

## LEGAL DESCRIPTION

Madison TID #54 Boundary Description

Pennsylvania Avenue

**NOTE: Wetland areas are specifically excluded from inclusion within TID 54.**

A parcel of land located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 7 North, Range 9 East; and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  all of Section 31, Township 8 North, Range 10 East; and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the Northwest  $\frac{1}{4}$  all of Section 6, Township 7 North, Range 10 East; and the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  all of Section 12, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the Southwest corner of Section 31, Township 8 North, Range 10 East in the City of Madison;

Thence easterly along the south line of the Southwest  $\frac{1}{4}$  of said Section 31, a distance of 375.6 feet more or less to a point on the westerly right-of-way of the Wisconsin and Southern Railroad also being the **Point of Beginning**;

Thence continuing 100 feet more or less along the said south line of the Southwest  $\frac{1}{4}$  of Section 31 to a point of intersection of the easterly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 28.5 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the intersection of the said easterly right-of-way of the Wisconsin and Southern Railroad and the northerly right-of-way of Commercial Avenue;

Thence continuing northwesterly 1190.2 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the easterly intersection of Sherman Avenue;

Thence continuing northwesterly along the extension of the said easterly right-of-way line of the Wisconsin and Southern Railroad to a point of intersection of the northeasterly right-of-way of the Wisconsin and Southern Railroad and the westerly right-of-way of Sherman Avenue;

Thence northerly 407.5 feet more or less along the westerly right-of-way of Sherman Avenue to the intersection of the North line of the Southeast  $\frac{1}{4}$  of Section 1, Township 7 North, Range 9 East;

Thence continuing northerly 68 feet more or less along the said westerly right-of-way of Sherman Avenue also being along the East line of Lot 4 of the plat of Northgate Annex recorded as Document No. 1154092 to a point perpendicular across Sherman Avenue from the Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1 recorded as Document No. 593673;

Thence easterly 66 feet more or less across said Sherman Avenue to the said Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1;

Thence easterly 1442.5 feet more or less along the northerly right-of-way of Roth Street also being along the southerly line of Outlot 1 and Outlot 2 of the said Burke Assessor's Plat No. 1 and the southerly line of Lots 8 through 13 of the C. E. Roth Plat recorded as Document No. 531689 to the Southeast corner of the said Outlot 2 of the Burke Assessor's Plat No. 1 also being on the westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad;

Thence northerly 1082.4 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad also being on the easterly line of Outlot 2 and Outlot 3 of the said Burke Assessor's Plat No. 1, Lot 2 of Certified Survey Map (CSM) No. 3949 recorded as Document No. 1747445, and Lot 1 of CSM No. 5208 recorded as Document No. 2009466 to the Northeast corner of said Lot 1 of CSM No. 5208 and being at the intersection of the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad and the southerly right-of-way of Aberg Avenue;

Thence northerly 67.15 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad to the intersection of the said westerly right-of-way and the northerly right-of-way of Aberg Avenue also being the Southeast corner of Lot 1 of Block 6 of Clyde A. Gallagher's Sherman Ave. Subdivision recorded as Document No. 497382A;

Thence easterly 67.15 feet more or less along the said northerly right-of-way of Aberg Avenue to the Southwest corner of Outlot 13 of the said Burke Assessor's Plat No. 1;

Thence continuing easterly 504.7 feet more or less along the said northerly right-of-way of Aberg Avenue also being along the southerly line of Outlot 5 through Outlot 8 and Outlot 13 of the said Burke Assessor's Plat No. 1 to the Southeast corner of said Outlot 8 and being on the westerly right-of-way of the Packers Avenue Service Road;

Thence continuing easterly 340 feet more or less on an extension of the said northerly right-of-way of Aberg Avenue to a point of intersection of the easterly right-of-way of Packers Avenue;

Thence southeasterly 207 feet more or less along the easterly right-of-way of Packers Avenue;

Thence southerly 532 feet more or less to the southerly point of curvature of a 87-foot radius curve being on the easterly right-of-way of Packers Avenue;

