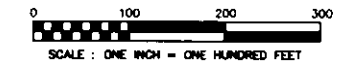


BROOKLYN COMMONS

LOCATED IN THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36, T5N, R9E, AND ALSO IN OUTLOT 51 PART OF OUTLOT 49 OF THE ASSESSOR'S PLAT TO THE VILLAGE OF BROOKLYN, VILLAGE OF BROKLYN, DANE COUNTY, WISCONSIN

#3947184



LEGEND

- DANE COUNTY SECTION CORNER (TYPE NOTED)
- 3/4" SOLID IRON ROD FOUND
- 1" DIAMETER IRON PIPE FOUND
- 1-1/4" DIAMETER IRON PIPE FOUND
- 1-1/4" DIAMETER SOLID IRON REBAR FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.

TYPICAL 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
- DRAINAGE ARROWS—SEE NOTES 2 AND 3 BELOW
- 978.75 x SPOT GRADE (PROPOSED ELEVATION)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

EXISTING ZONING:

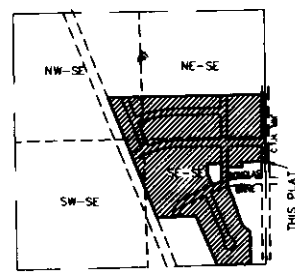
- R-SH: Lots 71-79, 81-85, 87-88, 90, 100-109, 112-118, 120, 122, 124-131
- R-SM: Lots 52-70, 80, 86, 89, 91, 98-99, 110-111, 119, 121, 123, 132
- R-T: Lots 92-97, 133-137, 143-144
- R-M: Lots 138-142, 145-146

NOTES:

- NO BUILDINGS OR STRUCTURES CURRENTLY EXIST IN PLATTED AREA.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A 6' WIDE UTILITY EASEMENT ON EACH SIDE OF JOINT PROPERTY LINES AND A 12' WIDE UTILITY AND STORMWATER DRAINAGE EASEMENT ALONG ALL OTHER PROPERTY LINES NOT ABUTTING STREET RIGHT-OF-WAYS OR AS NOTED ON THE PLAT. A 13' PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG THE EASTERLY EDGE OF LOTS ABUTTING C.T.H. 'MM'.
- 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 OUTLOT 3 OR PUBLIC STREETS, OR WHERE OTHER STORM WATER EASEMENTS EXIST.
- SOIL TYPES CAN BE OBTAINED FROM THE DANE COUNTY SOIL SURVEY.
- ALL STREETS WITHIN THIS PLAT WILL BE DEDICATED TO THE PUBLIC.
- DOUGLAS DRIVE IS CURRENTLY AN EASEMENT FOR INGRESS AND EGRESS AS PER C.S.M. No. 8301, Vol. 43, Pg. 238, AS Doc. No. 2805529, AND A WATERMAIN UTILITY EASEMENT RECORDED AS Doc. No. 2805534.
- VISION CORNER RESTRICTION: ANYTHING GROWN OR CONSTRUCTED WITHIN THE VISION CORNER EASEMENTS SHALL NOT EXCEED 30 INCHES IN HEIGHT. SAID EASEMENTS SHALL ALSO BE KEPT FREE OF ANY AND ALL VEHICLES, SIGNS OR OTHER ITEMS EXCEEDING 30 INCHES IN HEIGHT. THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AND SHALL BE ENFORCEABLE BY THE DANE COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT.
- SEE PAGE 2 FOR CURVE DATA, LINE TABLE AND LEGAL DESCRIPTION.
- ACCESS IS RESTRICTED ALONG C.T.H. 'MM'. ONE JOINT ACCESS IS PERMITTED (SEE MAP).
- PROJECT BENCHMARK: TOP NUT ON HYDRANT AT INTERSECTION OF C.T.H. 'MM' AND DOUGLAS (SE COR.)=986.80' MINIMUM BUILDING EXPOSURES ARE BASED ON THIS DATUM, PROVIDED BY VILLAGE ENGINEER.

