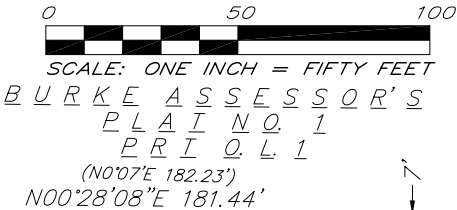
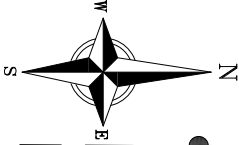


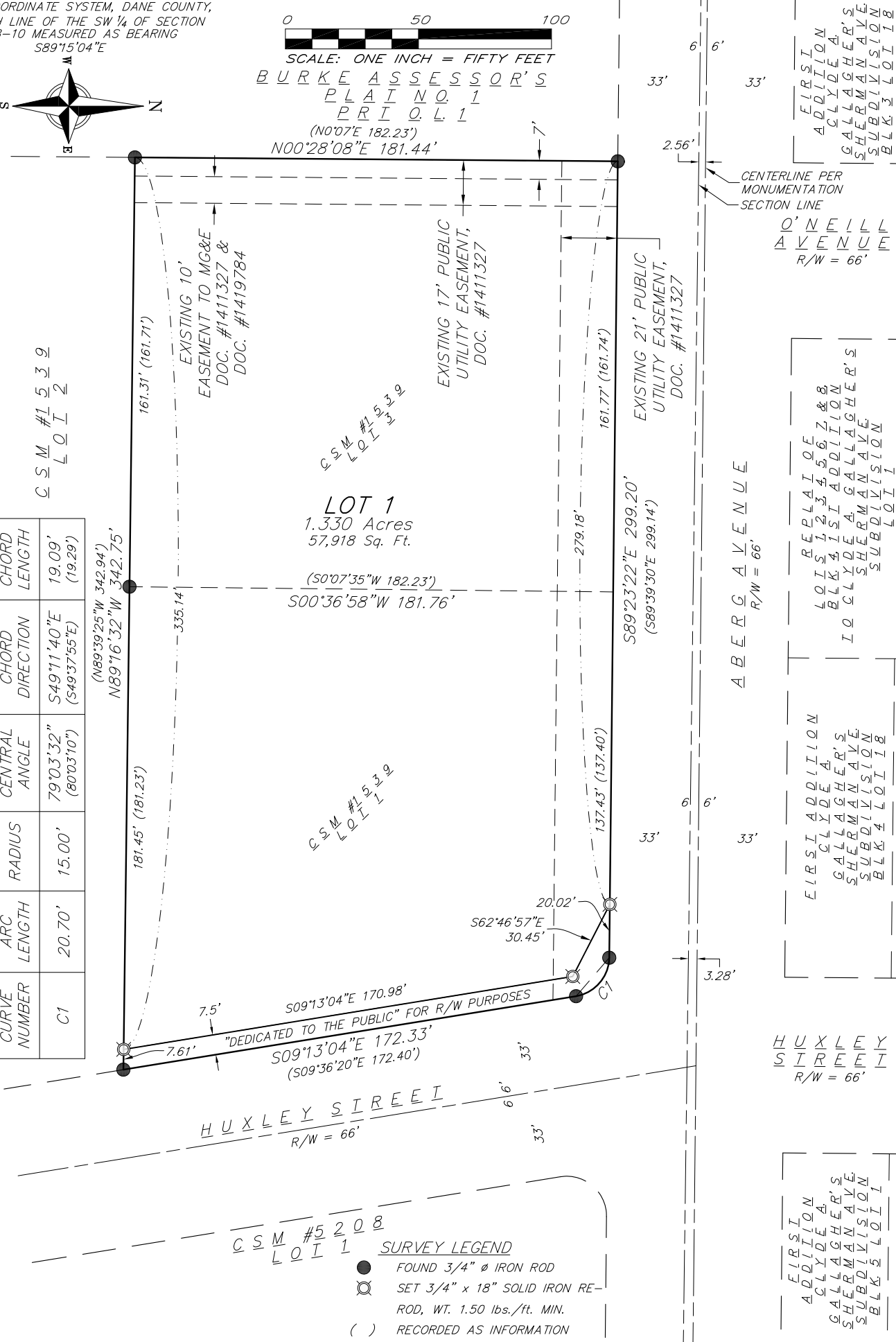
CERTIFIED SURVEY MAP No.

