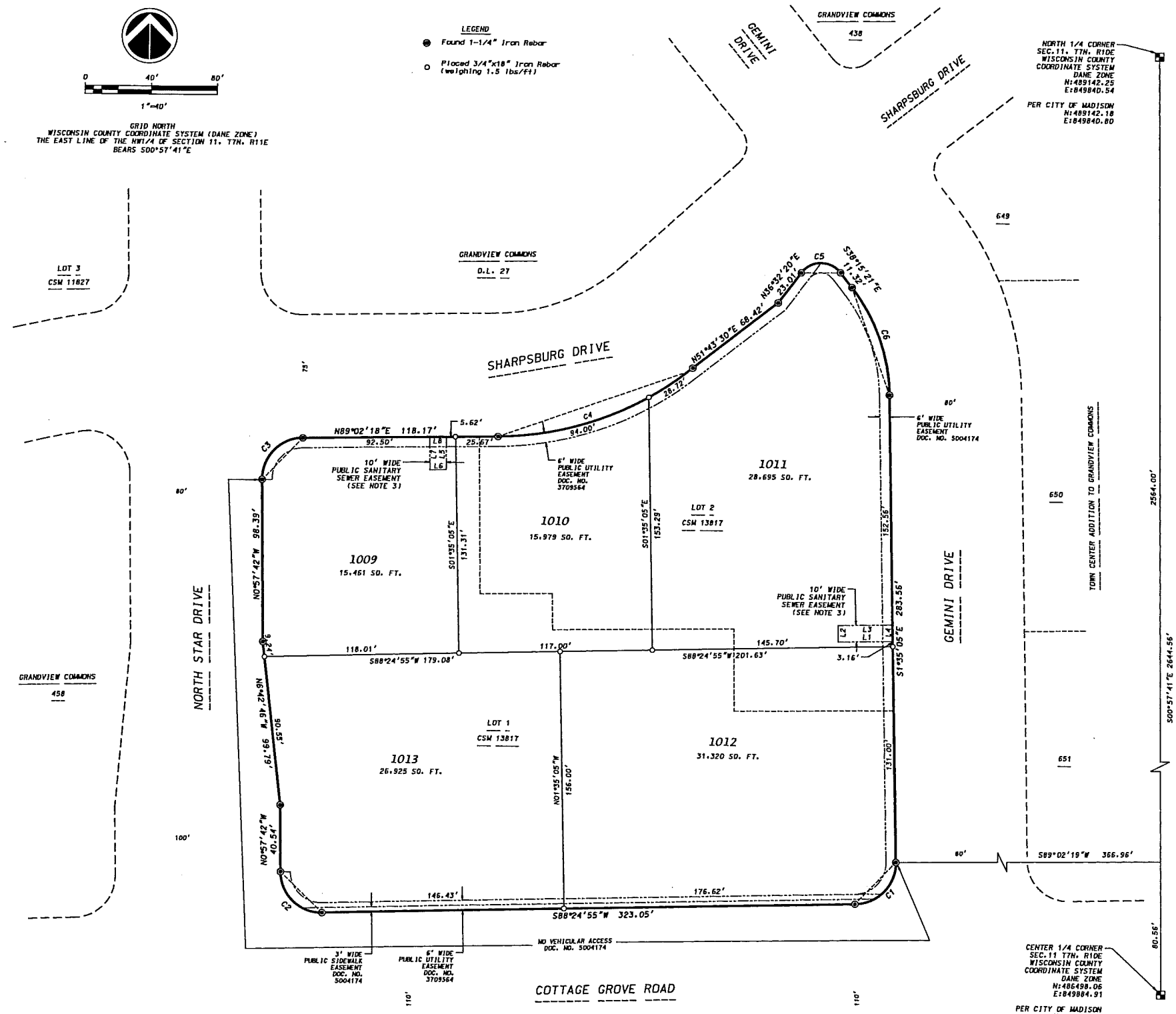


GRANDVIEW COMMONS REPLAT NO. 3

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- Found 1-1/4" Iron Rebar
 - Placed 3/4"x18" Iron Rebar (weighing 1.5 lbs/ft)



LEGAL DESCRIPTION

I, Brett T. Stoffregen, Professional 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 "Grandview Commons Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as follows:

Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number S09356, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, containing 118,380 square feet (2.718 acres).

