

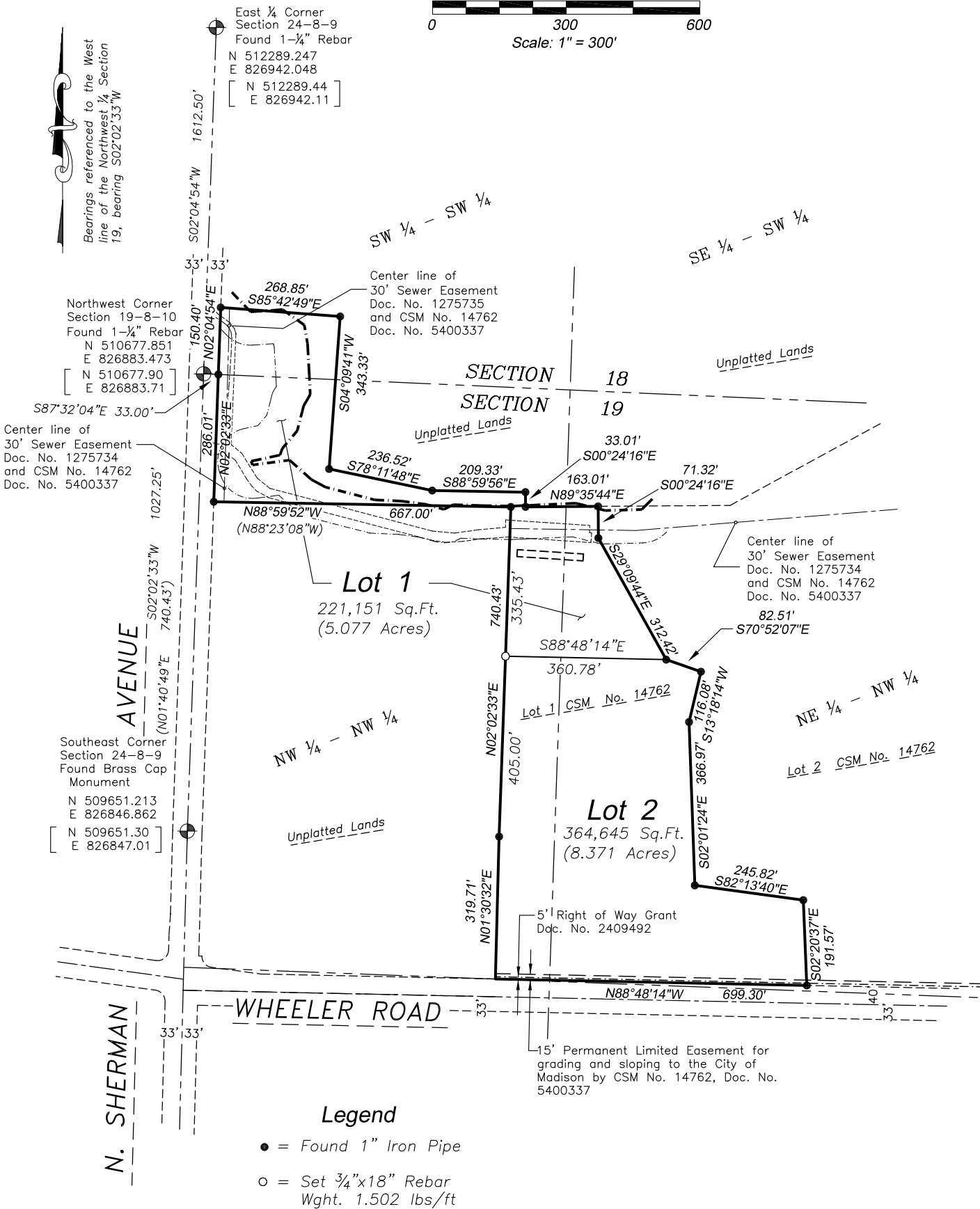
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463
FAX 608-837-1081

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 14762, recorded in Volume 103 of Certified Survey Maps of Dane County on Pages 75-81 as Document No. 5400337, located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 19; and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 18; all in T8N, R9E, City of Madison, Dane County, Wisconsin;



