

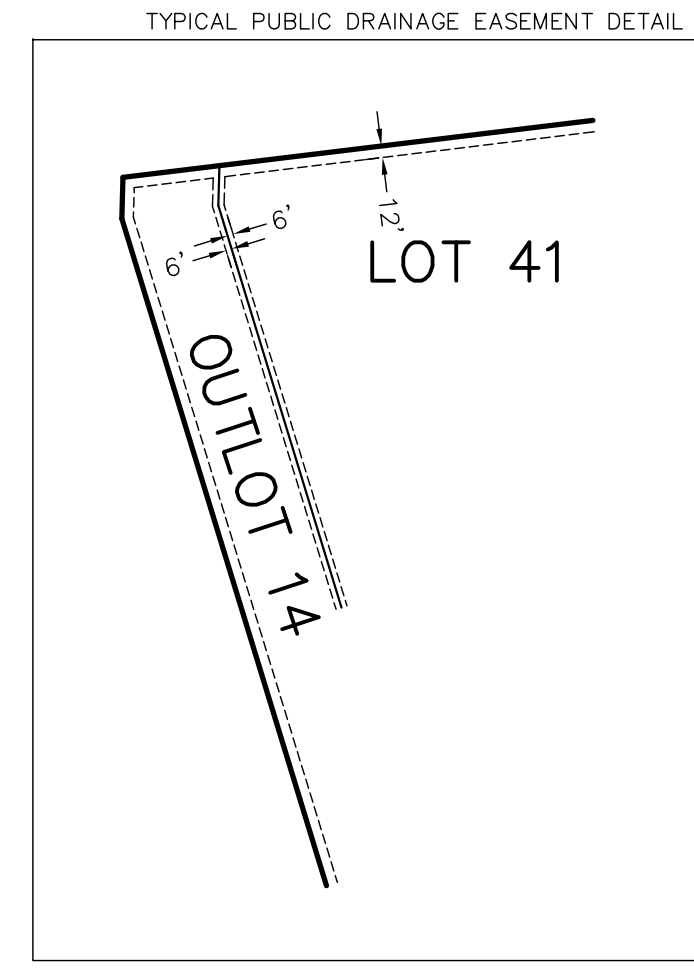
THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION

BEING PART OF THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, AND THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER, NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

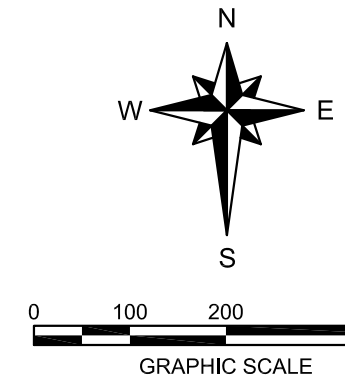
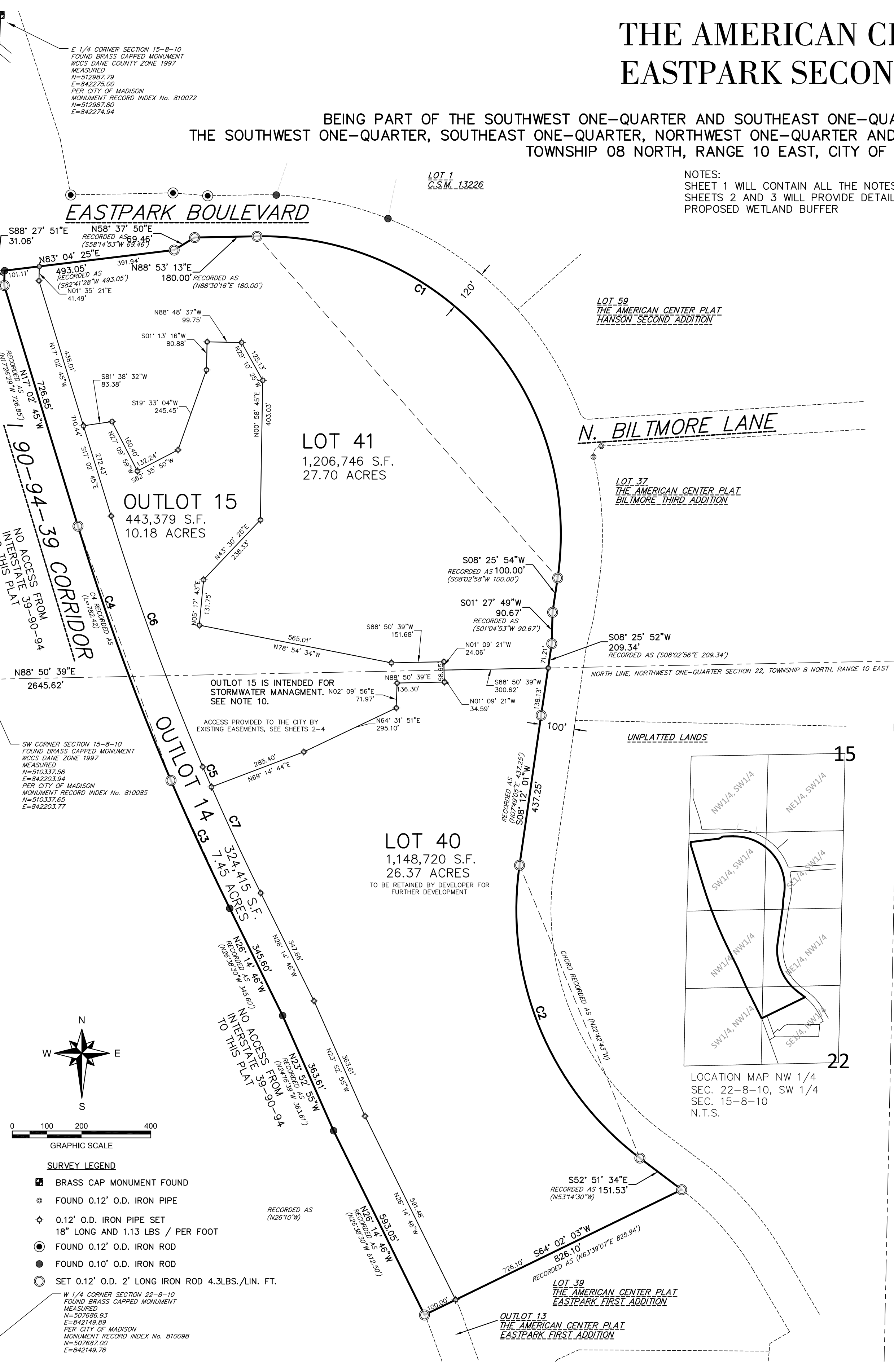
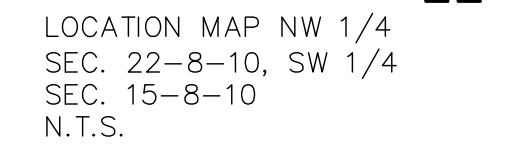
NOTES:
SHEET 1 WILL CONTAIN ALL THE NOTES
SHEETS 2 AND 3 WILL PROVIDE DETAILS ON ALL THE EXISTING EASEMENTS, AND
PROPOSED WETLAND BUFFER