Thence continuing southerly 226.2 feet more or less along the said easterly right-of-way of Packers Avenue being a curve to the left having a radius of 703.2 feet;

Thence continuing southerly 168.53 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the North line of the South 111 feet of Outlot 2 of the said Plat of Woodland;

Thence easterly 12.5 feet more or less along the said North line of the South 111 feet of Outlot 2 to a point on a line being 308 feet easterly of the platted Packers Avenue on the said Plat of Woodland and also being a northerly extension of the West line of Lot 8 of Block 3 of the said Plat of Woodland;

Thence southerly 859.2 feet more or less along the said easterly right-of-way of Packers Avenue also being along the West line of Lots 8 and 13 of Block 3, West line of Lots 8 and 13 of Block 2,

and the West line of Lot 7 of Block 1 all of the said Plat of Woodland to the Southwest corner of said Lot 7 of Block 1;

Thence southeasterly 46.5 feet more or less along the southwesterly line of said Lot 7 of Block 1 of the Plat of Woodland also being along the said easterly right-of-way of Packers Avenue to the Southeast corner of the said Lot 7 of Block 1;

Thence southwesterly 110.11 feet more or less along the northwesterly line of Lot 13 of Block 1 of the Plat of Woodland also being along the easterly right-of-way of Packers Avenue;

Thence southerly 8.35 feet more or less along a parcel excluded from said Lot 13 of Block 1 to a point on the southwesterly line of said Lot 13 of Block 1 also being at the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Mayer Avenue;

Thence southerly 135.5 feet more or less along the said easterly right-of-way of Packers Avenue to the Northwest corner of CSM No. 6197 recorded as Document No. 2218732 also being at the intersection of the said easterly right-of-way of Packers Avenue and the southwesterly right-of-way of Mayer Avenue;

Thence southerly 449.40 feet more or less along the said easterly right-of-way of Packers Avenue and the westerly line of said CSM No. 6197 being a curve to the right having a radius of 1492.39 feet to the most southwesterly corner of said CSM No. 6197 along Packers Avenue;

Thence southwesterly 125 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the southerly right-of-way of Commercial Avenue;

Thence southwesterly 1460 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Sixth Street;

Thence southwesterly 140 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the easterly right-of-way of Pennsylvania Avenue (Packers Avenue) and the southwesterly right-of-way of Sixth Street;

Thence southwesterly 420 feet more or less along the said easterly right-of-way of Pennsylvania Avenue being a curve to the left having a radius of 1377.39 feet to a point on the said easterly right-of-way of Pennsylvania Avenue;

Thence southwesterly 1215 feet more or less along the easterly right-of-way of Pennsylvania Avenue to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 322 of the Madison Square Riley Plat recorded as Document No. 253138;

Thence southeasterly 10 feet more or less along the said northwesterly extension of the northeasterly line of said Lot 6 of Block 322 also being along the easterly right-of-way of Pennsylvania Avenue to the Northeast corner of the said Lot 6 of Block 322 also being the most northerly corner of CSM No. 11946 recorded as Document No. 4245745;

Thence southwesterly 14.61 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to an angle point in the said westerly line of CSM No. 11946;

Thence southerly 361.77 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to the southwesterly corner of said CSM No. 11946 also being the intersection of the said easterly right-of-way of Pennsylvania Avenue and the northeasterly right-of-way of Third Street;

Thence southeasterly 130 feet more or less along the southwesterly line of said CSM No. 11946 and being along the northeasterly right-of-way of Third Street to the intersection of the northeasterly extension of the northwesterly line of Lot 12 of Block 315 of the said Madison Square Riley Plat;

Thence southwesterly 69.63 feet more or less along the said northeasterly extension of the northwesterly line of Lot 12 of Block 315 to the most northerly corner of said Lot 12 of Block 315 and being on the southwesterly right-of-way of Third Street;

Thence southwesterly 127.56 feet more or less along the northwesterly line of Lots 10, 11, and 12 of Block 315 of the said Madison Square Riley Plat also being the southeasterly line of Upham Street to the northeasterly corner of the Award of Damages to the City of Madison in Document No. 2227035;