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

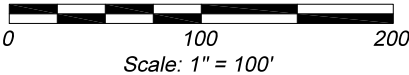
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Lot 1, Certified Survey Map No. 14762, recorded in Volume 103 of Certified Survey Maps of Dane County on Pages 75-81 as Document No. 5400337, located in the Northwest ¼ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼, Section 19; and the Southwest ¼ of the Southwest ¼, Section 18; all in T8N, R9E, City of Madison, Dane County, Wisconsin;



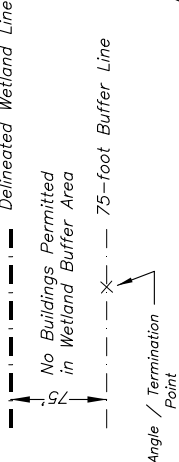
LINE	BEARING	DISTANCE
L14	S75°26'49"E	131.99'
L15	S87°25'06"E	65.24'
L16	S82°19'06"E	45.63'
L17	S74°30'25"E	37.26'
L18	S87°58'57"E	43.26'
L19	S89°00'21"E	70.70'
L20	N87°25'32"E	25.61'
L21	N87°17'51"E	18.24'
L22	N87°25'32"E	92.53'
L23	S76°01'42"E	57.07'
L24	S79°49'29"E	9.93'
L25	N29°09'44"W	14.47'
L26	N63°28'05"E	4.69'

LINE	BEARING	DISTANCE
L1	S 02°04'41" W	46.54'
L2	S 43°44'41" E	20.55'
L3	N 86°00'44" E	48.14'
L4	S 02°50'18" E	95.77'
L5	S 30°02'44" W	17.51'
L6	S 14°29'06" W	24.52'
L7	S 14°29'39" W	26.72'
L8	S 40°07'20" W	30.92'
L9	S 77°53'54" W	31.67'
L10	S 20°19'44" E	8.89'
L11	N 82°37'34" E	49.81'
L12	S 48°23'04" E	26.08'
L13	N61°31'43"W	53.20'

Curve data

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C2	75.00'	65.77'	50°14'35"	S68°51'59"E	63.68'
C3	75.00'	128.58'	98°13'38"	S28°47'05"W	113.40'
C4	75.00'	100.85'	77°02'41"	S58°51'05"E	93.42'
C5	75.00'	55.01'	42°01'30"	N84°28'50"E	53.79'