NOTE(S):

- The 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 in accordance with the City of Madison General Ordinances.
- For drainage information see the Master Storm-Water Drainage Plan on file with the City of Madison City Engineer's Office.
- All Lots created and Outlots created by this plat are individually responsible for compliance with NR-151 in regard to storm sewer infiltration at the time of development.
- Prior to site development approval, and as part of the Master Plan for Storm-Water management, applicant shall provide evidence that the lot shall not flood/overflow during a 100 year rain event.
- Parcels are subject to the Declaration of Protective Covenants recorded in Document 2379020.
- Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1024 for Section 15 and 1009 for Section 22.
- The intra-block non-exclusive drainage easements shall be graded with the construction of each principle structure in accordance with the approved Storm-Water Drainage file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
- All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat/certified survey. 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/certified survey. 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. Fences may be placed in the easement only if they do not impede the anticipated flow of water. 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.
- See Sheets 2, 3, and 4 for Easement Details.
- This plat grants Outlot 15 to the City of Madison, the right of ingress and egress for construction and maintenance of lands and improvements lying within Outlot 15 of this plat. The right of ingress and egress is hereby granted over and across the portions of lands within the easement areas as grants per Document Nos. 4337050, 4540394, and 4540396.
- All lots are vacant of buildings.
- Future development on Lots 40 and 41 may be subject to the Highway Noise Land Use Provisions in MGO Section 16.23(3)(d) and State of Wisconsin Administrative Code TRANS 233 and TRANS 405.
- MG&E gas easement per Document No. 2098771 has been recorded to encumber land in the NW 1/4 of the NW 1/4 of Section 22, Township 8 North, Range 10 East, however the exhibit drawing referenced on the document was never recorded at the Register of Deeds, making it impossible to retrace. Diggers Hotline was contacted to mark all underground facilities on this parcel, and no underground gas was marked in said NW 1/4.
- Some of the dimensions of the easements per Document Nos. 4540394, and 4540396 vary from the document due to non-closure within said documents.
- No right of access between any traveled way of Interstate 39-90-94 and any lands within this plat.
- No buildings are permitted within the wetland buffer areas.



CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN / TANGENT BRG. OUT
C1	860.65'	99°32'44"	1314.19'	S41° 20' 26"E	1495.29'	1017.46'	N88° 53' 13"E / S08° 25' 54"W
C2	900.00'	61°03'33"	914.37'	S22° 19' 47"E	959.12'	530.77'	S08° 12' 01"W / S52° 51' 34"E
C3	7399.50'	03°08'49"	406.35'	N24° 40' 31"W	406.40'	203.25'	N26° 14' 46"W / N23° 06' 06"W
C4	7399.50'	06°03'30"	782.06'	N20° 04' 21"W	782.42'	391.58'	N23° 06' 06"W / N17° 02' 45"W
C5	7299.50'	00°29'39"	62.95'	S23° 20' 56"E	62.95'	31.47'	S23° 06' 07"E / S23° 35' 46"E
C6	7299.50'	06°03'30"	771.49'	S20° 04' 21"E	771.85'	386.29'	S17° 02' 45"E / S23° 06' 06"E
C7	7299.50'	02°39'10"	337.93'	N24° 55' 20"W	337.96'	169.01'	N26° 14' 46"W / N23° 35' 46"W

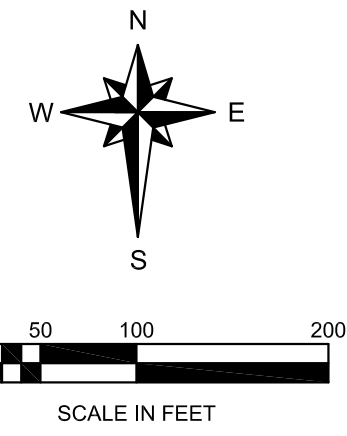


- SURVEY LEGEND**
- BRASS CAP MONUMENT FOUND
 - FOUND 0.12" O.D. IRON PIPE
 - ◆ 0.12" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - FOUND 0.12" O.D. IRON ROD
 - FOUND 0.10" O.D. IRON ROD
 - SET 0.12" O.D. 2' LONG IRON ROD 4.3LBS./LIN. FT.
- W 1/4 CORNER SECTION 22-8-10 FOUND BRASS CAPPED MONUMENT MEASURED
N=507686.93
E=842149.89
PER CITY OF MADISON MONUMENT RECORD INDEX No. 810098
N=507687.02
E=842149.78

