

CERTIFIED SURVEY MAP

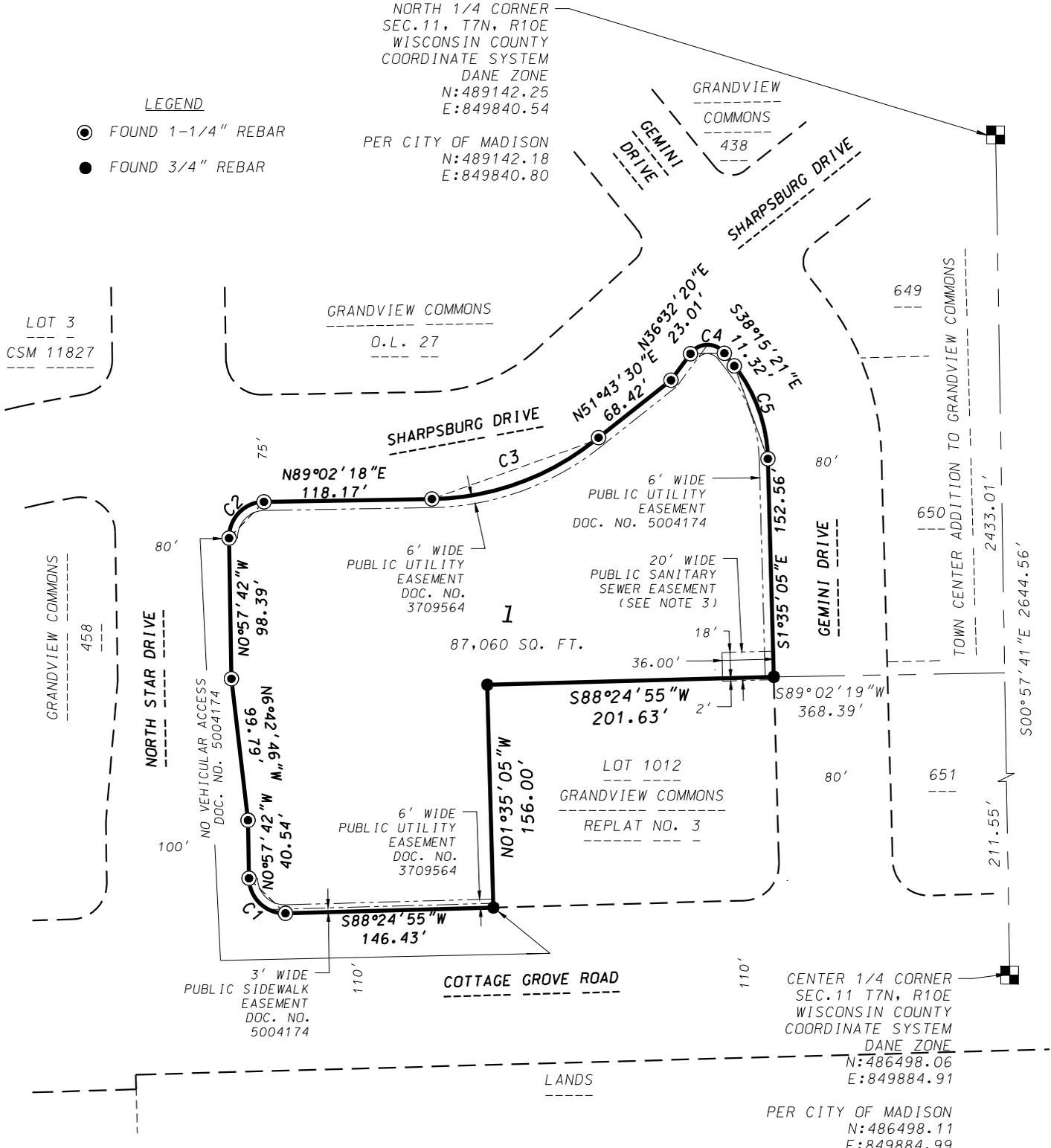
LOTS 1009, 1010, 1011 AND 1013, GRANDVIEW COMMONS REPLAT NO. 3
 LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR

NORTH 1/4 CORNER
 SEC. 11, T7N, R10E
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 DANE ZONE
 N: 489142.25
 E: 849840.54

PER CITY OF MADISON
 N: 489142.18
 E: 849840.80



BEARINGS REFERENCED TO
 THE EAST LINE
 OF THE NORTHEAST QUARTER
 OF SECTION 11, T7N, R10E
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE)

BEARING S00°57'41"E
 0 300

Scale 1" = 300'

SHEET 1 OF 6

CENTER 1/4 CORNER
 SEC. 11 T7N, R10E
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 DANE ZONE
 N: 486498.06
 E: 849884.91

PER CITY OF MADISON
 N: 486498.11
 E: 849884.99

DATE: June 3, 2020

F.N.: 20-07-107

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 1009, 1010, 1011 AND 1013, GRANDVIEW COMMONS REPLAT NO. 3
LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this Certified Survey Map 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 correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 1009, 1010, 1011 and 1013, Grandview Commons Replat No. 3, recorded in Volume 60-057A of Plats on pages 298-299 as Document Number 5245235, in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.
Containing 87,060 square feet.