LOT AREA TABLE AND MINIMUM EXPOSURE GRADES

LOT #	LOT AREA	MINIMUM EXPOSURE	LOT #	LOT AREA	MINIMUM EXPOSURE	LOT #	LOT AREA	MINIMUM EXPOSURE
52	10,278 S.F.	981'	85	9,100 S.F.	978'	118	9,561 S.F.	978'
53	12,290 S.F.	978'	86	9,807 S.F.	978'	119	9,617 S.F.	978'
54	14,848 S.F.	981'	87	9,536 S.F.	978'	120	9,478 S.F.	978'
55	14,410 S.F.	981'	88	9,629 S.F.	978'	121	12,012 S.F.	978'
56	13,940 S.F.	981'	89	9,868 S.F.	978'	122	9,100 S.F.	978'
57	13,295 S.F.	981'	90	9,100 S.F.	978'	123	12,563 S.F.	978'
58	15,915 S.F.	981'	91	11,050 S.F.	978'	124	10,814 S.F.	978'
59	18,423 S.F.	981'	92	12,866 S.F.	980.10'	125	10,906 S.F.	978'
60	32,036 S.F.	981'	93	12,025 S.F.	980.10'	126	9,100 S.F.	978'
61	24,398 S.F.	983'	94	12,025 S.F.	980.10'	127	9,100 S.F.	978'
62	19,903 S.F.	983'	95	12,025 S.F.	980.10'	128	9,100 S.F.	978'
63	14,170 S.F.	983'	96	13,000 S.F.	980.10'	129	9,100 S.F.	978'
64	14,400 S.F.	980.75'	97	16,144 S.F.	980.10'	130	9,100 S.F.	978'
65	14,400 S.F.	980.75'	98	11,268 S.F.	980.75'	131	9,100 S.F.	978'
66	14,400 S.F.	980.75'	99	12,767 S.F.	980.75'	132	10,919 S.F.	978'
67	14,400 S.F.	980.75'	100	13,067 S.F.	980.75'	133	14,264 S.F.	978'
68	12,250 S.F.	978'	101	11,421 S.F.	980.75'	134	13,500 S.F.	978'
69	9,834 S.F.	978'	102	10,529 S.F.	980.75'	135	13,500 S.F.	978'
70	16,390 S.F.	980.75'	103	10,155 S.F.	980.75'	136	13,500 S.F.	981.75'
71	20,888 S.F.	978'	104	9,100 S.F.	980.75'	137	13,500 S.F.	981.75'
72	24,916 S.F.	978'	105	9,100 S.F.	980.75'	138	18,988 S.F.	981.75'
73	15,132 S.F.	978'	106	9,100 S.F.	980.75'	139	21,083 S.F.	981.75'
74	10,633 S.F.	978'	107	9,100 S.F.	980.75'	140	21,067 S.F.	978'
75	9,100 S.F.	978'	108	9,100 S.F.	980.75'	141	18,147 S.F.	978'
76	9,100 S.F.	978'	109	9,100 S.F.	980.75'	142	16,601 S.F.	978'
77	9,100 S.F.	978'	110	10,947 S.F.	980.75'	143	16,689 S.F.	978'
78	10,044 S.F.	978'	111	10,963 S.F.	978'	144	15,759 S.F.	978'
79	10,801 S.F.	978'	112	9,100 S.F.	978'	145	16,687 S.F.	978'
80	11,972 S.F.	978'	113	9,100 S.F.	978'	146	18,322 S.F.	978'
81	9,100 S.F.	978'	114	9,100 S.F.	978'	147	16,601 S.F.	978'
82	9,100 S.F.	978'	115	9,100 S.F.	978'	148	16,689 S.F.	978'
83	9,100 S.F.	978'	116	9,100 S.F.	978'	149	16,689 S.F.	978'
84	9,100 S.F.	978'	117	9,100 S.F.	978'	150	16,689 S.F.	978'
						OUTLOT 3	196,348 S.F.	N/A



