



**BIRRENKOTT  
SURVEYING, INC.**

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

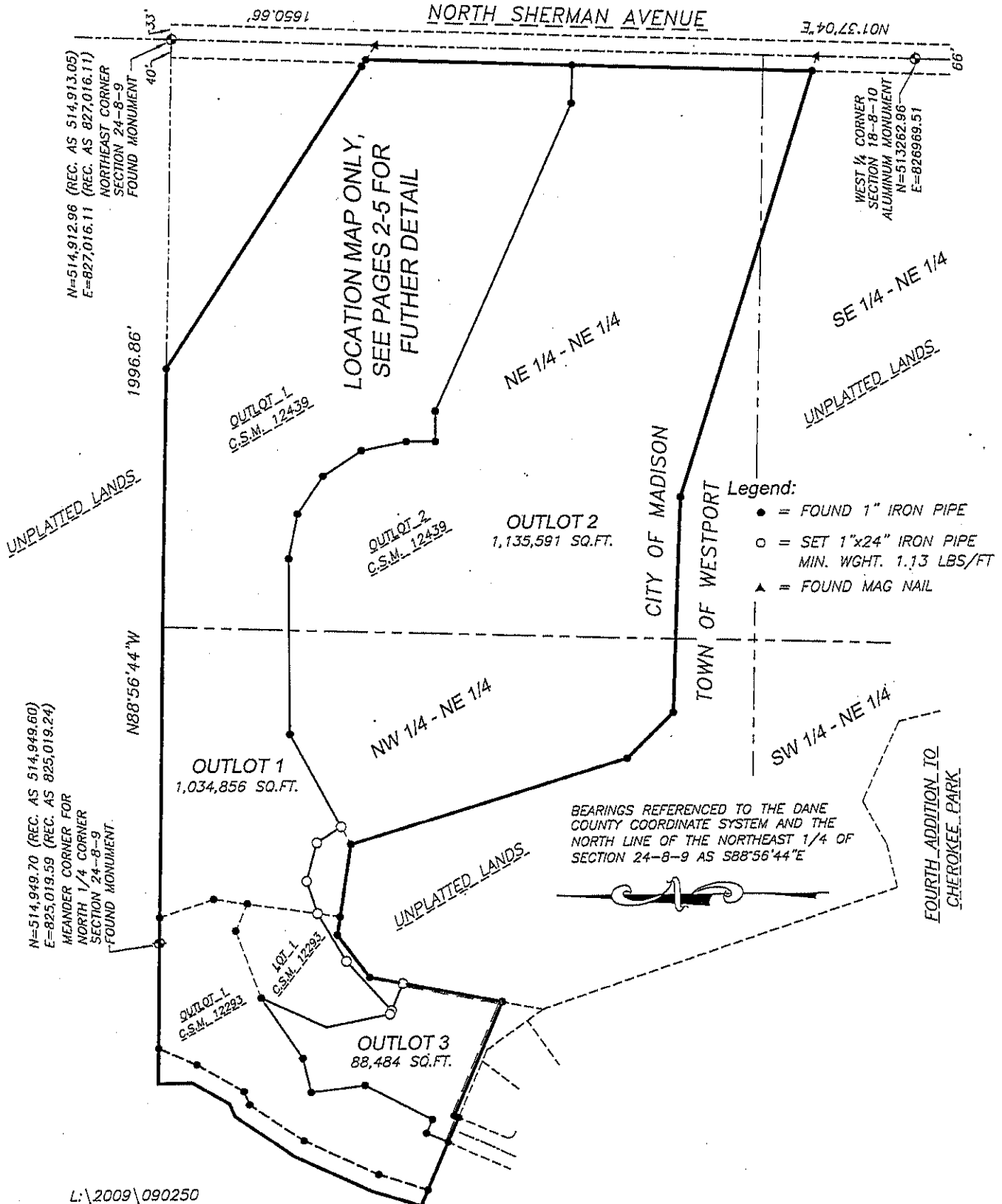
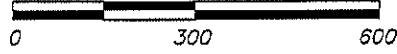
Surveyed For:

