CERTIFIED SURVEY MAP NO. PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN VE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, NORTHEAST CORNER SECTION 01-07-09 FOUND BRASS CAP CITY OF MADISON, DANE COUNTY, WISCONSIN IN CONCRETE N=498.995.37 SCHLIMGEN AVENUE E=826,619.52 **LEGEND** BLOCK 1 LOT 6 LOT 7 10 12 စ 13 GOVERNMENT CORNER LOT 33 딘 [] 24 LOT 5 ᄗ 틴 LOI Į. F) 3/4" REBAR FOUND 틸 LOT CHISELED 'X' FOUND X LOT 4 SHERMAN 5 TOT S89^{*}04'06 : | BLOCK • 1" IRON PIPE FOUND 2" IRON PIPE FOUND **2** LOT 3 CLYDE A. GALLAGHER'S PLAT BOUNDARY SHERMAN AVE. SUBDIVISION LOT 2 · CHORD LINE 8 118 LO] 16 [] 21 2 CENTERLINE LOT 3 N LOT 1 5 팀 ᄗ Į. 틹 5 털 Ę, RIGHT-OF-WAY LINE K----PLATTED LOT LINE SEE NOTE ON VACATED NORTHWESTERN AVENUE NORTHWESTERN SECTION LINE PER DOC. NO. 792929 - · — EASEMENT LINE **AVENUE** LOT 1 · · — SETBACK LINE LOT 9 FARRAGUT ST NOTES 1. FIELD WORK PERFORMED ON DECEMBER 02, 04, 09, 23, 26, 30, 31, 2024 AND JANUARY 13, 2025. 23 8 24 LOT 8 ö LOT 1 I.O 털 틸 UNPLATTED LANDS LOT 9 464,179 S.F. LOT 7 2025 1 BLOCK 15 10.656 ACRE BEARINGS ARE REFERENCED 1 LOT 6 TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF LOT 8 25, SEE NOTE ON ∞! SHFFT 8 93 LOT 5 Sep LOT 7 틼 LOT 턼 899 SECTION 30-08-10, BEARS LOT 1 LOT 3 LOT 2 Plotted: N00°27'06"E. SHERMAN TOT LOT 4 BLOCK 16 SEE SHEET 2 FOR EXISTING ш BUILDINGS SPOHN SEE SHEET 3 FOR EXISTING BUILDINGS. 56 VACATED SPOHN AVENUE 69 colton.darwin PER DOC. NO. 821202 AVENUE N00.38 ---1 SEE SHEET 4 FOR NEW SEE SHEET 5 FOR LINE TABLES. LOT 4 LOT 6 26 25 LOT 3 I 6. ≥ | 0 ~ ωļ 6 Ω က၂ 14 .27.06" 5 틹 LOT 5 SEE SHEET 6 FOR NEW 팀 틸 SEE SHEET 6 FOR NEW SIDEWALK EASEMENT. SEE SHEET 7 FOR PUBLIC STORM SEWER EASEMENT AND PUBLIC SIDEWALK AND BIKE PATH EASEMENT CONDITIONS 틹 톙 5 S 5 J 5 팋 User: LOT 4 BLOCK 10 BLOCK 11 LOT 2 ADDITION CLYDE A. GALLAGHER'S FIRST Sheet LOT 3 LOT 1 SHERMAN AVE. SUBDIVISION LOT 2 FOI ſΩ 33 8 တ္ပု 81 17 16 24 12 Layout: LOGAN ST. LOT (N00°05 5 LOT 101 ij F] Į. LOT 5 둳 LOT 1 LOT 7 TOL P-CSM.dwg ACATED KROPF AVENUE KROPF SEE NOTE ON SHEET 8 PER DOC. NO. 522890 AVENUE LOT 6 മ് LOT 6 임 =| 12 13 14 15 o LOT 5 H 4664\2414661 23 팅 틷 텒 팀 LO. 팀 P 털 덩 Į. SCALF: 1" = 150 LOT 5 -은 틸 LOT 4 G BLOCK 9 L-3 LOT BLOCK LOT 3 E N89°23'47"W 424 LOT 3 appdata\local\temp\AcPublish_ MINIMUM SCONSIM (N89°55'W 424.0') INTERPORT OF TOOR J. LOT 2 LOT 2 [™] 92 80 13 8 | 18 24 83 6 8 ~ IS LOT 1 H 5 틸 LO. 5 털 L. Ę. 틸 틸 Ş LOT 1 3605. **BUHR** LANDS S-2614 CROWLEY AVENUE LOT 9 LOT 10 LOT 9 LOT 10 DEFOREST, WI Tho Mannanian T BLOCK 1 BLOCK 2 SDINC SURVENHILLING SURVENHILLING WEST QUARTER CORNER SECTION 31-08-10 FOUND BRASS CAP IN ton.darwin. CONCRETE N=497 252 73 E=826,605.78 SURVEYED FOR: PROJECT NO: 24-14661 SURVEYED BY: MADISON METROPOLITAN \Users\ _ PAGE _ VOL. SCHOOL DISTRICT FIELDBOOK /PG: DRAWN BY: JK

