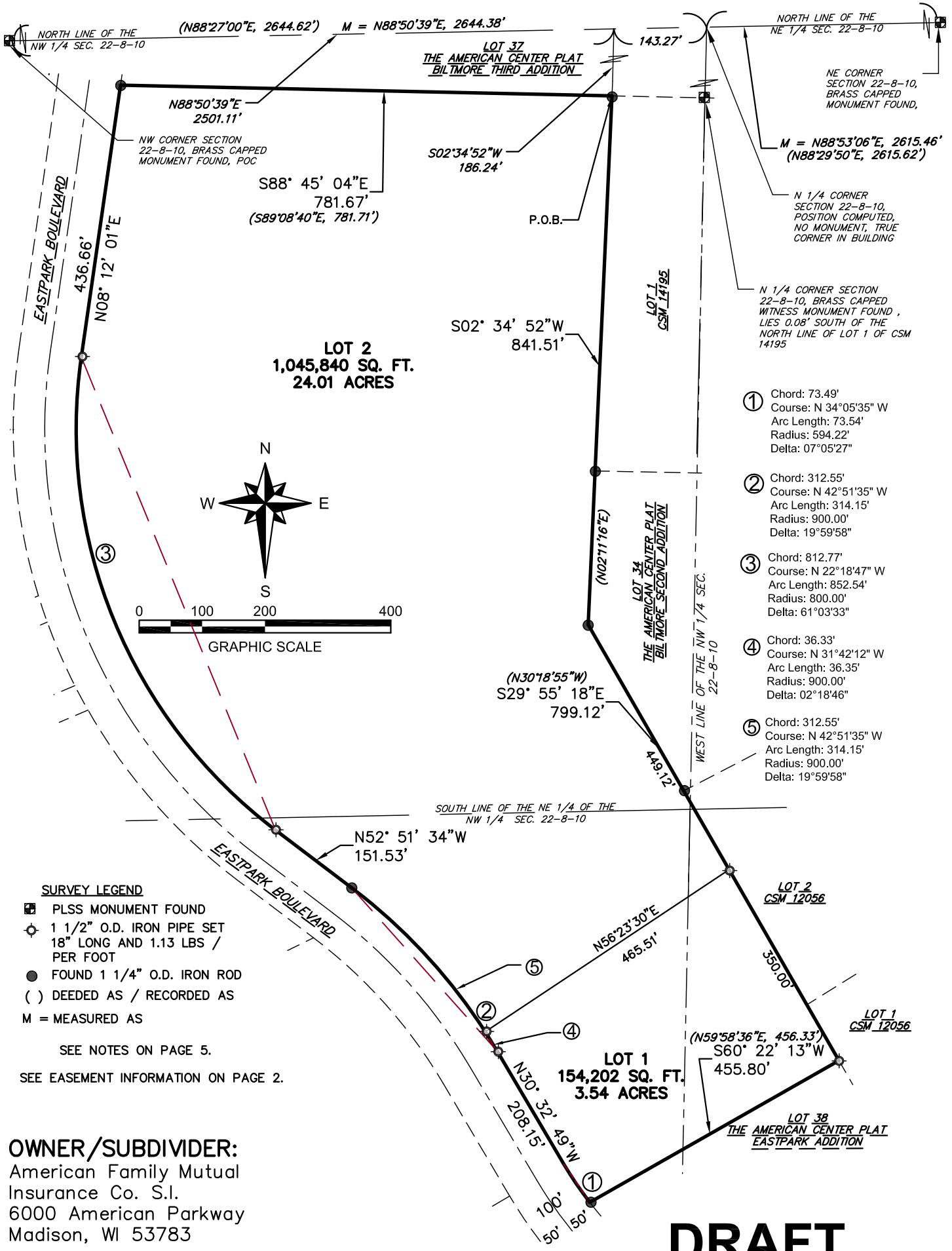


CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.