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EXISTING EASEMENT DETAIL
AND WETLAND BUFFER DETAIL



SURVEY LEGEND

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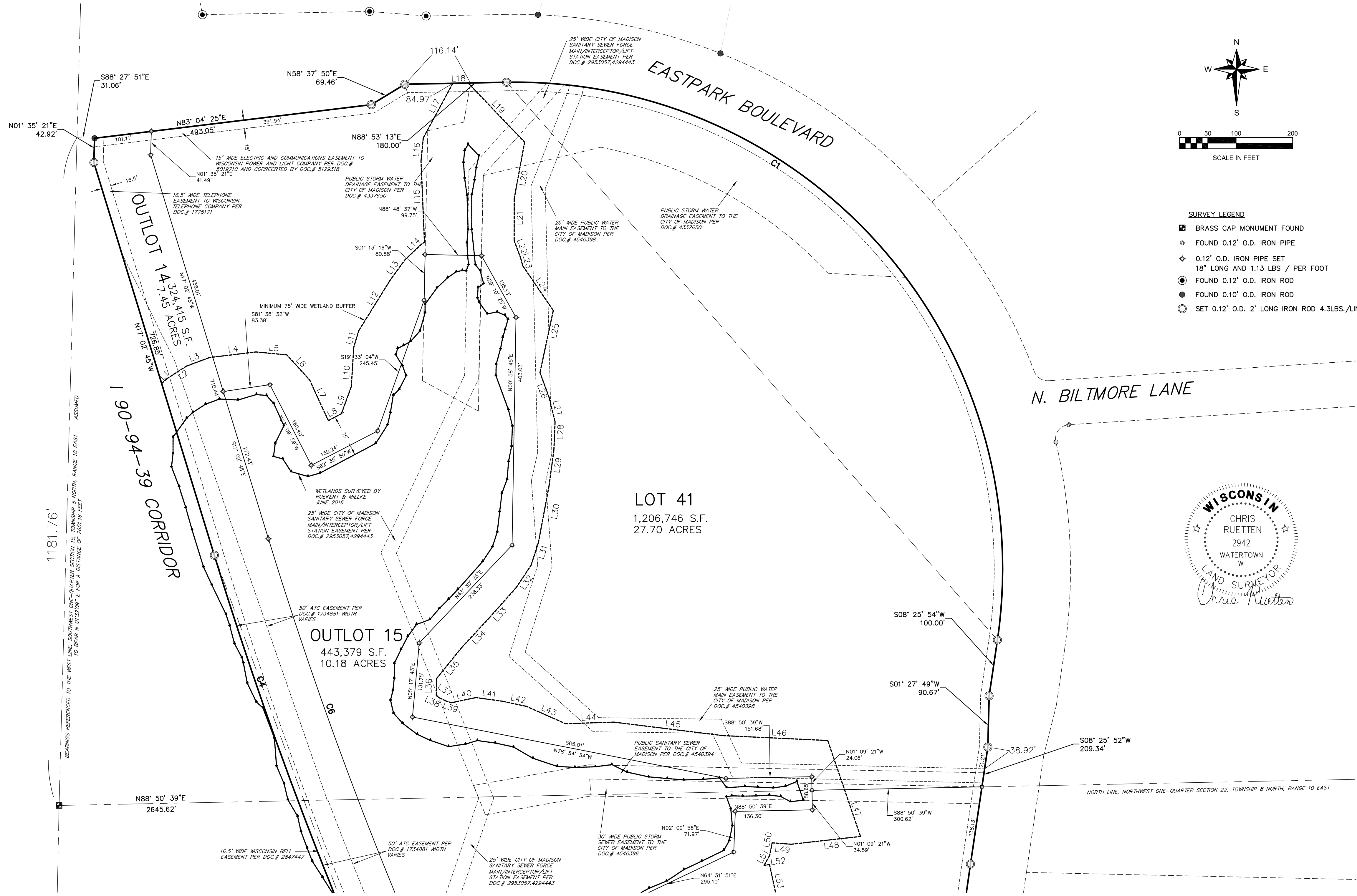
OVERALL DIMENSION
N01° 32' 09"E 2651.16'

1181.76'