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1601 N. SHERMAN AVE. MADISON, WI 53704

DOC. NO.

C.S.M. NO.

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PRELIMINARY CERTIFIED SURVEY MAP NO. PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN EXISTING BUILDINGS **LEGEND** 3/4" REBAR FOUND CHISELED 'X' FOUND × • 1" IRON PIPE FOUND 2" IRON PIPE FOUND **2** PLAT BOUNDARY · · · · · CHORD LINE - CENTERLINE - RIGHT-OF-WAY LINE ---- PLATTED LOT LINE VACATED NORTHWESTERN AVENUE NORTHWESTERN / 792929 . AVENUE PER DOC. NO. MALCOLM SHABAZZ HIGH SCHOOL AND SHERMAN MIDDLE SCHOOL. **NOTE** FARRAGUT ST. 10: 45am STORY BRICK MASONRY BUILDI 1601 N. SHERMAN AVENUE 9. ALL BUILDINGS TO BE REMOVED. BUILDING AREA AT EXTERIOR FOOTPRINT = 75,602 S.F. 2025 AVENUE 25, Sep Plotted: SPOHN VACATED SPOHN AVENUE AVENUE PER DOC. NO. 821202 .darwin LOT 1 co/ton N. SHERMAN User: 010 N Sheet RUSKIN STREET LOGAN ST. Layout: KROPF VACATED KROPF AVENUE P-CSM.dwg PER DOC. NO. 522890 AVENUE 4664\2414661 \colton.darwin.JSDINC\appdata\local\temp\AcPublish_ MINIMUM SCONS HIMMINIAN A **BOYD AVENU** S-2c DEFOREST, WILLIAM SURVE SURVE SURVE 150 nort SCALE: 1" = 150 SURVEYED FOR: PROJECT NO: 24-14661 SURVEYED BY:

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DOC. NO.

C.S.M. NO.

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DRAWN BY:

MADISON METROPOLITAN

FIELDBOOK/PG:

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SHEET NO:

SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

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PRELIMINARY CERTIFIED SURVEY MAP NO. PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN EXISTING EASEMENTS -NORTHWEST CORNER OF LOT 1 OF THIS CSM 10.0' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO.2207821 TO BE RELEASED BY SEPARATE NORTHWEST CORNER OF LOT 1 OF THIS CSM INSTRUMENT -10.0' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO.2207821. TO BE RELEASED BY SEPARATE INSTRUMENT (SEE DETAIL) VACATED NORTHWESTERN AVENUE NORTHWESTERN PER DOC. NO. 792929 E-11 E-12 AVENUE **DETAIL** 10: 45am = 80 FEET 10.0' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO.3585805. TO BE RELEASED BY SEPARATE INSTRUMENT 2025 **AVENUE** LEGEND 25, 3/4" REBAR FOUND Sep × CHISELED 'X' FOUND LOT 1 • 1" IRON PIPE FOUND Plotted: 2" IRON PIPE FOUND SPOHN PLAT BOUNDARY VACATED SPOHN AVENUE Ġ · · · · · CHORD LINE AVENUE PER DOC. NO. 821202 .darwin CENTERLINE - - RIGHT-OF-WAY LINE co/ton ---- PLATTED LOT LINE User: **NOTE** Sheet 10. SEE SHEET 5 FOR LINE AND CURVE TABLES. OGAN ST. Layout: STORM WATER FASEMENT VACATED KROPF AVENUE KROPF PER DOC NO. 4038810. TO BE RELEASED BY SEPARATE INSTRUMENT P-CSM.dwg PER DOC. NO. 522890 AVENUE 4664\2414661 colton.darwin.JSDINC\appdata\local\temp\AcPublish. MINIMAN SCONSINAN AND STREET OF STRE TODD J. E-2 **BOYD AVENUE** S-20. DEFOREST, WILLIAM SURVEY SURVEY CROWLEY AVENUE DEFO. WIND SURVE HILLING 150 nort SCALE: 1" = 150 SURVEYED FOR: PROJECT NO: 24-14661 SURVEYED BY: MADISON METROPOLITAN \Users\

