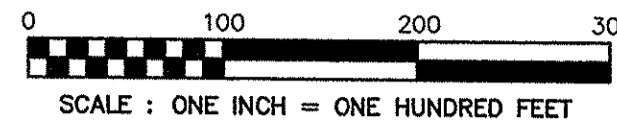


# SECOND ADDITION TO MID TOWN COMMONS

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



#4064709

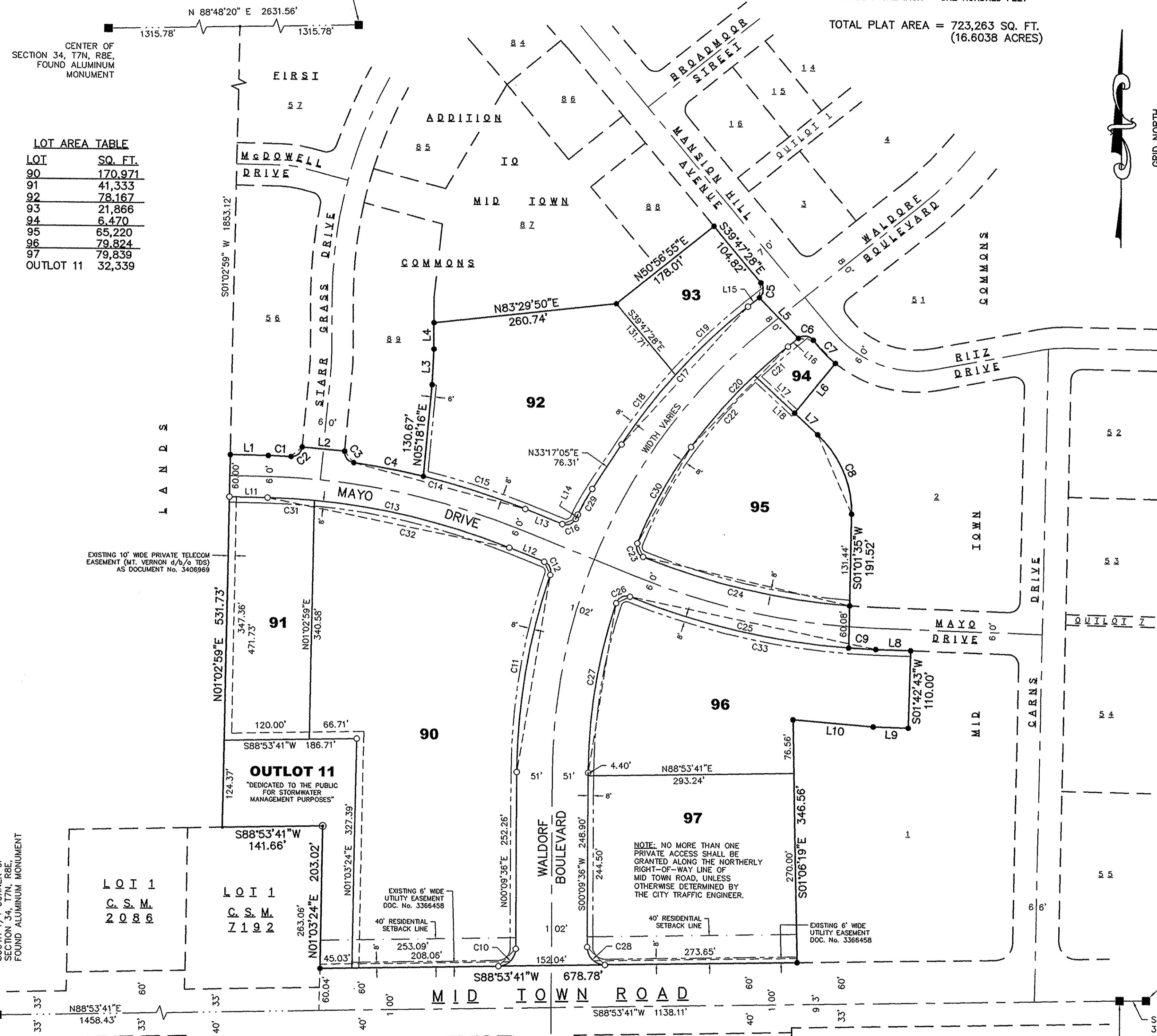
TOTAL PLAT AREA = 723,263 SQ. FT.  
(16.6038 ACRES)

