

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOT 4 AND ALL OF LOTS 5-16, AND LOT 26, 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

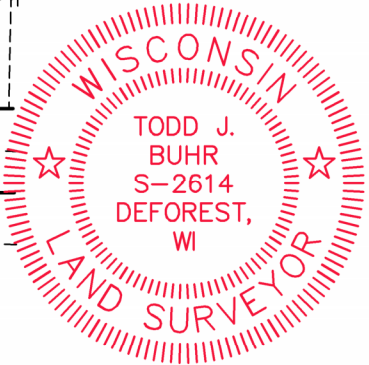
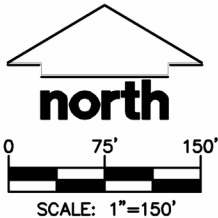
NORTHEAST CORNER
SECTION 01-07-09
FOUND BRASS CAP
IN CONCRETE
N=498,995.37
E=826,619.52

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

- FIELD WORK PERFORMED ON DECEMBER 02, 04, 09, 23, 26, 30, 31, 2024 AND JANUARY 13, 2025.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-08-10, BEARS N00°27'06"E.
- SEE SHEET 5 FOR LINE TABLE, EASEMENTS, AND BUILDINGS.



File: \\JSDINC\projects2\2024\2414661\DWG\Survey Sheets\2414661 P-CSM.dwg Layout: Sheet 1 User: john.krebs Plotted: Jul 14, 2025 - 9:33am

SURVEYED BY:



SURVEYED FOR:

MADISON METROPOLITAN
SCHOOL DISTRICT

1601 N. SHERMAN AVE.
MADISON, WI 53704

PROJECT NO: 24-14661

FIELDBOOK/PG: -

SHEET NO: 1 OF 10

SURVEYED BY: -

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VOL. _____ PAGE _____

DOC. NO. _____

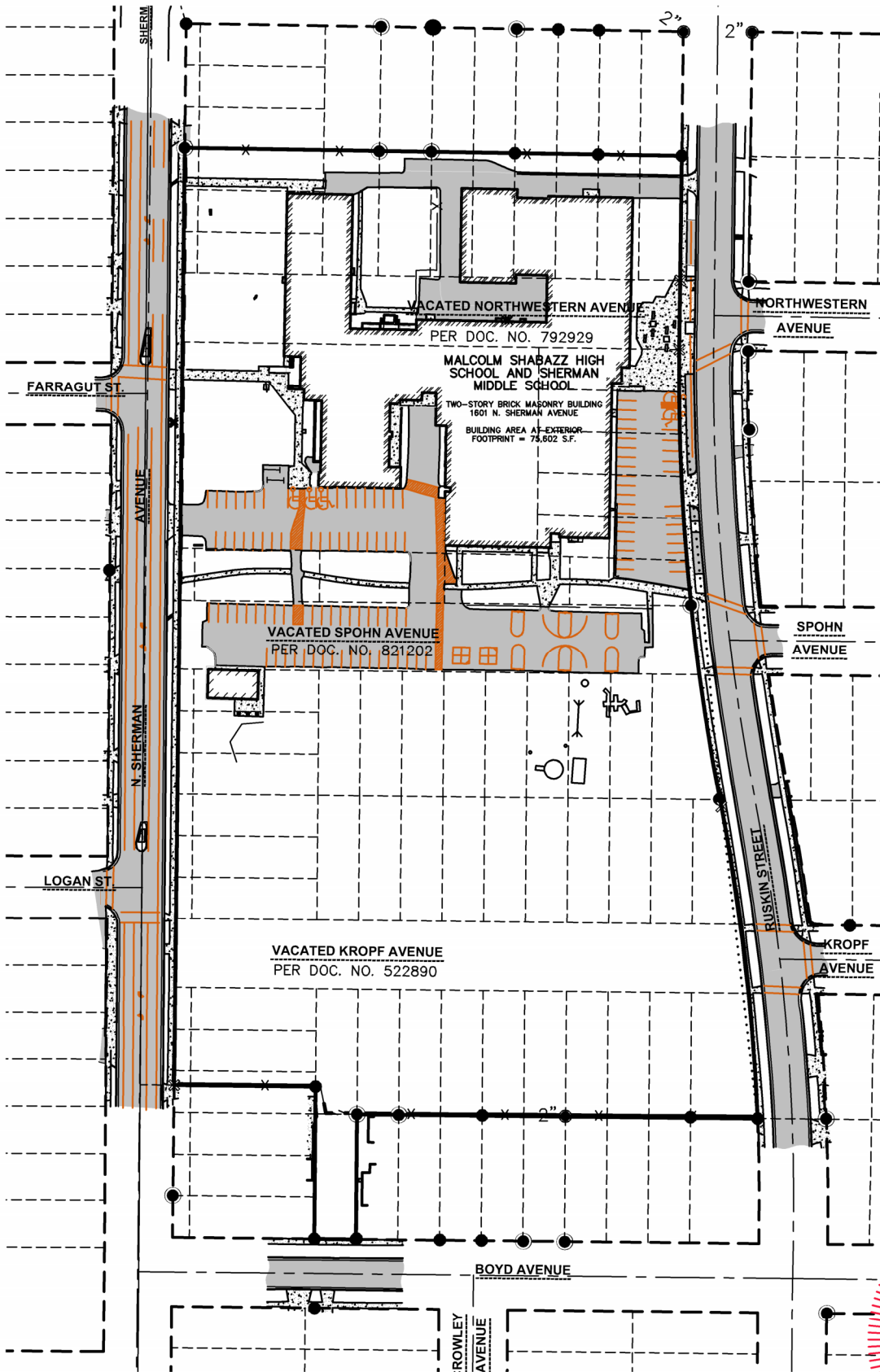
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