90-94-39 CORRIDOR

LOT 41
1,206,746 S.F.
27.70 ACRES

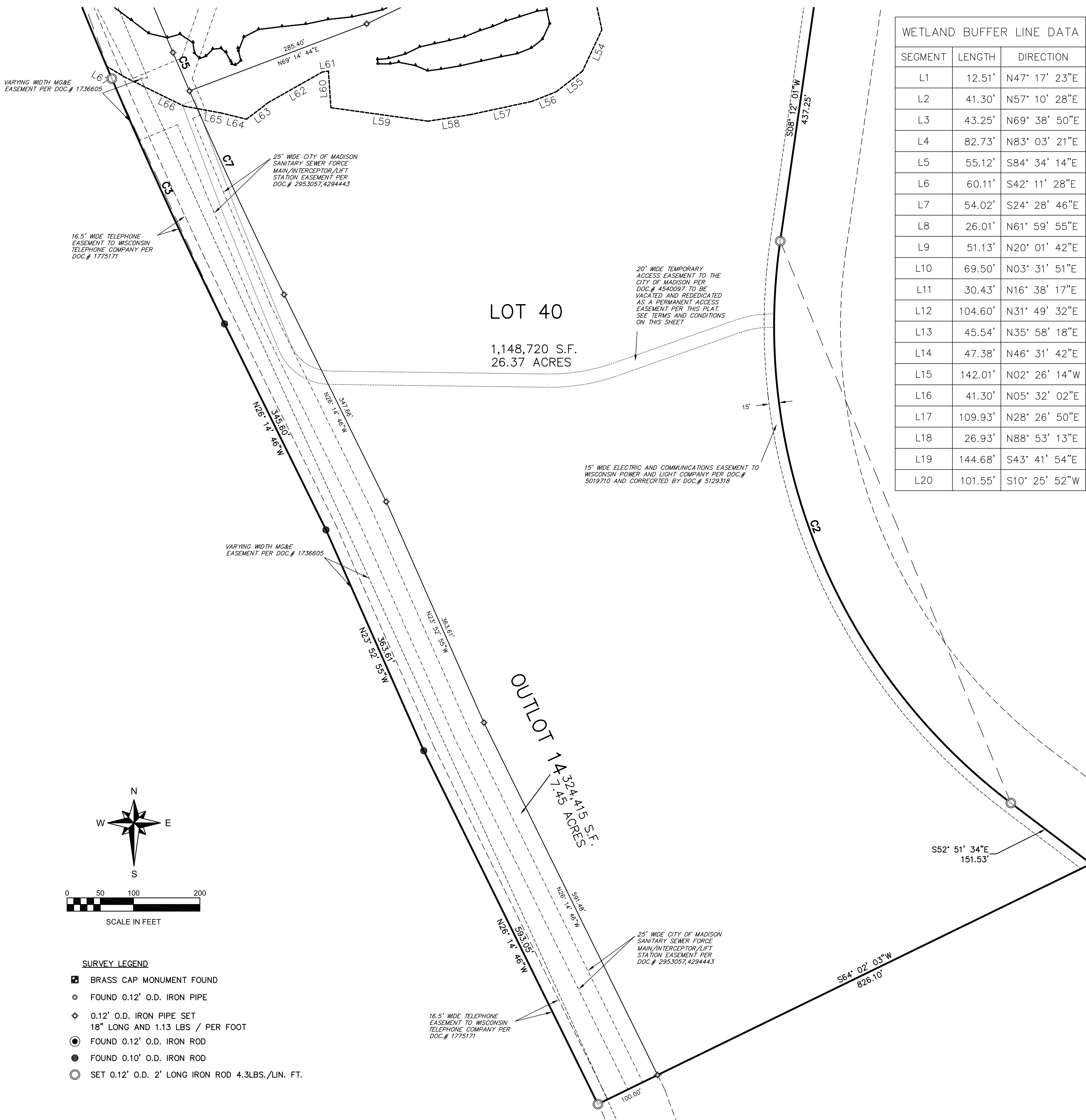
OUTLOT 15
443,379 S.F.
10.18 ACRES



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EXISTING EASEMENT DETAIL AND WETLAND BUFFER DETAIL

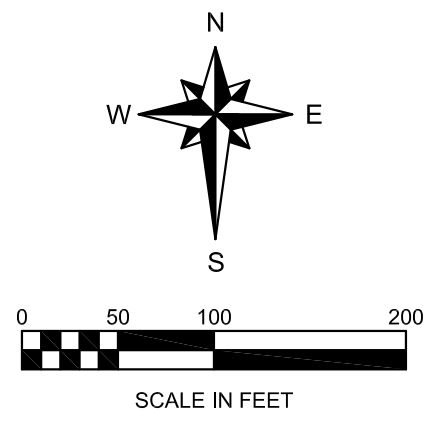
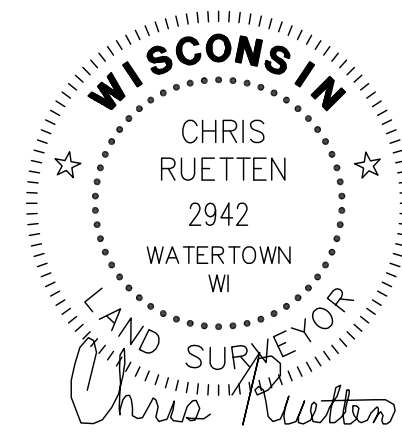


SEGMENT	LENGTH	DIRECTION
L1	12.51'	N47° 17' 23"E
L2	41.30'	N57° 10' 28"E
L3	43.25'	N69° 38' 50"E
L4	82.73'	N83° 03' 21"E
L5	55.12'	S84° 34' 14"E
L6	60.11'	S42° 11' 28"E
L7	54.02'	S24° 28' 46"E
L8	26.01'	N61° 59' 55"E
L9	51.13'	N20° 01' 42"E
L10	69.50'	N03° 31' 51"E
L11	30.43'	N16° 38' 17"E
L12	104.60'	N31° 49' 32"E
L13	45.54'	N35° 58' 18"E
L14	47.38'	N46° 31' 42"E
L15	142.01'	N02° 26' 14"W
L16	41.30'	N05° 32' 02"E
L17	109.93'	N28° 26' 50"E
L18	26.93'	N88° 53' 13"E
L19	144.68'	S43° 41' 54"E
L20	101.55'	S10° 25' 52"W

SEGMENT	LENGTH	DIRECTION
L21	74.43'	S00° 05' 45"W
L22	32.24'	S20° 35' 02"E
L23	14.79'	S15° 02' 57"E
L24	95.85'	S34° 18' 57"E
L25	112.28'	S12° 05' 46"W
L26	46.60'	S20° 09' 07"E
L27	44.55'	S13° 49' 06"E
L28	49.98'	S02° 24' 17"W
L29	64.52'	S07° 41' 32"W
L30	101.39'	S10° 36' 53"W
L31	42.45'	S17° 52' 02"W
L32	47.25'	S33° 39' 52"W
L33	71.90'	S41° 36' 40"W
L34	71.25'	S42° 55' 58"W
L35	70.78'	S38° 58' 25"W
L36	29.81'	S01° 13' 35"W
L37	6.43'	S52° 58' 16"E
L38	13.46'	S65° 16' 23"E
L39	9.58'	S71° 08' 35"E
L40	44.62'	N78° 10' 02"E

SEGMENT	LENGTH	DIRECTION
L41	47.45'	S82° 06' 48"E
L42	43.34'	S77° 57' 22"E
L43	75.68'	S66° 02' 24"E
L44	85.29'	N88° 05' 49"E
L45	194.56'	S82° 57' 10"E
L46	185.46'	S87° 19' 57"E
L47	179.40'	S18° 52' 44"E
L48	123.38'	S83° 33' 52"W
L49	33.79'	N85° 38' 41"W
L50	22.82'	S11° 08' 53"W
L51	20.05'	S29° 30' 59"W
L52	9.77'	N82° 14' 12"E
L53	116.36'	S12° 08' 00"E
L54	68.83'	S25° 06' 24"W
L55	49.98'	S51° 48' 44"W
L56	39.74'	S68° 21' 50"W
L57	96.34'	S77° 52' 44"W
L58	62.81'	S81° 19' 02"W
L59	147.72'	N82° 06' 44"W
L60	55.30'	N03° 52' 32"W

SEGMENT	LENGTH	DIRECTION
L61	9.27'	S81° 04' 25"W
L62	93.28'	S60° 32' 12"W
L63	41.48'	S52° 37' 58"W
L64	38.75'	N76° 14' 12"W
L65	57.62'	N79° 32' 28"W
L66	98.54'	N63° 53' 32"W
L67	32.47'	N59° 16' 13"W



- SURVEY LEGEND**
- BRASS CAP MONUMENT FOUND
 - FOUND 0.12' O.D. IRON PIPE
 - ◆ 0.12' O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - FOUND 0.12' O.D. IRON ROD
 - FOUND 0.10' O.D. IRON ROD
 - SET 0.12' O.D. 2' LONG IRON ROD 4.3LBS./LIN. FT.