- ① Chord: 73.49'
Course: N 34°05'35" W
Arc Length: 73.54'
Radius: 594.22'
Delta: 07°05'27"
- ② Chord: 312.55'
Course: N 42°51'35" W
Arc Length: 314.15'
Radius: 900.00'
Delta: 19°59'58"
- ③ Chord: 812.77'
Course: N 22°18'47" W
Arc Length: 852.54'
Radius: 800.00'
Delta: 61°03'33"
- ④ Chord: 36.33'
Course: N 31°42'12" W
Arc Length: 36.35'
Radius: 900.00'
Delta: 02°18'46"
- ⑤ Chord: 312.55'
Course: N 42°51'35" W
Arc Length: 314.15'
Radius: 900.00'
Delta: 19°59'58"

DRAFT

OWNER/SUBDIVIDER:
 American Family Mutual
 Insurance Co. S.I.
 6000 American Parkway
 Madison, WI 53783

PREPARED BY:
 Ruekert & Mielke, Inc.
 W233 N2080 Ridgeview Pkwy.
 Waukesha, WI 53188



Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

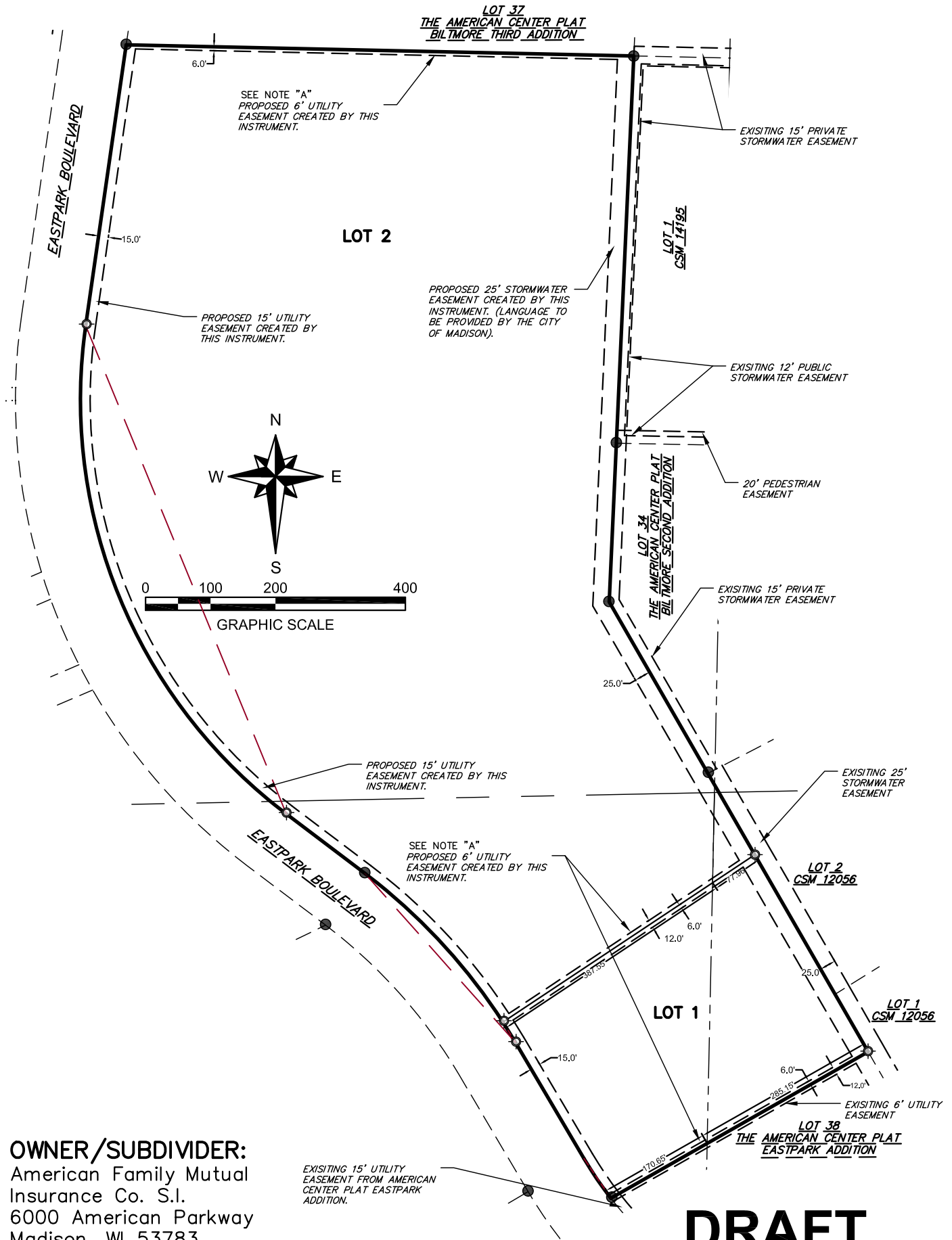
THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
 CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)