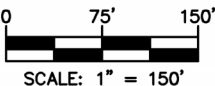
PART OF LOT 4 AND ALL OF LOTS 5-16, AND LOT 26, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 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




NOTE

- 1. ALL BUILDINGS TO BE REMOVED.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT 1601 N. SHERMAN AVE. MADISON, WI 53704	PROJECT NO: 24-14661 FIELDBOOK / PG: - SHEET NO: 2 OF 10	SURVEYED BY: - DRAWN BY: JK
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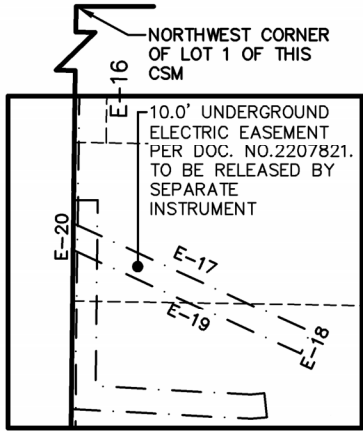
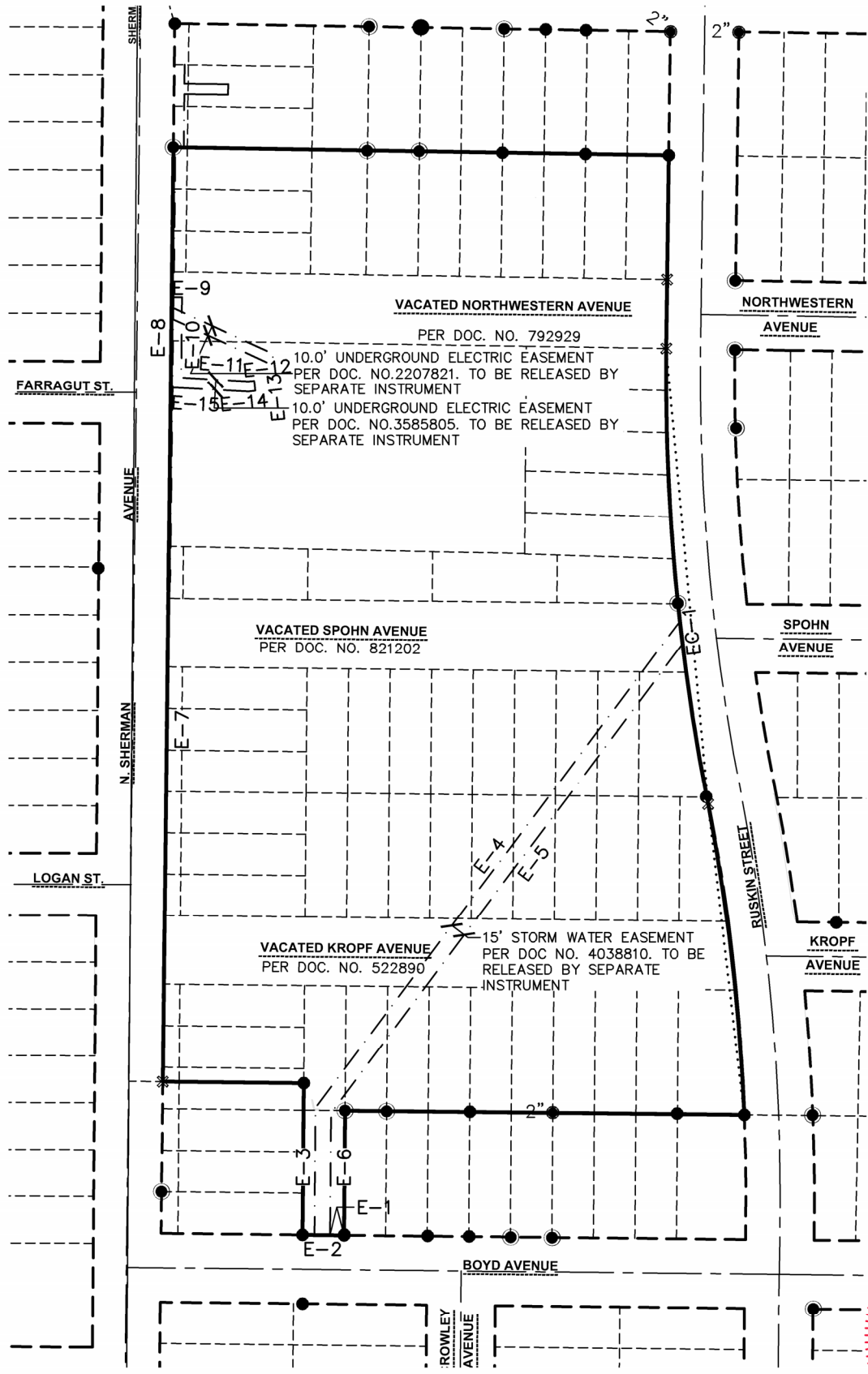
VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

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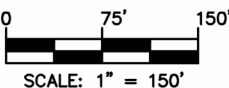
EXISTING EASEMENTS




DETAIL
1" = 80 FEET

NOTE

- 1. SEE SHEET 5 FOR LINE AND CURVE TABLES.



