

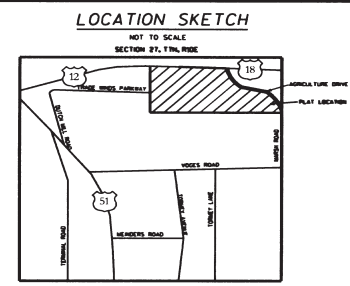
FINAL PLAT OF GENESIS

Doc# 4770373

5-9-2011

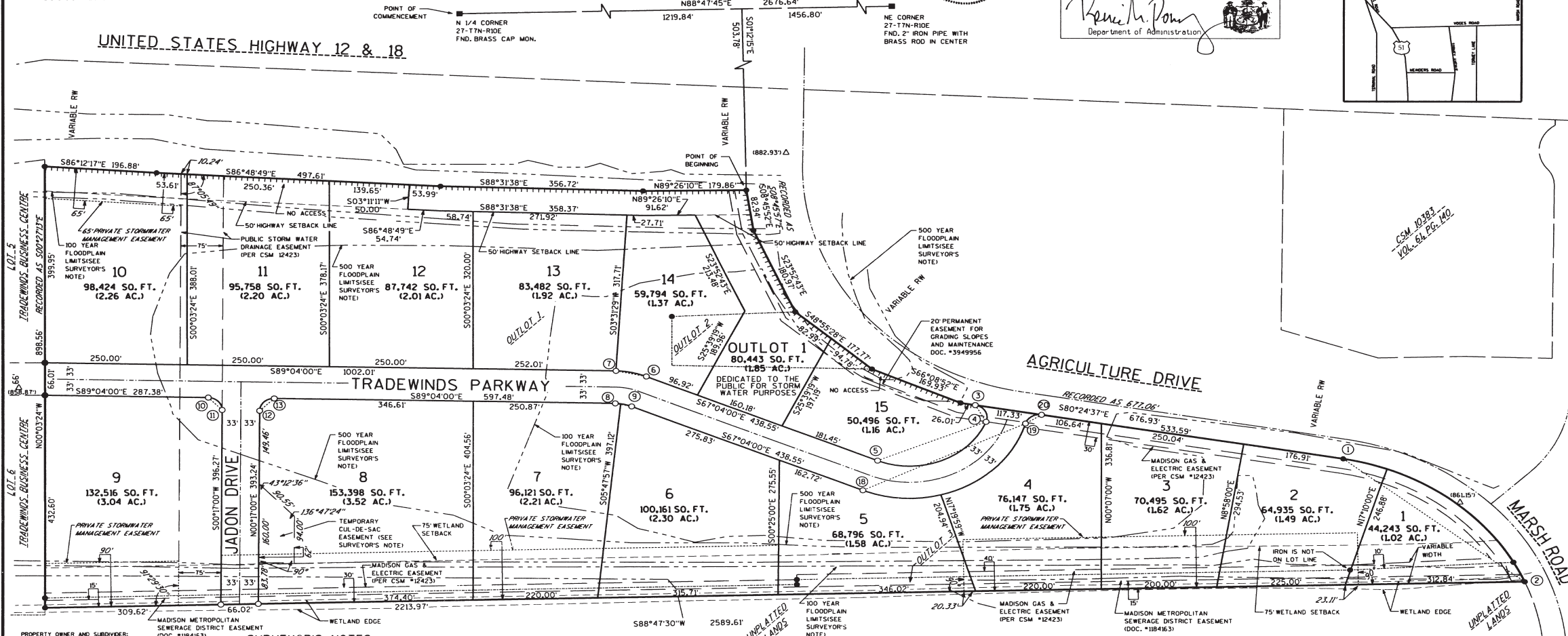


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified June 21, 2011. Department of Administration



BEING ALL OF OUTLOT 1, OUTLOT 2, AND OUTLOT 3, OF CERTIFIED SURVEY MAP NO. 12423, VOLUME 77, PAGE 216, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

UNITED STATES HIGHWAY 12 & 18



PROPERTY OWNER AND SUBDIVIDER: GENESIS COMMONS LLC, ALEXANDER LL MEMBER, HELEN LL MEMBER, 411 ORCHARD DRIVE, MADISON, WI 53711, (608) 258-8440. LAND SURVEYOR: JASON L. CANCE, RLS # 2688, 421 FRENCHETTE DRIVE, CHIPPEWA FALLS, WI 53479, (715) 720-6200. ENGINEER: RAY POLKINGHORN, PE # 30177, 6808 ODAMA ROAD, SUITE 200, MADISON, WI 53719, (608) 826-6489.



