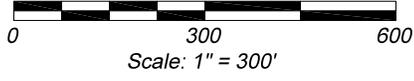




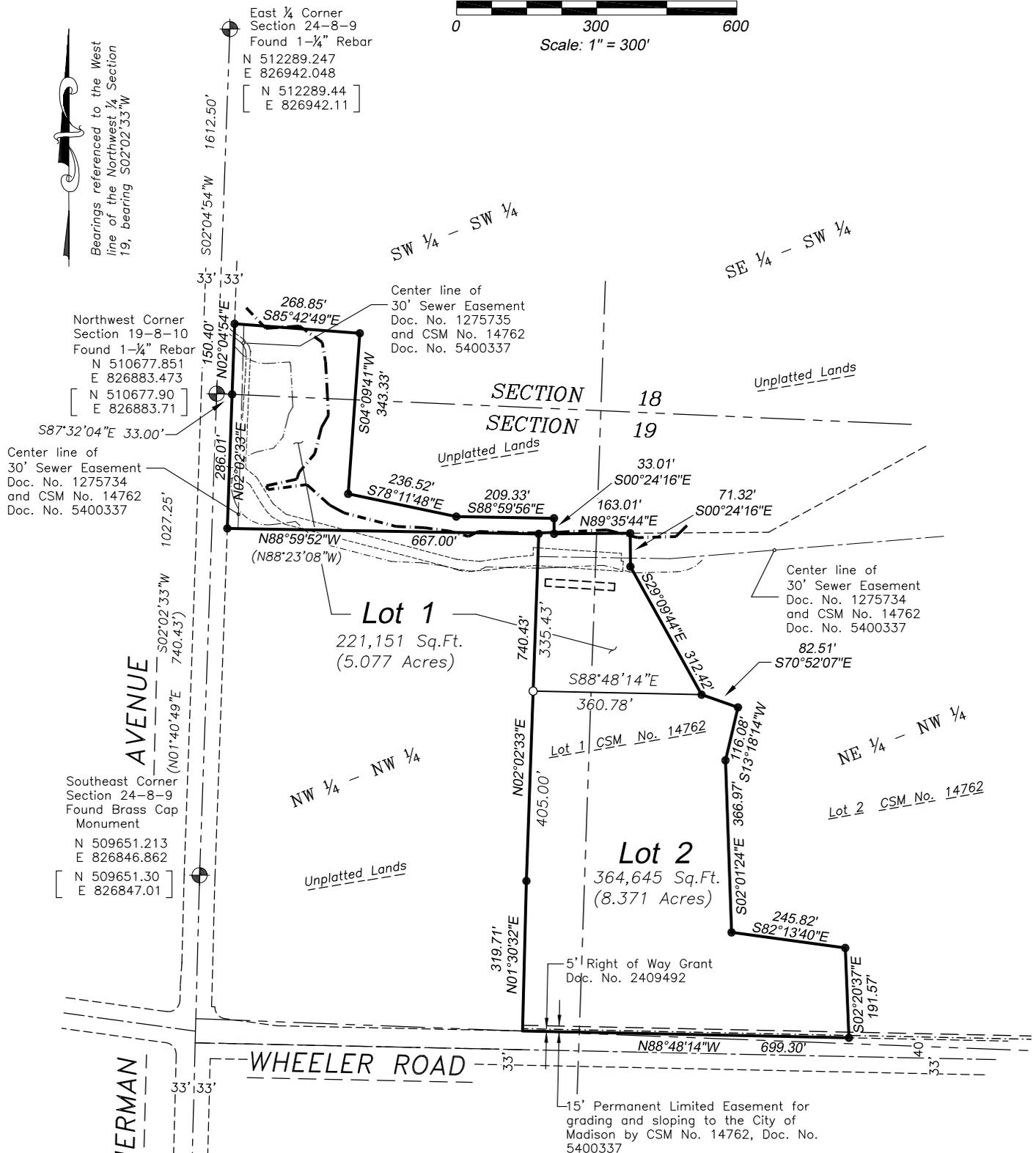
BIRRENKOTT SURVEYING  
 1677 N. BRISTOL STREET  
 SUN PRAIRIE, WIS. 53590  
 608-837-7463  
 FAX 608-837-1081

# CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 14762, recorded in Volume 103 of Certified Survey Maps of Dane County on Pages 75-81 as Document No. 5400337, located in the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 19; and the Southwest 1/4 of the Southwest 1/4, Section 18; all in T8N, R9E, City of Madison, Dane County, Wisconsin.