TERMS AND CONDITIONS:

Public Sanitary Sewer and Lift Station Access Easement:

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 access purposes for the construction, maintenance and replacement of public sanitary sewer facilities. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct an access drive 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 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.

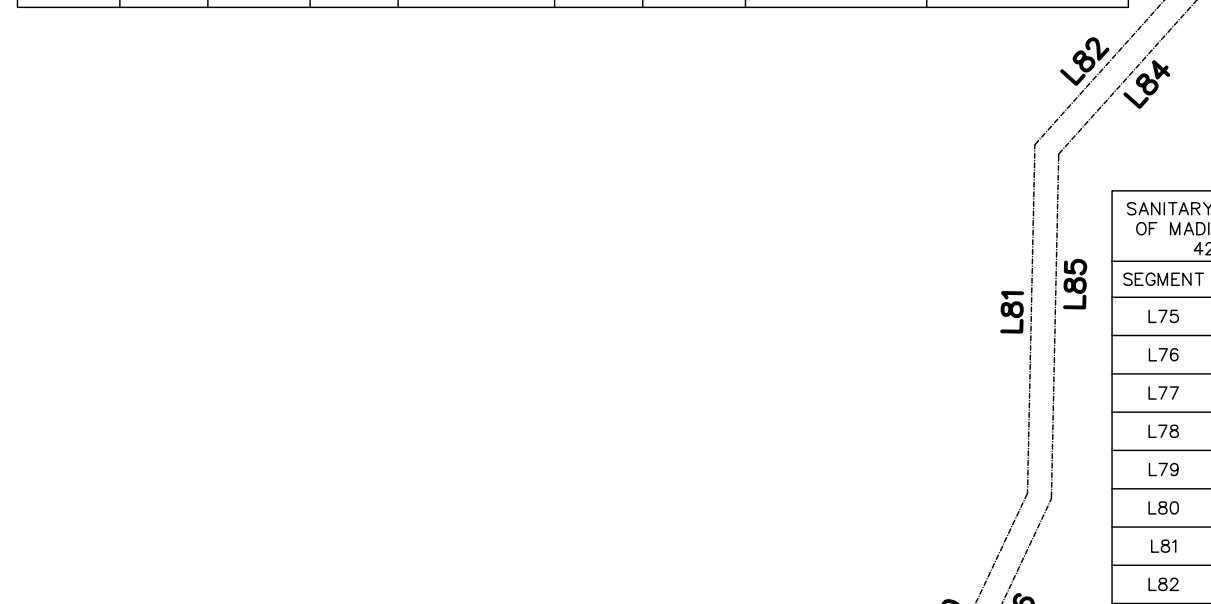
Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

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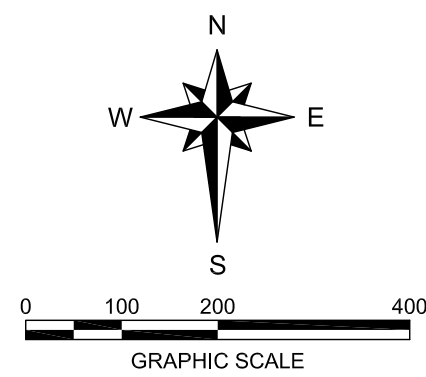
EASEMENT DETAIL

SANITARY EASEMENT TO THE CITY OF MADISON PER DOC#2953057 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C17	860.65'	02°05'24"	31.39'	S85° 19' 00"E	31.40'	15.70'	S86° 21' 43"E	S84° 16' 18"E



MG&E, NOW ATC EASEMENT PER DOC#1734981 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L133	211.79'	N26° 12' 08"W
L134	823.32'	N19° 08' 26"W
L135	1.48'	N88° 50' 39"E
L136	10.72'	N88° 50' 39"E

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C16	7349.50'	02°31'37"	324.11'	S21° 59' 48"E	324.13'	162.09'	S20° 43' 59"E	S23° 15' 36"E



MG&E, NOW ATC EASEMENT PER DOC# 1734981
MG&E, NOW ATC EASEMENT PER DOC# 1736605

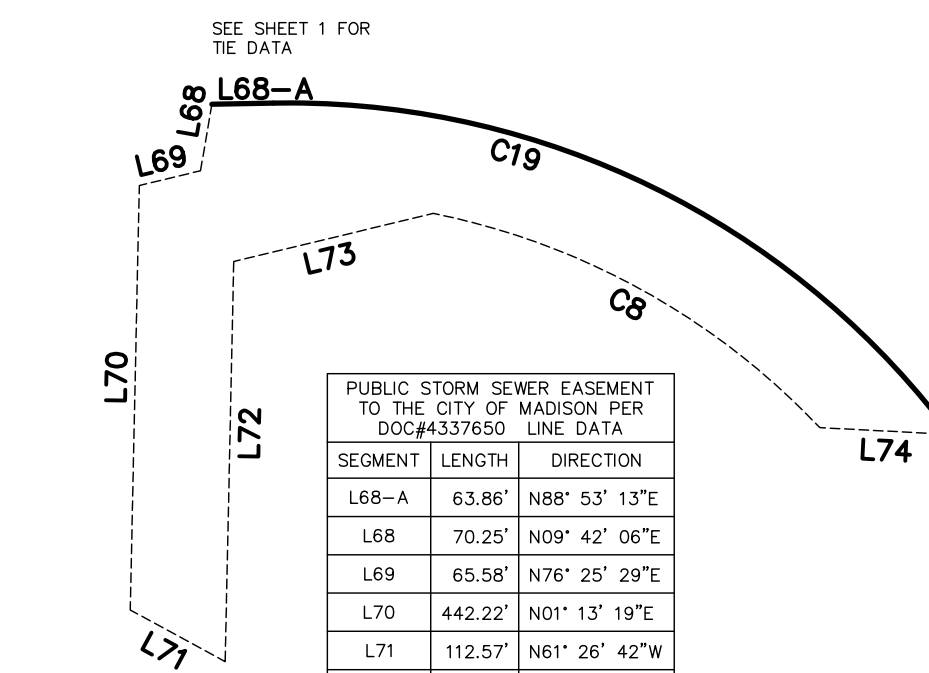
MG&E, NOW ATC EASEMENT PER DOC#1736605 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L137	823.32'	N19° 08' 26"E

