

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

SCHLIMGEN AVENUE

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

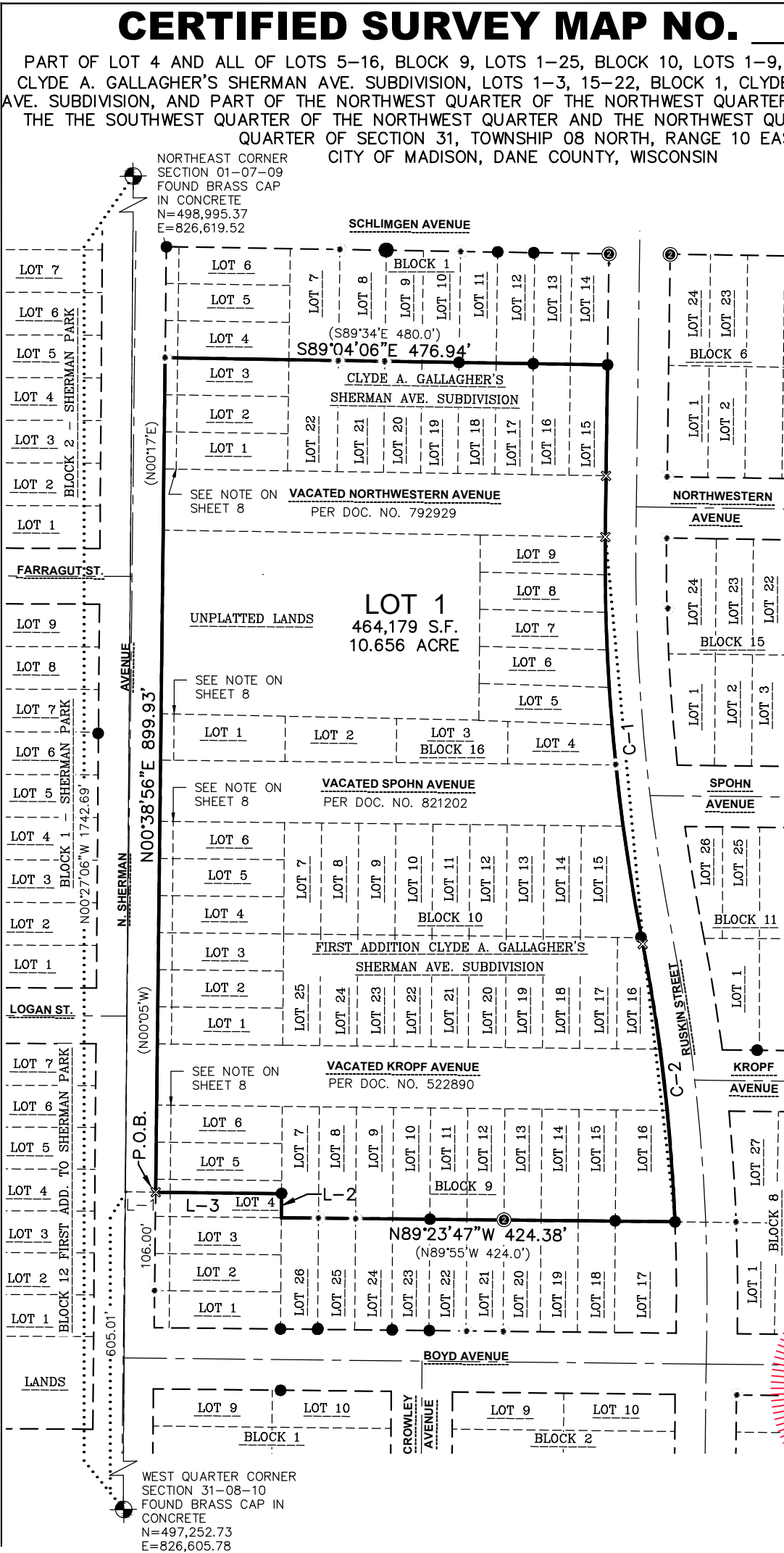
- FIELD WORK PERFORMED ON DECEMBER 02, 04, 09, 23, 26, 30, 31, 2024 AND JANUARY 13, 2025.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-08-10, BEARS N00°27'06"E.
- SEE SHEET 2 FOR EXISTING BUILDINGS.
- SEE SHEET 3 FOR EXISTING BUILDINGS.
- SEE SHEET 4 FOR NEW EASEMENTS.
- SEE SHEET 5 FOR LINE TABLES.
- SEE SHEET 6 FOR NEW SIDEWALK EASEMENT.
- SEE SHEET 7 FOR PUBLIC STORM SEWER EASEMENT AND PUBLIC SIDEWALK AND BIKE PATH EASEMENT CONDITIONS