EAST 1/4 CORNER OF SECTION 34, T7N, R8E,  
FOUND CONCRETE MONUMENT WITH BRASS CAP  
WISCONSIN STATE PLANE COORDS.  
(SOUTH ZONE) ARE: N 378,934.87  
E 2,127,543.62  
AS PUBLISHED BY THE CITY OF MADISON

CENTER OF SECTION 34, T7N, R8E,  
FOUND ALUMINUM MONUMENT

**LOT AREA TABLE**

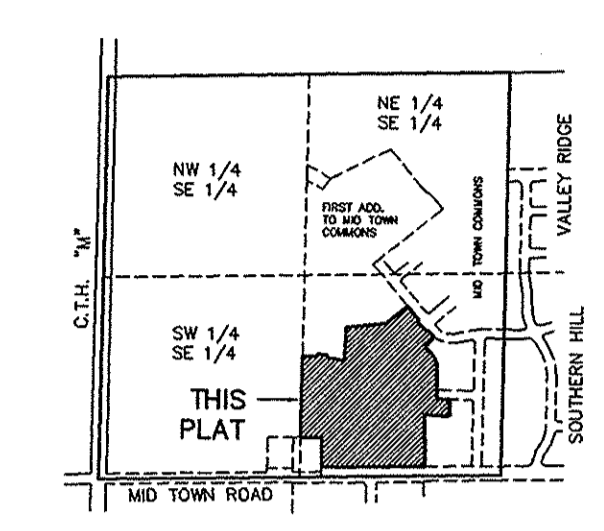
LOT	SQ. FT.
90	170,971
91	41,333
92	78,167
93	21,866
94	6,470
95	65,220
96	79,824
97	79,839
OUTLOT 11	32,339



SOUTH 1/4 CORNER OF SECTION 34, T7N, R8E,  
FOUND ALUMINUM MONUMENT

SOUTHEAST CORNER OF SECTION 34, T7N, R8E,  
FOUND CONCRETE MONUMENT WITH BRASS CAP  
WISCONSIN STATE PLANE COORDS.  
(SOUTH ZONE) ARE: N 376,285.16  
E 2,127,496.15  
AS PUBLISHED BY THE CITY OF MADISON

NOTE: SEE SHEET 2 FOR CURVE DATA.

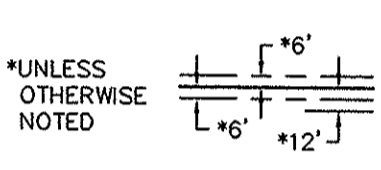


LOCATION MAP  
SE 1/4 OF SECTION 34,  
T 7 N, R 8 E

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 88°57'01" E	53.71'
L2	S 84°41'44" E	60.00'
L3	N 02°37'42" E	50.89'
L4	N 00°02'52" W	37.80'
L5	S 43°52'03" E	80.23'
L6	S 39°02'17" W	91.63'
L7	S 47°14'49" E	45.02'
L8	S 88°17'17" E	49.19'
L9	N 88°17'17" W	49.19'
L10	N 85°25'31" W	113.87'
L11	S 88°57'01" E	53.71'
L12	S 68°11'49" E	53.62'
L13	S 68°11'49" E	57.20'
L14	N 25°10'44" E	6.78'
L15	N 50°56'55" E	20.47'
L16	S 50°56'55" W	19.05'
L17	S 47°14'49" E	77.96'
L18	S 47°14'49" E	122.98'

- LEGEND**
- ⊙ 1" IRON PIPE FOUND
  - 3/4" SOLID IRON ROD FOUND
  - 1-1/4" SOLID IRON ROD FOUND
  - 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT.
  - ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.



UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- NOTES:**
- EXCEPT LOTS 96 AND 97, ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
  - THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORMWATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES. DRAINAGE FOR LOTS 95 AND 96 SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION.
  - UPON REVIEW AND APPROVAL OF EACH CONDITIONAL USE OR REZONING PROPOSAL FOR MULTI-FAMILY DEVELOPMENT ON THE MULTI-FAMILY DESIGNATED LOTS, PROVISIONS FOR OFF-STREET PARKING ARE EXPECTED TO EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
  - ALL STREETS/ROADS LYING WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
  - BASEMENT EXCAVATIONS FOR SOME LOTS WITHIN THIS PLAT MAY ENCOUNTER BEDROCK. A DETAILED SOILS REPORT IS ON FILE WITH THE CITY ENGINEER.
  - THIS PLAT IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED AS DOC. No. 3398890; AMENDED AS DOC. No. 3398891; FURTHER AMENDED AS DOC. No. 3450508.
  - THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS RECORDED AS DOC. No. 3481377.
  - THIS PLAT IS SUBJECT TO DECLARATION OF BY LAWS RECORDED AS DOC. No. 3398894; AMENDED BY DOC. No. 3450507.
  - THIS PLAT IS SUBJECT TO DECLARATION OF ALLEY EASEMENT RECORDED AS DOC. No. 3398892.
  - THIS PLAT IS SUBJECT TO PLANS - PDD(OP) RECORDED AS DOC. No. 3305705.