Cherokee Park Inc.  
13 Cherokee Circle  
Madison, WI 53704  
608-241-8788

# CERTIFIED SURVEY MAP

LOT 1 & OUTLOT 1, CERTIFIED SURVEY MAP NO. 12293,  
OUTLOT 1 & OUTLOT 2, CERTIFIED SURVEY MAP NO. 12439,  
LOCATED IN PART OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 24, T8N, R9E, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

SCALE 1" = 300'



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Sheet 1 of 7  
Office Map No. 090250

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





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**CERTIFIED SURVEY MAP**

LOT 1 & OUTLOT 1, CERTIFIED SURVEY MAP NO. 12293,  
OUTLOT 1 & OUTLOT 2, CERTIFIED SURVEY MAP NO.  
12439, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 24, T8N, R9E, CITY OF  
MADISON, DANE COUNTY, WISCONSIN

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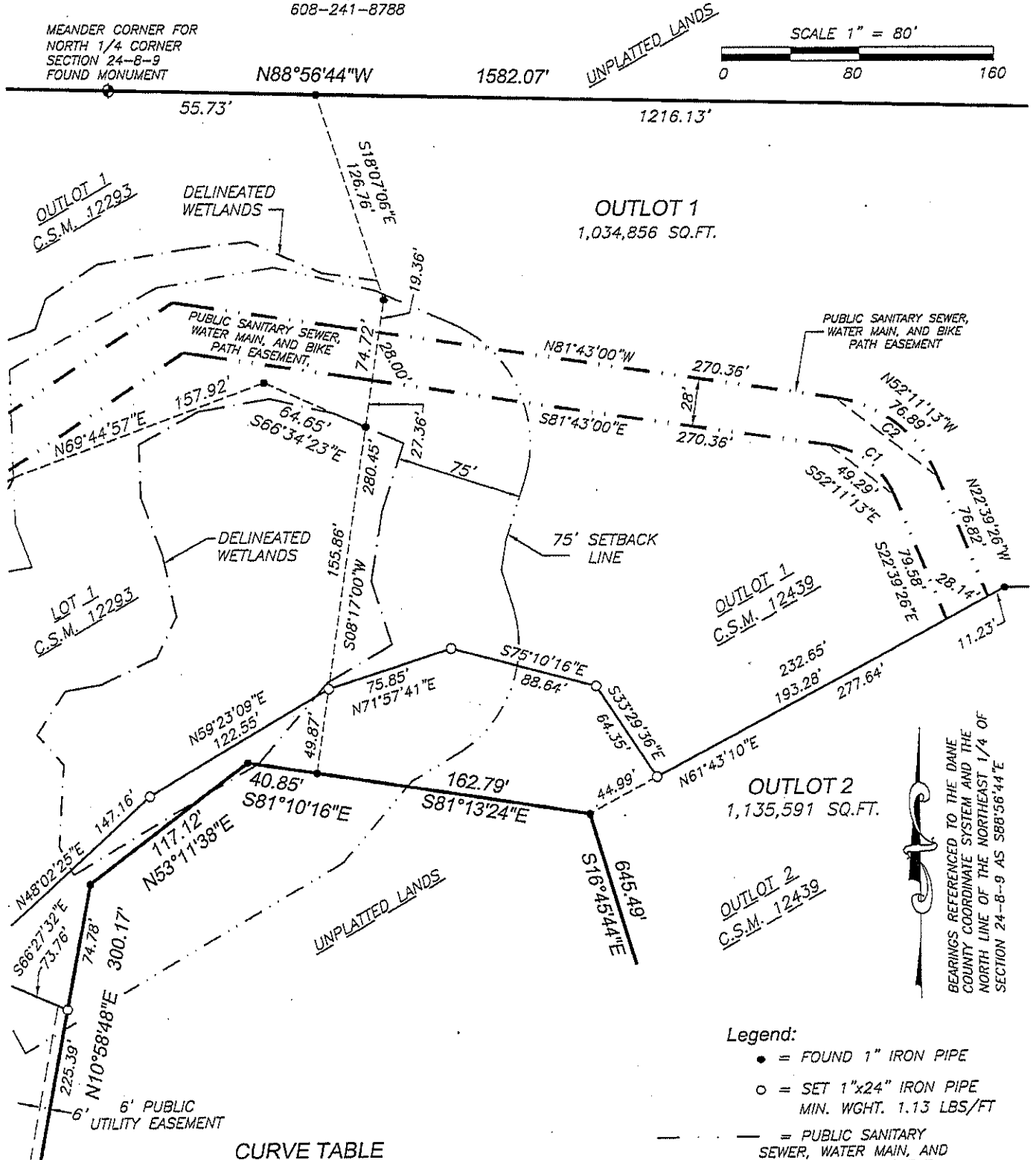
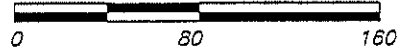
MEANDER CORNER FOR  
NORTH 1/4 CORNER  
SECTION 24-8-9  
FOUND MONUMENT

