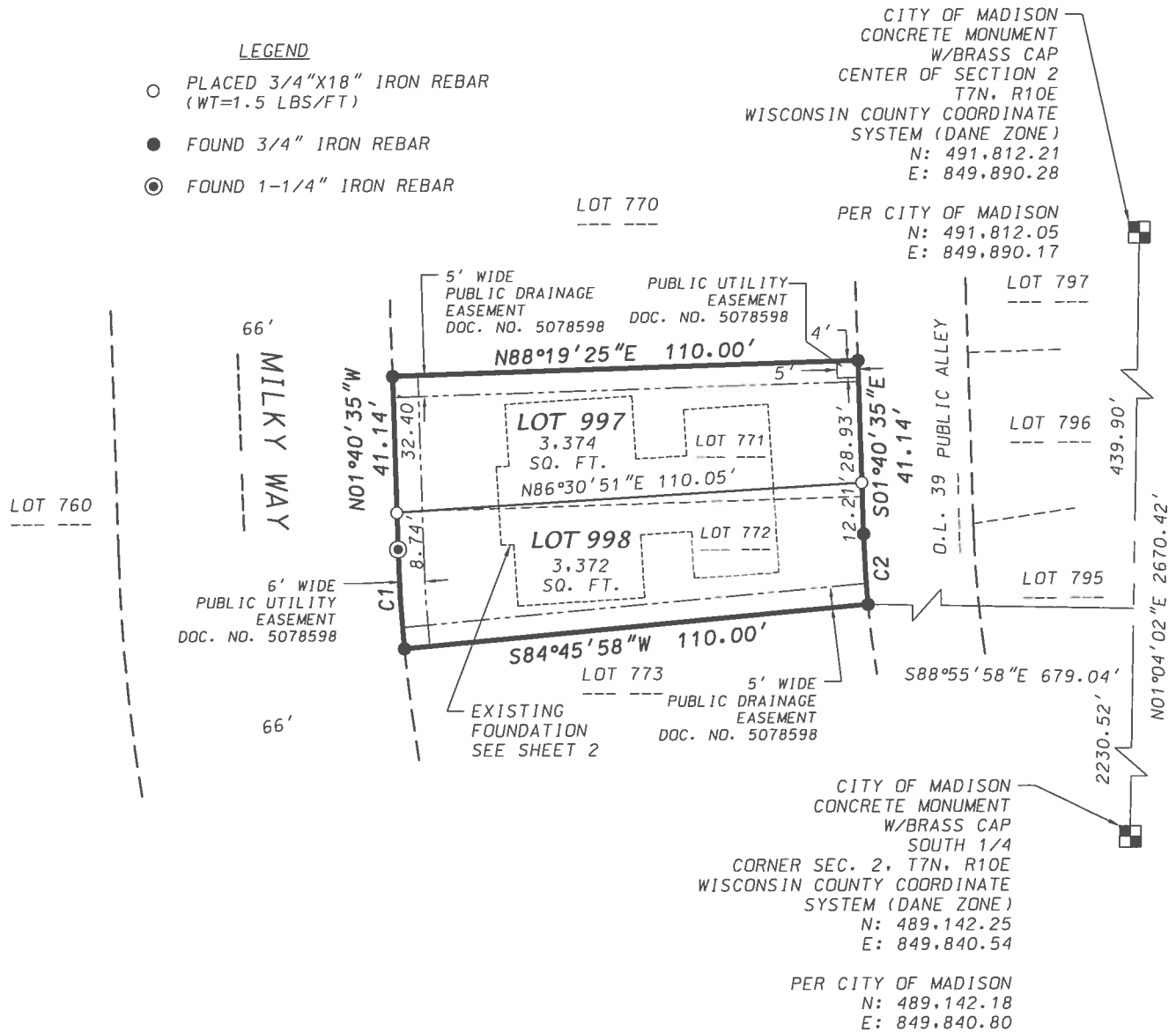


# CERTIFIED SURVEY MAP

LOTS 771 AND 772, NORTH ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE NE1/4 OF THE SW1/4 SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