SHEET 1 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

EASEMENT DETAIL



DRAFT

OWNER/SUBDIVIDER:
American Family Mutual
Insurance Co. S.I.
6000 American Parkway
Madison, WI 53783

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188



Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)

SHEET 2 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris Ruetten, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), that I have surveyed, divided and mapped a division of part of unplatted lands located in the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4, and part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Section 22, Township 8 North, Range 10 East; thence bearing N88°50'39"E along the North line of said Northwest 1/4, a distance of 2501.11 feet; thence bearing S02°34'52"W, a distance of 186.24 feet to the West line of said Lot 1 of CSM 14195, also being the POINT OF BEGINNING; thence bearing S02°34'52"W along said line and its Southerly extension, a distance of 841.51 feet to a Southeasterly line of Lot 34 of The American Center Plat Biltmore Second Addition; thence bearing S29°55'18"E along said line and its Southeasterly extension, a distance of 799.12 feet to the Northerly line of Lot 38 of The American Center Plat Eastpark Addition; thence bearing S60°22'13"W along said line, a distance of 455.80 feet to the Easterly Right-of-Way (ROW) line of Eastpark Boulevard; thence along said ROW for the next six calls; thence bearing Northwesterly along the arc of curve to the right a distance of 73.54 feet, radius of 594.22 feet, central angle of 07°05'27", with a chord bearing N35°05'35"W, a distance of 73.49 feet to a point of tangency; thence bearing N30°32'49"W, a distance of 208.15 feet; thence bearing Northwesterly along the arc of a curve to the left, a distance of 314.15 feet, radius of 900.00 feet, central angle of 19°59'58", with a chord bearing N42°51'35"W, a distance of 312.55 feet to a point of tangency; thence bearing N52°51'34"W, a distance of 151.53 feet; thence bearing Northwesterly along the arc of a curve to the right, a distance of 852.54 feet, radius of 800.00 feet, central angle of 61°03'33", with a chord bearing N22°18'47"W, a distance of 812.77 feet to a point of tangency; thence bearing N08°12'01"E, a distance of 436.66 feet to the Southerly line of Lot 37 of The American Center Plat Biltmore Third Addition; thence bearing S88°45'04"E along said line, a distance of 781.67 feet to the POINT OF BEGINNING. Containing 27.55 acres (1,200,042 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of the Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Madison ordinances in surveying, dividing and mapping of same.