N88°56'44"W

1582.07'

UNPLATTED LANDS

SCALE 1" = 80'



BEARINGS REFERENCED TO THE DANE  
COUNTY COORDINATE SYSTEM AND THE  
NORTH LINE OF THE NORTHEAST 1/4 OF  
SECTION 24-8-9 AS S88°56'44"E

**Legend:**

- = FOUND 1" IRON PIPE
- = SET 1"x24" IRON PIPE  
MIN. WGT. 1.13 LBS/FT
- = PUBLIC SANITARY  
SEWER, WATER MAIN, AND  
BIKE PATH EASEMENT

**CURVE TABLE**

CURVE	RADIUS	ARC	LENGTH	BEARING	DELTA
C1	50.00'	51.54'	49.29'	S52°11'13"E	59°03'34"
C2	78.00'	80.40'	76.89'	N52°11'13"W	59°03'34"

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Sheet 3 of 7  
Office Map No. 090250

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



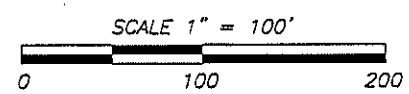
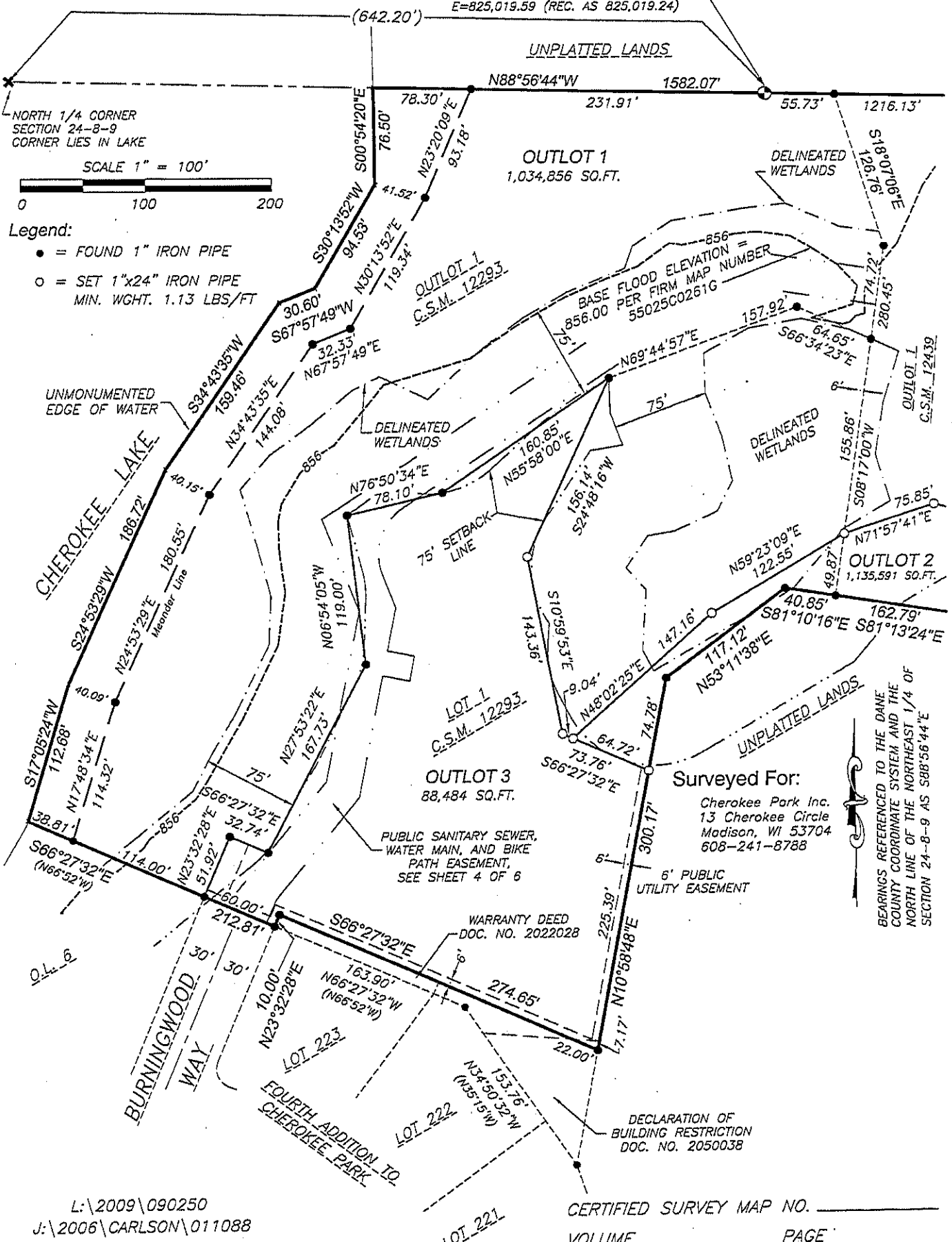
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## CERTIFIED SURVEY MAP