LOT 1 & LOT 3, CERTIFIED SURVEY MAP NUMBER 1539, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 262-264, AS DOCUMENT NUMBER 1411327, DANE COUNTY REGISTRY, LOCATED IN THE NW¼-SW¼ AND THE NE¼-SW¼ OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SW ¼ OF SECTION 31-08-10 MEASURED AS BEARING S89°15'04"E



| CURVE TABLE     |            |        |                       |                           |
|-----------------|------------|--------|-----------------------|---------------------------|
| CURVE NUMBER    | ARC LENGTH | RADIUS | CENTRAL ANGLE         | CHORD DIRECTION           |
| C1              | 20.70'     | 15.00' | 79°03'32" (80°03'10") | S49°11'40"E (S49°37'55"E) |
| CHORD LENGTH    |            |        |                       |                           |
| 19.09' (19.29') |            |        |                       |                           |



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON ROD, WT. 1.50 lbs./ft. MIN.
- ( ) RECORDED AS INFORMATION

vierbicher  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 200103  
DATE: 02/09/2021  
REV:  
Drafted By: MMAR  
Checked By: PKNU

SURVEYED FOR:  
LIBERTY MORTGAGE &  
DEVELOPMENT COMPANY  
ATTN: ALF McCONNELL  
2677 ORRINGTON AVE.  
EVANSTON, IL 60201

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

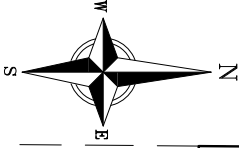
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
1 OF 5

CERTIFIED SURVEY MAP No.

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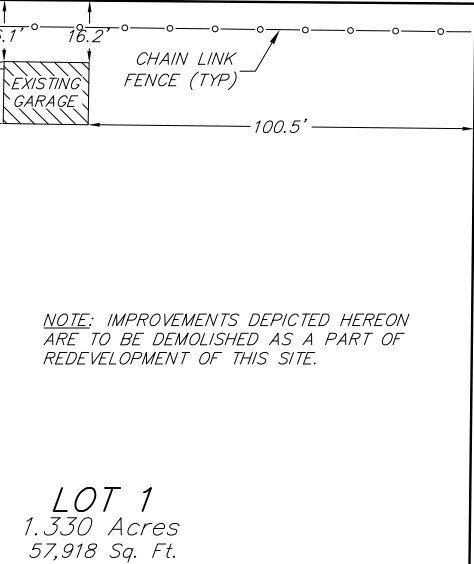
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SW ¼ OF SECTION 31-08-10 MEASURED AS BEARING S89°15'04"E



0 50 100  
SCALE: ONE INCH = FIFTY FEET  
BURKE ASSESSOR'S  
PLAT NO. 1  
PRT. Q. L. 1

C S M #1539  
LOT 2

EXISTING PARKING LOT



HUXLEY STREET  
R/W = 66'

C S M #5208  
LOT 1

EXISTING  
IMPROVEMENTS  
DETAIL

FIRST  
ADDITION  
CLYDE A.  
GALLAGHER'S  
SHERMAN AVE.  
SUBDIVISION  
BLOCK 3 LOT 18

O'NEILL  
AVENUE  
R/W = 66'

REPLAT OF  
LOTS 12345678  
BLOCK 41ST ADDITION  
IO CLYDE A. GALLAGHER'S  
SHERMAN AVE.  
SUBDIVISION  
LOT 1

FIRST ADDITION  
CLYDE A.  
GALLAGHER'S  
SHERMAN AVE.  
SUBDIVISION  
BLOCK 4 LOT 18

HUXLEY  
STREET  
R/W = 66'

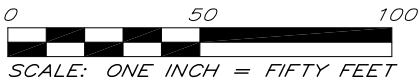
FIRST  
ADDITION  
CLYDE A.  
GALLAGHER'S  
SHERMAN AVE.  
SUBDIVISION  
BLOCK 2 LOT 1

09 Feb 2021 - 8:08p M:\Liberty Mortgage and Development\200103 - 1825 Aberg Avenue\CADD\200103\_CSM.dwg by: mmar

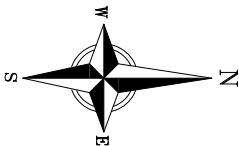
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SOUTHWEST CORNER OF SECTION 31-08-10  
1-1/4" Ø SOLID IRON ROD  
OF RECORD FOUND IN CAST  
IRON SQUARE MONUMENT BOX  
PUBLISHED COORDS:  
N=494547.46  
E=826576.89

