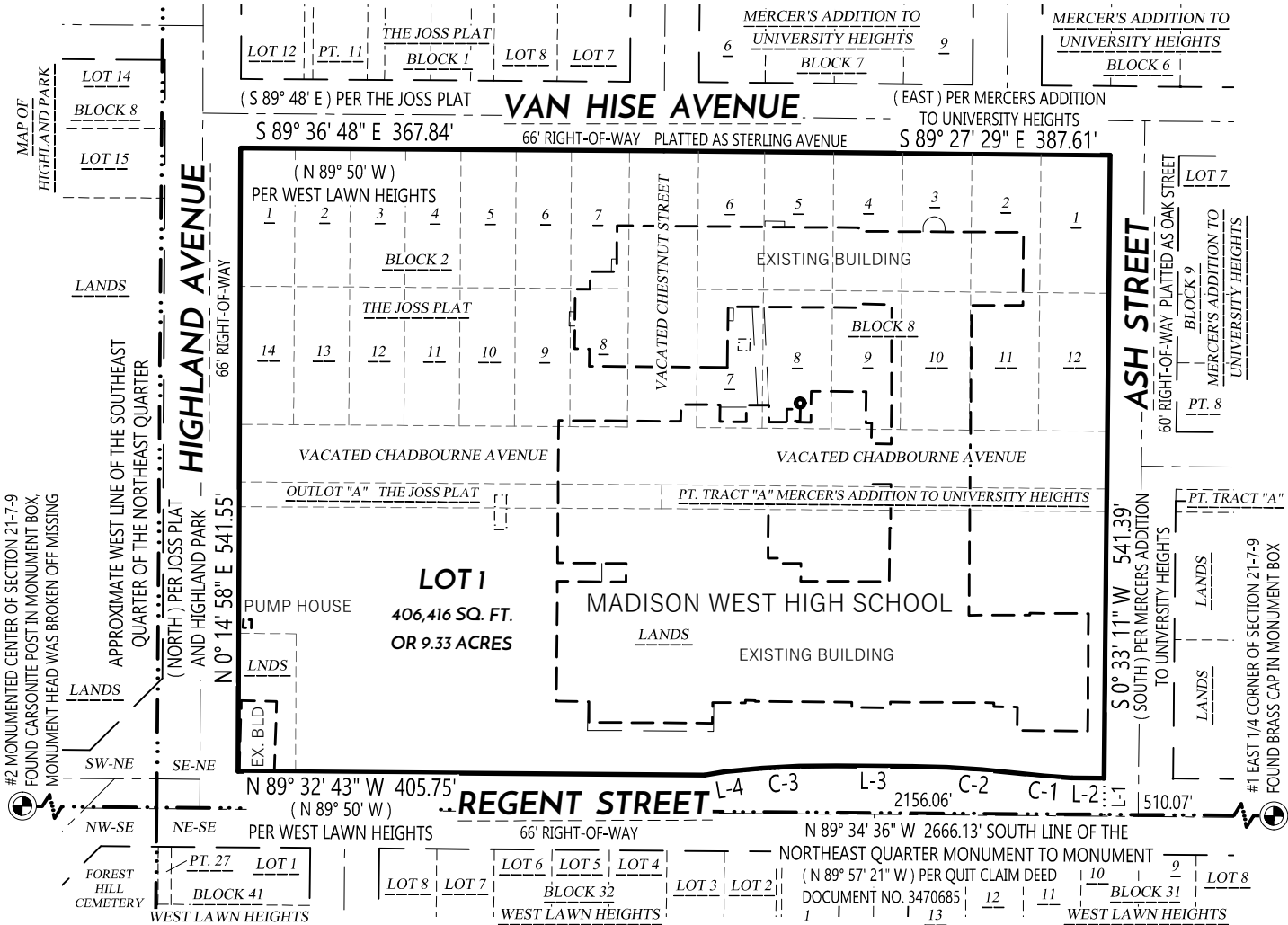


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CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-14, BLOCK 2, AND OULTLOT "A" OF THE JOSS PLAT RECORDED IN VOLUME 4 OF PLATS ON PAGE 49, AS DOCUMENT NO. 297762, ALL OF LOTS 1-12, BLOCK 8 AND A PART OF TRACT "A" OF MERCER'S ADDITION TO UNIVERSITY HEIGHTS RECORDED IN VOLUME 2 OF PLATS ON PAGE 21, AS DOCUMENT NO. 235016, TOGETHER WITH PORTIONS OF VACATED CHADBOURNE AVENUE AND CHESTNUT STREET AND OTHER UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 25' 24" E	31.45'
(*)	(N 0° 02' 39" E)	(33.00')
L-2	N 89° 32' 43" W	27.70'
(*)	(N 89° 57' 21" W)	
L-3	N 89° 32' 43" W	66.00'
(*)	(N 89° 57' 21" W)	
L-4	S 80° 00' 35" W	17.64'
(*)	(S 79° 35' 57" W)	