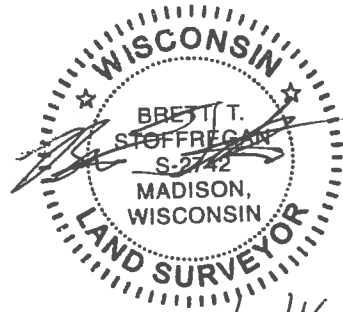
**LEGEND**

- PLACED 3/4"X18" IRON REBAR (WT=1.5 LBS/FT)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON REBAR

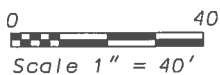


CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	380.00	23.58	23.59	N03°27'17"W	003°33'24"	IN-N05°13'59"W
2	270.00	16.76	16.76	S03°27'17"E	003°33'24"	OUT-S05°13'59"E



BEARINGS REFERENCED TO THE EAST  
LINE OF THE SOUTHWEST QUARTER  
OF SECTION 2, T7N, R10E  
BEARING S01°04'02"W  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)



DATE: August 10, 2016  
F.N.: 16-07-118  
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

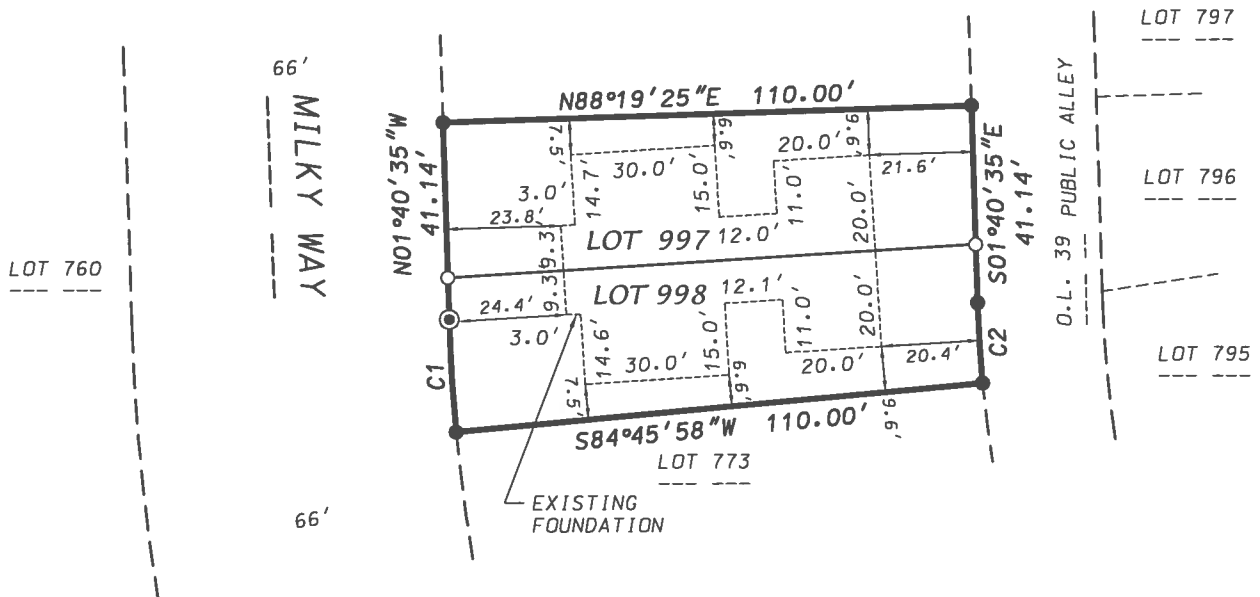
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

# CERTIFIED SURVEY MAP

LOTS 771 AND 772, NORTH ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE NE1/4 OF THE SW1/4 SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

**LEGEND**

- PLACED 3/4"X18" IRON REBAR (WT=1.5 LBS/FT)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON REBAR



**SURVEYOR'S CERTIFICATE**

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

Lots 771 and 772, North Addition to Grandview Commons, recorded in Volume 60-027B of Plats on pages 137-143 as Document Number 5078598, Dane County Registry, located in the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 6,746 square feet.

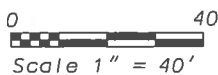
Dated this 10th day of August, 2016.

*[Signature]*  
Brett T. Stoffregan, Professional Land Surveyor S-2742



BEARINGS REFERENCED TO THE EAST  
LINE OF THE SOUTHWEST QUARTER  
OF SECTION 2, T7N, R10E  
BEARING S01°04'02"W  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)

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# CERTIFIED SURVEY MAP

LOTS 771 AND 772, NORTH ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE NE1/4 OF THE SW1/4 SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. Notes on recorded plat North Addition to Grandview Commons

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet 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 five (5) 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.

