



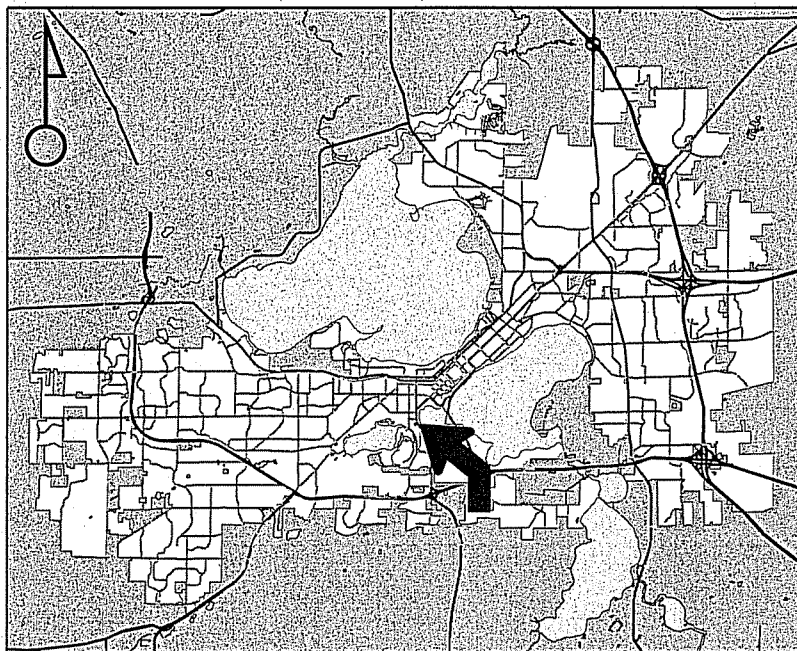
Project Name
8Twenty Park

Location
820 S. Park St. & 825-831 S. Brooks St.

Applicant
Jacob Klein-JT Klein Company, Inc./
Michelle Burse-Burse Surveying & Engineering

Proposed Use
Create 1 lot for mixed-use development
and 5 lots for single-family residences