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 27th day of July, 2004, at 4:13 o'clock P.M. and recorded in Volume 58-053B of Plats, on pages 288 + 289

Jane Licht, Dane County Register of Deeds

DEPARTMENT OF ADMINISTRATION

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 *Benjamin J. Doney* 20 04
Department of Administration

BROOKLYN COMMONS

LOCATED IN THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36, T5N, R9E, AND ALSO IN OUTLOT 49 OF THE ASSESSOR'S PLAT TO THE VILLAGE OF BROOKLYN, VILLAGE OF BROOKLYN, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Brooklyn and under the direction of Brooklyn Sunrise, Inc., owners of said land, I have surveyed, divided and mapped BROOKLYN COMMONS in the Village of Brooklyn; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in Outlots 49 and 51 of the ASSESSOR'S PLAT OF THE VILLAGE OF BROOKLYN, Recorded in Volume 8, page 1, of Plats, as Document Number 542512, and in the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 of Section 36, Township 5 North, Range 9 East, Village of Brooklyn, Dane County, Wisconsin. Containing 1,747,496 square feet or 40.12 acres and more fully described as follows:

Commencing at the southeast corner of the SE 1/4 of said Section 36, thence South 88 degrees 24 minutes 39 seconds West, along the south line of said SE 1/4, 165.00 feet to the point of beginning of Plat to be described; thence continue along said south line of the SE 1/4, South 88 degrees 24 minutes 39 seconds West, 352.95 feet to the southwest corner of said Outlot 49 of the ASSESSOR'S PLAT OF THE VILLAGE OF BROOKLYN; thence North 24 degrees 13 minutes 31 seconds West, along the westerly boundary line of said Outlot 49, 553.74 feet to a point on the south line of said Outlot 51 of the ASSESSOR'S PLAT OF THE VILLAGE OF BROOKLYN; thence South 87 degrees 49 minutes 52 seconds West, along said south line of Outlot 51, 409.70 feet; thence North 22 degrees 51 minutes 09 seconds West, 1344.80 feet; thence North 88 degrees 48 minutes 29 seconds East, 1656.20 feet to a point on the centerline of North Rutland Avenue (C.T.H. "MM"), said point also being on the east line of said SE 1/4 of Section 36; thence South 00 degrees 37 minutes 24 seconds East, along said centerline of North Rutland Avenue and east line of said SE 1/4 of Section 36, 635.59 feet to a point marking the northwest corner of Section 31, T5N, R10E; thence South 00 degrees 42 minutes 52 seconds East, along said centerline of North Rutland Avenue and East line of said SE 1/4 of Section 36, 56.11 feet to a point on the northerly platted line of BROOKLYN SUNRISE ESTATES, Recorded in Vol. 57-068B, p. 273, of Plats, as Document No. 2831927; thence South 88 degrees 25 minutes 18 seconds West, along said northerly platted line of BROOKLYN SUNRISE ESTATES, 250.01 feet; thence South 00 degrees 52 minutes 56 seconds East, along the westerly boundary line of said BROOKLYN SUNRISE ESTATES 50.02 feet; thence South 89 degrees 00 minutes 04 seconds West, along the northerly platted line of said BROOKLYN SUNRISE ESTATES, 150.20 feet; thence South 00 degrees 42 minutes 52 seconds East, along the westerly platted line of said BROOKLYN SUNRISE ESTATES 198.51 feet to a point on the southerly platted right-of-way line of Douglas Drive; thence South 24 degrees 32 minutes 13 seconds East, along the westerly platted line of said BROOKLYN SUNRISE ESTATES, 141.23 feet; thence South 20 degrees 02 minutes 24 seconds East, along the westerly boundary line of Lot 2 of C.S.M. No. 8080, Recorded in Vol. 43, p. 123, as Doc. No. 2733560, 115.92 feet; thence South 20 degrees 01 minutes 15 seconds East, along the westerly boundary line of Lot 3 of said C.S.M. 8080, 121.23 feet; thence South 20 degrees 03 minutes 33 seconds East, along the westerly boundary line of Lot 4 of said C.S.M. 8080, 52.64 feet; thence South 52 degrees 52 minutes 47 seconds East, along the westerly boundary line of Lot 4 of said C.S.M. 8080, 103.99 feet; thence South 00 degrees 54 minutes 02 seconds, along the westerly boundary line of C.S.M. 797, Recorded in Vol. 4, p. 6, as Doc. No. 1322183, 99.58 feet; thence South 00 degrees 38 minutes 15 seconds East, along the easterly platted line of said Outlot 49, of the ASSESSOR'S PLAT OF THE VILLAGE OF BROOKLYN, 240.67 feet to the point of beginning;

