

MIDTOWN CENTER

ALL OF LOT 1, MID TOWN COMMONS, AS RECORDED IN VOLUME 57-176A OF PLATS, ON PAGES 733-737, AS DOCUMENT NUMBER 3329878, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 96-97, SECOND ADDITION TO MID TOWN COMMONS, AS RECORDED IN VOLUME 58-076A OF PLATS, ON PAGES 383-384, AS DOCUMENT NUMBER 4064709, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

#4478827

NOTE: See sheet 2 for additional notes, description, and surveyor's certificate.

NUMBER	DIRECTION	DISTANCE
L1	S 89°34'02" W	37.08'
L2	(S 89°14'51" W)	(37.08')
L3	N 00°43'52" W	60.00'
L4	N 89°16'08" E	69.37'
L5	S 45°43'52" E	65.05'
L6	S 00°43'52" E	67.00'
L7	N 89°16'08" E	107.25'
L8	N 00°43'52" W	12.00'
L9	S 89°16'08" W	67.00'
L10	S 44°16'08" W	35.36'
L11	N 89°16'08" E	70.35'
L12	S 45°43'52" E	32.03'
L13	S 00°43'52" E	95.35'

THE FRONTIERY CONDOMINIUM
f.k.a.
(C.S.M.#1859)
(2)

NUMBER	TANGENT BEARING	
	BACK	AHEAD
C5	N 18°44'17" E	S 87°58'17" E

- LEGEND**
- 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.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	91°15'55"	25.00	58.82	N 45°05'54.5" W	35.74
C2	181°21'4"	774.00	245.91	N 09°38'10" E	244.88
C3	01°27'08"	774.00	19.62	N 01°15'37" E	19.62
C4	16°43'06"	774.00	126.30	N 10°21'44" E	225.49
C5	93°17'26"	15.00	24.42	N 65°23'00" E	21.81
C6	19°56'32"	1030.00	358.50	S 77°56'33" E	356.69
C7	07°24'29"	1030.00	133.18	S 71°40'32" E	133.08
C8	12°32'03"	1030.00	225.33	S 81°38'48" E	224.88
C9	89°18'52"	15.00	23.38	S 43°15'24" E	21.09
C10	87°52'06"	25.00	38.34	S 45°20'05" W	34.69
				(N 44°57'38" E)	

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

Certified May 15th, 2008

Rene M. Doug

Department of Administration

RECORDING DATA

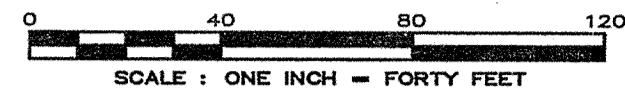
CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 31st day of October, 2008, at 5:13 o'clock P.M. and recorded in Volume 59-062A of Plats, on pages 284-290.