SANITARY EASEMENT TO THE CITY OF MADISON PER DOC#2953057, 4294443 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L75	19.49'	N67° 48' 02"E
L76	129.50'	S27° 01' 30"E
L77	79.59'	N67° 21' 58"E
L78	289.03'	S18° 56' 52"W
L79	467.82'	S21° 39' 41"E
L80	347.19'	S25° 12' 39"W
L81	363.13'	S01° 12' 59"W
L82	206.41'	S41° 54' 04"W

L84	216.13'	N41° 54' 04"E
L85	359.17'	N01° 12' 59"E
L86	341.67'	N25° 12' 39"E
L87	466.24'	N21° 39' 41"W
L88	322.12'	N18° 56' 52"E
L89	55.58'	S22° 38' 06"E
L90	22.47'	S67° 21' 53"W
L91	302.25'	N22° 38' 02"W
L92	346.65'	N26° 15' 18"W
L93	361.54'	N23° 53' 26"W
L94	591.67'	N26° 15' 18"W

SANITARY EASEMENT TO THE CITY OF MADISON PER DOC#2953057, 4294443 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L95	25.00'	N64° 02' 03"E
L95-2	593.05'	N26° 15' 18"E
L96	362.06'	S23° 53' 26"E
L97	346.41'	S26° 15' 30"E
L98	303.04'	S22° 38' 02"E
L99	62.85'	S67° 21' 53"W

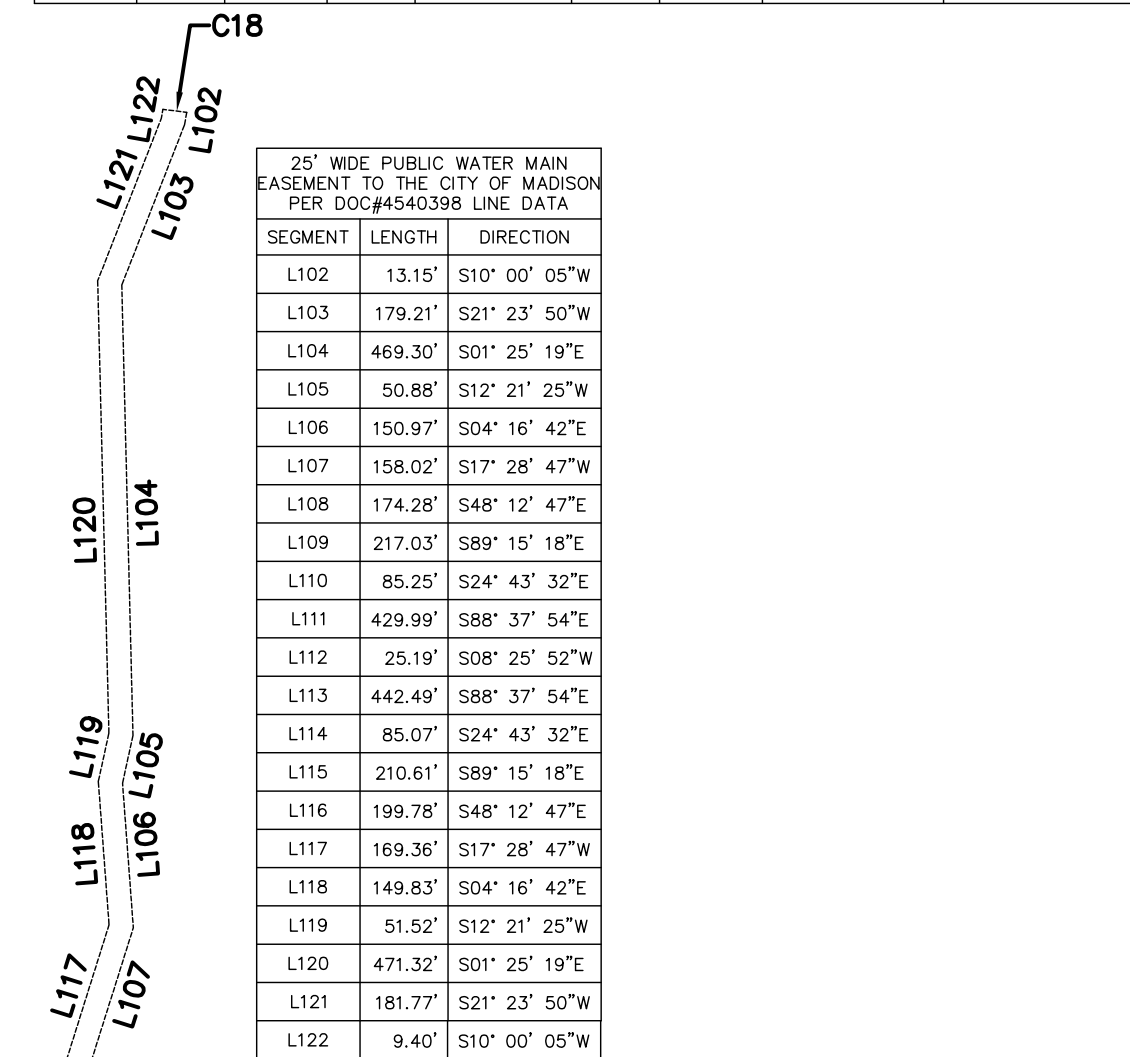
SANITARY EASEMENT TO THE CITY OF MADISON PER DOC#4540394 AND DOC#4540396 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L138	699.50'	N88° 50' 45"W
L139	206.45'	S79° 50' 29"W
L140	56.12'	N21° 39' 41"W
L141	189.74'	S79° 50' 26"W
L142	30.14'	S04° 25' 39"E
L143	693.86'	N88° 50' 45"W
L144	25.20'	N08° 25' 52"E
L145	30.24'	N08° 25' 52"E
L146	687.10'	N88° 50' 45"W