Dated this _____ day of _____, 2020.

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

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1		25.00	35.55	39.54	N46°16'23.5"W	090°37'23"
2		25.00	35.36	39.27	N44°02'18"E	090°00'00"
3		190.00	121.56	123.74	N70°22'54"E	037°18'48"
4		15.00	23.83	27.54	N89°08'30"E	105°12'20"
5		110.00	69.21	70.40	S19°55'12.5"E	036°40'15"



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CITY OF MADISON, DANE COUNTY, WISCONSIN**

NOTES

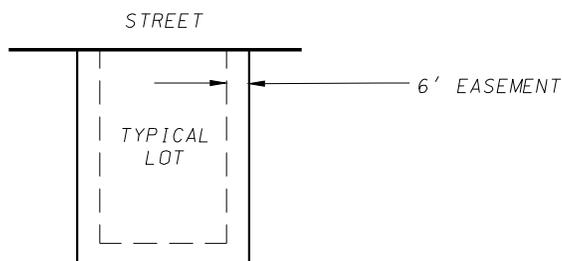
1. Notes on recorded plats of Grandview Commons and Town Center Addition to Grandview Commons
 - A. All buildings and outdoor recreational area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions polices and ordinance.
 - B. Subsoil information indicates that basements of structures 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.

2. This Plat is subject to the following recorded instruments:
 - A. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended by Doc. Nos. 3678368, 3755204, 3792373, 3827186, 3872555, 4282664, 4546051, 4744838, 4897648, 5007399, 5143981.
 - B. Encroachment Agreement recorded as Doc. No. 3746510; amended by Doc. Nos. 3956939 and 4248116.
 - C. Declaration of Conditions and Covenants recorded in Doc. Nos. 3867658, 3867659, 458043, 4458044, 5278054
 - D. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures as Doc. No. 4343308 and 5274248.
 - E. Declaration of Easements in Doc. No. 4252718; amended by Doc. No. 4370702.
 - F. Additional Terms of Conveyance found in Special Warranty Deeds recorded as Doc. Nos. 4897643 and 4897649.
 - G. Declaration of Easements, Restrictions and Covenants recorded as Doc. No. 5007395.
 - H. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5007891.
 - I. Declaration of Conditions and Covenants recorded as Doc. Nos. 5007892 and 5094554.
 - J. Stormwater Management and Access Easement recorded as Doc. No. 5097043.
 - K. Declaration of Easements, Covenants and Restrictions for Grandview Commons Replat No. 3 recorded as Doc. No. 5246564.
 - L. Maintenance Agreement recorded as Doc. No. 5288422.
 - M. Public Sanitary Sewer Easement recorded as Doc. No. 5245235; partially released by Doc. No.-----
 - N. Access Easement recorded as Doc. No. 5245235; released by Doc. No.-----.

3. All lots within this CSM 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 that the easements shall be 12 feet in width on the perimeter of the CSM. 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) 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.

The intra-block drainage easements shall be graded with the construction of each principle 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.

Note: 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.



- Easements are not required on lines that shared with streets.

EASEMENT FOR DRAINAGE PURPOSES DETAIL

Not to Scale - See note 3

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CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Greyrock at Grandview, LLC, a Wisconsin 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 company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Greyrock at Grandview, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said Greyrock at Grandview LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2020.

Greyrock at Grandview, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2020, 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 _____

OWNER'S CERTIFICATE

Greyrock at Grandview B2, LLC, a Wisconsin 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 company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Greyrock at Grandview B2, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said Greyrock at Grandview B2, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2020.

Greyrock at Grandview B2, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2020, 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 _____



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OWNER'S CERTIFICATE

Greyrock at Grandview B3, LLC, a Wisconsin 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 company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

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IN WITNESS WHEREOF, the said Greyrock at Grandview B3, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2020.

Greyrock at Grandview B3, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2020 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 2020

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: Matt Wachter, Plan Commission Secretary Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ .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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