Public Hearing Date
Plan Commission
18 April 2016
Common Council
03 May 2016

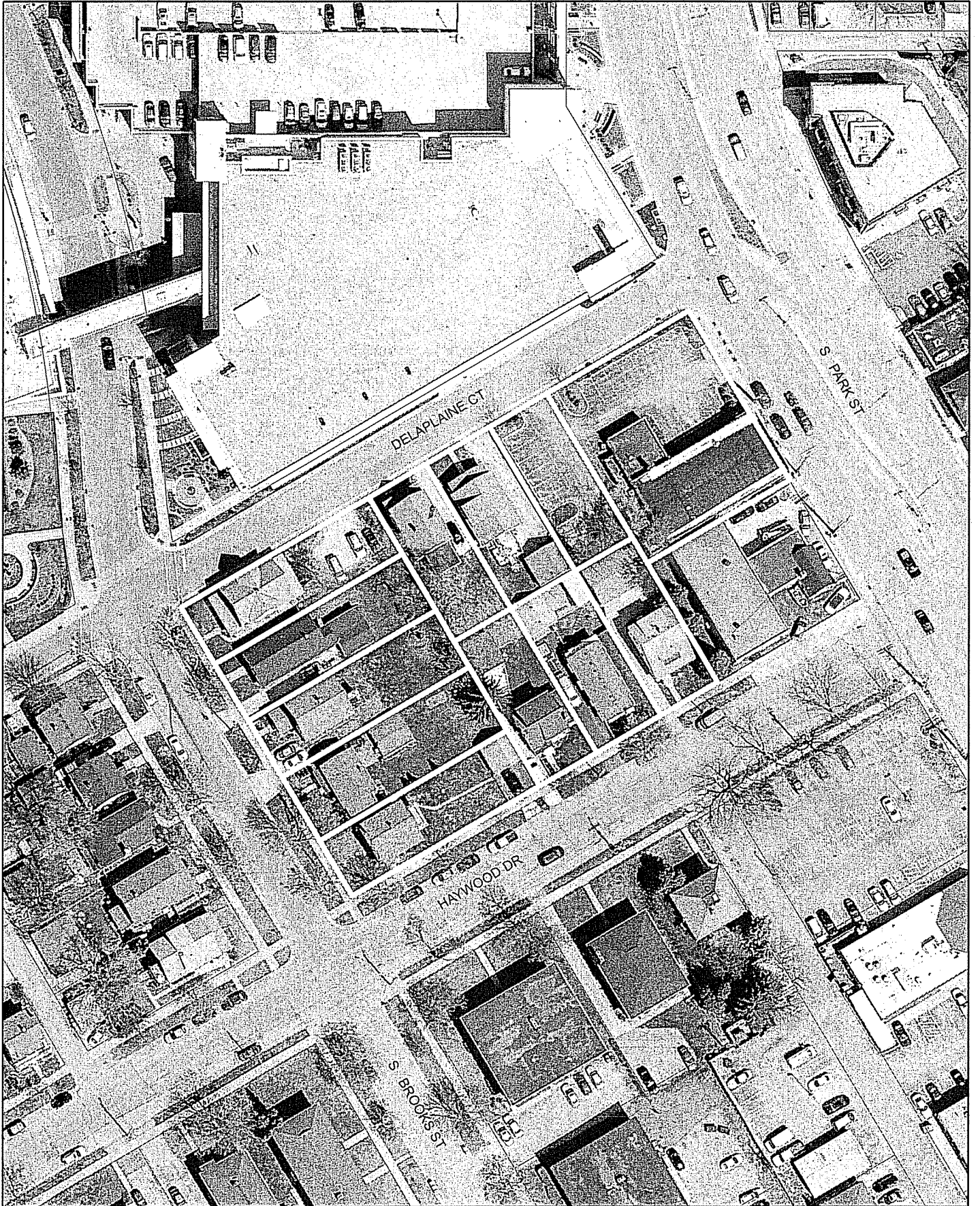


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 11 April 2016

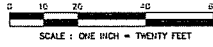


8 TWENTY PARK

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:

- General Notes shall be read and several thousand shall be read and these notes are subject to all the rules of record from the State of Wisconsin. The notes on all 1/4, 1/2 and 3/4 acre lots shall be read and shall remain in place.
- Lot within this subdivision are subject to impact fees that are due and payable at the time the building permits are issued.



BEARING AND DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF BEGINNING OF EACH LOT.