1-24-2005  
Revised: 4-25-2005

DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *May 27*, 2005

*Renee M. Donney*  
Department of Administration

# SECOND ADDITION TO MID TOWN COMMONS

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

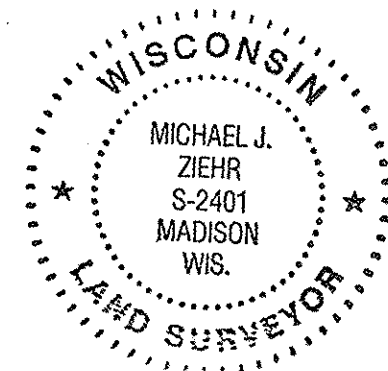
### SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Great Dane Development, LLC, owners of said land, I have surveyed, divided and mapped SECOND ADDITION TO MID TOWN COMMONS; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southeast Quarter of the Southeast Quarter of Section 34, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. This description contains approximately 723,263 square feet or 16.6038 acres and is more fully described as follows:

Commencing at the South quarter corner of said Section 34; thence North 88 degrees 53 minutes 41 seconds East, along the South line of the Southeast Quarter of said Section 34, 1458.43 feet; thence North 01 degree 03 minutes 24 seconds East, 60.04 feet to the Northerly right-of-way line of Mid Town Road and the point of beginning of this description; thence continuing North 01 degree 03 minutes 24 seconds East, 203.02 feet; thence South 88 degrees 53 minutes 41 seconds East, 141.66 feet; thence North 01 degree 02 minutes 59 seconds East, 531.73 feet; thence South 88 degrees 57 minutes 01 second East, 53.71 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 14 degrees 47 minutes 12 seconds, an arc distance of 32.12 feet, a radius of 1030.00 feet and a chord bearing South 88 degrees 03 minutes 25 seconds East, 32.12 feet to a point of reverse curvature; thence along the arc of a curve to the left through a central angle of 87 degrees 31 minutes 55 seconds, an arc distance of 22.92 feet, a radius of 15.00 feet and a chord bearing North 01 degree 03 minutes 24 seconds East, 20.75 feet; thence South 84 degrees 41 minutes 44 seconds East, 60.00 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 87 degrees 31 minutes 55 seconds, an arc distance of 22.92 feet, a radius of 15.00 feet and a chord bearing South 36 degrees 27 minutes 41.5 seconds East, 20.75 feet to a point of reverse curvature; thence along the arc of a curve to the right through a central angle of 05 degrees 37 minutes 29 seconds, an arc distance of 101.12 feet, a radius of 1030.00 feet and a chord bearing South 79 degrees 24 minutes 54.4 seconds East, 101.07 feet; thence North 05 degrees 18 minutes 16 seconds East, 130.67 feet; thence North 02 degrees 37 minutes 42 seconds East, 50.89 feet; thence North 00 degrees 02 minutes 52 seconds West, 37.80 feet; thence North 83 degrees 09 minutes 50 seconds East, 260.74 feet; thence North 50 degrees 56 minutes 55 seconds East, 178.01 feet; thence South 39 degrees 47 minutes 28 seconds East, 104.82 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 90 degrees 44 minutes 23 seconds, an arc distance of 23.76 feet, a radius of 15.00 feet and a chord bearing South 05 degrees 34 minutes 43.5 seconds West, 21.35 feet; thence South 43 degrees 52 minutes 05 seconds East, 80.28 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 92 degrees 46 minutes 44.5 seconds East, 21.68 feet to a point of reverse curvature; thence along the arc of a curve to the left through a central angle of 14 degrees 27 minutes 19 seconds, an arc distance of 45.41 feet, a radius of 180.00 feet and a chord bearing South 43 degrees 44 minutes 03.5 seconds East, 45.29 feet; thence South 39 degrees 02 minutes 17 seconds West, 91.63 feet; thence South 47 degrees 14 minutes 49 seconds East, 45.02 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 48 degrees 16 minutes 24 seconds, an arc distance of 126.38 feet, a radius of 150.00 feet and chord bearing South 23 degrees 06 minutes 37 seconds East, 122.67 feet; thence South 01 degree 01 minute 35 seconds West, 191.52 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 02 degrees 07 minutes 41 seconds, an arc distance of 38.25 feet, a radius of 1030.00 feet and a chord bearing South 87 degrees 13 minutes 26.5 seconds East, 38.25 feet; thence South 88 degrees 17 minutes 17 seconds East, 49.19 feet; thence North 85 degrees 25 minutes 31 seconds West, 113.87 feet; thence South 01 degree 06 minutes 19 seconds East, 346.56 feet to the Northerly right-of-way line of Mid Town Road; thence South 88 degrees 53 minutes 41 seconds West, along said Northerly right-of-way line, 678.78 feet to the point of beginning.