(*) PER QUIT CLAIM DEED DOCUMENT NO. 3470685

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	48.57'	789.00'	3° 31' 37"	N 84° 54' 00" W	48.56'	N 86° 39' 48" W	N 83° 08' 12" W
(*)				(N 85° 18' 38" W)			
C-2	90.70'	811.00'	6° 24' 29"	N 86° 20' 19" W	90.66'	N 83° 08' 05" W	N 89° 32' 34" W
(*)	(90.71')						
C-3	97.10'	811.00'	6° 51' 35"	S 87° 01' 29" W	97.04'	N 89° 32' 43" W	S 83° 35' 41" W
(*)				(S 86° 36' 51" W)			

NOTES:

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- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 - 6 OF 9 FOR FURTHER DETAILS ON CSM BOUNDARY, BUILDING LOCATIONS, SITE FEATURES AND EASEMENTS.
- SEE SHEET 7 OF 9 FOR SECTION CORNER MONUMENT COORDINATE TABLE.

LEGEND

- PLSS SECTION CORNER FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORDED LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- EASEMENT CREATED PER THIS CSM
- () RECORDED AS INFORMATION



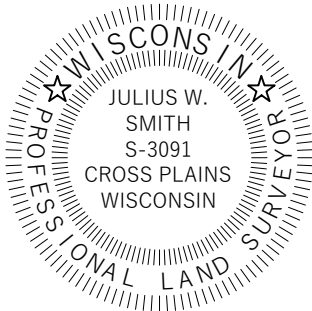
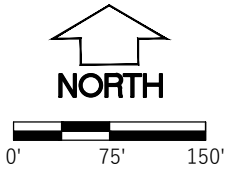
PREPARED BY:
312 EAST MAIN STREET
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PREPARED FOR:
MADISON METROPOLITAN
SCHOOL DISTRICT
4711 PFLAUM ROAD
MADISON, WI 53705

SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 200696
SHEET NO: 1 of 9

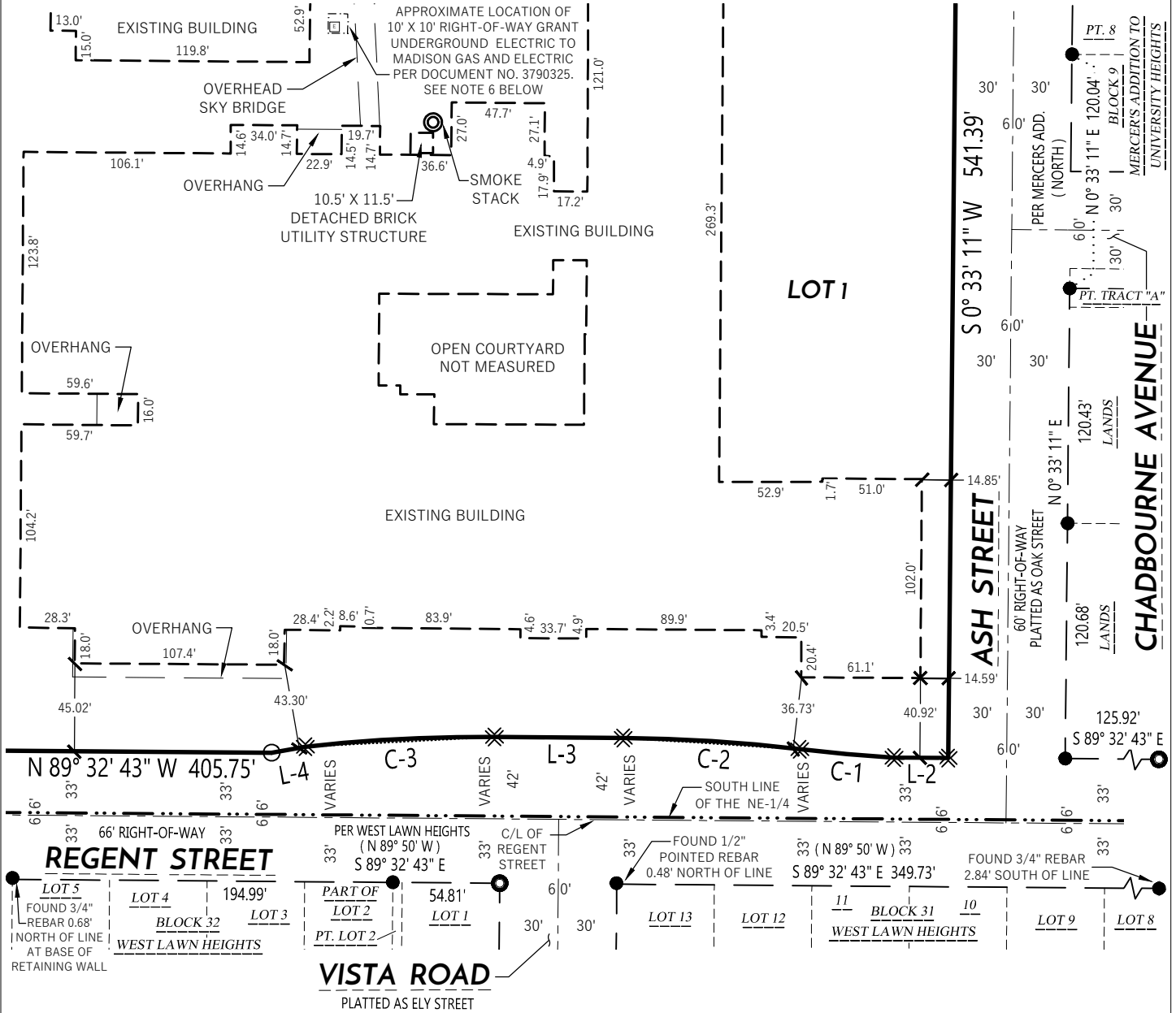
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

