Bearings referenced to the West line of the Northwest 1/4, Section 19, bearing S02°02'33"W



### Legend

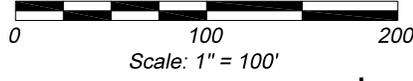
- = Found 1" Iron Pipe
- = Set 3/4"x18" Rebar Wght. 1.502 lbs/ft



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**Line data**

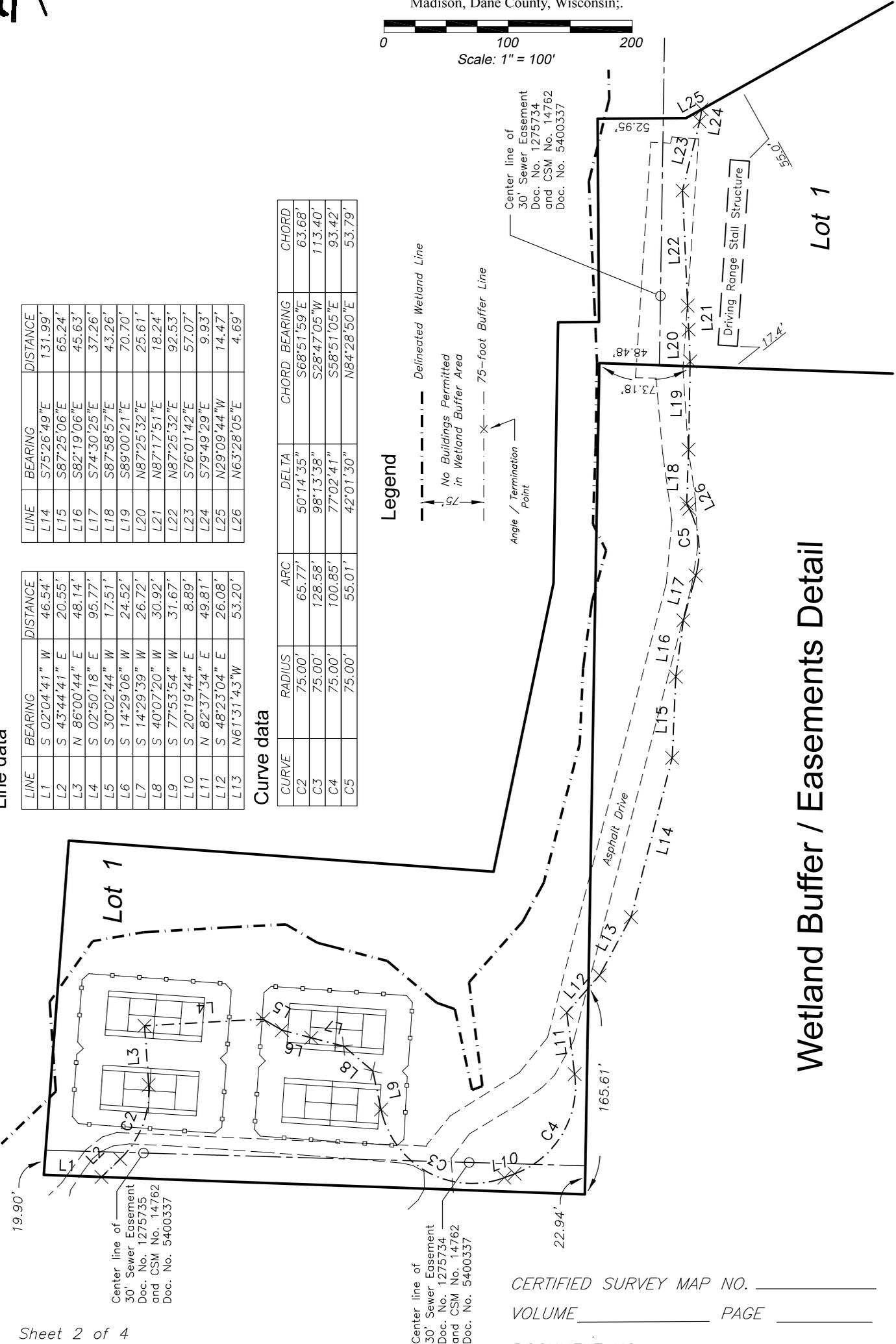
LINE	BEARING	DISTANCE
L1	S 02°04'41" W	46.54'
L2	S 43°44'41" E	20.55'
L3	N 86°00'44" E	48.14'
L4	S 02°50'18" E	95.77'
L5	S 30°02'44" W	17.51'
L6	S 14°29'06" W	24.52'
L7	S 14°29'39" W	26.72'
L8	S 40°07'20" W	30.92'
L9	S 77°53'54" W	31.67'
L10	S 20°19'44" E	8.89'
L11	N 82°37'34" E	49.81'
L12	S 48°23'04" E	26.08'
L13	N 61°31'43" W	53.20'