PUBLIC STORM SEWER EASEMENT TO THE CITY OF MADISON PER DOC#4337650 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L68-A	63.86'	N88° 53' 13"E
L68	70.25'	N09° 42' 06"E
L69	65.58'	N76° 25' 29"E
L70	442.22'	N01° 13' 19"E
L71	112.57'	N61° 26' 42"W
L72	416.80'	S01° 13' 19"W
L73	213.88'	S76° 26' 07"W
L74	136.89'	N87° 01' 38"W

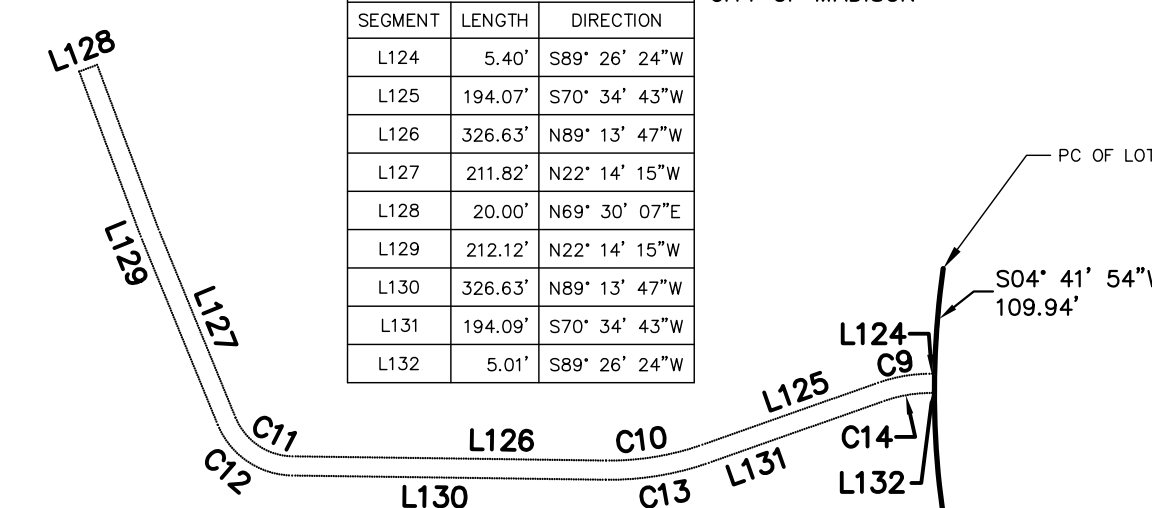
PUBLIC STORM SEWER EASEMENT TO THE CITY OF MADISON PER DOC#4337650 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C8	760.65'	35°13'15"	460.26'	N60° 59' 52"W	467.59'	241.44'	N43° 23' 14"W	N78° 36' 29"W
C19	860.65'	54°20'06"	785.93'	N63° 56' 45"W	816.17'	441.70'	N88° 53' 12"E	S36° 46' 43"E

25' WIDE PUBLIC WATERMAIN EASEMENT TO THE CITY OF MADISON PER DOC#4540398 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C18	860.65'	01°39'59"	25.03'	S82° 52' 00"E	25.03'	12.52'	S83° 42' 00"E	S82° 02' 01"E



25' WIDE PUBLIC WATER MAIN EASEMENT TO THE CITY OF MADISON PER DOC#4540398 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L102	13.15'	S10° 00' 05"W
L103	179.21'	S21° 23' 50"W
L104	469.30'	S01° 25' 19"E
L105	50.88'	S12° 21' 25"W
L106	150.97'	S04° 16' 42"E
L107	158.02'	S17° 28' 47"W
L108	174.28'	S48° 12' 47"E
L109	217.03'	S89° 15' 18"E
L110	85.25'	S24° 43' 32"E
L111	429.99'	S88° 37' 54"E
L112	25.19'	S08° 25' 52"W
L113	442.49'	S88° 37' 54"E
L114	85.07'	S24° 43' 32"E
L115	210.61'	S89° 15' 18"E
L116	199.78'	S48° 12' 47"E
L117	169.36'	S17° 28' 47"W
L118	149.83'	S04° 16' 42"E
L119	51.52'	S12° 21' 25"W
L120	471.32'	S01° 25' 19"E
L121	181.77'	S21° 23' 50"W
L122	9.40'	S10° 00' 05"W

20' WIDE TEMPORARY ACCESS EASEMENT TO THE CITY OF MADISON PER DOC#4540397 LINE DATA		
SEGMENT	LENGTH	DIRECTION
L124	5.40'	S89° 26' 24"W
L125	194.07'	S70° 34' 43"W
L126	326.63'	N89° 13' 47"W
L127	211.82'	N22° 14' 15"W
L128	20.00'	N69° 30' 07"E
L129	212.12'	N22° 14' 15"W
L130	326.63'	N89° 13' 47"W
L131	194.09'	S70° 34' 43"W
L132	5.01'	S89° 26' 24"W



REDEDICATED AS PERMANENT ACCESS EASEMENT TO THE CITY OF MADISON

20' WIDE TEMPORARY ACCESS EASEMENT TO THE CITY OF MADISON PER DOC#4540397 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C9	164.98'	18°56'58"	54.31'	S80° 00' 29"W	54.56'	27.53'	S89° 28' 58"W	S70° 31' 59"W
C10	290.00'	20°11'32"	101.67'	S80° 40' 28"W	102.20'	51.64'	S70° 34' 42"W	N89° 13' 46"W
C11	65.00'	66°59'25"	71.74'	N55° 44' 00"W	76.00'	43.01'	N89° 13' 43"W	N22° 14' 18"W
C12	85.00'	66°59'25"	93.82'	N55° 44' 01"W	99.38'	56.25'	N89° 13' 43"W	N22° 14' 18"W
C13	310.00'	20°11'32"	108.69'	S80° 40' 28"W	109.25'	55.20'	S70° 34' 42"W	N89° 13' 46"W
C14	145.02'	18°56'58"	47.75'	S80° 00' 39"W	47.96'	24.20'	S89° 29' 08"W	S70° 32' 10"W