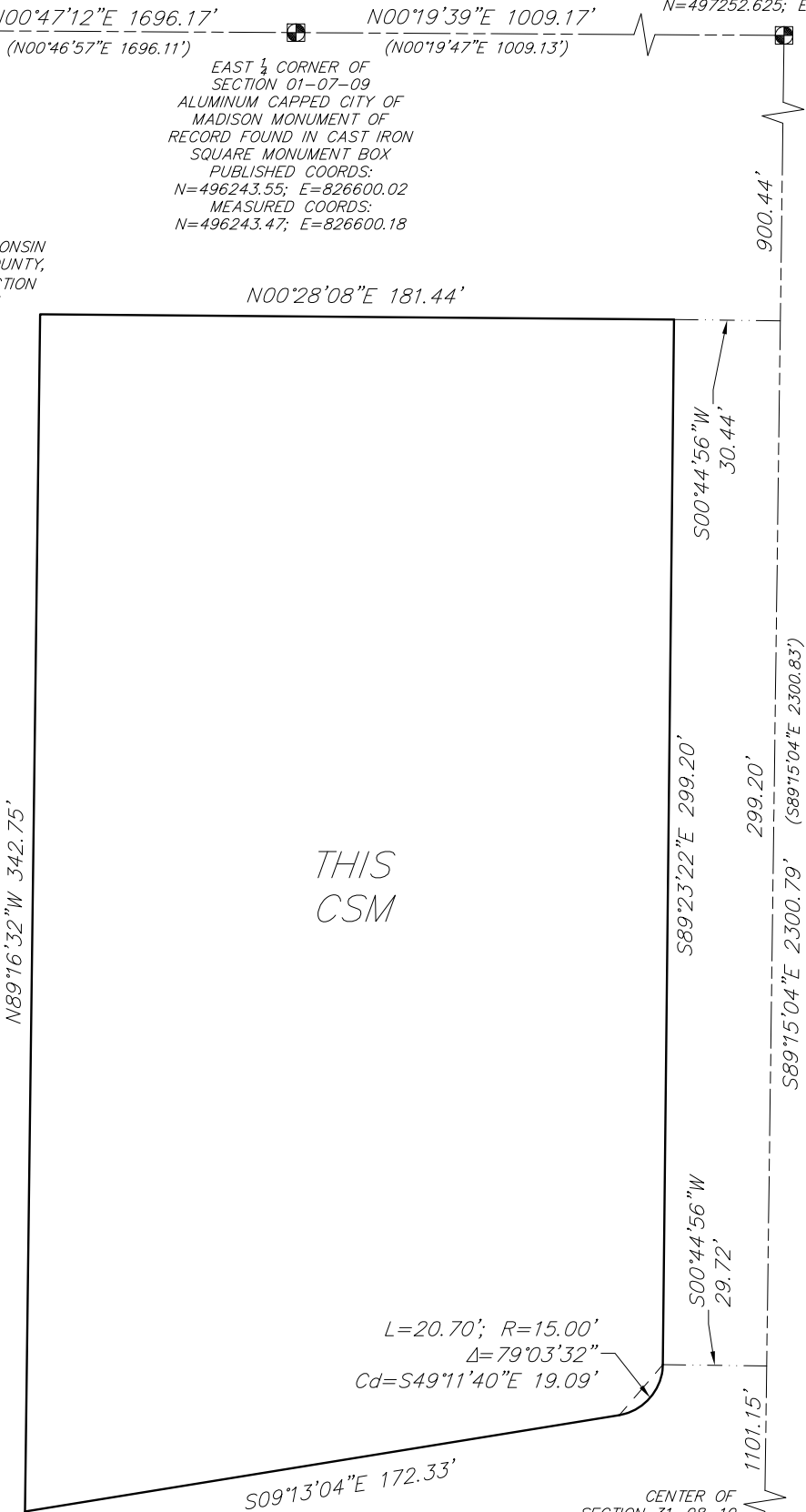


WEST ¼ CORNER OF SECTION 31-08-10  
BRASS CAPPED MONUMENT  
OF RECORD FOUND IN CAST  
IRON SQUARE MONUMENT BOX  
PUBLISHED COORDS:  
N=497252.73; E=826605.78  
MEASURED COORDS:  
N=497252.625; E=826605.945



