

LEGAL DESCRIPTION
TIF District No. 40 (Northside Madison)

Part of the Northeast 1/4, Section 1, Township 7 North, Range 9 East and part the Southeast 1/4 and Southwest 1/4, Section 25, and part of the Northeast 1/4 and Northwest 1/4, Section 36, Township 8 North, Range 9 East; and part the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4, Section 30, and part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4, Section 31, Township 8 North, Range 10 East; and part of the Northeast 1/4, the Southwest 1/4, and the Northwest 1/4, Section 6, Township 7 North, Range 10 East, all being East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the East 1/4 corner, said Section 1; thence westerly, to the southeasterly corner of Lot 4, Northgate Annex¹, said point being on the westerly right of way of North Sherman Avenue (platted as Sherman Avenue); thence along said westerly right of way, northerly, to the westerly elongation of the northerly right of way of Aberg Avenue; thence along said northerly right of way, easterly, to the southeasterly corner of Lot 1, Block 6, First Addition Clyde A. Gallagher's Sherman Ave. Subdivision², said point also being on the westerly right of way of the SOO Line Railroad Company Rail Road (formerly the Chicago, Minneapolis, St. Paul & Pacific Rail Road); thence along said westerly right of way, northerly, to the southerly most corner of Lot 5, Block 2, Rafferty Plat³; thence along the southwesterly line of said Lot 5, 57.72 feet, more or less, along the arc of a curve to the left, northwesterly, to the southwesterly corner of said Lot 5, said point also being the southeasterly corner of Lot 6, said Block 2; thence along the westerly line of said Lot 5, and along the westerly line of Lot 4, said Block 2, northerly, to the northwesterly corners of said Lot 4, said point also being on the southerly right of way of Melrose Street (platted as White House Avenue); thence along said southerly right of way, westerly, to the northwesterly corner of Lot 3, said Block 2; thence northerly, to the southwesterly corner of Lot 3, Block 1, said Rafferty Plat; thence along the westerly line of said Lot 3, northerly, to the northwesterly corner thereof, said point also being on the southerly line of Lot 1, Sachtjen Homeland Plat⁴; thence along said southerly line, westerly, to the southwesterly corner of said Lot 1; thence along the westerly line of said Lot 1, and along the westerly line of Lot 2, said Sachtjen Homeland Plat, northerly, to the northwesterly corner of said Lot 2, said point also being on the southerly right of way of Manley Street; thence northerly, to the southwesterly corner of Lot 33, said Sachtjen Homeland Plat; thence along the westerly line of said Lot 33, and along the westerly line of Lot 34, said Sachtjen Homeland Plat, northerly, to the northwesterly corner of said Lot 34, said point also being the southwesterly corner of Lot 35, First Addition to Sachtjen Homeland Plat⁵; thence along the westerly line of said Lot 35, and along the westerly line of Lots 36 through 39, inclusive, said First Addition to Sachtjen Homeland Plat, northerly, to the northwesterly corner of said Lot 39, said point also being on the southerly line of Lot 2, Block 4, Bruns⁶; thence along said southerly line, easterly, to the southwesterly corner of Lot 3, said Block 4; thence along the westerly line of said Lot 3, and along the northerly elongation thereof, northerly, to the northerly right of way of Elka Lane, said point also being on the southerly line of Lot 15, Block 6, 1st Addition to Bruns⁷; thence along said southerly line, easterly, to a southeasterly corner of said Lot 15; thence along the southeasterly line of said Lot 15, 24.59 feet, more or less, along the arc of a curve to the left, northeasterly, to a southeasterly corner of said Lot 15, said point being on the westerly right of way of Packers Avenue; thence along the easterly line of said Lot 15, and along said westerly right of way, 255.59 feet, more or less, along the arc of a curve to the left, northerly, to a point of tangency; thence along the northeasterly line of said Lot 15, and along the southwesterly right of way of said Packers Avenue, northwesterly, 268.79 feet, more or less, to a point of curvature; thence continuing along said northeasterly line of said Lot 15, and along the northeasterly line of Lot 14, said Block 6, and continuing along said southwesterly right of way, 532.14 feet, more or less, along the arc of a curve to the left, northwesterly, to a point of tangency; thence continuing along said northeasterly line of Lot 14, and along the southwesterly right of way of Northport Drive (shown on said 1st Addition to Bruns as "Northport Road", a.k.a. State Trunk Highway 113), northwesterly, 314.85 feet, more or less, to the easterly corner of Lot 13, said Block 6; thence along the southeasterly line of said Lot 13, southwesterly, to the southerly corner thereof; thence along the southwesterly line of said Lot 13, northwesterly, to the westerly corner thereof, said point also being on the southeasterly right of way of Dryden Drive; thence along said southeasterly

¹ [Northgate Annex](#), recorded in Vol. 31 of Plats, page 18, as Doc. No. 1154092.