Thence southerly 50.69 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southeasterly 3.33 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southerly 89.43 feet more or less along the east line of said Document No. 2227035 to a point on the southwesterly line of Lot 8 of Block 315 of the said Madison Square Riley Plat;

Thence southeasterly 21.5 feet more or less along the said southwesterly line of Lot 8 of Block 315 of the Madison Square Riley Plat to the northwest corner of a parcel described in the said Award of Damages to the City of Madison in Document No. 2227035;

Thence southeasterly 204 feet more or less to the most northerly corner of Lot 8 of Block 316 of the said Madison Square Riley Plat and being on the southeasterly right-of-way of East Johnson Street;

Thence southwesterly 272 feet more or less along the northwesterly line of said Block 316 of the Madison Square Riley Plat and being the southeasterly right-of-way of East Johnson Street to a point on Lot 2 of said Block 316;

Thence southwesterly 95 feet more or less along a line to a point on the southwesterly line of Lot 1 of said Block 316 of the Madison Square Riley Plat being 30.3 feet more or less southeasterly of the most westerly corner of said Lot 1 and being on the northeasterly right-of-way line of Second Street;

Thence southwesterly 96 feet more or less along the southeasterly right-of-way of East Johnson Street to a point of curvature along the said right-of-way as described in Document No. 1323941;

Thence southwesterly 130 feet more or less along a curve to the right having a radius of 692.10 feet to a point of tangency along the said southeasterly right-of-way of East Johnson Street;

Thence southwesterly 339 feet more or less along the said southeasterly right-of-way of East Johnson Street to a point on the Southwest line of Lot 3 of Block 312 of the said Madison Square Riley Plat being 66.5 feet more or less northwesterly from the most southerly corner of said Lot 3 of Block 312;

Thence continuing southwesterly 97.3 feet more or less along the northwesterly line of the southeasterly 66 feet of Lots 1 and 2 of said Block 312 of the Madison Square Riley Plat to a point on the southwesterly line of said Lot 1 and being on the northeasterly right-of-way of First Street;

Thence southwesterly 547 feet more or less along the said southeasterly right-of-way of East Johnson Street crossing First Street to the intersection of the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 136 feet more or less across East Johnson Street to a point on the westerly right-of-way of Fordem Avenue and also being at a point of curvature on Lot 1 of CSM No. 1689 recorded as Document No. 1428551;

Thence northerly 241.93 feet more or less being on the said easterly line of Lot 1 of CSM No. 1689 and the westerly right-of-way of Fordem Avenue to the Southeast corner of Lot 1 of CSM No. 3728 recorded as Document No. 1710425;

Thence westerly 314.56 feet more or less along the southerly line of Lots 1 and 2 of said CSM No. 3728 to an angle point in the southerly line of said Lot 2 also being the northeasterly corner of Lot 4 of said CSM No. 3728;

Thence westerly 152.94 feet more or less along the southerly line of Lots 2 and 3 of said CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence westerly 220.16 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence northwesterly 76.52 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to the Southwest corner of said Lot 3;

Thence southerly 20.67 feet more or less along the westerly line of Lot 4 of said CSM No. 3728 to an angle point in the said westerly line;

Thence southwesterly 364.28 feet more or less along the westerly line of said Lot 4 of CSM No. 3728 to the Southwest corner of said Lot 4 and also being the Southeast corner of the lands described in Document No. 2994874;

Thence northwesterly 392.91 feet more or less along the southerly line of said Document No. 2994874 to an angle point in the said southerly line;

Thence continuing northwesterly 38.08 feet more or less along the said southerly line of Document No. 2994874 to an angle point in the said southerly line;

Thence northwesterly 280.98 feet more or less along the said southerly line of Document No. 2994874 to the intersection of the easterly right-of-way of Sherman Avenue;

Thence northeasterly 128.70 feet along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 63.50 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 111.78 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northerly 80.02 feet more or less along the said easterly right-of-way of Sherman Avenue to the Northwest corner of said Document No. 2994874 and being the Southwest corner of the Sherman Terrace Condominiums;