CERTIFIED SURVEY MAP NO.

ALL OF LOTS 1-14, BLOCK 2, AND DULTLT "A" OF THE JOSS PLAT RECORDED IN VOLUME 4 OF PLATS ON PAGE 49, AS DOCUMENT NO. 297762, ALL OF LOTS 1-12, BLOCK 8 AND A PART OF TRACT "A" OF MERCER'S ADDITION TO UNIVERSITY HEIGHTS RECORDED IN VOLUME 2 OF PLATS ON PAGE 21, AS DOCUMENT NO. 235016, TOGETHER WITH PORTIONS OF VACATED CHADBOURNE AVENUE AND CHESTNUT STREET AND OTHER UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BOUNDARY, BUILDING AND EASEMENT DETAILS

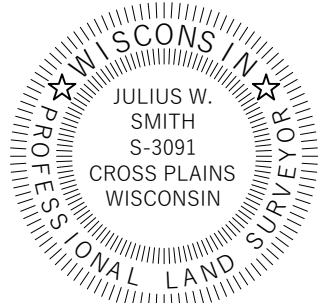
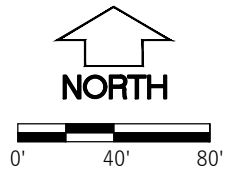


LEGEND

- | | |
|---|---|
|  | 3/4" REBAR FOUND UNLESS OTHERWISE NOTED |
|  | 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED |
|  | CUT CROSS FOUND |
|  | 3/4" REBAR SET 1.50 LBS/LIN. FT |
|  | CUT CROSS SET |
|  | CSM BOUNDARY |
|  | RIGHT-OF-WAY LINE |
|  | CENTERLINE |
|  | SECTION/QUARTER LINE |
|  | PLATTED/RECORDED LINE |
|  | EXISTING EASEMENT |
|  | EXISTING BUILDING |
|  | EXISTING OVERHEAD STRUCTURE |
|  | RECORDED AS INFORMATION |

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 4TH, 11TH, 18TH AND MARCH 8TH, 2021 .
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, T7N, R9E, BEARS S 89°34' 36" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 - 6 OF 9 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY BUILDING LOCATIONS AND EASEMENTS.
5. SEE SHEET 7 OF 9 FOR SECTION CORNER MONUMENT COORDINATE TABLE.
6. LOCATIONS SHOWN FOR RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC PER DOCUMENT NO. 3790325, HAVE BEEN SHOWN AS PROVIDED. THE LOCATIONS ARE APPROXIMATE AND DIFFER FROM ACTUAL UTILITY INSTALLED LOCATIONS. THE 10' X 10' EASEMENT HAD NO INFORMATION TO PLACE WHERE IT LIES EAST OR WEST OF THE BUILDING, AND HAS BEEN ASSUMED.



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SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 200696
SHEET NO: 2 of 9