² [First Addition Clyde A. Gallagher's Sherman Ave. Subdivision](#), recorded in Vol. 6 of Plats, page 52, as Doc. No. 497382A.

³ [Rafferty Plat](#), recorded in Vol. 10 of Plats, page 19, as Doc. No. 646040.

⁴ [Sachtjen Homeland Plat](#), recorded in Vol. 13 of Plats, page 42, as Doc. No. 797674.

⁵ [First Addition to Sachtjen Homeland Plat](#), recorded in Vol. 17 of Plats, page 23, as Doc. No. 892154.

⁶ [Brunns](#), recorded in Vol. 24 of Plats, page 5, as Doc. No. 1005975.

⁷ [1st Addition to Bruns](#), recorded in Vol. 28 of Plats, page 2, as Doc No. 1098243.

right of way, and along the easterly right of way of said Dryden Drive, southwesterly and southerly, to the southwesterly corner of Lot 12, said Block 6; thence westerly, to the southeasterly corner of Lot 2, Certified Survey Map No. 216⁸; thence along the southerly line of said Lot 2, and along the southerly line of Lot 3, Certified Survey Map No. 10560⁹, and along the westerly elongation of said southerly line of Lot 3, westerly, to the westerly right of way of North Sherman Avenue; thence along said westerly right of way, northerly the southwesterly right of way of Northport Drive (a.k.a. State Trunk Highway 113); thence along said southwesterly right of way of Northport Drive, northwesterly to the southerly right of way of Troy Drive; thence along said southerly right of way, westerly, to the westerly line of that parcel of land described in Warranty Deed¹⁰, said point being on said southerly right of way of Troy Drive; thence northerly, to the intersection of the northerly right of way of said Troy Drive with the westerly line of that parcel of land described in Special Warranty Deed¹¹; thence along said westerly line, northerly, 264 feet, more or less, to the northwesterly corner thereof, said point also being the southwesterly corner of that parcel of land described in Warranty Deed¹²; thence along the westerly line of last said parcel of land, and along the northerly elongation thereof, northerly, to the northeasterly right of way of Northport Drive (a.k.a. State Trunk Highway 113), said point also being on the southwesterly line of Lot 1, Certified Survey Map No. 12189¹³; thence along said northeasterly right of way, and along said southwesterly line, southeasterly, to the southerly most corner of said Lot 1; thence along an easterly line of said Lot 1, northerly, 181.95 feet, more or less, to an interior corner thereof; thence along a southerly line of said Lot 1, and along the southerly line of Block 2, Lake View Heights¹⁴, easterly, to the northwesterly corner of Lot 8, Northport Hanover¹⁵; thence along the westerly line of said Lot 8, and along the westerly line of Lots 1 through 7, inclusive, said Northport Hanover, southerly, to the southwesterly corner of said Lot 1, said point being on the northerly right of way of Troy Drive; thence along said northerly right of way, easterly, to the easterly right of way of North Sherman Avenue; thence along said easterly right of way, southerly, to the northerly right of way of Browning Road; thence along said northerly right of way, easterly, to the northerly elongation of the easterly line of Lot 16, Block 8, Berkeley¹⁶; thence along said northerly elongation, and along said easterly line, southerly, to the northerly right of way of Northport Drive ([a.k.a. State Trunk Highway 113](#)); thence along said northerly right of way, easterly, to the westerly right of way of Dryden Drive; thence along said westerly right of way, northerly to the northwesterly elongation of the southwesterly right of way of Londonderry Drive; thence northeasterly to the intersection of the easterly right of way of said Dryden Drive with the northeasterly right of way of said Londonderry Drive, said point also being the southwesterly corner of Lot 1, Block 9, Bruns Second Addition¹⁷; thence along said northeasterly right of way of Londonderry Drive, and along the northerly, northwesterly, and again northerly right of way thereof, southeasterly, easterly, northeasterly, and easterly, to the easterly most corner of Lot 2, said Block 9, said point also being on the southerly line of Lot 2, Certified Survey Map No. 299¹⁸; thence along said southerly line of said Lot 2, westerly, 100.00 feet, more or less, to the southwesterly corner thereof; thence along the westerly line of said Lot 2, northerly, 145.83 feet, more or less, to the northwesterly corner thereof; thence along the northerly line of said Lot 2, easterly, 12.12 feet, more or less, to an interior corner of that parcel of land described in Warranty Deed¹⁹, said point also being on the westerly line of vacated portion of Browning Road; thence along the westerly line of said parcel of land, and along said westerly line of vacated portion of Browning Road, and along the westerly line of Lot 1, Certified Survey Map No. 146²⁰, and along the westerly line of Lots 3 and 4, Certified Survey Map No. 267²¹, northerly, to the southerly right of way of Scott Lane; thence northerly, to the southwesterly corner of Lot 2, Certified Survey Map No. 197²²; thence along the westerly line of said Lot 2, and along the westerly line of Lot 1, said Certified Survey Map No. 197, northerly, to the southerly right of way of Tennyson Lane; thence along said southerly right of way, westerly, to the

⁸ [Certified Survey Map No. 216](#), recorded in Vol. 1 of Certified Survey Maps, page 216, as Doc. No. 1148906.