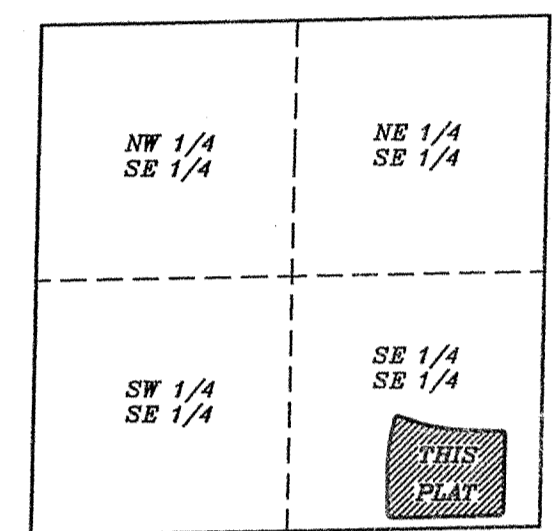
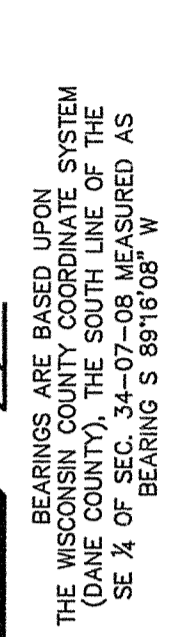
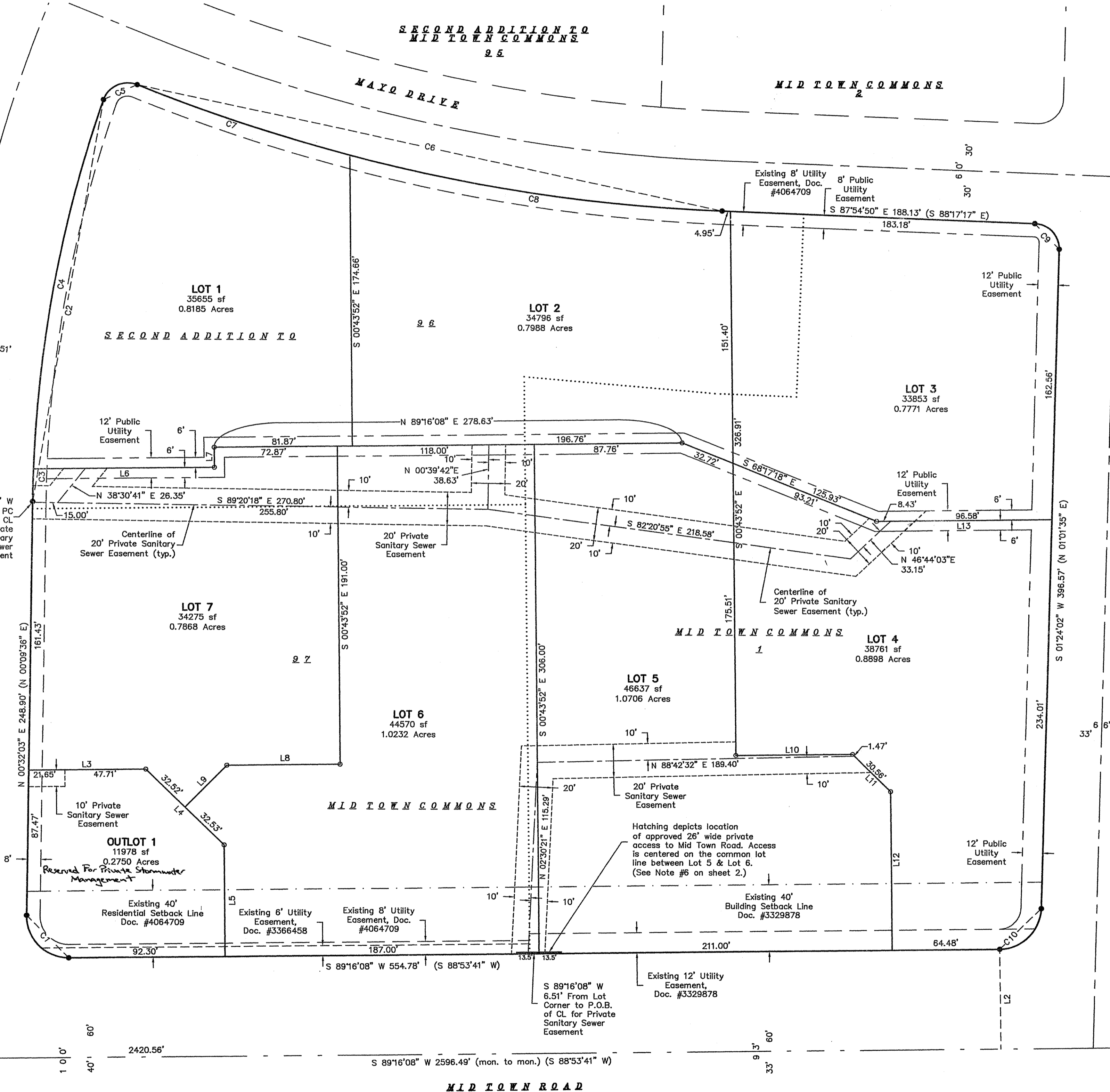
Kristi Chlebowski
Kristi Chlebowski, Dane County Register of Deeds

S 1/4 Corner of Sec. 34-07-08
Aluminum Mon. Found
WCCS Coords. per City of Madison
N=467046.24; E=781342.52
Measured Coords.
N=467046.24; E=781342.60

C.S.M.#1859



SECOND ADDITION TO
MID TOWN COMMONS
2 5



LOCATION MAP
SE 1/4 OF SECTION 34,
T 07 N, R 08 E
(Not to Scale)