BEARINGS ARE BASED UPON THE WISCONSIN  
COUNTY COORDINATE SYSTEM, DANE COUNTY,  
THE NORTH LINE OF THE SW ¼ OF SECTION  
31-08-10 MEASURED AS BEARING  
S89°15'04"E

EAST ¼ CORNER OF SECTION 01-07-09  
ALUMINUM CAPPED CITY OF  
MADISON MONUMENT OF  
RECORD FOUND IN CAST IRON  
SQUARE MONUMENT BOX  
PUBLISHED COORDS:  
N=496243.55; E=826600.02  
MEASURED COORDS:  
N=496243.47; E=826600.18



SECTION TIE DETAIL

CENTER OF SECTION 31-08-10  
BRASS CAPPED MONUMENT  
OF RECORD FOUND  
PUBLISHED COORDS:  
N=497222.55  
E=826906.54

**vierbicher**  
planners | engineers | advisors



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Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
3 OF 5

CERTIFIED SURVEY MAP No.

LOT 1 & LOT 3, CERTIFIED SURVEY MAP NUMBER 1539, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 262–264, AS DOCUMENT NUMBER 1411327, DANE COUNTY REGISTRY, LOCATED IN THE NW¼–SW¼ AND THE NE¼–SW¼ OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1. I found a 1–1/4"Ø solid iron rod of record in a cast iron square monument box, and ties representing the Southwest corner of Section 31, T08N, R10E as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact, in good condition. The date of field survey and monument recovery was February 02, 2021.
- 2. I found an Aluminum Capped "City of Madison" monument of record in a cast iron square monument box, and ties representing the East Quarter corner of Section 01, T07N, R09E, as established on tie sheet by Bob O'Neill, dated December 16, 2008, and that the points as referenced on said tie sheet are still intact, in good condition. The date of field survey and monument recovery was February 7, 2021.
- 3. I found a Brass Capped monument of record in a cast iron square monument box, and ties representing the West Quarter corner of Section 31, T08N, R10E as established on tie sheet by Bob O'Neill, dated December 16, 2008, and that the points as referenced on said tie sheet are still intact, in good condition. The date of field survey and monument recovery was December 29, 2020.
- 4. I found a Brass Capped monument of record, and ties representing the Center of Section 31, T08N, R10E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004 and that the points as referenced on said tie sheet are still intact, in good condition. The date of field survey and monument recovery was December 29, 2020.
- 5. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.

LEGAL DESCRIPTION:

Lot 1 and Lot 3, Certified Survey Map Number 1539 (CSM #1539), as recorded in Volume 6 of Certified Survey Maps, on Pages 262–264, as Document Number 1411327, Dane County Registry, located in the NW¼–SW¼ and the NE¼–SW¼ of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the West Quarter (W¼) Corner of said Section 31; thence S89°15'04"E along the North line of the Southwest Quarter (SW¼) of said Section 31, 900.44 feet; thence S00°44'56"W, 30.44 feet to the Northwest corner of said Lot 3, a point on the South right-of-way line of Aberg Avenue, and the point of beginning; thence along the exterior boundary of said Lot 1 and Lot 3 for the next five (5) courses; 1–thence S89°23'22"E along the South right-of-way line of Aberg Avenue, 299.20 feet to a point of curvature; 2–thence 20.70 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 79°03'32"; and a chord bearing S49°11'40"E, 19.09 feet to the West right-of-way line of Huxley Street; 3–thence S09°13'04"E along the West right-of-way line of said Huxley Street, 172.33 feet to the Southeast corner of said Lot 1; 4–thence N89°16'32"W along the South line of said Lot 1 and Lot 3, 342.75 feet to the Southwest corner of said Lot 3; 5–thence N00°28'08"E, 181.44 feet to the Northwest corner of said Lot 3 and the point of beginning. Said description contains 59,441 square feet or 1.365 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S–2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Liberty Mortgage & Development Company, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty

Date: February 08<sup>th</sup>, 2021

Signed: Michael S. Marty, P.L.S. No. S–2452



CERTIFIED SURVEY MAP No. \_\_\_\_\_

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OWNER’S CERTIFICATE

\_\_\_\_\_, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. \_\_\_\_\_ does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY )ss  
\_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 \_\_\_\_\_ of \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

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

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Maribeth Witzel–Behl, City Clerk, City of Madison

MADISON PLAN COMMISSION CERTIFICATE:

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_, Secretary  
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o’clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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