SURVEYOR'S NOTES

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THE EASEMENTS SHALL BE 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 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 12 FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. IN THE EASEMENT ONLY IF THEY DO NOT IMPED 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. THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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. NO ACCESS SHALL BE GRANTED ALONG THE WESTERLY RIGHT OF WAY OF AGRICULTURE DRIVE FOR OUTLOT 1 & LOT 15. NO BUILDING SHALL BE CONSTRUCTED WITH A LOW WINDOW OR DOOR OPENING BELOW ELEVATION 861.00 FEET. BUILDINGS SHALL NOT BE CONSTRUCTED NOR, ELEVATIONS ALTERED WITHIN ALL PRIVATE STORMWATER MANAGEMENT EASEMENTS. ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE ISSUANCE OF BUILDING PERMIT(S). THIS SUBDIVISION IS LOCATED IN URBAN DESIGN DISTRICT 1 WHICH WILL REQUIRE URBAN DESIGN COMMISSION APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL LOTS. FLOOD PLAIN LIMITS WERE DETERMINED FROM FIRM MAP - PANEL 0413C. EARTHWORK IS ACTIVELY BEING PERFORMED AT THIS SITE, THEREFORE THIS MAP MAY BE UNRELIABLE FOR FLOODPLAIN DETERMINATIONS IN THE FUTURE. THE TEMPORARY CUL-DE-SAC EASEMENT LOCATED ALONG JADON DRIVE IS FOR THE CONSTRUCTION AND MAINTENANCE OF A CUL-DE-SAC. SAID EASEMENT WILL TERMINATE AT THE TIME OF JADON DRIVE'S EXTENSION TO THE SOUTH. TEMPORARY LIMITED EASEMENTS OVER ALL LOTS WITHIN THIS PLAT SHALL BE GRANTED TO THE CITY OF MADISON FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS; SAID EASEMENTS SHALL EXPIRE UPON THE COMPLETION OF THE STREETS AND INFRASTRUCTURE IMPROVEMENTS IN AND ADJACENT TO THE PLAT AS CONSTRUCTED BY THE CITY OF MADISON FOR PROJECT NO. 5392111. THE SIGNED MOA BETWEEN THE CITY OF MADISON AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS TO THE INTERSECTION OF USH 51 AND VOKES ROAD / TERMINAL DRIVE, DATED APRIL 27, 2011; AND THE CITY OF MADISON RESOLUTION NUMBER RES-11-00317, LEGISLATIVE FILE 10 21958 SHALL BE RECORDED ALONG WITH THE GENESIS SUBDIVISION PLAT.

SURVEYOR'S NOTES CONT.

PORTIONS OF THE LANDS WITHIN THIS PLAT ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FLOOD BOUNDARY AND FLOODWAY MAPS AND THE FLOOD INSURANCE RATE MAPS, BOTH ADOPTED BY THE CITY OF MADISON AS THE OFFICIAL FLOODPLAIN ZONING MAP, DATED AS BEING EFFECTIVE ON JANUARY 3, 2009. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR NEW CONSTRUCTION OR DEVELOPMENT, ALL APPLICABLE FLOODPLAIN-RELATED REGULATIONS FOR THE DEVELOPMENT MUST BE SATISFIED. HIGHWAY SETBACK RESTRICTION: NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDED BUT ARE NOT LIMITED TO: SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT. ACCESS RESTRICTION: ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H. 12 / U.S.H. 18. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION, ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE. ACCESS ON THE EXISTING BELTLINE IS CONTROLLED BY C.A. PROJECT CA04-2 (1) ACCESS IS RESTRICTED BY WISDOT PROJECT FO4-2 (31). NOISE RESTRICTION: THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 15. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

LEGEND

- Government Corner (as noted)
Set 1 1/4" x 18" iron rebar, weighing 4.13 lbs./lin. ft.
Found 1" O.D. iron pipe
BM (Elev. noted)
All other lot, and outlot corners, are set 3/4" x 18" iron rebar weighing 1.502 lbs./lin. ft.
Measurements in italics are for private stormwater easement locations and location of temporary cul-de-sac

DATE: 2-17-09
REVISION 1: 12-16-09
REVISION 2: 5-9-2011
SHEET 1 OF 3