Dated this 24<sup>th</sup> day of JANUARY, 2005.

Signed: Michael J. Ziehr  
Michael J. Ziehr  
Registered Land Surveyor, S-2401



Revised this 25<sup>th</sup> day of APRIL, 2005.

### OWNER'S CERTIFICATE OF DEDICATION

Great Dane Development, LLC, as owners, do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Great Dane Development, LLC, has caused these presents to be signed by Karl Madson, its Authorized Member, at Madison, WI on this 6<sup>th</sup> day of June, 2005.

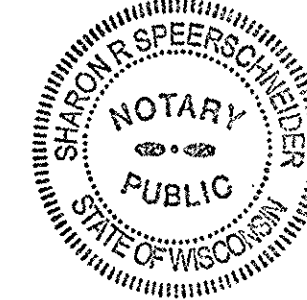
Great Dane Development, LLC

By: Karl Madson

State of Wisconsin )  
                                  )ss.  
County of Dane )

Personally came before me this 6<sup>th</sup> day of June, 2005, the above named Karl Madson to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sharon R. Spornbroadt  
Notary Public



My Commission expires: June 10, 2007

### COMMON COUNCIL RESOLUTION CITY OF MADISON, WISCONSIN

"RESOLVED that the plat of SECOND ADDITION TO MID TOWN COMMONS, being a subdivision of the Southeast Quarter of the Southeast Quarter of Section 34, Township 7 North, Range 8 East, City of Madison, and that said resolution further provided for acceptance of those lands and rights dedicated by said SECOND ADDITION TO MID TOWN COMMONS to the City for public use."

I, Ray Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk for the City of Madison and that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin, by Resolution No. 05-00040 adopted on the 24<sup>th</sup> day of January, 2005, ID. No. 00119 and furthermore certify that the conditions of said approval were fulfilled on the 8<sup>th</sup> day of June, 2005.

Ray Fisher  
Ray Fisher, City Clerk

### CERTIFICATE OF CITY TREASURER

State of Wisconsin )  
                                  )ss.  
County of Dane )

I, Ray Fisher, being the duly elected, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 6<sup>th</sup> day of June, 2005, on any of the lands included in the plat of SECOND ADDITION TO MID TOWN COMMONS.

Ray Fisher  
Date: 6-8-05 Ray Fisher, City Treasurer

### CONSENT OF MORTGAGEE

M & I Marshall & Ilsley Bank, 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 dedicating of the land described on this plat, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said M & I Marshall & Ilsley Bank has caused these presents to be signed by Stephen L. Sosnowski, its VICE PRESIDENT and countersigned by Daniel P. Nillen, its Vice President, at Madison, Wisconsin. This 6<sup>th</sup> day of JUNE, 2005.

M & I Marshall & Ilsley Bank

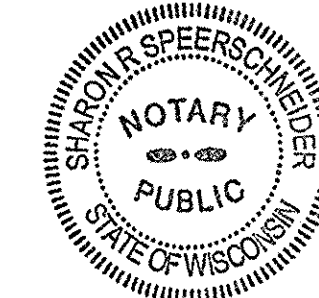
By: Stephen L. Sosnowski  
Stephen L. Sosnowski, Vice President

Daniel P. Nillen  
Daniel P. Nillen, Vice President

State of Wisconsin )  
                                  )ss.  
County of Dane )

Personally came before me this 6<sup>th</sup> day of June, 2005, Stephen L. Sosnowski, and Daniel P. Nillen of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Sharon R. Spornbroadt  
Notary Public



My Commission expires: June 10, 2007

### DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 27<sup>th</sup>, 2005  
Renée J. Donley  
Department of Administration

### RECORDING DATA

#### CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 9<sup>th</sup> day of June, 2005, at 5:03 o'clock P.M. and recorded in Volume 58-076A of Plats, on pages 383-384.