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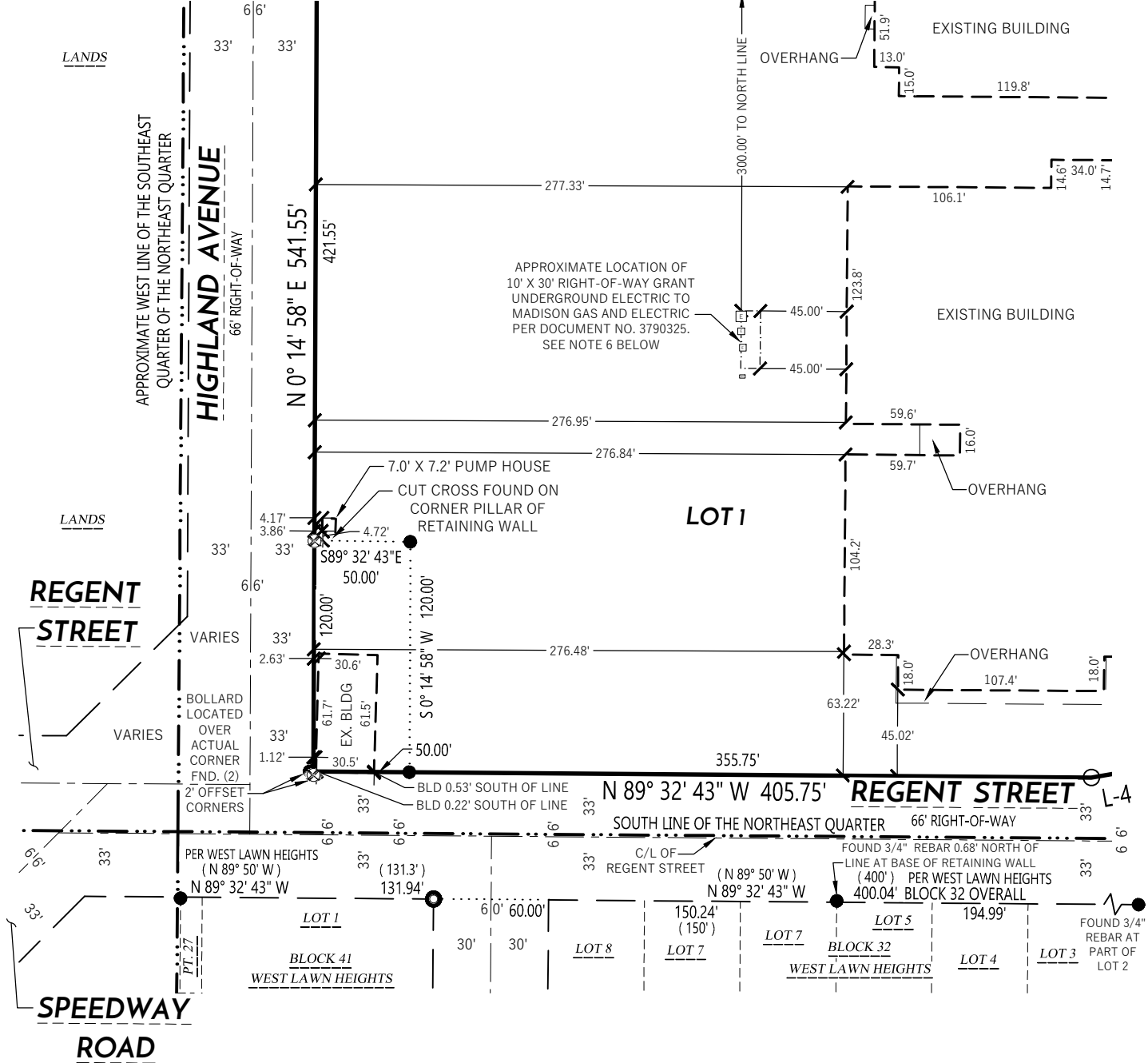
DOC. NO. _____

C.S.M. NO. _____

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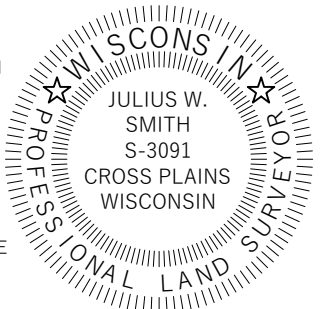
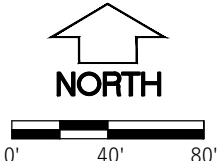


LEGEND

- 3/4" REBAR FOUND UNLESS OTHERWISE NOTED
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- ⊗ CUT CROSS FOUND
- 3/4" REBAR SET 1.50 LBS/LIN. FT
- ⊗ CUT CROSS SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORDED LINE
- EXISTING EASEMENT
- EXISTING BUILDING
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C.S.M. NO. _____

