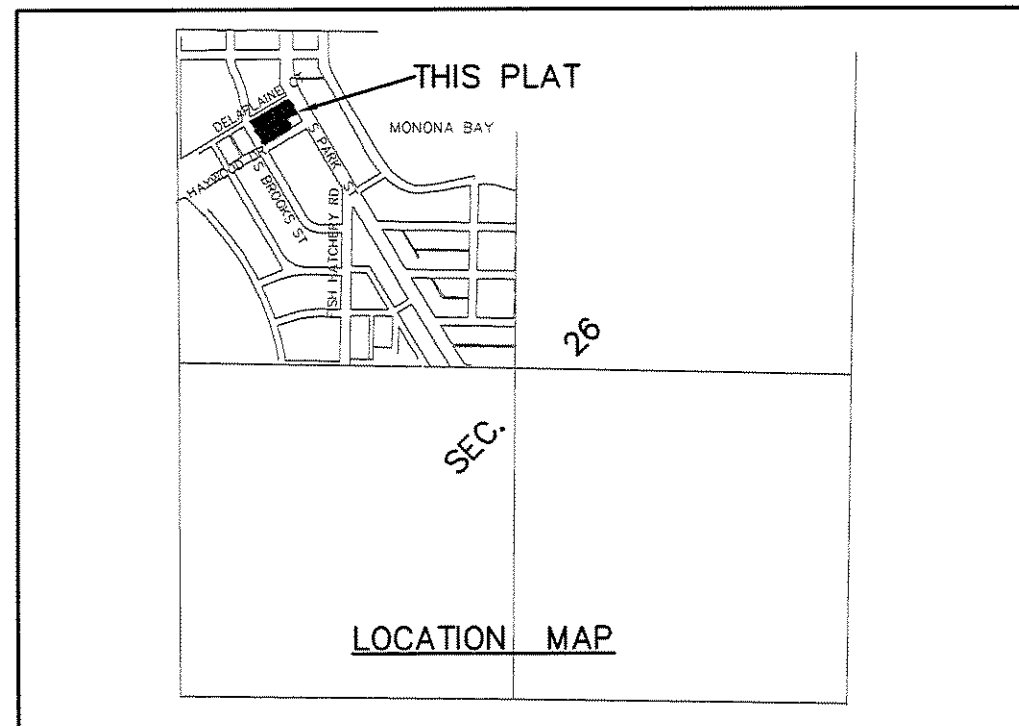


# 8TWENTY PARK

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.



**LEGEND**

- ⊙ IRON PIPE FOUND SIZE NOTED
- SOLID IRON ROD FOUND SIZE NOTED
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- ⊗ SET CUT X IN CONCRETE
- ⊙ SET MAG NAIL

UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**NOTES:**

- Dates of field work: July 9 to 17, and September 2, 10, & 18 2015.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-739849-MAD dated June 29, 2015 from First American Title Insurance Company, which references the following: [Surveyor's notes are in brackets]
  - Right of way grant to Madison Gas and Electric Company recorded November 29, 2004, as Document No. 3994744. [Shown on this survey]
- Public Sidewalk Easements:
 

Creation of Easement Rights: A permanent easement over, across and within 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 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 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.
- Total Parcel Area = 64,411 square feet.

**CITY TREASURER'S CERTIFICATE**

STATE OF WISCONSIN )  
COUNTY OF DANE )S.S.

I, David Gowenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in the plat of 8TWENTY PARK.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

David Gowenda, Treasurer, City of Madison, Dane County, Wisconsin

**CITY OF MADISON COMMON COUNCIL APPROVAL**

Resolved that this plat located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_ File I.D. Number \_\_\_\_\_ adopted on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_ and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

**CONSENT OF MORTGAGEE**

Town Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Town Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin. This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Town Bank

State of Wisconsin )  
County of Dane )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ and \_\_\_\_\_ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires : \_\_\_\_\_  
Notary Public, Wisconsin

**COUNTY TREASURER'S CERTIFICATE**

STATE OF WISCONSIN )  
COUNTY OF DANE )S.S.

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in 8TWENTY PARK.

Date \_\_\_\_\_  
Adam Gallagher, County Treasurer

**OWNER'S CERTIFICATE**

8TWENTY PARK LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat.

8TWENTY PARK LLC does further certify that this Plat is required by S.236.10 and S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Madison  
Dane County Zoning and Land Regulation Committee  
Department of Administration

IN WITNESS WHEREOF, the said 8TWENTY PARK LLC has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

8TWENTY PARK LLC

STATE OF WISCONSIN )  
County of Dane )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ of the above named 8TWENTY PARK LLC to me known to be the limited liability company who executed the foregoing instrument, and to me known to be such chief executive officer of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said limited liability company, by its authority.

Notary Public, Wisconsin My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

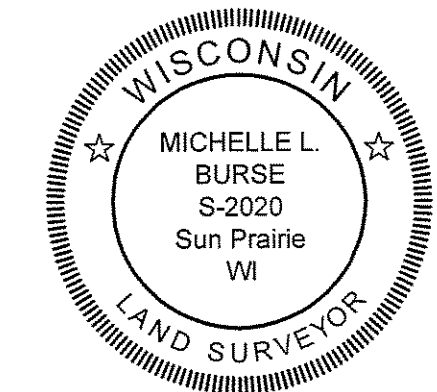
I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Madison and under the direction of 8TWENTY PARK LLC, owner of said lands, I have surveyed, divided and mapped the plat of 8TWENTY PARK, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

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, more fully described as follows:  
Commencing northwest corner of the Northwest Quarter of said Section 26;  
thence South 00 degrees 17 minutes 30 seconds East along the west line of said Northwest Quarter, 1083.30 feet;  
thence North 59 degrees 28 minutes 31 seconds East, 678.72 feet to the northeast right of way line of South Brooks Street, the southeast right of way line of Delaplane Court and to the Point of Beginning;  
thence continuing North 59 degrees 28 minutes 31 seconds East along said southeast right of way line, 356.40 feet to the southwest right of way line of South Park Street;  
thence South 30 degrees 27 minutes 37 seconds East along said southwest right of way line, 120.00 feet to the southeast line of aforementioned Lot 3;  
thence South 59 degrees 28 minutes 32 seconds West along said southeast line, 99.57 feet to the northeast line of aforementioned Lot 6;  
thence South 30 degrees 46 minutes 21 seconds East along said northeast line, 84.36 feet to the northwest right of way line of Haywood Drive;  
thence South 59 degrees 33 minutes 04 seconds West along said northwest right of way line, 257.29 feet to the aforementioned northeast right of way line of South Brooks Street;  
thence North 30 degrees 27 minutes 37 seconds West along said northeast right of way line, 204.02 feet to the Point of Beginning.

Dated this 1<sup>ST</sup> day of MARCH, 2016

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020

REVISED THIS 31<sup>ST</sup> DAY OF MAY, 2016 MBB



**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_, Doc. No. \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

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 FOR :  
JT Klein Company, Inc.  
908 Bear Claw Way  
Madison, WI 53717  
(608) 203-5326

SURVEYED BY:  
**Burse**  
surveying & engineering llc  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-nc.net  
www.bursesurveyengr.com