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SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

FIELDBOOK/PG:

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SHEET NO:

CERTIFIED SURVEY MAP NO. PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN **NEW EASEMENTS** NORTHWEST CORNER OF LOT 1 OF THIS CSM E-34 E-35 **VACATED SPOHN AVENUE** -27 PER DOC. NO. 821202 E - 37PUBLIC STORM SEWER AND 26 28 **WATER MAIN EASEMENT** 21,909 SQUARE FEET OR 0.503 ACRES SHERMAN 10: 45am LOT 1 ż 2025 20' WIDE PUBLIC STORM SEWER EASEMENT 12,938 SQUARE FEET OR 0.297 ACRES 25, Sep Plotted: **VACATED KROPF AVENUE** .darwin PER DOC. NO. 522890 co/ton User: Sheet Layout: P-CSM.dwg 4664\2414661 **BOYD AVENUE** colton.darwin.JSDINC\appdata\local\temp\AcPublish. HILLING CONSTITUTION SCONS **LEGEND** <u>NOTE</u> 11. SEE SHEET FOR LINE AND CURVE TABLES. 12. SEE SHEET 7 FOR NOTES 3/4" REBAR FOUND TODD J. CHISELED 'X' FOUND X S-1 DEFORES WI MANUMUMINING **BUHR** • 1" IRON PIPE FOUND ON EASEMENT. 2" IRON PIPE FOUND PLAT BOUNDARY · · · · · CHORD LINE SURVE SURVE - CENTERLINE - RIGHT-OF-WAY LINE 100 - PLATTED LOT LINE nort SCALE: 1" = 100' SURVEYED FOR: PROJECT NO: 24-14661 SURVEYED BY: MADISON METROPOLITAN \Users\

SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

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PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LINE TABLE			
LINE	BEARING	DISTANCE	
L-1	S89°23'53"E	32.59'	
()	S89 ° 55'E	33.00'	
L-2	N00°27'25"E	26.00'	
()	N00°05'W	26.00'	
L-3	N89°23'48"W	135.70'	
()	N89°55'W	136.5'	

EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
E-1	N89°23'52"W	13.50'	
E-2	N89°23'47"W	15.00'	
E-3	N00°27'25"E	122.44'	
E-4	N36°47'46"E	585.71'	
E-5	S36°47'46"W	564.98'	
E-6	S00°27'25"W	117.56'	
E-7	N00°38'56"E	668.99'	
E-8	N00°36'13"E	86.73	
E-9	N90°00'00"E	10.05	
E-10	S00°36'27"W	77.27'	
E-11	S86°53'06"E	64.61'	
E-12	N84°22'44"E	5.75'	
E-13	S05°37'16"E	10.00'	
E-14	S84°22'44"W	6.52'	
E-15	N86°53'06"W	74.99'	
E-16	S00°38'56"W	153.77'	
E-17	S65°24'32"E	108.65'	
E-18	S24°35'28"W	10.00'	
E-19	N65°24'32"W	104.21'	
E-20	N00°38'56"E	10.94'	

BEARING \$89'23'31"E N00'42'11"E	TABLE DISTANCE 10.19'
S89°23'31"E	
	10.19'
N00°42'11"E	
	172.03'
N69°21'04"W	116.32'
N20°38'56"E	135.32'
N00°00'23"W	217.27
N34*51'42"E	7.89'
S88*51'34"E	24.05'
S34°51'42"W	14.96'
S00°00'23"E	214.64'
S20°38'56"W	118.96'
S69°21'04"E	110.34'
S00°42'11"W	186.02'
N89°23'47"W	20.00'
N00°38'56"E	435.52'
S88°09'20"E	433.38'
N83°12'43"E	58.36'
N88 ° 51'34"W	497.58'
N00°38'56"E	46.80'
	N20°38'56"E N00°00'23"W N34°51'42"E S88°51'34"E S34°51'42"W S00°00'23"E S20°38'56"W S69°21'04"E S00°42'11"W N89°23'47"W N00°38'56"E S88°09'20"E N83°12'43"E N88°51'34"W