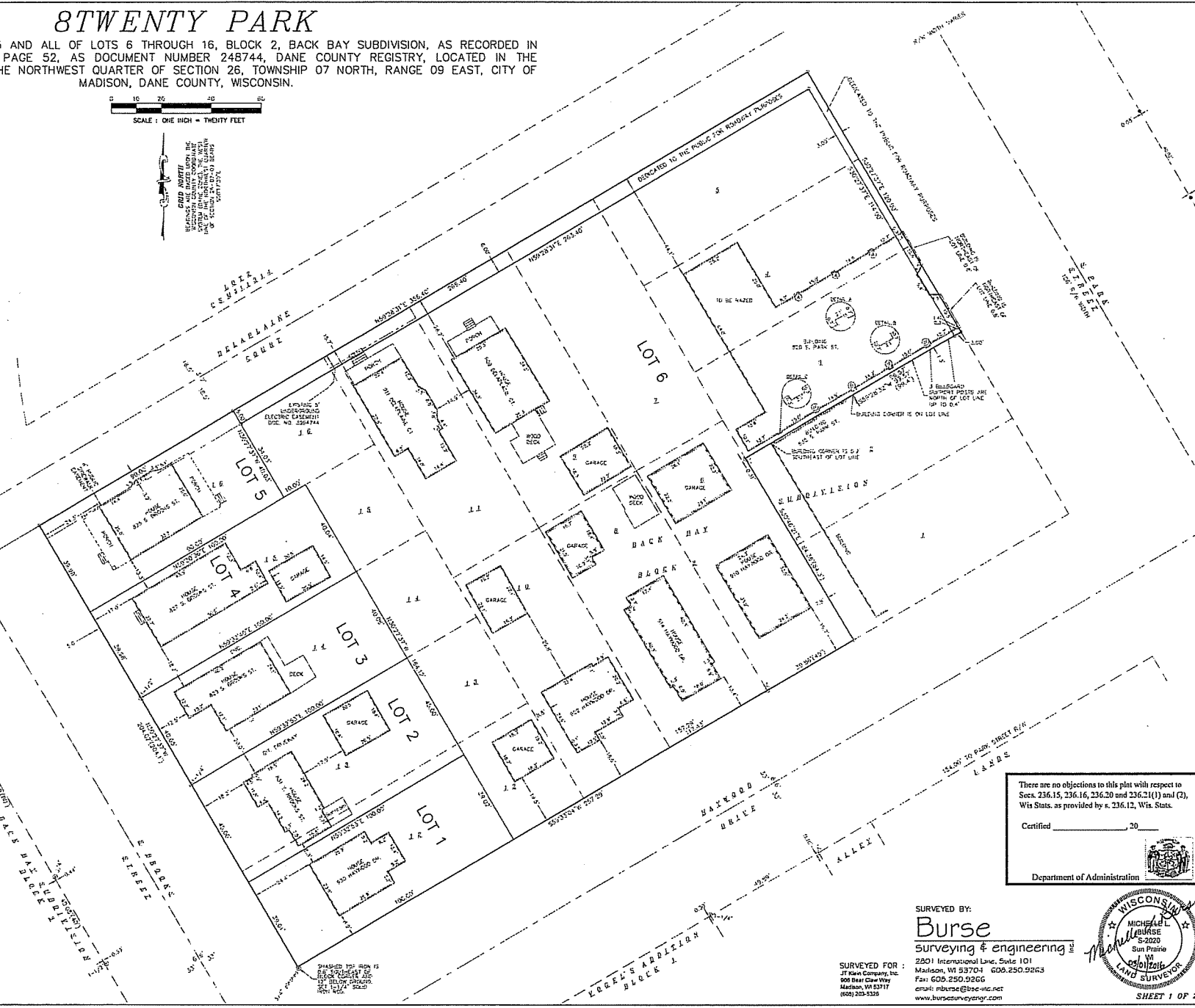
LOT AREA TABLE

NO.	SQUARE FEET	ACRES
1	12922	0.2936
2	14250	0.3253
3	14820	0.3392
4	14821	0.3392
5	15631	0.3575
6	14282	0.3248

FOUND BRASS CAP AT THE NORTHWEST CORNER OF SECTION 26-07-27, WOOD (DANE ZONE) N = 47736.13 E = 41668.42

FOUND BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 26-07-27, WOOD (DANE ZONE) N = 47492.34 E 47495.27 E = 41668.23 W 41669.28 S

Date: 02-09-2018
 Plot Name: FINAL PLAT
 DSC:\154\PLAT1\FINAL\POSE1832.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____

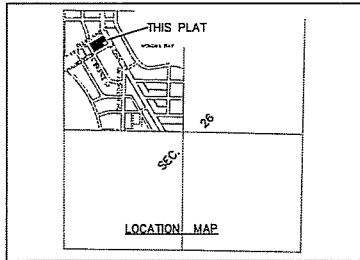
Department of Administration

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.bursesurveying.com



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, 4 LB LB./FT. ALL OTHER CORNERS MARKED WITH A 3/4"x18" SOLID IRON ROD, WT. 1.50 LB./FT.
- SET IRON 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 DISTRIBUTION OF A SURVEY INSTRUMENT BY ANYONE IS A VIOLATION OF SECTION 236.12 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, & 15, 2015.
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, unrecorded title evidence, or any other facts that an accurate and current title opinion may disclose. Surveyor was provided with a Title Commitment Number 065-309843-040 dated June 20, 2016 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. 2494744
 - Easement Agreement recorded March 31, 1974, as Volume 22142 of Records, page 72, as Document No. 2493644.
 - [There is an agreement for the encroaching chain saw fence between existing Lots 7 and 9. Solid fence is shown on this survey.]
- Total Parcel Area = 64,411 square feet.