Dated this 9th day of December, 2015

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742



NOTES

- Notes on recorded plats of Grandview Commons and Town Center Addition to Grandview Commons:
 - A. All buildings and outdoor recreational areas 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.
 - E. Lots within this plat are subject to impact fees that are due and payable at the time of issuance of building permits.
- This Certified Survey Map is subject to the following recorded instruments:
 - A. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3655505; amended by Doc. No. 3678368; amended by Doc. No. 3755204; amended by Doc. No. 3792331; amended by Doc. No. 3827185; amended by Doc. No. 3825551; amended by Doc. No. 4282641; amended by Doc. No. 4548051; amended by Doc. No. 4897648; amended by Doc. No. 5007399.
 - B. Declaration of Conditions and Covenants recorded in Doc. No. 3867658; Doc. No. 3867659; Doc. No. 4458043 and Doc. No. 4458044.
 - C. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures in Doc. No. 4343308.
 - D. Declaration of Easements for public underground sanitary sewer purposes, City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
 - E. Encroachment Agreement recorded as Doc. No. 3745510; amended by Doc. No. 3956939; amended by Doc. No. 4248116.
 - F. Declaration of Easements, Restrictions and Covenants recorded as Doc. No. 5007395.
 - G. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5007891.
 - H. Declaration of Conditions and Covenants recorded as Doc. Nos. 5007892 and 5094554.
 - I. Additional Terms of Conveyance found in Special Warranty Deeds recorded as Doc. Nos. 4897643 and 4897649.
 - J. Stormwater Management and Access Easement recorded as Doc. No. 5097043.

3. Public Sanitary Sewer Easements:
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use or completion of any excavation work. City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on plated land which was required by a public body or which name a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

4. Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.36	39.27	543°24'55"W	090°00'00"	
2	25.00	35.55	39.54	N46°16'23.5"W	090°37'23"	
3	25.00	35.36	39.27	N44°02'18"E	090°00'00"	
4	1010	190.00	121.56	123.74	N70°22'54"E	037°18'48"
5	1011	190.00	28.72	28.75	S56°03'34"E	009°40'08"
6	1011	190.00	94.00	94.99	N74°42'58"E	028°38'40"
7	15.00	23.03	27.54	N89°08'30"E	105°12'20"	
8	110.00	69.21	70.40	S19°55'12.5"E	036°40'15"	

LINE TABLE

L1	S88°24'55"W	33.00'
L2	N01°35'05"W	10.00'
L3	N88°24'55"E	33.00'
L4	S01°35'05"E	10.00'
L5	S00°57'42"E	20.00'
L6	S89°02'18"W	10.00'
L7	N00°57'42"E	20.00'
L8	N89°02'18"E	10.00'

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

GRANDVIEW COMMONS REPLAT NO. 3

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 13817, LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

MREC VH Madison Investors, 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 Investors, 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 Investors, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

MREC VH Madison Investors, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison Investors, 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

DJK Real Estate, 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.

DJK Real Estate, 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, DJK Real Estate, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

DJK Real Estate

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named MREC VH Madison Investors, 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

MORTGAGEE 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, 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 MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2015.

MREC VH Madison, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, 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

MORTGAGEE CERTIFICATE

Bank of Sun Prairie, 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 Bank of Sun Prairie has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2015.

Bank of Sun Prairie

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named Bank of Sun Prairie, 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 "Grandview Commons Replat No. 3" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2015, 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 _____, 2015.

Maribeth Witzel-Behl, City Clerk, 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 _____, 2015 affecting the land included in "Grandview Commons Replat No. 3".

Adam Gallagher, Treasurer, 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 special assessments as of this _____ day of _____, 2015 on any of the lands included in the plat of "Grandview Commons Replat No. 3".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

