

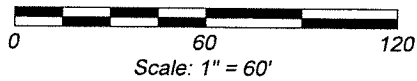
BIRRENKOTT SURVEYING



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

# CERTIFIED SURVEY MAP

Lots A and B, Clyde A. Gallagher's Sherman Avenue Subdivision  
and parts of Outlots 21 and 22, Burke Assessor's Plat No. 1,  
located in Southeast 1/4 of the Northwest 1/4, Section 31, T8N,  
R10E, City of Madison, Dane County, Wisconsin.



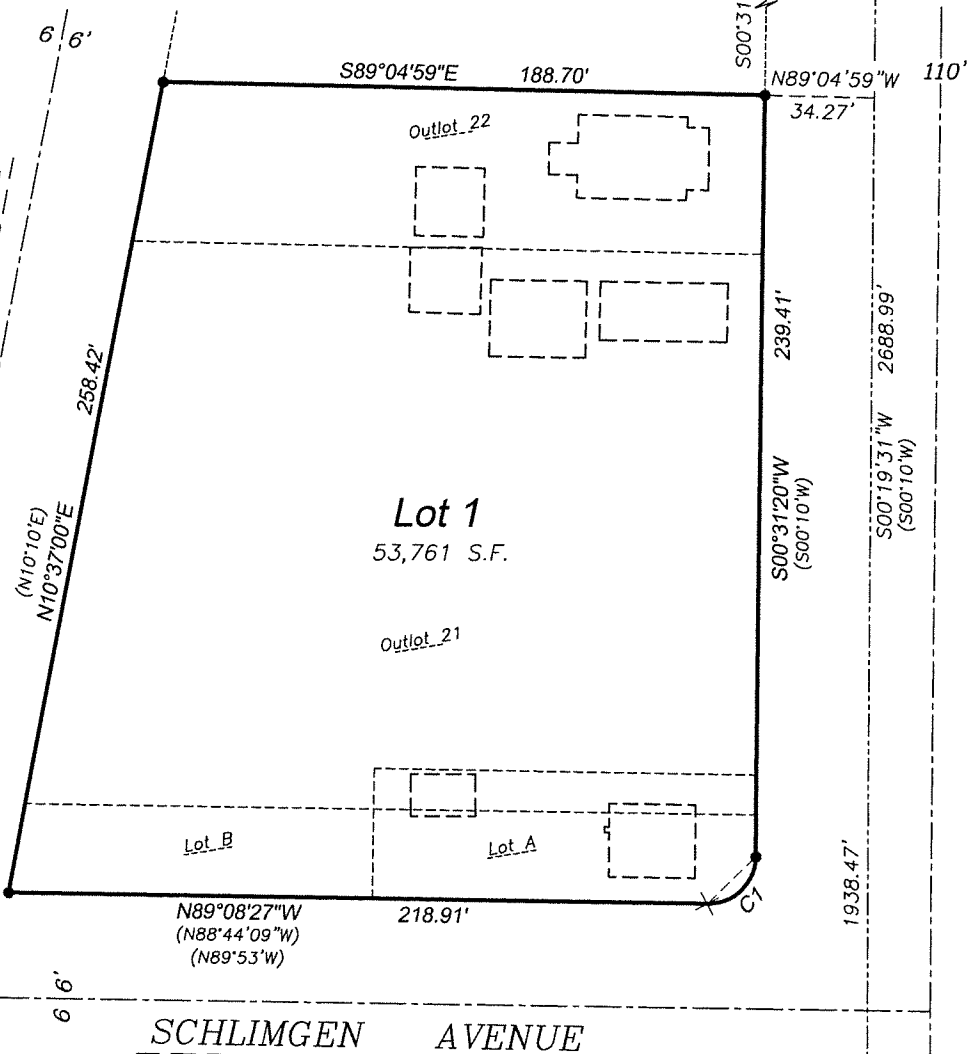
N 499,911.48  
E 828,921.77  
[ N 499,911.37  
E 828,921.80 ]

North 1/4 Corner  
Section 31-8-10  
Inaccessible, water box rusted shut  
Center of Water Box

Bearings referenced to the East  
line of the Northwest 1/4, bearing  
S00°19'31"W

CANADIAN PACIFIC RAILWAY

PACKERS AVENUE  
(STATE HIGHWAY 113)



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	15.00'	23.65'	90°20'13"	S45°41'26.5"W	21.28'

### Legend

- = Found 3/4" Iron Rebar
- ⊙ = Found 1" Iron Pipe
- X = Found Chiseled 'x'

[ ] = Building  
Note: All buildings  
to be removed.

Center 1/4 Corner  
Section 31-8-10  
Found Brass Cap  
Monument

N 497,222.53  
E 828,906.51  
[ N 497,222.55  
E 828,906.54 ]

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_



# CERTIFIED SURVEY MAP

DATED: December 20, 2021

## Birrenkott Surveying

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

### Owners Certificate

As owner, Odessa Affordable Housing, LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown. It also certifies that this Certified Survey Map is required to be submitted to the City of Madison as a required approving authority.

### Odessa Affordable Housing, LLC

\_\_\_\_\_  
James Rodgers  
Authorized Representative

### State of Wisconsin ) Dane County ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above-named James Rodgers, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin. My Commission Expires \_\_\_\_\_

### Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground structures only; no guarantee is made for below-ground features.

### Surveyed For:

Odessa Affordable Housing, LLC  
2677 Orrington Ave.  
Evanston, IL 60201

Surveyed: TAS  
Drawn: MAP  
Checked: MAP/CKC  
Approved: MAP  
Field Book:  
Tape/File: J:\2019\Carlson\190979

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

Sheet 2 of 3  
Office Map No.: 211065

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

# CERTIFIED SURVEY MAP DATED: December 20, 2021



## Birrenkott Surveying

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

### 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:

Lots A and B, Clyde A. Gallagher's Sherman Avenue Subdivision and parts of Outlots 21 and 22, Burke Assessor's Plat No. 1, located in Southeast 1/4 of the Northwest 1/4, Section 31, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 Corner of said Section 31; thence S00°19'31"W (recorded as S00°10'W), 750.52 feet along the East line of said Northwest 1/4; thence N89°04'59"W, 34.27 feet to the West right-of-way line of Packers Avenue (also known as State Highway 113) and the point of beginning; thence S00°31'20"W (recorded as S00°10'W), 239.41 feet to a point of curvature; thence along a curve to the right having a radius of 15.00 feet and a chord bearing and length of S45°41'26.5"W, 21.28 feet to the North right-of-way line of Schlimgen Avenue; thence N89°08'27"W (recorded as N88°44'09"W, N89°53'W), 218.91 feet along said North right-of-way line to the Easterly right-of-way line of the Canadian Pacific Railway; thence N10°37'00"E (recorded as N10°10'E), 258.42 feet along said Easterly right-of-way line; thence S89°04'59"E, 188.70 feet to the said West right-of-way line and the point of beginning; Containing 53,761 square feet, or 1.234 acres.

### City of Madison Plan Commission Certificate:

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

\_\_\_\_\_  
Matthew Wachter, 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 xxxxxxxx, File ID Number xxxxxxxx, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022

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

### Surveyed For:

Odessa Affordable Housing LLC  
2677 Orrington Ave.  
Evanston, IL 60201

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Surveyed: T.A.S.  
Drawn: M.A.P.  
Checked: M.A.P./C.K.C.B.  
Approved: M.A.P.  
Field book:  
Tape/File: J:\2019\Carlson

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

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

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

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