Thence southeasterly 715.85 feet along the north line of said Document No. 2994874 to a point on the westerly line of said Lot 3 of CSM No. 3728;

Thence northerly 209.48 feet more or less along the westerly line of said Lot 3 of CSM No. 3728 to the Northwest corner of said Lot 3;

Thence easterly 625.86 feet more or less along the northerly line of Lots 1, 2, and 3 of said CSM No. 3728 to the intersection of the westerly right-of-way of Fordem Avenue and being the Southeast corner of Lot 1 of CSM No. 2007 recorded as Document No. 1468548;

Thence northerly 86.98 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and being on the westerly right-of-way of Fordem Avenue to a point of curvature along the said easterly line;

Thence northerly 450 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the left having a radius of 834.40 feet to a point of reverse curvature along the said easterly line;

Thence northerly 83 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the right having a radius of 1053.90 feet to the Northeast corner of said Lot 1 and also being the Southeast corner of Lakewood Gardens Condominium Homes Plat recorded as Document No. 2691638;

Thence continuing northerly 115 feet more or less along the easterly line of the said Lakewood Gardens Condominium Homes Plat and being on the westerly right-of-way of Fordem Avenue to the intersection of the Northeast  $\frac{1}{4}$  of Section 12, Township 7 North, Range 9 East;

Thence northerly 993 feet more or less along the easterly line of the said Northeast  $\frac{1}{4}$  of 12 to a point lying 1096.7 feet more or less northerly of the East  $\frac{1}{4}$  corner of the said Section 12;

Thence westerly 33.7 feet more or less to a point on the westerly right-of-way of Fordem Avenue also being the Northeast corner of Document 4365528 excepting the right-of-way of Fordem Avenue;

Thence northerly 254 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the southerly right-of-way of McGuire Street;

Thence northerly 57 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the northerly right-of-way of McGuire Street;

Thence northerly 563 feet more or less along the said westerly right-of-way of Fordem Avenue to a point of intersection on the said westerly right-of-way also being on the easterly line of CSM No. 14103 recorded as Document No. 5192649 with the westerly extension of the southerly right-of-way of Northfield Place;

Thence easterly 117 feet more or less along the westerly extension of the southerly right-of-way of Northfield Place and the southerly right-of-way of Northfield Place to the Northwest corner of Lot 12 of the Plat of Northfield Park recorded as Document No. 632437;

Thence southerly 96 feet more or less along the West line of said Lot 12 of the Plat of Northfield Park to a point of intersection of the westerly extension of the South line of Lots 10 and 11 of the said Plat of Northfield Park;

Thence easterly 147.4 feet more or less along the southerly line of Lots 10 and 11 and said line extended westerly of the said Plat of Northfield Park to the Southeast corner of said Lot 10;

Thence northerly 26 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 34 feet to a point of reverse curvature;

Thence northerly 57 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the right having a radius of 281.6 feet to a point of reverse curvature;

Thence northwesterly 30 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 18 feet to a point of tangency on the southerly right-of-way of Northfield Place;

Thence easterly 57 feet more or less along the easterly extension of the southerly right-of-way of Northfield Place to the intersection of Lot 5 of the said Plat of Northfield Park;

Thence southerly 85 feet more or less along the westerly line of Lots 5 and 6 of the said Plat of Northfield Park being a curve to the left having a radius of 241.6 feet to the Southwest corner of said Lot 6;

Thence easterly 98 feet more or less along the South line of said Lot 6 to the Southeast corner of said Lot 6 also lying on the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northerly 1669.43 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad also being along the easterly line of Lots 1 through 6 of the said Plat of Northfield Park and Lots 1 through 31 of Block 3 of the Koltes Plat recorded as Document No. 320311 to the Northeast corner of said Lot 31 of the Koltes Plat also being the intersection of the said westerly right-of-way of the Wisconsin and Southern Railroad and the southerly right-of-way of Commercial Avenue;

Thence continuing 37.5 feet more or less northerly along the said westerly right-of-way of the Wisconsin and Southern Railroad to the **Point of Beginning**.