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

OWNER/SUBDIVIDER:

American Family Mutual
Insurance Co. S.I.
6000 American Parkway
Madison, WI 53783

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188



THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

SHEET 3 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

GENERAL NOTES:

- A. All Lots within this Certified Survey Map shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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 by those required and created by the current approved subdivision.
- B. All lots created by this Certified Survey Map are individually responsible of compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- C. Bearings are referenced to the North line on the NW 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear N88°50'39"E.
- D. Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1015 for Section 15.
- E. All Lots are vacant of buildings.
- F. Existing Right-of-Way widths were compiled from THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION.
- G. Lots of this Certified Survey Map are subject to the following recorded documents based on a Dane County Title Company title report number B-21224974, effective date of July 1, 2021.
 1. Affidavit, Resolution and revised Declarations of protective Covenants and Conditions for the The American Center recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020.
 2. Possible avigation easement over lands in The American Center development as disclosed by instrument recorded May 8, 2002 as Document Number 3485666.
 3. Unrecorded Height Limitation Zoning Map, Dane County Regional-Truax Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted April 16, 2010.

SECTION CORNER DATA:

NW CORNER SECTION 22-8-10
MEASURED
N=510337.58, E=842203.94
PER CITY OF MADISON MONUMENT
RECORD INDEX NO. 810085
N=510337.65, E=842203.77

N 1/4 CORNER SECTION
22-8-10, POSITION COMPUTED,
NO MONUMENT
N=510390.92, E=844847.78
PER CITY OF MADISON
MONUMENT RECORD INDEX NO.
810086MCS
N=510390.99, E=844847.61

N 1/4 CORNER SECTION 22-8-10,
MEASURED
N=510198.68, E=844843.80
PER CITY OF MADISON MONUMENT
RECORD INDEX NO. 810086MCS
N=510198.73, E=844843.63

NE CORNER SECTION 22-8-10,
MEASURED
N=510441.86, E=847462.69
PER CITY OF MADISON MONUMENT
RECORD INDEX NO. 810085
N=510441.89, E=847462.58

OWNER/SUBDIVIDER:

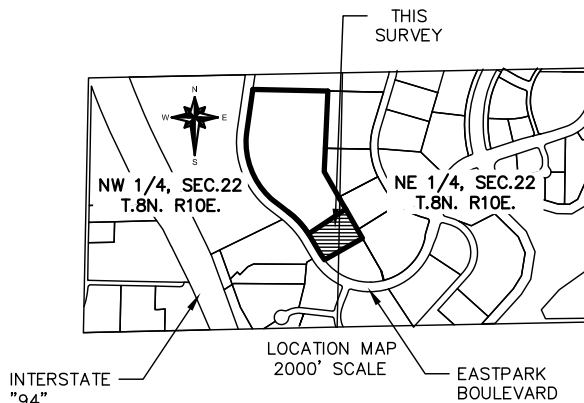
American Family Mutual
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PREPARED BY:

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Waukesha, WI 53188



THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)



DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

SHEET 4 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated the ____ day of _____, 20__

Maribeth L. Witzel–Behl, City Clerk
City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

c:\c3d_2018\8190_American Family\10036 TAC Phase 2 P-47\10036 TAC P-47 CSM AND ALTA\dwg\CSM\20210730 CSM.dwg

OWNER/SUBDIVIDER:

American Family Mutual
Insurance Co. S.I.
6000 American Parkway
Madison, WI 53783

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188



THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

SHEET 5 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the NE 1/4 and the SE 1/4 of the NW 1/4, and part of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

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, does further certify that this CSM is required to be submitted to the following for approval or objection: City of Madison Plan Commission

IN WITNESS WHEREOF, the said American Center Owner's Association, 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, The American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2021.
American Family Mutual Insurance Company

Kari Grasee, Business and Workplace Services Vice President

_____ Countersigned
LeeAnn Glover, Real Estate and Planning Director

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2021, the above named _____,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____.

OWNER/SUBDIVIDER:
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Insurance Co. S.I.
6000 American Parkway
Madison, WI 53783

PREPARED BY:
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THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ
CHECKED BY: CHRIS RUETTEN, PLS (8/2/21)

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 2nd day of August, 2021

c:\c3d_2018\8190_American Family\10036 TAC Phase 2 P-47\10036 TAC P-47 CSM AND ALTA\dwg\CSM\20210730 CSM.dwg