0 75' 150'  
SCALE: 1" = 150'



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WEST QUARTER CORNER  
SECTION 31-08-10  
FOUND BRASS CAP IN  
CONCRETE  
N=497,252.73  
E=826,605.78

|                                                                                                                                                                                                        |                                                                                                           |               |          |              |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------|----------|--------------|----|
| SURVEYED BY:<br><br>MADISON REGIONAL OFFICE<br>507 W. VERONA ROAD, SUITE 500<br>VERONA, WI 53593<br>P. 608.848.5060 | SURVEYED FOR:<br>MADISON METROPOLITAN<br>SCHOOL DISTRICT<br><br>1601 N. SHERMAN AVE.<br>MADISON, WI 53704 | PROJECT NO:   | 24-14661 | SURVEYED BY: | -  |
|                                                                                                                                                                                                        |                                                                                                           | FIELDBOOK/PG: | -        | DRAWN BY:    | JK |
|                                                                                                                                                                                                        |                                                                                                           | SHEET NO:     | 1 OF 10  |              |    |
|                                                                                                                                                                                                        |                                                                                                           |               |          |              |    |

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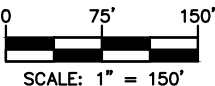
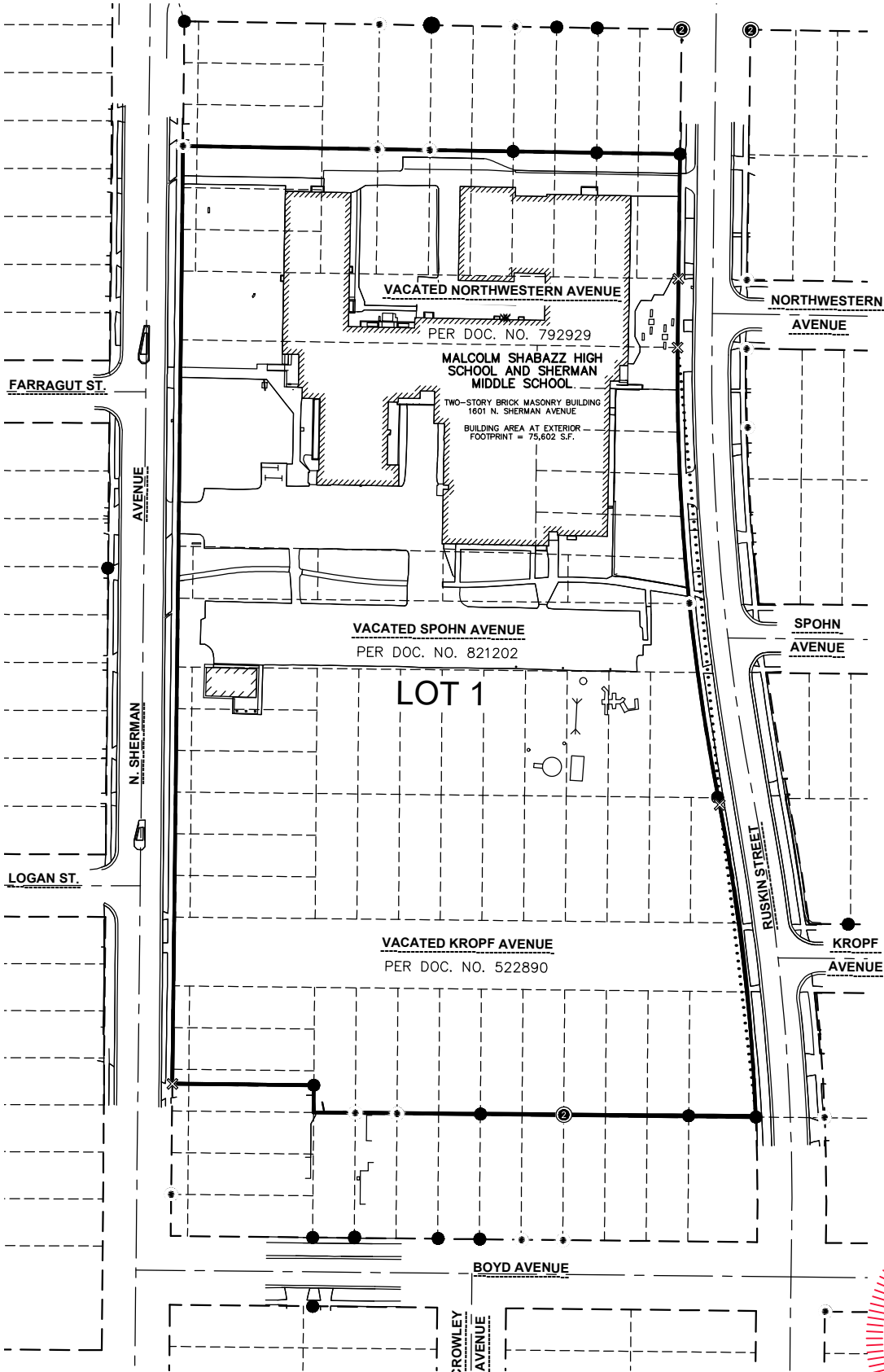
EXISTING BUILDINGS