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	441.48'	2132.00'	11 ° 51'52"	S05°15'51"E	440.69'	S11°11'47"E	S00°40'05"W
()	_	2132.00'	_	S5*47'E	_	_	_
C-2	301.91'	2066.00'	8*22'22"	S06*36'44"E	301.64	S02°25'33"E	S10*47'55"E
()	_	2066.00'	_	S5*47'E	_	-	_

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC-1	21.79	2132.00'	0*35'09"	S06*41'48"E	21.79'
EC-2	49.99'	2132.00	1°20'36"	S06*42'47"E	49.99'



SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704
 PROJECT NO:
 24-14661

 FIELDBOOK/PG:

 SHEET NO:
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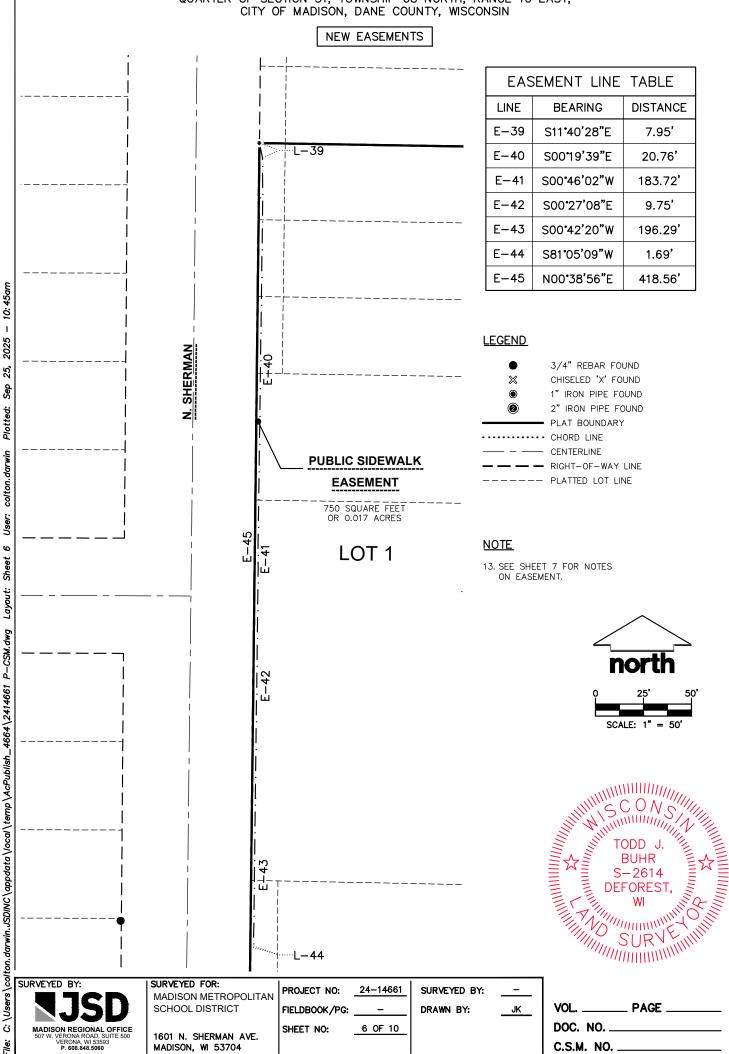
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C.S.M. NO. ____

CERTIFIED SURVEY MAP NO.

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,



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PUBLIC STORM SEWER EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORMWATER MANAGEMENT AND PUBLIC UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT FACILITIES AND STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS, RETAINING WALL OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER THE BRIDGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: This easement shall run with the land described herein and shall be binding upon the owners of the property, and their successors in interest.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA HON OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL LISE OF THE FASEMENT AREA FOR THE FOREGOING PURPOSES POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

<u>NNG EFFECT:</u> this easement shall run with the land described herein shall be binding upon the owners of the property, and their BINDING EFFECT: SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

24-14661 PROJECT NO: FIELDBOOK/PG: _ 7 OF 10

SURVEYED BY: DRAWN BY: JK

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

CERTIFIED SURVEY MAP NO.

