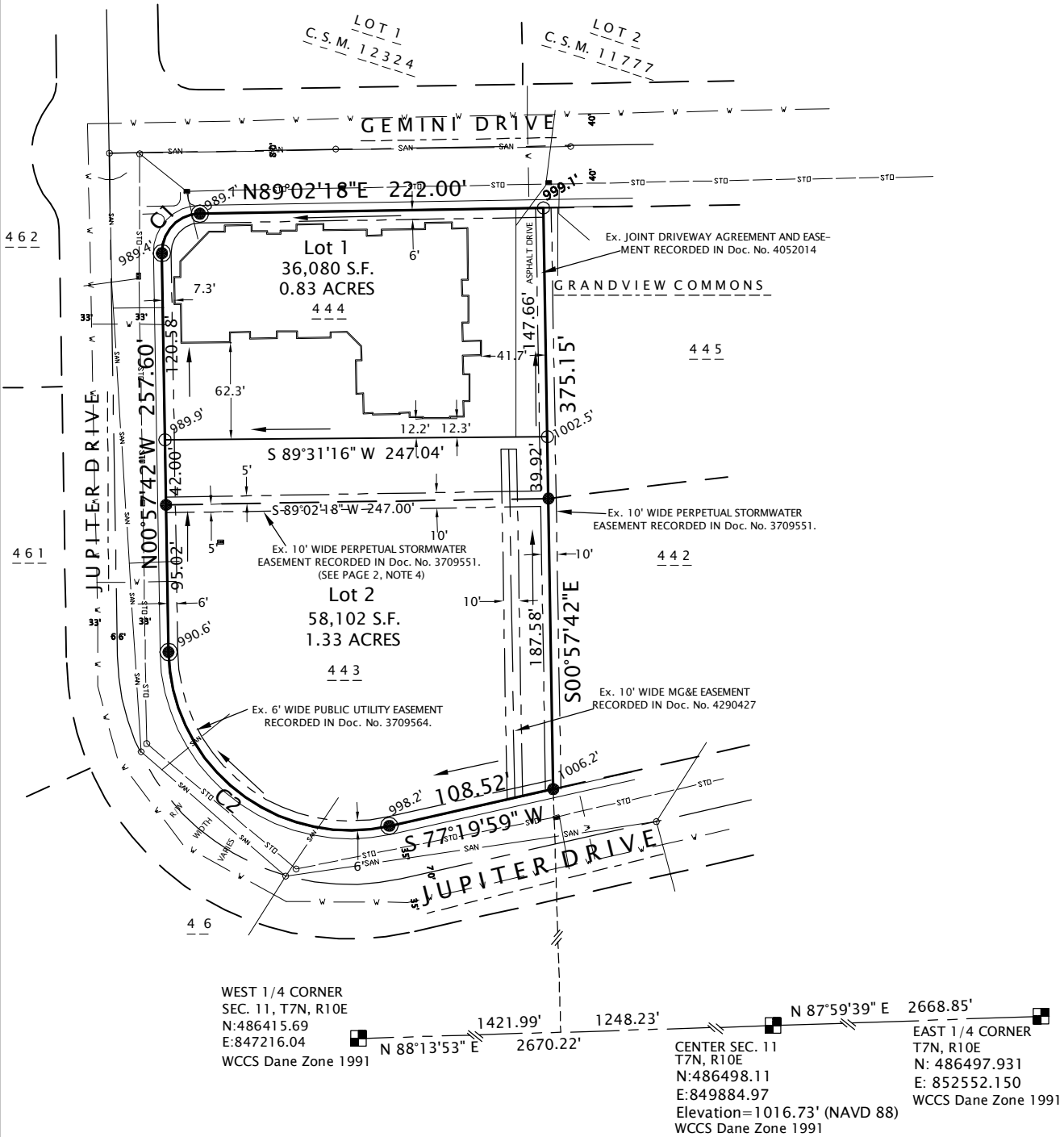


# CERTIFIED SURVEY MAP

A REDIVISION OF LOTS FOUR HUNDRED FORTY-THREE (443) AND FOUR HUNDRED FORTY-FOUR (444), GRANDVIEW COMMONS, LOCATED IN THE SE ¼ AND THE SW ¼ OF SECTION 11, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 44°02'17" E	90°00'00"
C2	117.00'	207.68'	181.47'	N 51°48'52" W	101°42'17"