LEGEND

- 3/4" REBAR FOUND
- ⊗ CHISELED 'X' FOUND
- ⊙ 1" IRON PIPE FOUND
- ⓪ 2" IRON PIPE FOUND
- PLAT BOUNDARY
- ..... CHORD LINE
- CENTERLINE
- - - - RIGHT-OF-WAY LINE
- - - - PLATTED LOT LINE

NOTE

9. ALL BUILDINGS TO BE REMOVED.



SURVEYED BY:



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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C.S.M. NO. \_\_\_\_\_

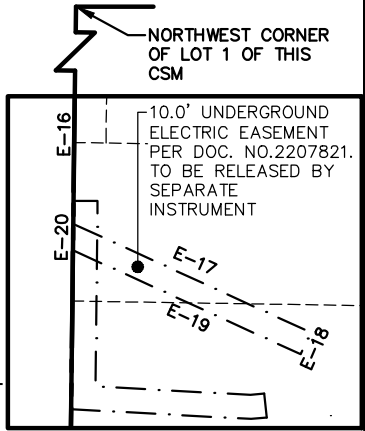
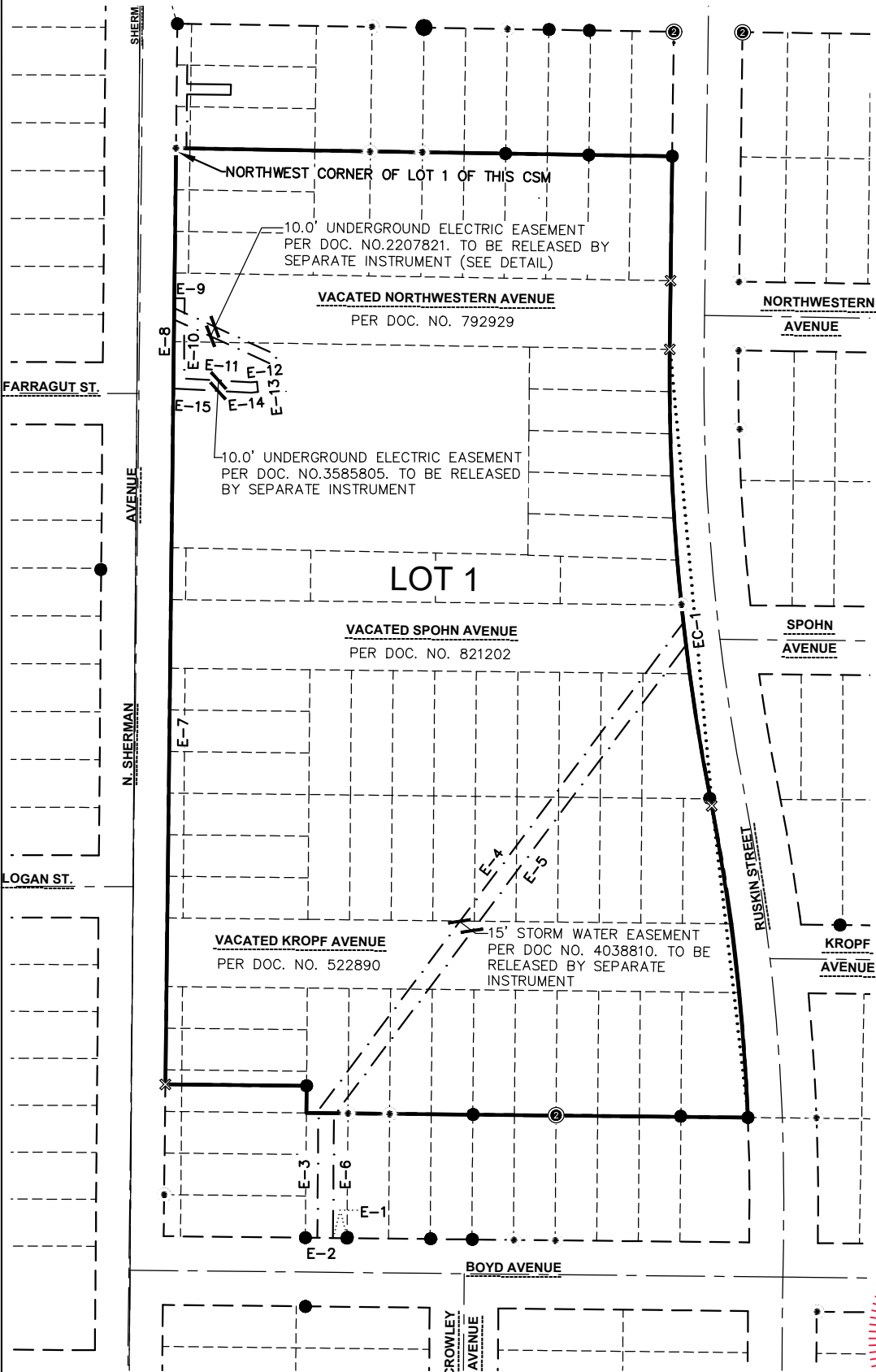
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PRELIMINARY

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EXISTING EASEMENTS



LEGEND

- 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

NOTE

10. SEE SHEET 5 FOR LINE AND CURVE TABLES.



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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

