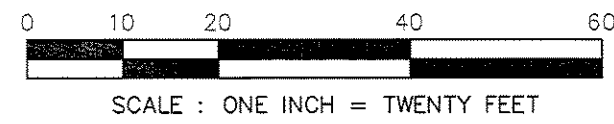


8 TWENTY PARK

PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- Several houses shall be razed and several houses shall be moved and these details are spelled out in the letter of intent from Knothe & Bruce Architects. The house at 831 S. Brooks and the house at 930 Haywood Drive shall remain in place.
- Lots within this subdivision are subject to impact fees that are due and payable at the time the building permits are issued.
- All lots created by this plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to stormwater management at the time they develop.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances. Information to Surveyors: in addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.



FOUND BRASS CAP AT THE NORTHWEST CORNER OF SECTION 26-07-09, WCCS (DANE ZONE)
 N = 477838.33
 E = 815861.48

GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE), THE WEST LINE OF SECTION 26-07-09 BEARS S0017.30°E

LOT AREA TABLE

No.	SQUARE FEET	ACRES
1	3902	0.0896
2	4500	0.1033
3	4006	0.0920
4	4001	0.0919
5	3601	0.0827
6	42462	0.9748

DEDICATED TO ROADWAY AREA TABLE

STREET	SQUARE FEET	ACRES
DELAPLAINE CT	1580	0.0363
S PARK ST	360	0.0083

FOUND BRASS CAP AT THE MEANDER CORNER FOR THE WEST QUARTER CORNER OF SECTION 26-07-09, WCCS (DANE ZONE)
 N = 474965.34(474965.27)
 E = 816628.78(816628.80)

Date: 02-29-2016
 N: 474979.45
 E: 815875.00
 Plot View: FINAL PLAT
 BSE1835\PLAT_FINAL\FPSE1835.dwg

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



SURVEYED BY:

Burse
 surveying & engineering Inc.

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

WISCONSIN
 MICHAEL L. BURSE
 S-2020
 Sun Prairie
 Sun Prairie, WI
 LAND SURVEYOR

Received: 05/31/2016
 CPA
27512
 0058