February 06th 2007
Rev. March 17th 2008
Rev. May 13th 2008
Rev. May 15th 2008

SURVEYED BY:
Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444
SURVEYED FOR:
W.C. Development Corp.
625 N. Segoe Road, #101
Madison, WI 53705
(608) 310-8133

NE Corner of Sec. 03-06-08
Damaged Conc. Mon. Found
SE Corner of Sec. 34-07-08
Conc. Mon. w/Bronz Cap Found
WCCS Coords. per City of Madison
N=467,075.64; E=783,975.96

CBD02
SHEET 1 OF 2
Rev. 05-15-2008
Rev. 05-13-2008
Rev. 03-17-2008
Date: February 06, 2007
\\CBD02\Re-division\FPlat\CBD02_redivision.dwg

MIDTOWN CENTER

ALL OF LOT 1, MID TOWN COMMONS, AS RECORDED IN VOLUME 57-176A OF PLATS, ON PAGES 733-737, AS DOCUMENT NUMBER 3329878, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 96-97, SECOND ADDITION TO MID TOWN COMMONS, AS RECORDED IN VOLUME 58-076A OF PLATS, ON PAGES 383-384, AS DOCUMENT NUMBER 4064709, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Registered Land Surveyor, No. 2452, hereby certify that under the direction and control of W.C. Development Corp., owner of said land, I have surveyed, divided, and mapped all of Lot 1, MID TOWN COMMONS, as recorded in Volume 57-176A of Plats, on Pages 733-737, as Document Number 3329878, Dane County Registry, also all of Lots 96 & 97, SECOND ADDITION TO MID TOWN COMMONS, as recorded in Volume 58-076A of Plats, on Pages 383-384, as Document Number 4064709, Dane County Registry, also located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin:

This plat contains 280,523 square feet or 6.4399 acres.

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 of the State Statutes, and the Subdivision Regulations of the City of Madison in surveying, dividing, mapping, and dedicating the same.

Dated this 06th day of February, 2008.

Rev. March 17th 2008

Rev. May 13th 2008

Rev. May 15th 2008

Signed: Michael S. Marty

Michael S. Marty, R.L.S. No. 2452



OWNER'S CERTIFICATE:

W.C. Development Corp., as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as shown on sheet one (1). W.C. Development Corp., also certifies that this plat is required by s.236.10 and 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

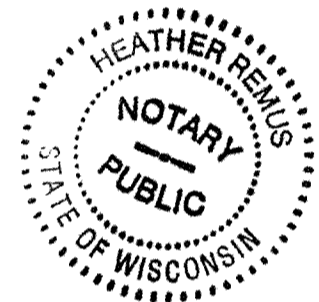
IN WITNESS WHEREOF, the said W.C. Development Corp., has caused these presents to be signed by Peter Frautschi, its PRESIDENT, at Madison, Wisconsin, this 06th day of February, 2008.

Peter Frautschi
Peter Frautschi,
State of Wisconsin)

County of Dane)

Personally came before me this 06th day of September, 2008, the above named Peter Frautschi to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: Heather Remus My Commission expires/is permanent: 11/1/09



CONSENT OF MORTGAGEE:

M&I Bank of Southern Wisconsin, a banking association duly organized and existing under and by virtue 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 Bank of Southern Wisconsin, has caused these presents to be signed by its _____ at Madison, Wisconsin, this _____ day of _____, 2008.

State of Wisconsin)

County of Dane)

Personally came before me this _____ day of _____, 2008, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My Commission expires/is permanent: _____

CONSENT OF MORTGAGEE:

M&I Marshall & Ilsley Bank, a banking association duly organized and existing under and by virtue 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 its _____ at Madison, Wisconsin, this _____ day of _____, 2008.

State of Wisconsin)

County of Dane)

Personally came before me this _____ day of _____, 2008, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My Commission expires/is permanent: _____

CONSENT OF MORTGAGEE:

First Business Bank, a banking association duly organized and existing under and by virtue 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.

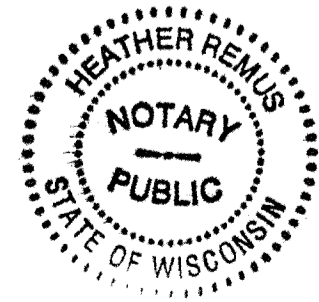
IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by DENNIS J. SIMPSON, its VICE PRESIDENT, at Madison, Wisconsin, this 06th day of September, 2008.