- FOUND 1.25" SOLID IRONS ROD
- FOUND 3/4" x 18" SOLID IRON ROD
- 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- FOUND CITY OF MADISON MONUMENT WITH BRASS CAP
- 950.0' LOT CORNER ELEVATION (NAVD '88)  
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROWS (SEE Pg. 2)

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

ELEVATIONS ARE BASED ON NAVD 88 DATUM THE MONUMENT AT THE CENTER OF SEC.11 IS ASSUMED TO BE ELEVATION=1016.73'

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYED FOR:**  
PRUDENTIAL COMMUNITY REALTY  
DAVID BAEHR  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI 53590

**SURVEYED BY:**  
ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

# CERTIFIED SURVEY MAP

A REDIVISION OF LOTS FOUR HUNDRED FORTY-THREE (443) AND FOUR HUNDRED FORTY-FOUR (444), GRANDVIEW COMMONS, LOCATED IN THE SE  $\frac{1}{4}$  AND THE SW  $\frac{1}{4}$  OF SECTION 11, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Scott Frank, owner of said land, I have surveyed, divided,

Four Hundred Forty-three (443), Grandview Commons, in the City of Madison, Dane County, Wisconsin.  
and  
Four Hundred Forty-four (444), Grandview Commons, in the City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, re-dividing, mapping and dedicating the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Signed: \_\_\_\_\_  
Paul A. Spetz, R.L.S. S-2525

## 1. NOTES FROM THE PLAT OF GRANDVIEW COMMONS:

- A. All buildings and outdoor recreational area shall comply with mgo sec.16.23(3)(d) - highway noise and land use provisions policies and ordinances.
- 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 the recording of the plat of grandview commons, there is an active quarry operation on the lands located to the north and west of the plat.

## 2. This certified survey map is subject to the following recorded instruments:

- A. PUD (GDP) and PUD (SIP) zoning documents for the grandview commons neighborhood, recorded as Doc. No. 3589157, amended in Doc. No. 3624540, amended in Doc. No. 3638593, mended in Doc. No. 3638594,

PUD (GDP) and PUD (SIP) zoning documents recorded as Doc. No. 4058524, plans/alterations Doc. No. 4599697.

- B. Declaration of conditions, covenants and restrictions recorded as Doc. No. 3615505; amended as #3678368; amended as #3755204; amended as #3792373; amended as #3827186; amended as #3872555;

- C. Declaration of conditions and covenants recorded in Doc. No. 3867658 and Doc. No. 3867659.
- D. Declaration of conditions and covenants recorded in Doc. No. 3632743; modified as #3718611; modified as #3881507; modified as #3954312; modified as #4048570; modified as #4090651; modified as #4154990;

- E. Encroachment Agreement Recorded as Doc. No. 3746510.

- F. Use Agreement as per Doc. No. 4573772.

- G. Terms and Conditions of Option to Repurchase Agreement recorded in Doc. No. 3969891; amended as #3991107.

3. 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 said drainage swale 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 lot owner.

4. All lots within this survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve re-division 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 subdivisions.

5. 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.

MAP NO. \_\_\_\_\_

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# CERTIFIED SURVEY MAP

A REDIVISION OF LOTS FOUR HUNDRED FORTY-THREE (443) AND FOUR HUNDRED FORTY-FOUR (444),  
GRANDVIEW COMMONS, LOCATED IN THE SE ¼ AND THE SW ¼ OF SECTION 11, T7N, R10E, IN THE  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

I, David Baehr, authorized representative of 801 Jupiter LLC, as owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

By: \_\_\_\_\_  
David Baehr

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

## CONSENT OF MORTGAGEE

Farmers & Merchants Bank, of New Berlin, Wisconsin, 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, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Farmers & Merchants Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed

IN WITNESS WHEREOF, the said Farmers & Merchants Bank has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_,  
and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at  
New Berlin, Wisconsin. This \_\_\_\_\_ day of \_\_\_\_\_, 2010.

State of Wisconsin )  
)ss. \_\_\_\_\_ Notary Public, State of Wisconsin  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: \_\_\_\_\_  
Mark A. Olinger, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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