Excepting therefrom Lot 1 of Certified Survey Map No. 8381, Recorded in Volume 45, page 238-240, as Document No. 2805529.

Dated this 29th day of April, 2004.

Signed: Paul A. Spetz, R.L.S. # 2525

Revised this 29th day of June, 2004.



CERTIFICATE OF COUNTY TREASURER

State of Wisconsin) ss. County of Dane)

I, David M. Gowenda, 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 unpaid special assessments as of this 27th day of July, 2004, affecting the lands included in the plat of BROOKLYN COMMONS.

Date 7/27/04 David M. Gowenda, County Treasurer

OWNER'S CERTIFICATE OF DEDICATION

Brooklyn Sunrise, Inc., as owners, we 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 Dane County Zoning and Natural Resources Committee Village Board, Village of Brooklyn

WITNESS the hand and seal of said owners this 20th day of July, 2004.

Brooklyn Sunrise, Inc. John Dewitt, President

State of Wisconsin) ss. County of Dane)

Personally came before me this 26th day of July, 2004, the above named John Dewitt, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission expires 10-07

CONSENT OF MORTGAGEE

Johnson 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 dedication of the land described on this plat, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Johnson Bank has caused these presents to be signed by Joseph A. Braunger, its Senior Vice President, and countersigned by Wisconsin. This 27th day of July, 2004.

Johnson Bank

By: Joseph A. Braunger

State of Wisconsin) ss. County of Dane)

Personally came before me this 27th day of July, 2004.

Joseph A. Braunger and 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 Senior Vice President and 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.

Notary Public My Commission expires: 12/28/05

Table with columns: LINE, BEARING, LENGTH. Contains 19 line items for the plat.

CERTIFICATE OF VILLAGE TREASURER

State of Wisconsin) ss. County of Dane)

I, Carol Jursch, being the duly appointed, qualified and acting Village Treasurer of the Village of Brooklyn, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of the 23 day of July, 2004 affecting the lands included in BROOKLYN COMMONS.

Date July 23, 2004 Carol Jursch, Village Treasurer

VILLAGE BOARD RESOLUTION

Resolved that the plat of BROOKLYN COMMONS in the Village of Brooklyn, Dane County, Wisconsin is hereby approved by the Village Board.

Date July 23, 2004 Nadine S. Wolkstein, Village Board President

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of Brooklyn on this 23 day of July, 2004.

Carol Jursch, Village Clerk

Large CURVE TABLE with columns: CURVE, ARC, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TAN. 'IN', TAN. 'OUT'. Contains 54 curve entries.

DEPARTMENT OF ADMINISTRATION

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 July 16th, 2004. Renee M. Poirier, Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS Received for recording this 20th day of July, 2004 at 1:00 o'clock P.M. and recorded in Volume 58-053B of Plats, on pages 289-290. Jane Licht, Dane County Register of Deeds