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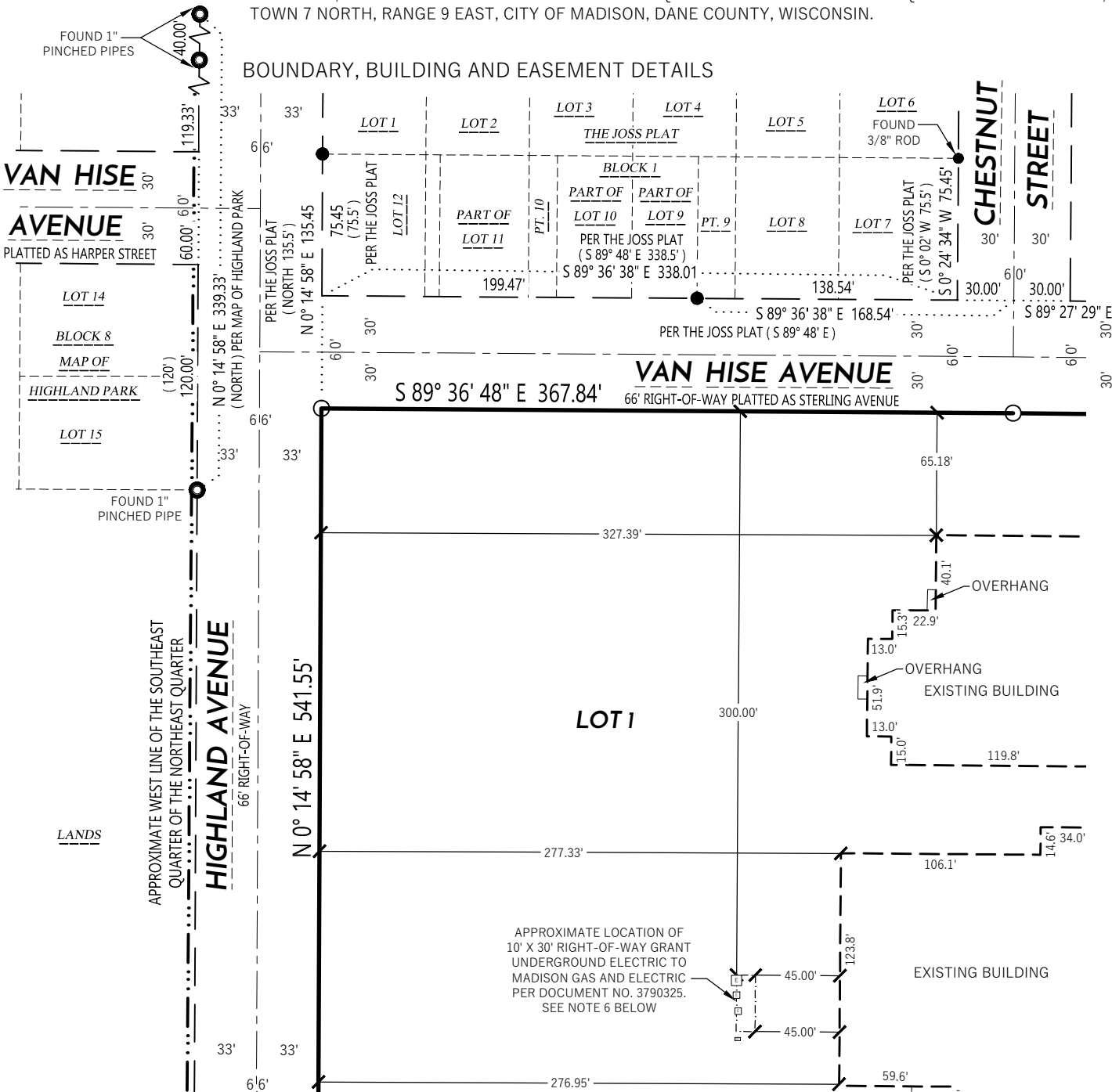
PROJECT NO: 200696
SHEET NO: 3 of 9

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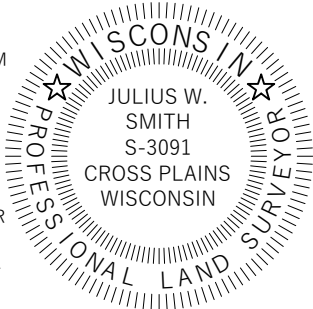
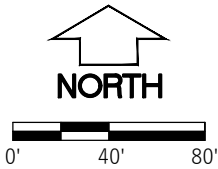


LEGEND

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- 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- ⊗ CUT CROSS FOUND
- 3/4" REBAR SET 1.50 LBS/LIN. FT
- ⊗ CUT CROSS SET
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- CENTERLINE
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SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