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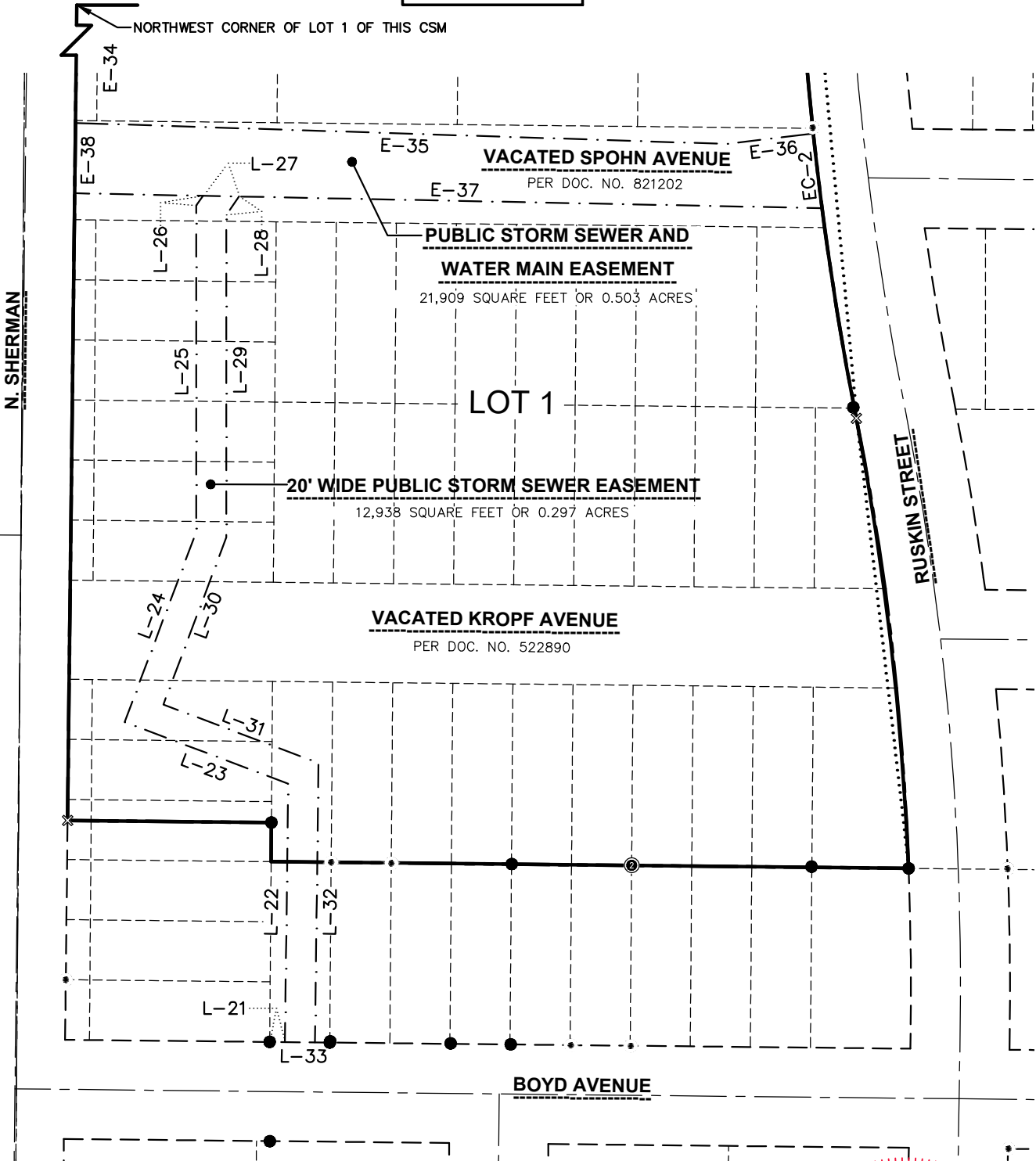
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NEW EASEMENTS

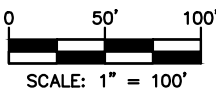


LEGEND

- 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

NOTE

11. SEE SHEET FOR LINE AND CURVE TABLES.
12. SEE SHEET 7 FOR NOTES ON EASEMENT.



SURVEYED BY:



SURVEYED FOR:

MADISON METROPOLITAN  
SCHOOL DISTRICT  
  
1601 N. SHERMAN AVE.  
MADISON, WI 53704

PROJECT NO: 24-14661

FIELDBOOK/PG: -

SHEET NO: 4 OF 10

SURVEYED BY: -

DRAWN BY: JK

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| LINE TABLE   |             |          |
|--------------|-------------|----------|
| LINE         | BEARING     | DISTANCE |
| L–1<br>(   ) | S89°23’53”E | 32.59’   |
|              | S89°55’E    | 33.00’   |
| L–2<br>(   ) | N00°27’25”E | 26.00’   |
|              | N00°05’W    | 26.00’   |
| L–3<br>(   ) | 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<br>(   ) | 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<br>(   ) | 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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| SURVEYED BY:<br><br>MADISON REGIONAL OFFICE<br>507 W. VERONA ROAD, SUITE 500<br>VERONA, WI 53593<br>P. 608.848.6060 | SURVEYED FOR:<br>MADISON METROPOLITAN<br>SCHOOL DISTRICT<br><br>1601 N. SHERMAN AVE.<br>MADISON, WI 53704 | PROJECT NO: 24–14661<br>FIELDBOOK/PG: –<br>SHEET NO: 5 OF 10 | SURVEYED BY: –<br>DRAWN BY: JK |
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NEW EASEMENTS