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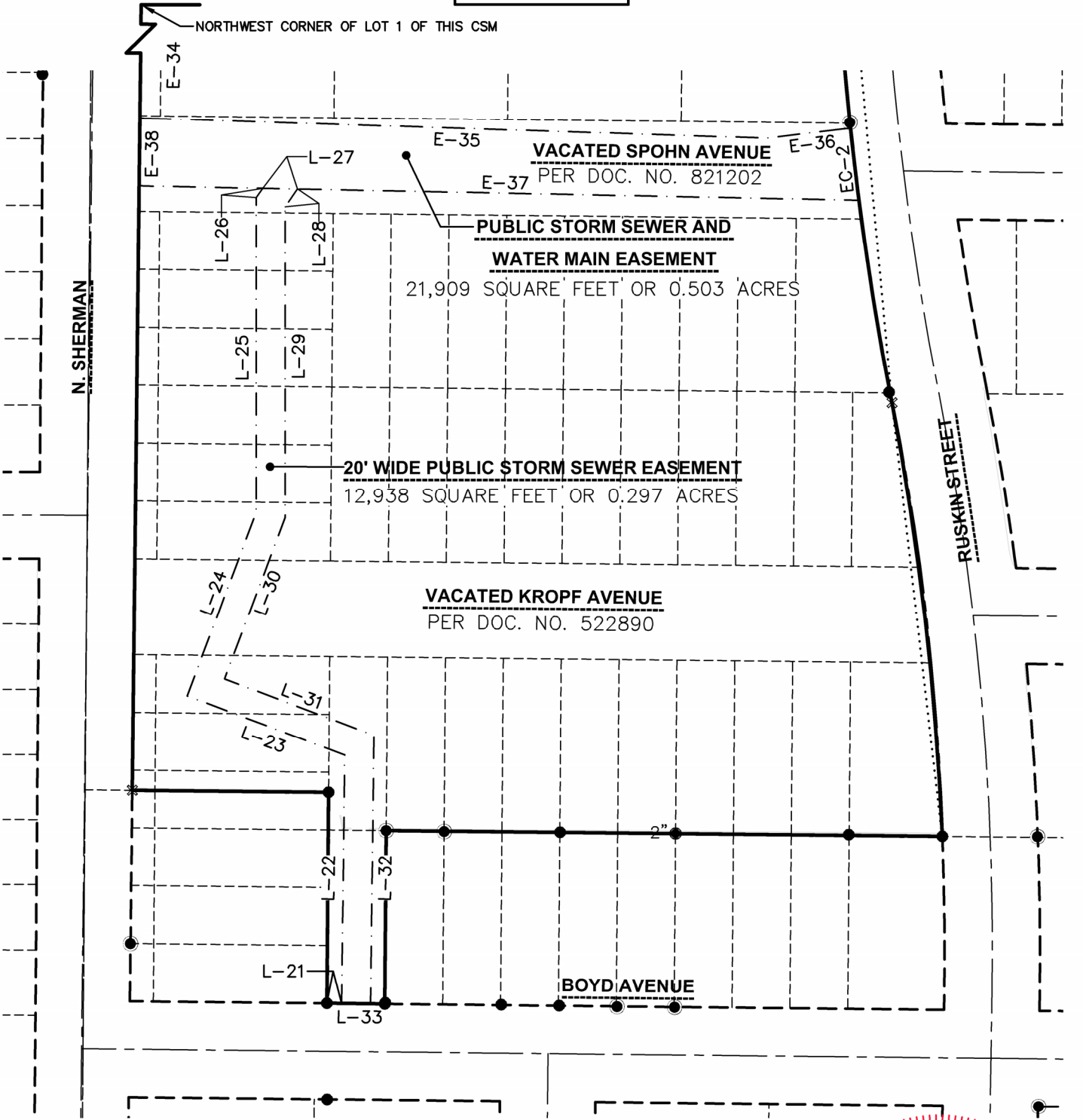
SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT 1601 N. SHERMAN AVE. MADISON, WI 53704	PROJECT NO: 24-14661 FIELDBOOK/PG: - SHEET NO: 3 OF 10	SURVEYED BY: - DRAWN BY: JK	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

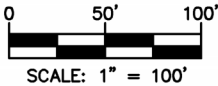
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NEW EASEMENTS



NOTE

- 1. SEE SHEET FOR LINE AND CURVE TABLES.
- 2. SEE SHEET 7 FOR NOTES ON EASEMENT.



SURVEYED BY:



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MADISON METROPOLITAN
SCHOOL DISTRICT

1601 N. SHERMAN AVE.
MADISON, WI 53704

PROJECT NO: 24-14661

FIELDBOOK/PG: -

SHEET NO: 4 OF 10

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DRAWN BY: JK

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S89°23’53”E	32.59’
()	S89°55’E	33.00’
L–2	S00°27’25”W	120.00’
()	S00°17”W	120.00’
L–3	N89°23’47”W	40.00’
()	N89°55’W	40.00’
L–4	N00°27’25”E	146.00’
()	N00°17’E	146.00’
L–5	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’