⁹ [Certified Survey Map No. 10560](#), recorded in Vol. 62 of Certified Survey Maps, pages 259 - 264, as Doc. No. 3567250.

¹⁰ [Warranty Deed](#), recorded on March 2, 2001, as Doc. No. 3292822. Also see [Subdivision of Fractional No. 1 and N.E. 1/4 of N.W. 1/4 of Sec. No 36](#) (Denniston's Subdivision), recorded in Vol. B of Plats, page 29, on November 26, 1860.

¹¹ [Special Warranty Deed](#), recorded on July 24, 2008, as Doc. No. 4453916. Also see [Hanover](#), recorded in Vol. B of Plats, page 37, on February 19, 1856.

¹² [Warranty Deed](#), recorded on May 30, 2000, as Doc. No. 3216443.

¹³ [Certified Survey Map No. 12189](#), recorded in Vol. 75 of Certified Survey Maps, pages 171 - 175, as Doc. No. 4328930.

¹⁴ [Lake View Heights](#), recorded in Vol. 10 of Plats, page 7, as Doc. No. 637707.

¹⁵ [Northport Hanover](#), recorded in Vol. 44 of Plats, page 29, as Doc. No. 1477969.

¹⁶ [Berkeley](#), recorded in Vol. 19 of Plats, page 12, as Doc. No. 918939.

¹⁷ [Brun's Second Addition](#), recorded in Vol. 51 of Plats, page 10, as Doc. No. 1618648.

¹⁸ [Certified Survey Map No. 299](#), recorded in Vol. 2 of Certified Survey Maps, page 31, as Doc. No. 1309650.

¹⁹ [Warranty Deed](#), recorded on December 6, 2006, as Doc. No. 4260173.

²⁰ [Certified Survey Map No. 146](#), recorded in Vol. 1 of Certified Survey Maps, page 146, as Doc. No. 1104761.

²¹ [Certified Survey Map No. 267](#), recorded in Vol. 2 of Certified Survey Maps, page 5, as Doc. No. 1206612.

²² [Certified Survey Map No. 197](#), recorded in Vol. 1 of Certified Survey Maps, page 197, as Doc. No. 1134969.