LOT 1 & OUTLOT 1, CERTIFIED SURVEY MAP NO. 12293, OUTLOT 1 & OUTLOT 2, CERTIFIED SURVEY MAP NO. 12439, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MEANDER CORNER FOR NORTH 1/4 CORNER SECTION 24-8-9 FOUND BRASS MONUMENT  
N=514,949.70 (REC. AS 514,949.60)  
E=825,019.59 (REC. AS 825,019.24)



- Legend:
- = FOUND 1" IRON PIPE
  - = SET 1"x24" IRON PIPE MIN. WGT. 1.13 LBS/FT

Surveyed For:  
Cherokee Park Inc.  
13 Cherokee Circle  
Madison, WI 53704  
608-241-8788

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24-8-9 AS S88°56'44"E

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Sheet 4 of 7  
Office Map No. 090250

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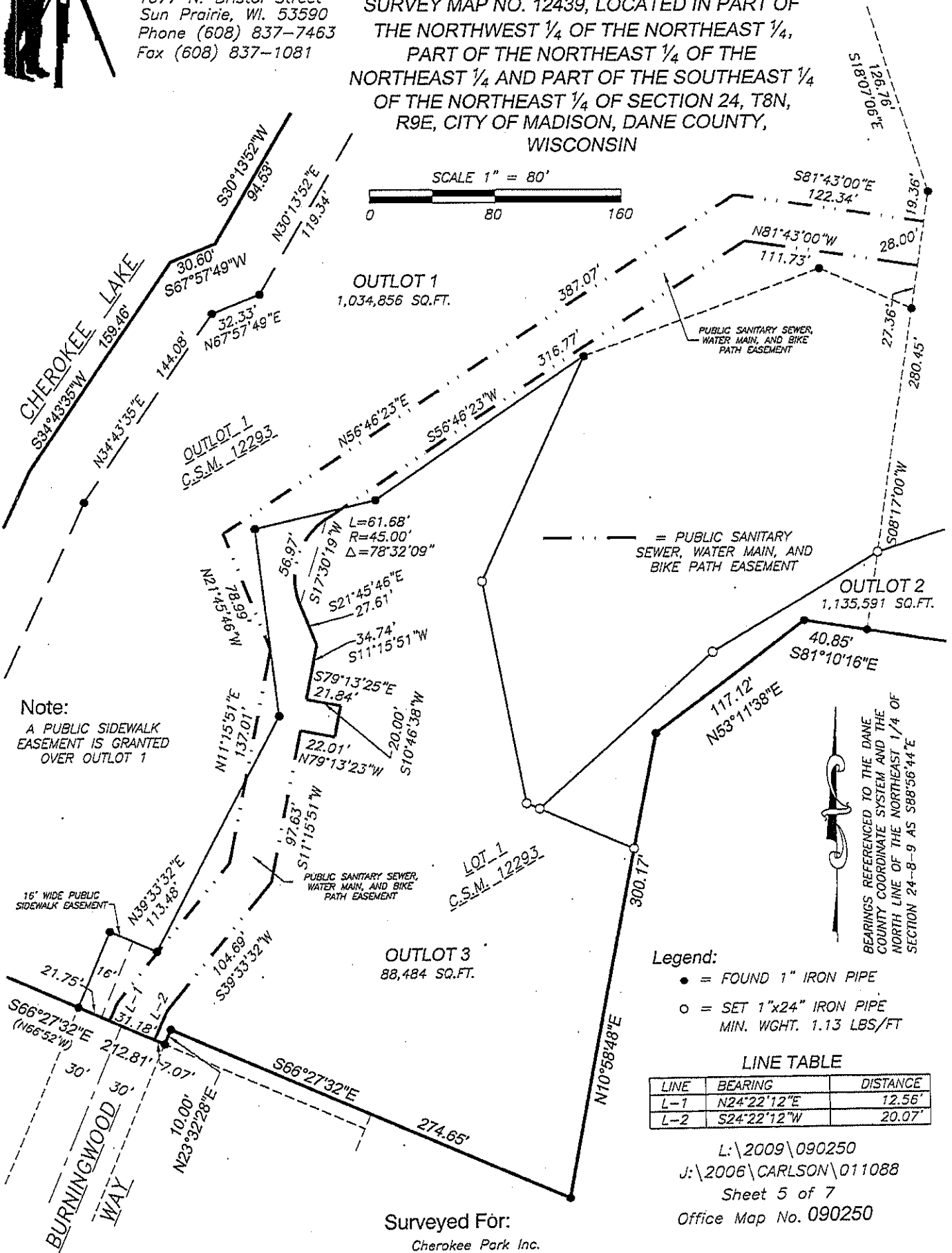
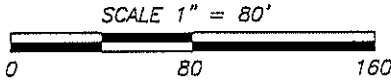


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**CERTIFIED SURVEY MAP**

LOT 1 & OUTLOT 1, CERTIFIED SURVEY MAP NO.  
12293, OUTLOT 1 & OUTLOT 2, CERTIFIED  
SURVEY MAP NO. 12439, LOCATED IN PART OF  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
PART OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 24, T8N,  
R9E, CITY OF MADISON, DANE COUNTY,  
WISCONSIN



Note:  
A PUBLIC SIDEWALK  
EASEMENT IS GRANTED  
OVER OUTLOT 1

- Legend:
- = FOUND 1" IRON PIPE
  - = SET 1"x24" IRON PIPE  
MIN. WGT. 1.13 LBS/FT

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N24°22'12"E	12.56'
L-2	S24°22'12"W	20.07'

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Sheet 5 of 7  
Office Map No. 090250

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13 Cherokee Circle  
Madison, WI 53704  
608-241-8788

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

BEARINGS REFERENCED TO THE DANE  
COUNTY COORDINATE SYSTEM AND THE  
NORTH LINE OF THE NORTHEAST 1/4 OF  
SECTION 24-8-9 AS S88°56'44"E

# CERTIFIED SURVEY MAP

DATED: JULY 2, 2009



**BIRRENKOTT  
SURVEYING, INC.**  
P.O. Box 237  
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Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
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## Surveyor's Certificate

I, Daniel V. Birrenkott, 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 of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

