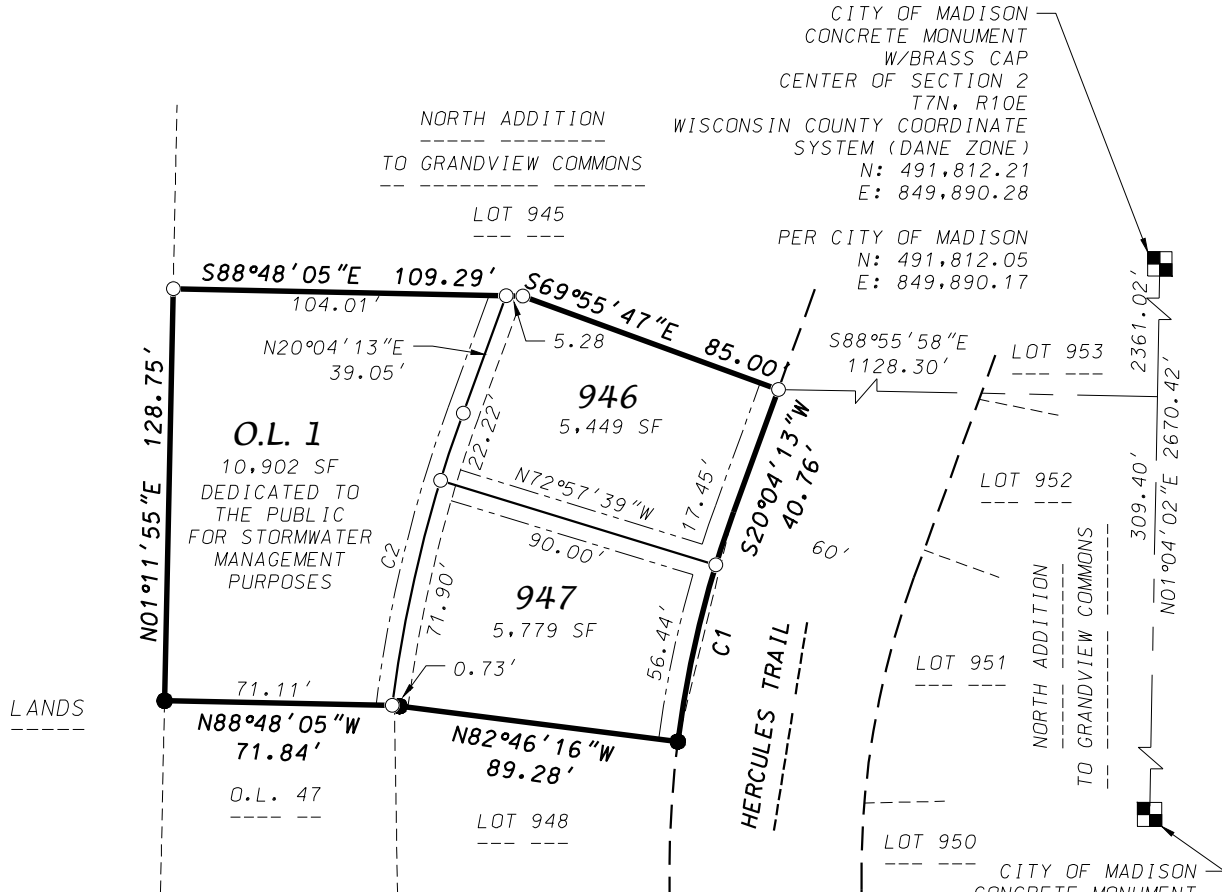


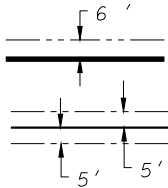
# CERTIFIED SURVEY MAP

**LOTS 946 AND 947, NORTH ADDITION TO GRANDVIEW COMMONS  
LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 2, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN**



**LEGEND**

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- PLACED 3/4"x18" REBAR  
WT=1.5 LBS/FT



**CURVE TABLE**

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	946	330.00	73.80	73.95	S13°39'01"W	12°50'24"	OUT-S07°13'49"W
	947	330.00	56.44	56.50	S12°08'08"W	09°48'38"	
	946	330.00	17.45	17.45	S18°33'20"W	03°01'46"	
2	947	420.00	94.01	94.21	S13°38'40"W	12°51'06"	IN-N07°13'07"E
	947	420.00	71.90	71.99	S12°07'44"W	09°49'14"	
	946	420.00	22.22	22.22	S18°33'17"W	03°01'52"	



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
THE EAST LINE OF THE  
SW1/4, OF SECTION 2,  
T7N, R10E  
BEARS S01°04'02"W

0 60

Scale 1" = 60'  
SHEET 1 OF 5



**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**

DATE: May 4, 2021

F.N.: 20-07-117

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

DOC. NO. \_\_\_\_\_

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

**CERTIFIED SURVEY MAP**  
**LOTS 946 AND 947, NORTH ADDITION TO GRANDVIEW COMMONS**  
**LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 2, 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 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 correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 946 and 947, 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 SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 6,746 square feet.

Dated this 4th day of May, 2021

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

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, 5143981, 5308238, 5367165, 5493869. Modified by correction instrument Doc. No. 5340925.
- Declaration of Conditions and Covenants and Restrictions recorded as Doc. No. 5084761.
- Declaration of Conditions and Covenants and Restrictions recorded as Doc. No. 5084763.
- Rear Building Setback Line recorded as Doc. No. 5078598, partially release by Doc. No. \_\_\_\_\_.

3. Distances shown along curves are chord lengths.

  
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CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE

McFarland State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, McFarland State Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

McFarland State Bank

By: \_\_\_\_\_

State of Wisconsin) )S.S  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, First Business Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

First Business Bank

By: \_\_\_\_\_

State of Wisconsin) )S.S  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



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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 60488, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 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 \_\_\_\_\_, 2021.

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, Secretary of the Plan Commission

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021 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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