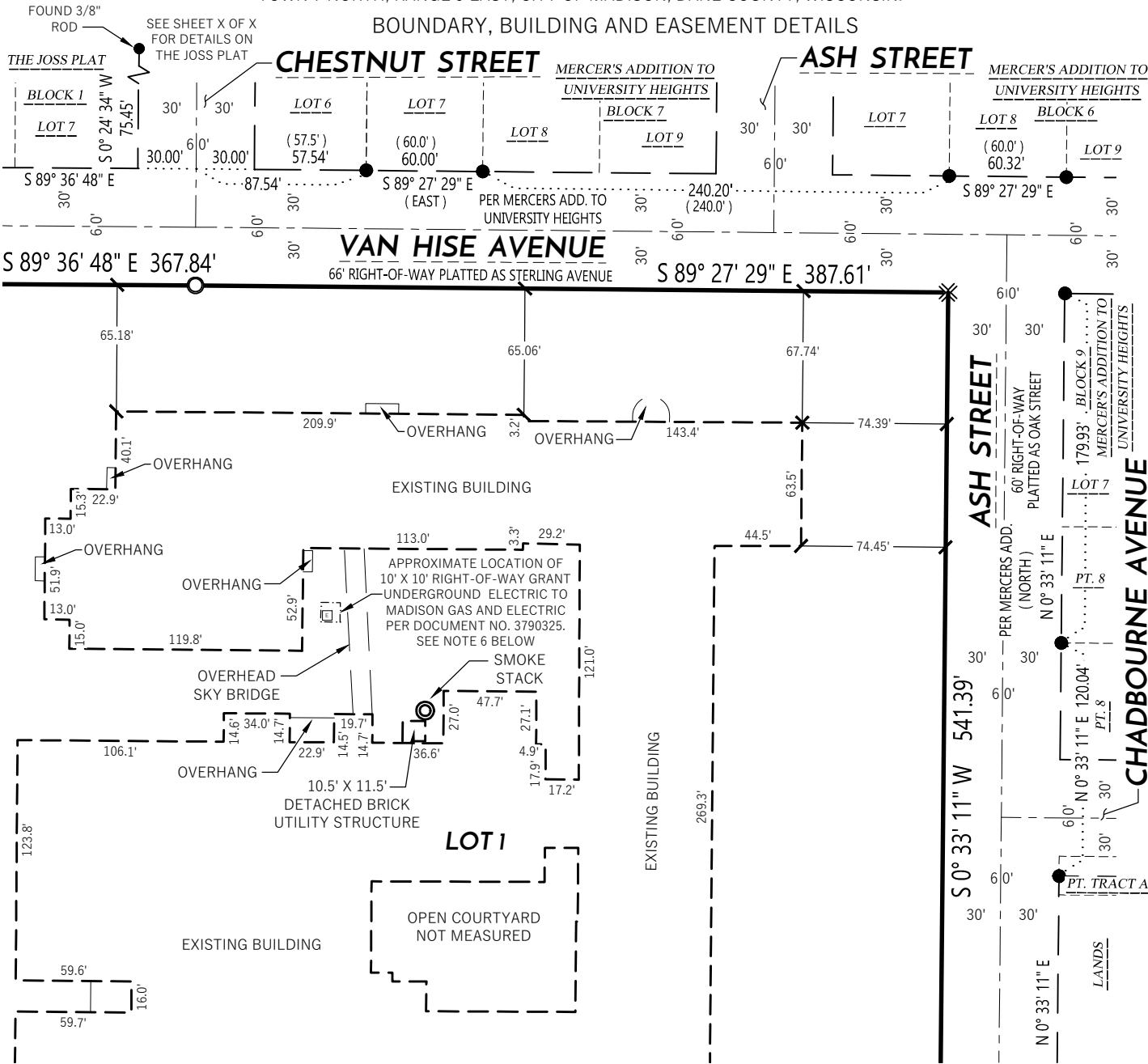
PROJECT NO: 200696
SHEET NO: 4 of 9

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CERTIFIED SURVEY MAP NO. _____

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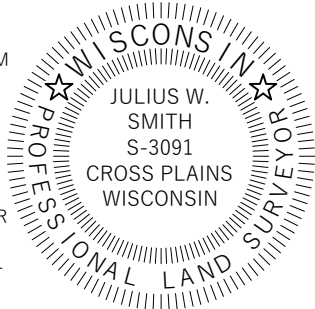
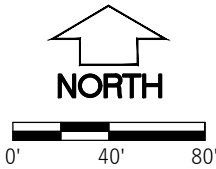


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- CSM BOUNDARY
- RIGHT-OF-WAY LINE
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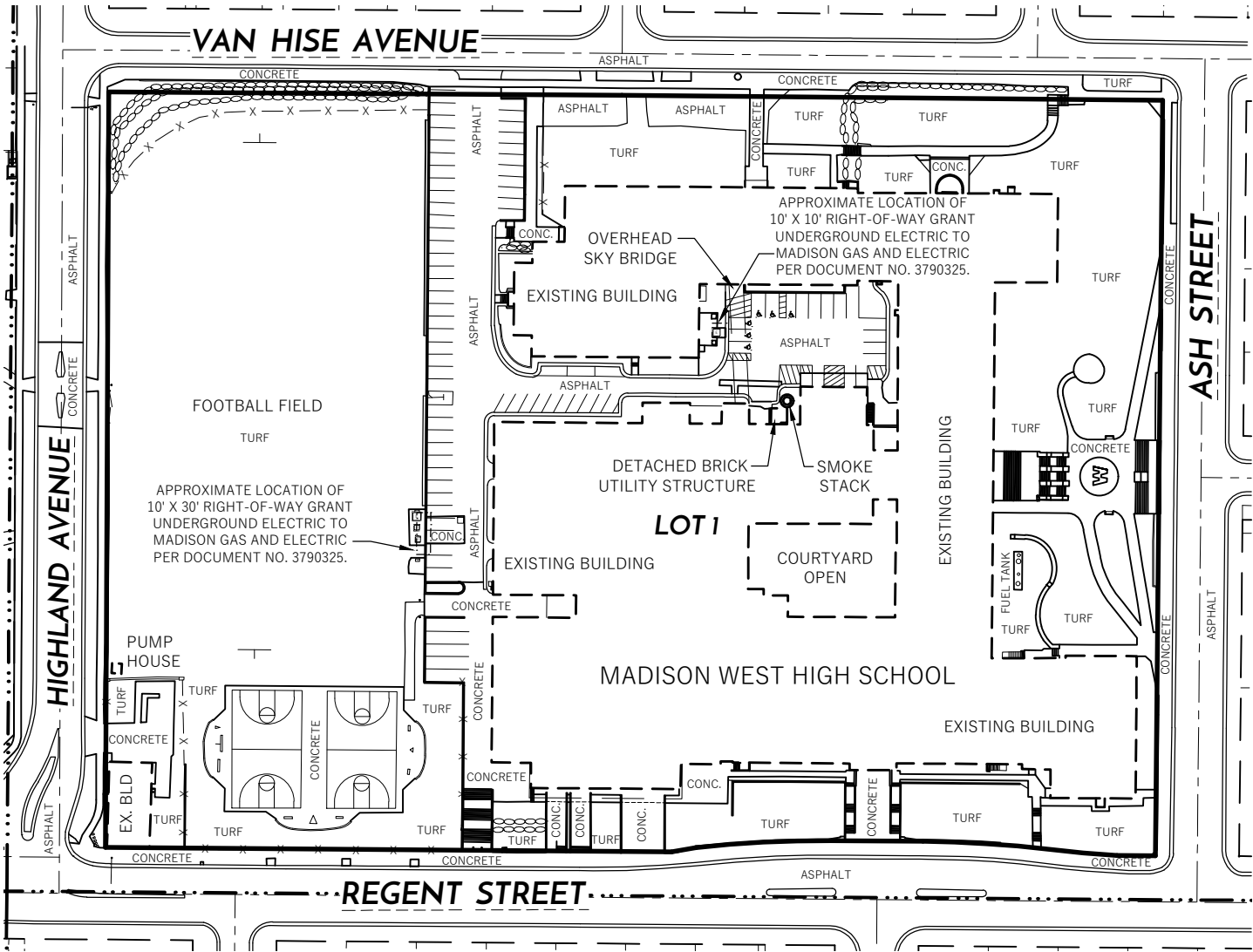
SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 200696
SHEET NO: 5 of 9