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1—3, 15—22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN VE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31, AFORESAID;

THENCE NOO'27'06"W, ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 605.01 FEET;

THENCE S89'23'53"E, 32.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. SHERMAN AVENUE AND THE POINT OF

THENCE NO0'38'56"E ALONG SAID RIGHT-OF-WAY LINE, 899.93 FEET;

THENCE S89°04'06"E, 476.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF RUSKIN STREET;

THENCE S00'44'23"W ALONG SAID WEST RIGHT-OF-WAY LINE OF ROSKIN STRUCT,
THENCE S00'44'23"W ALONG SAID WEST RIGHT-OF-WAY LINE, 185.57 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY 441.48 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,132.00
FEET, THE CHORD BEARS S05"15'51"E, 440.69 FEET TO A POINT OF REVERSE CURVE;
THENCE CONTINUE ALONG SAID RIGHT OF WAY 301.91 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING

A RADIUS OF 2,066.00 FEET THE CHORD BEARS SO6°36'44"E, 301.64 FEET;

THENCE N89°23'47"W, 424.38 FEET;

THENCE N00°27'25"E, 26.00 FEET;

THENCE N89°23'48"W, 135.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 464,179 SQUARE FEET OR 10.656 ACRES.

SURVEYOR'S CERTIFICATE

TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT, I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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, DANE COUNTY, WISCONSIN.

DATE		



TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR

NOTE: PARCELS IN THIS C.S.M. ARE SUBJECT TO THE FOLLOWING DOCUMENTS

A NOTE ON CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION STATES THAT THE WESTERLY 16.5 FEET TO BE DEDICATED TO THE PUBLIC FOR HIGHWAY PURPOSES ONLY, IF AND WHEN SHERMAN AVE., SHALL BE MADE 99 FEET WIDE, AND UNTIL SUCH TIME TO REMAIN AND BE THE PROPERTY OF THE ABUTTING LOT OWNERS. DOCUMENT No. 497381—A.

SAME NOTE IS ON THE THE PLAT OF FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, DOCUMENT No. 497382 A.

ELECTRICAL EASEMENT, DOCUMENT No. 2207821.

ELECTRICAL EASEMENT, DOCUMENT No. 3585805.

STORM WATER EASEMENT, DOCUMENT No. 4038810.



SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

PROJECT NO: FIELDBOOK/PG: __ SHEET NO:

24-14661 8 OF 10

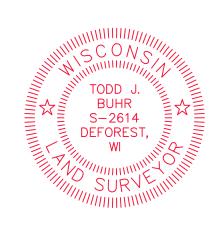
SURVEYED BY: DRAWN BY: JK

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

CERTIFIED SURVEY MAP NO
PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED II THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
CORPORATE OWNER'S CERTIFICATE
MADISON METROPOLITAN SCHOOL DISTRICT, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES 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 ITS REPRESENTATIVES THIS _____ DAY OF ______, 2025. MADISON METROPOLITAN SCHOOL DISTRICT [_____], MANAGING MEMBER STATE OF WISCONSIN) SS DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2025, THE ABOVE NAMED REPRESENTATIVES OF THE A METROPOLITAN SCHOOL DISTRICT TO ME KNOWN TO BE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWL	BOVE NAMED MADISON THE PERSONS WHO
NOTARY PUBLIC, DANE COUNTY, WISCONSIN	MY COMMISSION EXPIRES



SURVEYED FOR: SCHOOL DISTRICT

1601 N. SHERMAN AVE. MADISON, WI 53704

PROJECT NO: 24-14661 FIELDBOOK/PG: ____ 9 OF 10

SURVEYED BY: DRAWN BY:

VOL. _ ____ PAGE __ DOC. NO. C.S.M. NO. _

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MADISON METROPOLITAN

_JK

PROJECT NO: 24-14661 SURVEYED BY:

10 OF 10

FB/PG:

SHEET NO:

DRAWN BY:

AS DOCUMENT #__

SURVEY MAPS ON PAGE(S)

REGISTER OF DEEDS

OF CERTIFIED

IN VOL.

JK

CERTIFIED SURVEY MAP NO.

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION

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F]/e:

vv. VEKUNA AVENUE, SUITE VERONA, WISCONSIN 53593 P. 608.848.5060 SURVEYED FOR:

METROPOLITAN

SCHOOL DISTRICT

MADISON, WI 53704

MADISON