**Curve data**

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C2	75.00'	65.77'	50°14'35"	S68°51'59"E	63.68'
C3	75.00'	128.58'	98°13'38"	S28°47'05"W	113.40'
C4	75.00'	100.85'	77°02'41"	S58°51'05"E	93.42'
C5	75.00'	55.01'	42°01'30"	N84°28'50"E	53.79'

**Legend**

- Delineated Wetland Line
- No Buildings Permitted in Wetland Buffer Area
- 75-foot Buffer Line
- Angle / Termination Point



**Wetland Buffer / Easements Detail**

Lot 1

Center line of  
 30' Sewer Easement  
 Doc. No. 1275734  
 and CSM No. 14762  
 Doc. No. 5400337

Center line of  
 30' Sewer Easement  
 Doc. No. 1275735  
 and CSM No. 14762  
 Doc. No. 5400337



# CERTIFIED SURVEY MAP

DATED: January 18, 2024

## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Owner's Certificate:

As owner, Cherokee Park, Inc., does hereby certify that it has caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

### Cherokee Park, Inc.

\_\_\_\_\_  
Dennis B. Tiziani, President

State of Wisconsin )  
Dane County ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above-named Dennis B. Tiziani, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

### Consent of Mortgagee Certificate:

### One Community Bank

One Community Bank, mortgagee of certain lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described hereon, and does hereby consent to the certificate of Cherokee Park, Inc., owner.

By: \_\_\_\_\_  
XXXXXXXXXXXXXX

Its: XXXXXXXXXXXX

State of Wisconsin )  
Dane County ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above-named XXXXXXXXXXXX, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed name

# CERTIFIED SURVEY MAP

DATED: January 18, 2024



## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Mark A. Pynnonen, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

\_\_\_\_\_  
Mark A. Pynnonen, Professional Land Surveyor No. S-2538

### Description:

Lot 1, Certified Survey Map No. 14762, recorded in Volume 103 of Certified Survey Maps of Dane County on Pages 75-81 as Document No. 5400337, located in the Northwest ¼ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼, Section 19; and the Southwest ¼ of the Southwest ¼, Section 18; all in T8N, R9E, City of Madison, Dane County, Wisconsin; Containing 585,796 square feet, or 13.448 acres.

### City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the City of Madison Plan Commission.

\_\_\_\_\_  
Heather Stouder, Secretary  
City of Madison Plan Commission

\_\_\_\_\_  
Dated

### City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-xx-xxxxx, File ID Number xxxxx, adopted on the \_\_\_\_\_, 2024, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Maribeth L. Witzel-Behl, Clerk  
City of Madison

### Notes:

1. Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
2. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
3. This survey is subject to any and all easements and agreements both recorded and unrecorded.
4. This survey shows above-ground improvements only. No guarantee is made for below-ground structures.
5. All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
6. This survey subject to conditions and restrictions contained in Declaration of Conditions and Covenants and Restrictions CSM Number 14762 City of Madison, Dane County, Wisconsin, Doc. No. 5401572.

### Surveyed For:

Cherokee Park, Inc.  
5000 North Sherman Ave.  
Madison, WI 53704

Surveyed: T.A.S.  
Drawn: M.A.P.  
Checked: M.A.P./C.K.C.  
Approved: C.K.C.  
Field book: xxx  
Tape/File: J:\2023\Carlson

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2024

at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_