CERTIFIED SURVEY MAP NO. _____

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EXISTING SITE FEATURE DETAIL

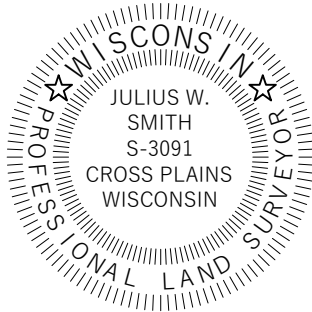
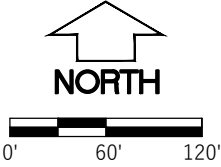


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORDED LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- FENCE LINE
- STONE RETAINING WALL

NOTES:

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SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 200696
SHEET NO: 6 of 9

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CERTIFIED SURVEY MAP NO. _____

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 -2011
1	EAST 1/4 CORNER OF SECTION 21-7-9	N: 480,359.65 E: 810,578.98
()	FOUND BRASS CAP IN MONUMENT BOX	(N: 480,359.68 E: 810,578.89)*
2	CENTER OF SECTION 21-7-9	N: 480,379.34 E: 807,912.93
()	FOUND POST IN MONUMENT BOX	(N: 480,379.19 E: 807,912.62)**

*RECORDED WCCS DANE NAD 83 (97) PER SANDSNES TIE SHEET 1-12-2007
**RECORDED WCCS DANE NAD 83(91) PER SANDSNES TIE SHEET 2-16-2004

LEGAL DESCRIPTION

ALL OF LOTS 1-14, BLOCK 2, AND OULTLOT "A" OF THE JOSS PLAT RECORDED ON OCTOBER 18TH, 1909 IN VOLUME 4 OF PLATS ON PAGE 49, AS DOCUMENT NO. 297762, ALL OF LOTS 1-12, BLOCK 8 AND A PART OF TRACT "A" OF MERCER'S ADDITION TO UNIVERSITY HEIGHTS RECORDED ON SEPTEMBER 17TH, 1900 IN VOLUME 2 OF PLATS ON PAGE 21, AS DOCUMENT NO. 235016, TOGETHER WITH PORTIONS OF VACATED CHADBOURNE AVENUE AND CHESTNUT STREET AND OTHER UNPLATTED LANDS AS DESCRIBED IN QUIT CLAIM DEED RECORDED ON APRIL 4TH, 2002 AS DOCUMENT NO. 3470685, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 9 EAST, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 21, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 NORTH 89 DEGREES 34 MINUTES 36 SECONDS WEST, 510.07 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS EAST, 31.45 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF REGENT STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF ASH STREET ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF REGENT STREET NORTH 89 DEGREES 32 MINUTES 43 SECONDS WEST, 27.70 FEET TO A POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY OF REGENT STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY OF REGENT STREET 48.57 FEET ON A CURVE TO RIGHT, HAVING A RADIUS OF 789.00 FEET AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 54 MINUTES 00 SECONDS WEST, FOR 48.56 FEET TO A POINT OF NON-TANGENT REVERSE CURVE ON SAID RIGHT-OF-WAY; THENCE CONINUTING ALONG SAID RIGHT-OF-WAY NORTHWESTERLY 90.70 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 811.00 FEET AND A LONG CHORD THAT BEARS NORTH 86 DEGREES 20 MINUTES 19 SECONDS WEST, FOR 90.66 FEET TO A POINT OF TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 32 MINUTES 43 SECONDS WEST, 66.00 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 97.10 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 811.00 FEET AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 01 MINUTES 29 SECONDS WEST, FOR 97.04 FEET TO A NON-TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 80 DEGREES 00 MINUTES 35 SECONDS WEST, 17.64 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 32 MINUTES 43 SECONDS WEST, 405.75 FEET TO THE EASTERLY RIGHT-OF-WAY OF HIGHLAND AVENUE; THENCE ALONG SAID RIGHT-OF-WAY OF HIGHLAND AVENUE NORTH 01 DEGREES 14 MINUTES 58 SECONDS EAST, 541.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN HISE AVENUE, ALSO BEING THE NORTHWEST CORNER OF AFORESAID BLOCK 2 OF THE JOSS PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND CONTINUING, ALSO BEING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF VAN HISE AVENUE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS EAST, 367.84 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF VAN HISE AVENUE, SOUTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 387.61 FEET TO THE NORTHEAST CORNER OF AFORESAID BLOCK 8 OF MERCER'S ADDITION TO UNIVERSITY HEIGHTS, ALSO BEING THE AFORESAID WESTERLY LINE OF ASH STREET; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 AND CONTINUING, ALSO BEING THE SAID WESTERLY LINE OF ASH STREET SOUTH 00 DEGREES 33 MINUTES 11 SECONDS WEST, 541.39 FEET BACK TO THE POINT OF BEGINNING.