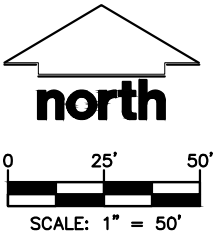
| EASEMENT LINE TABLE |             |          |
|---------------------|-------------|----------|
| LINE                | BEARING     | DISTANCE |
| E-39                | S11°40'28"E | 7.95'    |
| E-40                | S00°19'39"E | 20.76'   |
| E-41                | S00°46'02"W | 183.72'  |
| E-42                | 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'  |

LEGEND

- 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

NOTE

13. SEE SHEET 7 FOR NOTES ON EASEMENT.



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|                                                                                                                                                                                                        | 1601 N. SHERMAN AVE.<br>MADISON, WI 53704                | FIELDBOOK/PG: —      | DRAWN BY: JK   |
|                                                                                                                                                                                                        |                                                          | SHEET NO: 6 OF 10    |                |
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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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| <b>SURVEYED BY:</b><br><br>MADISON REGIONAL OFFICE<br>507 W. VERONA ROAD, SUITE 500<br>VERONA, WI 53593<br>P. 608.848.5060 |  | <b>SURVEYED FOR:</b><br>MADISON METROPOLITAN<br>SCHOOL DISTRICT<br><br>1601 N. SHERMAN AVE.<br>MADISON, WI 53704 |  | <b>PROJECT NO:</b> 24-14661<br><b>FIELDBOOK/PG:</b> -<br><b>SHEET NO:</b> 7 OF 10 |  | <b>SURVEYED BY:</b> -<br><b>DRAWN BY:</b> JK |  | <b>VOL.</b> _____ <b>PAGE</b> _____<br><b>DOC. NO.</b> _____<br><b>C.S.M. NO.</b> _____ |  |
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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 4 AND ALL OF LOTS 5–16, 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

LEGAL DESCRIPTION

PART OF LOT 4 AND ALL OF LOTS 5–16, 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, 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, 424.38 FEET;  
THENCE N00°27’25”E, 26.00 FEET;  
THENCE N89°23’48”W, 135.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 464,179 SQUARE FEET OR 10.656 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



NOTE: 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.

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| SURVEYED BY:<br><br>MADISON REGIONAL OFFICE<br>507 W. VERONA ROAD, SUITE 500<br>VERONA, WI 53593<br>P. 608.848.6060 |  | SURVEYED FOR:<br>MADISON METROPOLITAN<br>SCHOOL DISTRICT<br><br>1601 N. SHERMAN AVE.<br>MADISON, WI 53704 |  | PROJECT NO: 24–14661<br>FIELDBOOK/PG: –<br>SHEET NO: 8 OF 10 | SURVEYED BY: –<br>DRAWN BY: JK | VOL. _____ PAGE _____<br>DOC. NO. _____<br>C.S.M. NO. _____ |
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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 4 AND ALL OF LOTS 5–16, 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 \_\_\_\_\_



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| <div>SURVEYED BY:</div> <div><div>MADISON REGIONAL OFFICE<br/>507 W. VERONA ROAD, SUITE 500<br/>VERONA, WI 53593<br/>P. 608.848.5060</div></div> | <div>SURVEYED FOR:</div> <div>MADISON METROPOLITAN<br/>SCHOOL DISTRICT</div> <div>1601 N. SHERMAN AVE.<br/>MADISON, WI 53704</div> | <div>PROJECT NO:</div> <div>24-14661</div> <div>FIELDBOOK/PG:</div> <div>-</div> <div>SHEET NO:</div> <div>9 OF 10</div> | <div>SURVEYED BY:</div> <div>-</div> <div>DRAWN BY:</div> <div>JK</div> | <div>VOL. _____ PAGE _____</div> <div>DOC. NO. _____</div> <div>C.S.M. NO. _____</div> |
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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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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               |  |

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