DESCRIPTION FURNISHED:

- Wisconsin Deed Rec. No. 2438174. Lots Three (3), Four (4), Five (5), and Seven (7), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin, Except the easterly 24.6 feet of said Lots 3, 4, and 5 [This deed appears to be in error. Records show that only the northeasterly 20.6 feet was needed for highway purposes as shown in Volume 204, Page 433 (Doc. No. 745966).]
- Wisconsin Deed Rec. No. 4274954. Lot Nine (9), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.
- Wisconsin Deed Rec. No. 4262344. Lot Eleven (11), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.
- Wisconsin Deed Rec. No. 4264705. Parcel 1: Lot Fifteen (15), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin. Parcel 2: Lot Fifteen (15), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.
- Wisconsin Deed Rec. No. 5152752. Lot Fourteen (14), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.
- Wisconsin Deed Rec. No. 5074145. Lot Thirteen (13) and the Northwest 6 feet of Lot Twelve (12), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.
- Wisconsin Deed Rec. No. 4992847. Situate in Dane County, Wisconsin, and described as follows: Lot 12, Block 2, Back Bay Subdivision, in the City of Madison, Except a strip 3 feet in width along the Northwest side thereof heretofore conveyed to Martha E. Hagan by deed recorded in Vol. 311 of Records, page 221, and a strip of equal width extending to rear of Lot 12.
- Wisconsin Deed Rec. No. 2029220. Lot Ten (10), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

CITY TREASURER'S CERTIFICATE

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

I, _____, 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 on _____ on any of the land included in the plat of 8TWENTY PARK.

Dated this _____ day of _____, 201____.

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 ID Number _____ adopted on the _____ day of _____, 201____, and that said Enactment further provides for the acceptance of these lands described and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 201____.

Member: Robert Beck, City Clerk
 City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

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

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

_____ Date _____
 David Geselein, 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 depicted 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) S.S.

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 duly authorized officer of said limited liability company, and acknowledge 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 land, 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 Register, 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 northeast corner of the Northwest Quarter of said Section 26;

thence South 00 degrees 17 minutes 17 seconds East along the west line of said Northwest Quarter, 1043.30 feet;

thence North 30 degrees 22 minutes 31 seconds East, 612.72 feet to the northeast right of way line of South Shore Street, the southeast right of way line of Dempsey Court, and to the Point of Beginning;

thence continuing North 50 degrees 20 minutes 20 seconds East along said southeast right of way line, 120.00 feet to the southeast right of way line of South Park Street;

thence South 30 degrees 27 minutes 27 seconds East along said southeast right of way line, 120.00 feet to the southeast line of aforementioned Lot 4;

thence South 51 degrees 25 minutes 32 seconds West along said southeast line, 99.97 feet to the northeast line of aforementioned Lot 4;

thence South 30 degrees 45 minutes 21 seconds East along said northeast line, 84.26 feet to the northeast right of way line of Keywood Drive;

thence South 50 degrees 33 minutes 04 seconds West along said northeast right of way line, 257.29 feet to the aforementioned northeast right of way line of South Shore Street;

thence North 30 degrees 27 minutes 37 seconds West along said northeast right of way line, 294.02 feet to the Point of Beginning.

Dated this 1ST day of MARCH, 2016

Signed: *Michelle L. Burse*
 Michelle L. Burse, P.L.S. No. 20252



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 page _____.

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