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E–21	S89°23’31”E	10.19’
E–22	N00°42’11”E	172.03’
E–23	N69°21’04”W	116.32’
E–24	N20°38’56”E	135.32’
E–25	N00°00’23”W	217.27’
E–26	N34°51’42”E	7.89’
E–27	S88°51’34”E	24.05’
E–28	S34°51’42”W	14.96’
E–29	S00°00’23”E	214.64’
E–30	S20°38’56”W	118.96’
E–31	S69°21’04”E	110.34’
E–32	S00°42’11”W	186.02’
E–33	N89°23’47”W	20.00’
E–34	N00°38’56”E	435.52’
E–35	S88°09’20”E	433.38’
E–36	N83°12’43”E	58.36’
E–37	N88°51’34”W	497.58’
E–38	N00°38’56”E	46.80’

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’

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	MADISON METROPOLITAN SCHOOL DISTRICT	24–14661	–
MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	1601 N. SHERMAN AVE. MADISON, WI 53704	FIELDBOOK /PG: –	DRAWN BY: JK
		SHEET NO: 5 OF 10	

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C.S.M. NO. _____

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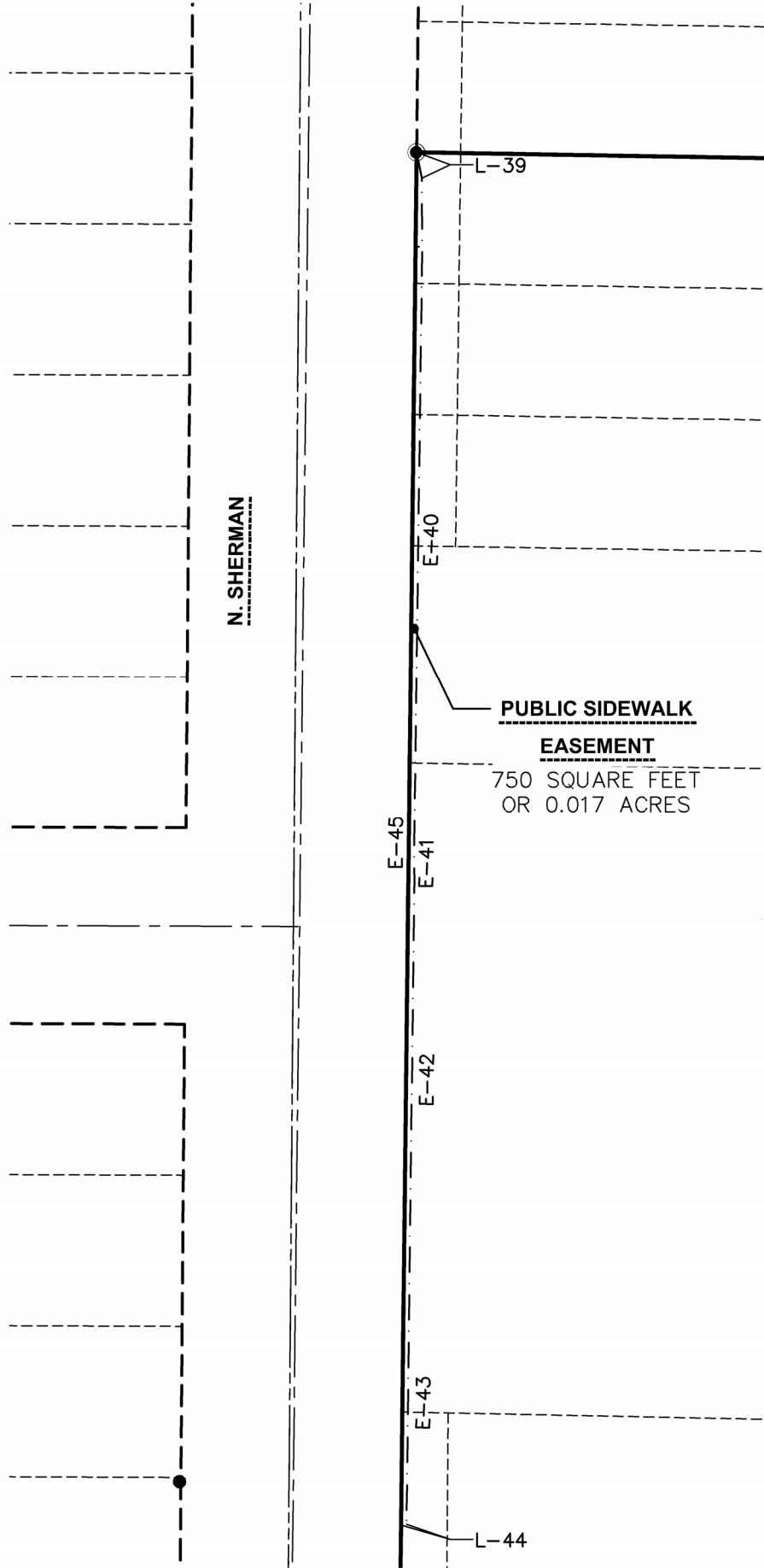
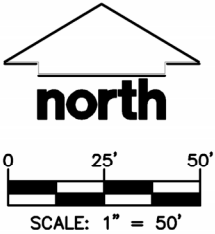
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NEW EASEMENTS


EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-39	S11°40'28"E	7.95'
E-40	S00°19'39"E	20.76'
E-41	S00°46'02"W	183.72'
E-42	S00°27'08"E	9.75'
E-43	S00°42'20"W	196.29'
E-44	S81°05'09"W	1.69'
E-45	N00°38'56"E	418.56'

NOTE

1. SEE SHEET 7 FOR NOTES ON EASEMENT.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT 1601 N. SHERMAN AVE. MADISON, WI 53704	PROJECT NO: 24-14661 FIELDBOOK/PG: - SHEET NO: 6 OF 10	SURVEYED BY: - DRAWN BY: JK
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PRELIMINARY

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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 DRAINAGE 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”) 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 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.

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.



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<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>MADISON METROPOLITAN SCHOOL DISTRICT</div> <div>1601 N. SHERMAN AVE. MADISON, WI 53704</div>	PROJECT NO:	<u>24-14661</u>	SURVEYED BY:	<u>—</u>	VOL. _____ PAGE _____	
		FIELDBOOK /PG:	<u>—</u>	DRAWN BY:	<u>JK</u>		DOC. NO. _____
		SHEET NO:		<u>7 OF 10</u>			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

PART OF LOT 4 AND ALL OF LOTS 5-16, AND LOT 26, 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 SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31, AFORESAID;
THENCE N00°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 BEGINNING;
THENCE N00°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, 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 S06°36'44"E, 301.64 FEET;
THENCE N89°23'47"W, 384.38 FEET;
THENCE S00°27'25"W, 120.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BOYD AVENUE;
THENCE N89°23'47"W ALONG SAID LINE, 40.00 FEET;
THENCE N00°27'25"E, 146.00 FEET;
THENCE N89°23'48"W, 135.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 468,979 SQUARE FEET OR 10.766 ACRES.

SURVEYOR'S CERTIFICATE

I, 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.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



NOTES: 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 BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT 1601 N. SHERMAN AVE. MADISON, WI 53704	PROJECT NO:	24-14661	SURVEYED BY:	-
		FIELDBOOK/PG:	-	DRAWN BY:	JK
		SHEET NO:	8 OF 10		

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

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5–16, AND LOT 26, 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

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 ABOVE NAMED MADISON METROPOLITAN SCHOOL DISTRICT TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>MADISON METROPOLITAN SCHOOL DISTRICT</div> <div>1601 N. SHERMAN AVE. MADISON, WI 53704</div>	PROJECT NO:	24–14661	SURVEYED BY:	—
		FIELDBOOK/PG:	—	DRAWN BY:	JK
		SHEET NO:	9 OF 10		

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

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5–16, AND LOT 26, 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

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

MATT WACHTER, SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE _____

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2025.

MICHAEL HAAS, ACTING CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: MADISON METROPOLITAN SCHOOL DISTRICT MADISON, WI 53704	PROJECT NO: 24-14661 FB/PG: - SHEET NO: 10 OF 10	SURVEYED BY: - DRAWN BY: JK
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