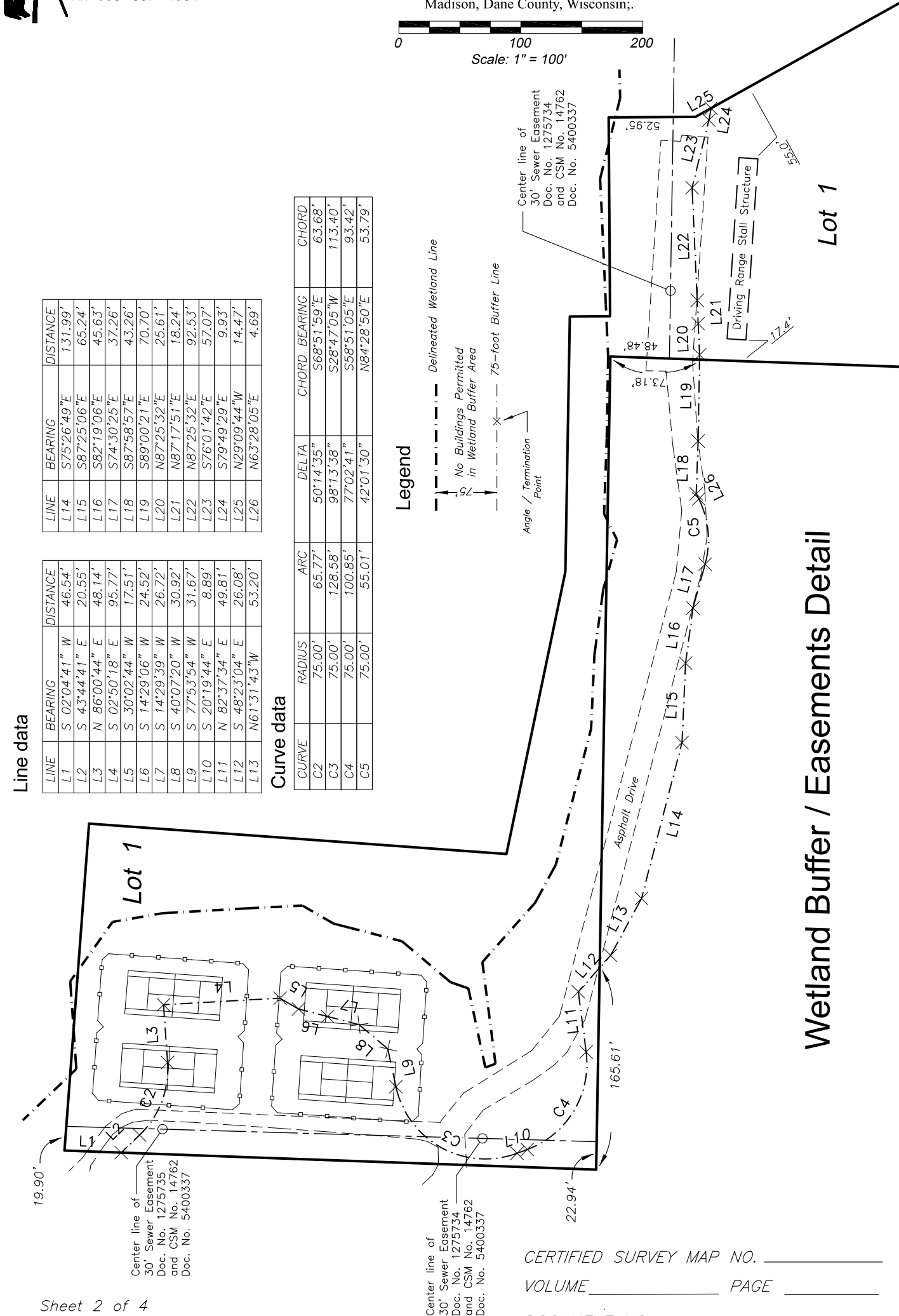
Legend



Line data

Wetland Buffer / Easements Detail

Lot 1





CERTIFIED SURVEY MAP DATED: January 18, 2024

Birrenkott
Surveying

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

Owner’s Certificate:

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

Cherokee Park, Inc.

Dennis B. Tiziani, President

State of Wisconsin)
Dane County) ss

Personally came before me this _____ day of _____, 2024, the above-named Dennis B. Tiziani, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

Consent of Mortgagee Certificate:

One Community Bank

One Community Bank, mortgagee of certain lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described hereon, and does hereby consent to the certificate of Cherokee Park, Inc., owner.

By: _____
xxxxxxxxxxxxxx

Its: xxxxxxxxxxxx

State of Wisconsin)
Dane County) ss Personally came before me this _____ day of _____, 2024, the above-named xxxxxxxxxxxx, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

Printed name

CERTIFIED SURVEY MAP DATED: January 18, 2024



Birrenkott
Surveying

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

Surveyor’s Certificate:
I, Mark A. Pynnonen, herby 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:

Lot 1, Certified Survey Map No. 14762, recorded in Volume 103 of Certified Survey Maps of Dane County on Pages 75-81 as Document No. 5400337, located in the Northwest ¼ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼, Section 19; and the Southwest ¼ of the Southwest ¼, Section 18; all in T8N, R9E, City of Madison, Dane County, Wisconsin; Containing 585,796 square feet, or 13.448 acres.

City of Madison Plan Commission Certificate:

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

Heather Stouder, 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 RES-xx-xxxxx, File ID Number xxxxx, adopted on the _____, 2024, 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 _____, 2024

Maribeth L. Witzel-Behl, Clerk
City of Madison

Notes:

- 1. Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
- 2. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- 3. This survey is subject to any and all easements and agreements both recorded and unrecorded.
- 4. This survey shows above-ground improvements only. No guarantee is made for below-ground structures.
- 5. 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 management at the timey they develop.
- 6. This survey subject to conditions and restrictions contained in Declaration of Conditions and Covenants and Restrictions CSM Number 14762 City of Madison, Dane County, Wisconsin, Doc. No. 5401572.

Surveyed For:

Cherokee Park, Inc.
5000 North Sherman Ave.
Madison, WI 53704

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./C.KC.
Approved: C.K.C.
Field book: xxx
Tape/File: J:\2023\Carlson

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2024

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 _____