southerly elongation of the westerly line of Lot 1, Certified Survey Map No. 4928²³; thence along said southerly elongation, and along said westerly line of Lot 1, northerly, to the North line of said Northwest 1/4, Section 30; thence along the North line, easterly, to the North 1/4 corner, said Section 30; thence along the North line of said Northeast 1/4, Section 30, easterly, 33.05 feet, more or less, to the easterly right of way of Packers Avenue; thence along said easterly right of way, southerly, to the northerly line of that parcel of land described in Quitclaim Deed²⁴; thence along said northerly line, easterly, 263.97 feet, more or less, to the northeasterly corner thereof; thence along the easterly line of said parcel, southerly, 164.96 feet, more or less, to the northerly right of way of Darwin Road; thence along said northerly right of way, easterly, to the southwesterly corner of Lot 1, Certified Survey Map No. 10858²⁵; thence along the westerly line of said Lot 1, and along the westerly line of Lot 2, said Certified Survey Map No. 10858, northerly, to the northwesterly corner of said Lot 2; thence along the northerly line of said Lot 2, easterly, to the northeasterly corner thereof, said point also being on the northwesterly right of way of the former [Chicago Milwaukee St. Paul & Pacific Railroad](#); thence along the southeasterly line of said Lot 2, and along said northwesterly right of way, southwesterly, to the northerly right of way of Darwin Road; thence along said northerly right of way, easterly, to the northeasterly elongation of the southeasterly line of Outlot 1, Certified Survey Map No. 127526; thence along said northeasterly elongation, and along said southeasterly line of Outlot 1, southwesterly, to the westerly corner of Lot 3, Truax Air Park West²⁷, said point being 175.00 feet, more or less, southwesterly of the southwesterly most corner of Lot 4, said Truax Air Park West; thence along the southwesterly line of said Lot 3, 307.12 feet, more or less, along the arc of a curve to the left, southeasterly to the southerly corner of said Lot 3, said point also being the westerly corner of Lot 2, Certified Survey Map No. 92828; thence along the northwesterly line of said Lot 2, and along the northwesterly lines of Lots 1 and 2, said Truax Air Park West, northeasterly and northerly to the northwesterly corner said Lot 2, Truax Air Park West, said point being on the southerly right of way of American Lane; thence northeasterly to the westerly most corner of Lot 6, said Truax Air Park West; said point being on the northeasterly right of way of said American Lane; thence along said northeasterly right of way, and along the northerly and northwesterly right of way of said American Lane, southeasterly, easterly, and northeasterly, to the westerly right of way of International Lane, said point being a southeasterly corner of said Lot 6, and being southerly of the northeasterly corner thereof, 219.80 feet, more or less, as measured along the easterly line thereof; thence in a perpendicular direction to the easterly right of way of said International Lane, easterly, to said easterly right of way; thence along said easterly right of way, and along the southeasterly right of way, of said International Lane, southerly and southwesterly, to the northerly corner of Outlot 8, said Second Addition to Truax Air Park West; thence along the northeasterly line of said Outlot 8, southeasterly to the easterly corner thereof, said point being on the northerly right of way of Pankratz Street; thence southeasterly to a northerly corner of Outlot 9, said Second Addition to Truax Air Park West, said point being that corner noted as "22" on said plat, said point being on the southerly right of way of said Pankratz Street; thence along said southerly right of way, 219.02 feet, more or less, along the arc of a curve to the left, westerly, to a point of tangency; thence along the easterly right of way of said Pankratz Street, southerly, 1896.62 feet, more or less, to the southerly right of way of said Pankratz Street; thence along said southerly right of way, westerly, 66.02 feet, more or less, to the southeasterly corner of Lot 43, said Second Addition to Truax Air Park West; thence along the southerly line of said Lot 43, westerly, to the easterly right of way of Packers Avenue; thence along said easterly right of way, and along the easterly right of way of Pennsylvania Avenue, southerly to the westerly corner of Lot 1, Certified Survey Map No. 11946²⁹, said point also being on the northeasterly right of way of North Third Street; thence along said northeasterly right of way, southeasterly, to the northeasterly elongation of the northwesterly line of Block 315, Madison Square Riley Plat³⁰; thence along said northeasterly elongation, and along said northwesterly line of said Block 315, southwesterly to the northerly corner of that parcel of land described in Amendment to Amended Award of Damages³¹; thence along the easterly line of said parcel, southerly, 50.69 feet, more or less, to an interior corner thereof; thence along the northeasterly line of said parcel, southeasterly, 3.33 feet, more or less, to a northeasterly corner thereof; thence along the easterly line of said parcel, southerly, 89.43 feet, more or less, to the southerly most corner thereof, said point also being on the northeasterly right of way of Pennsylvania Avenue; thence southeasterly, to the northerly corner of Lot 7, Block 316, said Madison Square Riley Plat, said point also being on

²³ [Certified Survey Map No. 4928](#), recorded in Vol. 22 of Certified Survey Maps, pages 50 - 51, as Doc. No. 1934981, and corrected by Affidavit of Correction, recorded in Vol. 8779, page 63, as Doc. No. 1963839.

²⁴ [Quitclaim Deed](#), recorded in Vol. 526, page 533, as Doc. No. 778452. Also see Plat of Survey No. [2007-00976](#)

²⁵ [Certified Survey Map No. 10858](#), recorded in Vol. 65 of Certified Survey Maps, pages 17 - 20, as Doc. No. 3810871.

²⁶ [Certified Survey Map No. 1275](#), recorded in Vol. 5 of Certified Survey Maps, pages 205 - 206, as Doc. No. 1377842

²⁷ [Truax Air Park West](#), recorded in Vol. 50 of Plats, page 23, as Doc. No. 1599591.

²⁸ [Certified Survey Map No. 928](#), recorded in Vol. 4, pages 166 -167, as Doc. No. 1339389

²⁹ [Certified Survey Map No. 11946](#), recorded in Vol. 73 of Certified Survey Maps, pages 213 - 215, as Doc. No. 4245745.

³⁰ [Madison Square Riley Plat](#), recorded in Vol. 3 of Plats, page 9A, as Doc. No. 253138.

³¹ [Amendment to Amended Award of Damages](#), recorded in Vol. 14849, page 36, as Doc. No. 2227035.

the southeasterly right of way of East Johnson Street; thence along said southeasterly right of way, southwesterly, to the intersection thereof with the former easterly right of way of the Chicago, Minneapolis, St. Paul Rail Road; thence northwesterly to the intersection of the northwesterly right of way of said East Johnson Street with the westerly right of way of the SOO Line Railway Company Rail Road (formerly the Chicago, Minneapolis, St. Paul Rail Road); thence along said westerly right of way, northerly, to the intersection thereof with the southerly right of way of Roth Street; thence along said southerly right of way, westerly, to the intersection thereof with the easterly right of way of North Sherman Avenue; thence northwesterly, 33 feet, more or less, to the **point of beginning**.

The attached project plan is on file in the City Clerks Office.