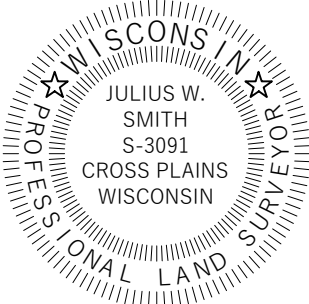
SAID PARCEL CONTAINS 406,416 SQUARE FEET OR 9.33 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT, HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____



	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	MADISON METROPOLITAN SCHOOL DISTRICT 4711 PFLAUM ROAD MADISON, WI 53705	ZMR/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 200696 SHEET NO: 7 of 9

DOC. NO. _____
C.S.M. NO. _____

File: C:\Users\Julie\Desktop\200696-Madison West\West.dwg 200696-Madison West High School.csm.dwg Layout: CSM 8 of 9 User: Julie Plotted: Apr 27, 2021 12:18pm

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1-14, BLOCK 2, AND OULTLOT "A" OF THE JOSS PLAT RECORDED IN VOLUME 4 OF PLATS ON PAGE 49, AS DOCUMENT NO. 297762, ALL OF LOTS 1-12, BLOCK 8 AND A PART OF TRACT "A" OF MERCER'S ADDITION TO UNIVERSITY HEIGHTS RECORDED IN VOLUME 2 OF PLATS ON PAGE 21, AS DOCUMENT NO. 235016, TOGETHER WITH PORTIONS OF VACATED CHADBOURNE AVENUE AND CHESTNUT STREET AND OTHER UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

MADISON METROPOLITAN SCHOOL DISTRICT, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. MADISON METROPOLITAN SCHOOL DISTRICT DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MADISON METROPOLITAN SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY
XXXXXXXXXXXXX, ITS XXXXXXXXXXXXX,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON

THIS _____, DAY OF _____, 2021

IN THE PRESENCE OF:

SIGNOR: XXXXXXXXXXXXXXXX,
XXXXXXXXXXXXXXXXX, MADISON METROPOLITAN SCHOOL DISTRICT

STATE OF WISCONSIN) SS

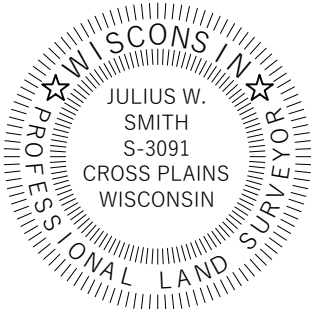
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021,

XXXXXXXXXXXXX OF MADISON METROPOLITAN SCHOOL DISTRICT, A WISCONSIN MUNICIPAL CORPORATION XXXXXXXXXXXXXXXX OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH XXXXXXXXXXXXXXXX OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MADISON METROPOLITAN
SCHOOL DISTRICT
4711 PFLAUM ROAD
MADISON, WI 53705

SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 200696
SHEET NO: 8 of 9

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2021.
DATED THIS _____ DAY OF _____, 2021.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE
CITY OF MADISON PLAN COMMISSION.

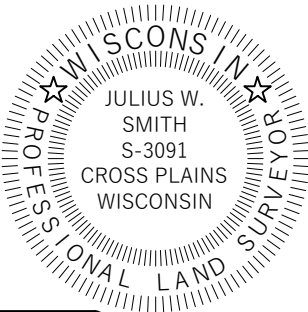
MATTHEW WACHTER,
SECRETARY OF THE PLAN COMMISSION

DATE:

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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