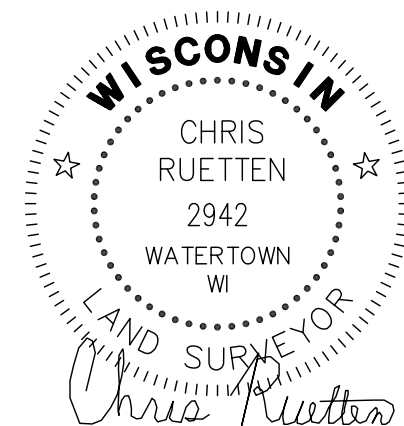
EASEMENT RELEASE

The City of Madison, as owner, and by having the right of enforcement, do hereby release the Temporary Access Easement shown on this instrument, recorded in Doc. #4540397, as allowed pursuant to State Statute 236.293.

Signed: _____
City of Madison

STATE OF WISCONSIN)
DANE COUNTY) SS
Personally came before me this ____ day of _____, 2018, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires/is Permanent: _____
Notary Public



THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION

BEING PART OF THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, AND
THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER, NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22,
TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Professional Wisconsin Land Surveyor, Ruekert & Mielke, Inc., hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, and under the direction of American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, owners of said land, I have surveyed, divided and mapped THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Southwest one-quarter and Southeast one-quarter of the Southwest one-quarter of Section 15, and the Southwest one-quarter, Southeast one-quarter, Northwest one-quarter, and Northeast one-quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 71.70 acres more or less of land, bounded and described as follows:

Commencing at the Southwest corner of said Southwest one-quarter of Section 15; thence bearing North 01°32'09" West, along the west line of said Southwest one-quarter a distance of 1181.76 feet; thence bearing South 88°27'51" East a distance of 31.06 feet to a point on the Easterly line of Interstate 90/94/39, and the Southerly line of Eastpark Boulevard, and the POINT OF BEGINNING; thence along the Southerly and Westerly line of Eastpark Boulevard for the next ten(10) courses; thence bearing North 83°04'25" East a distance of 493.05 feet; thence bearing North 58°37'50" East a distance of 69.46 feet; thence bearing North 88°53'13" East a distance of 180.00 feet to a point of curve; thence along an arc of curve to the right a distance of 1495.29 feet, having a radius of 860.65 feet and a chord bearing South 41°20'26" East a distance of 1314.19 feet; thence bearing South 08°25'54" West a distance of 100.00 feet; thence bearing South 01°27'49" West a distance of 90.67 feet; thence bearing South 08°25'52" West a distance of 209.34 feet; thence bearing South 01°12'01" West a distance of 437.25 feet to a point of curve; thence along an arc of curve to the left a distance of 959.12 feet, having a radius of 900.00 feet and a chord bearing South 22°19'47" East a distance of 914.37 feet; thence bearing South 52°51'34" East a distance of 151.53 feet to the North line of Lot 39 The American Center Plat Eastpark First Addition; thence bearing South 64°02'03" West, along said North line of Lot 39, a distance of 826.10 feet to the Easterly line of Interstate 90/94/39; thence along the Easterly line of Interstate 90/94/39 for the next seven(7) courses; thence bearing North 26°14'46" West a distance of 593.05 feet; thence bearing North 23°52'55" West a distance of 363.61 feet; thence bearing North 26°14'46" West a distance of 345.60 feet to a point of curve; thence along an arc of curve to the right a distance of 406.40 feet, having a radius of 7399.50 feet and a chord bearing North 24°40'31" West a distance of 406.35 feet; thence along an arc of curve to the right a distance of 782.42 feet, having a radius of 7399.50 feet and a chord bearing North 20°04'21" West a distance of 782.06 feet; thence bearing North 17°02'46" West a distance of 726.85 feet; thence bearing North 01°35'21" East a distance of 42.92 feet; the POINT OF BEGINNING, containing 71.70 acres, more or less of land.

Dated this 29th day of August, 2018

Chris Ruetten
Chris Ruetten, P.L.S. No. 2942



CORPORATE OWNERS CERTIFICATE

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, does further certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Natural Resources Committee
Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, has caused these presents to be signed by Kari Grasee, Business and Workplace Services Associate Vice President, and LeeAnn Glover, Real Estate and Planning Director, American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2018.

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company.

Kari Grasee
Business and Workplace Services Associate Vice President

Countersigned
LeeAnn Glover
Real Estate and Planning Director

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2018, the above named Kari Grasee and LeeAnn Glover, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this _____ day of _____, 2018

Secretary
Planning Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat known as THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION, located in the

City of Madison was hereby approved by Enactment Number _____, File I.D.

Number _____, adopted on this _____ day of _____, 2018, and

that said resolution further provided for acceptance of those lands and rights dedicated by said plat to

City of Madison for public use.

Dated this _____ day of _____, 2018.

Maribeth Witz-Behl, City Clerk
City of Madison, Wisconsin

CERTIFICATE OF CITY TREASURER

I, Dave Gawenda, being duly appointed, qualified and acting Treasurer of the City of Madison, do

hereby certify that in accordance with the records in my office, there are no unpaid taxes or

special assessments as of this _____ day of _____, 2018, on any of

the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION.

Dave Gawenda, Treasurer
City of Madison, Dane County, Wisconsin

CERTIFICATE OF THE COUNTY TREASURER

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby

certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special

assessments as of this _____ day of _____, 2018, affecting the lands included

in the plat of THE THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION.

Adam Gallagher, Treasurer
Dane County, Wisconsin

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



Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M as document #

_____ in

Register of Deeds