Jane Licht by Debra Flanders, deputy  
Jane Licht, Dane County  
Register of Deeds

### CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT BRG. BACK	TANGENT BRG. AHEAD
C1	32.12	1030.00	01°47'12"	S 88°03'25" E	32.12	S 88°57'01" E	S 87°09'49" E
C2	22.92	15.00	87°31'55"	N 49°04'13.5" E	20.75	S 87°09'49" E	N 05°18'16" E
C3	22.92	15.00	87°31'55"	S 38°27'41.5" E	20.75	S 05°18'16" W	S 82°13'39" E
C4	101.12	1030.00	08°37'29"	S 79°24'54.5" E	101.07	S 82°13'39" E	S 76°36'10" E
C5	23.76	15.00	90°44'23"	S 05°34'43.5" W	21.88	S 39°47'28" E	S 50°56'55" W
C6	24.23	15.00	92°32'41"	S 82°46'44.5" E	21.88	N 50°56'55" E	S 36°30'24" E
C7	45.41	180.00	14°27'19"	S 43°44'03.5" E	45.29	S 36°30'24" E	S 50°57'43" E
C8	126.38	150.00	48°16'24"	S 23°06'37" E	122.67	S 47°14'48" E	S 07°01'35" W
C9	38.25	1030.00	02°07'41"	S 87°13'26.5" E	38.25	S 86°09'36" E	S 88°17'17" E
C10	38.72	25.00	88°44'05"	N 44°31'38.5" E	34.96	S 88°53'41" W	N 00°09'36" E
C11	286.11	876.00	18°42'49"	N 09°31'00.5" E	284.84	N 00°09'36" E	N 18°52'25" E
C12	22.80	15.00	87°04'14"	N 24°39'42" W	20.66	N 18°52'25" E	N 56°58'29" W
C13	351.35	970.00	20°45'12"	N 78°34'25" W	349.43	N 68°11'49" W	N 88°57'01" E
C14	252.22	1030.00	14°01'50"	N 75°12'44" W	251.59	S 82°13'39" E	S 68°11'49" E
C15	151.11	1030.00	08°24'21"	N 72°23'59.5" W	150.97		
C16	22.68	15.00	86°37'27"	N 68°29'27.5" E	20.58	S 68°11'49" E	N 25°10'44" E
C17	268.21	870.00	17°39'50"	N 42°07'00" E	267.15	N 33°17'05" E	N 50°56'55" E
C18	125.37	870.00	08°15'24"	N 37°24'46" E	125.26		
C19	142.84	870.00	09°24'26"	N 46°14'42" E	142.68		
C20	199.63	780.00	14°39'51"	S 43°36'59.5" W	199.09	S 50°56'55" W	S 36°17'04" W
C21	63.11	780.00	04°38'08"	S 48°37'51" W	63.09		
C22	136.52	780.00	10°01'43"	S 41°17'55.5" W	136.35		
C23	23.37	15.00	89°16'56"	S 23°28'45" E	21.08	S 21°09'44" W	S 68°07'13" E
C24	302.46	970.00	17°51'56"	S 77°03'11" E	301.24	S 68°07'13" E	S 85°59'09" E
C25	320.25	1030.00	17°48'52"	N 77°15'10" W	318.96	N 86°09'36" W	N 68°20'44" W
C26	24.42	15.00	93°17'26"	S 65°00'33" W	21.81	N 68°20'44" W	S 18°21'50" W
C27	245.91	774.00	18°12'14"	S 09°15'43" W	244.88	S 18°21'50" W	S 00°09'36" W
C28	39.82	25.00	91°15'55"	S 45°28'21.5" E	35.74	S 00°09'36" W	N 88°53'41" E
C29	42.43	300.00	08°06'14"	N 29°13'55" E	42.40	N 25°10'48" E	N 33°17'02" E
C30	158.36	600.00	15°07'20"	S 28°43'24" W	157.90	S 36°17'04" W	S 21°09'44" W
C31	66.25	970.00	03°54'49"	S 86°59'37" E	66.24		
C32	285.09	970.00	16°50'23"	S 76°37'01" E	284.07		
C33	236.81	1030.00	19°56'32"	N 78°19'01" W	356.69	N 88°17'17" W	N 68°20'44" W