State of Wisconsin)

County of Dane)

Personally came before me this 06th day of September, 2008, the above named DENNIS J. SIMPSON to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: Heather Remus My Commission expires/is permanent: 11/1/09



NOTES:

1. Lots within this plat will be subject to a private stormwater management agreement. Said agreement shall be recorded via a separate instrument.
2. 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.
3. As they are developed, some of these lots may have ten (10) or more dwelling units and therefore may be subject to the City of Madison's Inclusionary Zoning requirements. Individual Inclusionary Zoning Dwelling Unit Plans shall be submitted with the SIP application for each lot or lots as they are developed.
4. 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.
5. This plat is subject to the following documents: Plans (PDD-GDP) recorded as Doc. #3305705, Declaration of Protective Covenants, recorded as Doc. #3398890, First Amendment to Declaration of Protective Covenants, recorded as Doc. #3398891, Second Amendment to Declaration of Protective Covenants, recorded as Doc. #3450508, Assignment of Developer's Rights under Declaration of Protective Covenants, recorded as Doc. #4112907, Declaration of Bylaws of Mid Town Commons Neighborhood Association, Inc., recorded as Doc. #3398894, First Amendment to Declaration of Bylaws, recorded as Doc. #3450507, Amendment to Bylaws, recorded as Doc. #4112905, Declaration of Conditions and Covenants, recorded as Doc. #4112908, Declaration & Covenants, recorded as Doc. #3481377, Declaration & Covenants, recorded as Doc. #3481378, Declaration of Conditions and Covenants, recorded as Doc. #4109872, Declaration of Conditions and Covenants, recorded as Doc. #4156175, Declaration of Conditions and Covenants, recorded as Doc. #4156176, Plans (PUD-GDP) recorded as Doc. #4421546.
6. No more than one private access shall be granted along the northerly right-of-way of Mid Town Road unless otherwise determined by the City Traffic Engineer. Per the City approved plans, the shared private access shall be centered on the common lot line between Lot 5 & Lot 6.
7. Subsoil information indicates the presence of bedrock less than nine (9) feet below the surface in several locations within this plat. Lot owners shall verify the location of bedrock and determine the appropriate design to mitigate any adverse effects on said construction.
8. All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s).
9. Part of the existing 12' public utility easement over Lot 1, Mid Town Commons, recorded as Doc. #3329878 has been released and therefore not shown. Easement releases were recorded as Doc. #4337296, #4314640, #4314639, #4314636, #4314637, #4314638, and #4326033.

COMMON COUNCIL RESOLUTION:

Resolved, that this plat known as MIDTOWN CENTER located in the City of Madison, was hereby approved by Enactment No. RES CO 00898, File I.D. No. ARCO, adopted on this 11 day of April, 2008 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this 19 day of September, 2008.

Signed: Maribeth Witzel-Behl
Maribeth Witzel-Behl, City Clerk City of Madison
Dane County, Wisconsin

CITY OF MADISON APPROVAL:

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this 17th day of SEPTEMBER, 2008.

Mark Olinger
Mark Olinger, Secretary of Planning Commission

CITY OF MADISON TREASURERS CERTIFICATE:

As duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of MIDTOWN CENTER as of this 31st day of OCTOBER, 2008.

David M. Gawenda 10/31/08
City of Madison
Treasurer

DANE COUNTY TREASURERS CERTIFICATE:

I, David M. Gawenda, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of MIDTOWN CENTER as of this 31st day of October, 2008.

David M. Gawenda
Dane County Deputy Treasurer
David M. Gawenda, Dane County Treasurer

Office of Register of Deeds
Dane County, Wisconsin
Received for Record October 31,
20 08 at 3:12 o'clock P M
and recorded in vol. 59-062A
of Plats on page 289-290
Krist Chlebowski by Heather Remus
Register

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified MAY 15TH, 2008
Renée M. Pong
Department of Administration

SURVEYED BY:
Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444
SURVEYED FOR:
W.C. Development Corp.
825 N. Segoe Road, #101
Madison, WI 53705
(608) 310-8133 CBD02
SHEET 2 OF 2
Rev. 05-15-2008
Rev. 05-13-2008
Rev. 03-17-2008
Date: February 06, 2007