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.

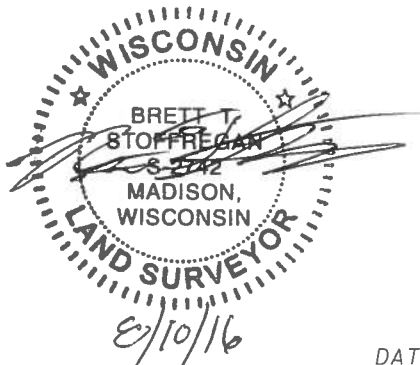
Note: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

- Notice is hereby given that as of the date of plat recording there is an active quarry operation on certain lands in close proximity to the subdivision, and that the foregoing quarry operation may have an effect on the use, enjoyment and market value of Lots in the subdivision, and in particular, those Lots located in close proximity to the quarry operation. Each buyer should familiarize themselves with the location of their Lot and its proximity to the quarry operation. Let it be further disclosed that there are periods of blasting and vibration. Depending on the nature of the prevailing winds, dust may be present. At closing, the deed for each will include an attachment evidencing Owners waiver of objection. By acceptance of a deed to a Lot, Owners accept such and waive any objections.
- The owners and occupants of the lots in this subdivision acknowledge the presence of high levels of noise and vibration resulting from the nearby interstate highway corridor and shall hold harmless from damages the Wisconsin Department of Transportation and any municipality in whose jurisdiction these lots are located from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

2. This Certified Survey Map is subject to the following recorded instruments:

- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3827186, 3872555, 4282664, 4546051, 4744838, 4897648, 5007399 and 5143981.
- Declaration of Conditions and Covenants and Restrictions recorded as Doc. No. 5084761.
- Declaration of Conditions and Covenants recorded as Doc. No. 5101083.
- Declaration of Party Wall Agreement recorded as Doc. No. 5245066.

3. Distances shown along curves are chord lengths.



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**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: August 10, 2016

F.N.: 16-07-118

C.S.M. NO. \_\_\_\_\_

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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOTS 771 AND 772, NORTH ADDITION TO GRANDVIEW COMMONS,  
LOCATED IN THE NE1/4 OF THE SW1/4 SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

MREC VH Grandview Commons, LLC, a Wisconsin limited liability corporation 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 map to be surveyed, divided, mapped, and dedicated as represented on this map.

MREC VH Grandview Commons, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

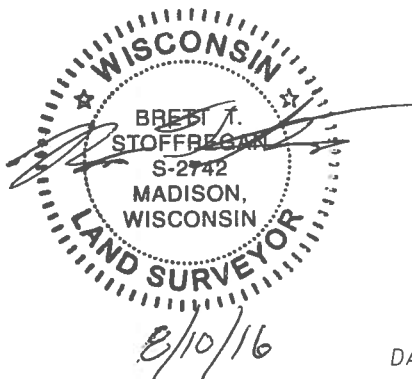
IN WITNESS WHEREOF, the said MREC VH Grandview Commons, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

MREC VH Grandview Commons, LLC  
By: VH Grandview North, LLC, Member and Project Manager

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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 expires: \_\_\_\_\_



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CITY OF MADISON, DANE COUNTY, WISCONSIN

## CONSENT OF CORPORATE MORTGAGEE

First Business Bank, a corporation 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, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this day of \_\_\_\_\_, 2016.

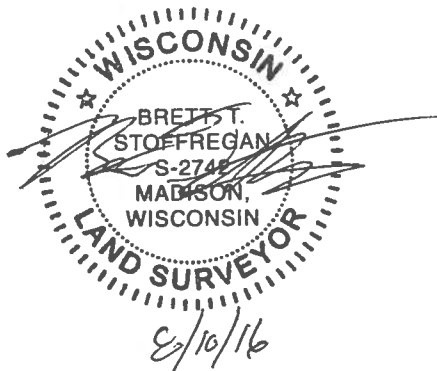
First Business Bank

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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 expires: \_\_\_\_\_



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

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CITY OF MADISON, DANE COUNTY, WISCONSIN

## 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 \_\_\_\_\_, 2016 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 \_\_\_\_\_, 2016.

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: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdmann, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016 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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