## Description:

Lot 1 & Outlot 1, Certified Survey Map No. 12293, Outlot 1 & Outlot 2, Certified Survey Map No. 12439, Located in part of the Northwest 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Northeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northeast corner of said Section 24; thence along the North line of the said Northeast 1/4 N88°56'44"W, 725.00 feet to the Northeast corner of said Certified Survey Map No. 12439 and the point of beginning; thence continuing along said North line N88°56'44"W, 1582.07 feet to the Easterly shoreline of Cherokee Lake; thence along said Easterly line S00°54'20"E, 76.50 feet; thence continuing along said Easterly line S30°13'52"W, 94.53 feet; thence continuing along said Easterly line S67°57'49"W, 30.60 feet; thence continuing along said Easterly line S34°43'35"W, 159.46 feet; thence continuing along said Easterly line S24°53'29"W, 186.72 feet; thence continuing along said Easterly line S17°05'24"W, 112.68 feet to the Northerly line of Fourth Addition to Cherokee Park and the Southerly line of said Certified Survey Map No. 12293; thence along said Northerly and Southerly line S66°27'32"E (recorded as S66°52'E), 212.81 feet; thence continuing along said Southerly line N23°32'28"E, 10.00 feet; thence continuing along said Southerly line S66°27'32"E, 274.65 feet to the Southeast corner of said Certified Survey Map No. 12293; thence along the Easterly line of said Certified Survey Map No. 12293 N10°58'48"E, 300.17 feet; thence continuing along said Easterly line N53°11'38"E, 117.12 feet; thence continuing along said Easterly line S81°10'16"E, 40.85 feet to the most Westerly corner of said Outlot 2, Certified Survey Map No. 12439; thence along the Southerly line of said Outlot 2, S16°45'44"E, 645.49 feet; thence continuing along said Southerly line S44°22'38"E, 143.37 feet; thence continuing along said Southerly line S87°42'41"E, 479.89 feet; thence continuing along said Southerly line S72°44'00"E, 1020.59 feet to the West right of way line of North Sherman Avenue; thence along said West right of way line N01°37'04"E, 991.23 feet to the Northerly line of said Certified Survey Map No. 12439; thence along said Northerly line N56°57'43"W, 810.86 feet to the said North line of the Northeast 1/4 and the point of beginning. The above described parcel contains 2,258,932 square feet or 51.857 acres.

## Owners Certificate:

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

**Cherokee Park Inc.**

Dennis B. Tiziani, President

State of Wisconsin )

Dane County ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, the above named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

\_\_\_\_\_  
(print or type name)

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

Surveyed: PFMC  
Drawn: PFMC  
Check: MAP/DVB  
Approved: DVB  
Field book: 205/46  
Tape/File: 011088

Surveyed For :  
Cherokee Park Inc.  
13 Cherokee Circle  
Madison, WI 53704

## Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_

# CERTIFIED SURVEY MAP

DATED: JULY 2, 2009



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### Owner's Certificate

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. Said municipal corporation further certifies that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and City Clerk and its corporate seal to be hereunto affixed on this \_\_\_\_ day of August 2009.

City of Madison

\_\_\_\_\_  
David J. Cieslewicz, Mayor

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk

### State of Wisconsin )

Dane County ) ss Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2009, the above named David J. Cieslewicz, Mayor of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

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

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

\_\_\_\_\_  
(print or type name)

### State of Wisconsin )

Dane County ) ss Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2009, the above named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

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

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

\_\_\_\_\_  
(print or type name)

### City of Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

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

### City of Madison Plan Commission Certificate:

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

Dated \_\_\_\_\_

\_\_\_\_\_  
Mark Olinger, Secretary, City of Madison Plan Commission

### 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."

"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 detention at the time they develop."

"Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area."

"No development shall occur on Outlot 3 until the City of Madison grants the parcel permanent City zoning and approves a subdivision that creates buildable lots."

Surveyed: PFMC  
Drawn: PFMC  
Check: MAP/DVB  
Approved: DVB  
Field book: 205/46  
Tape/File: 011088

Surveyed For :  
Cherokee Park Inc.  
13 Cherokee Circle  
Madison, WI 53704

### Register of Deeds Certificate:

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_

Sheet 7 of 7  
Office Map No.: 090250