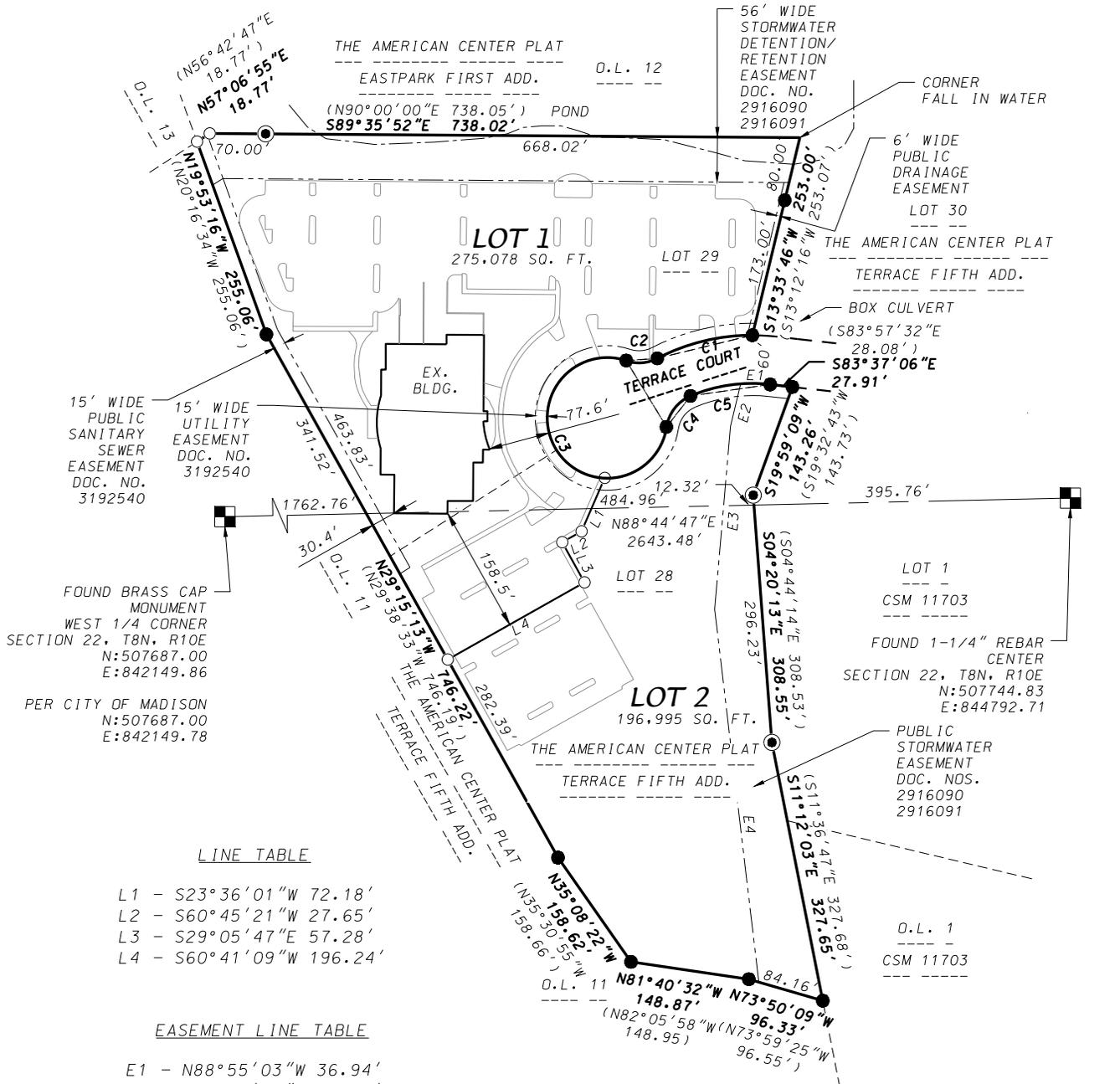


CERTIFIED SURVEY MAP

LOTS 28 AND 29, THE AMERICAN CENTER PLAT TERRACE FIFTH ADDITON,
LOCATED IN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF
SECTION 22, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LINE TABLE

- L1 - S23°36'01"W 72.18'
- L2 - S60°45'21"W 27.65'
- L3 - S29°05'47"E 57.28'
- L4 - S60°41'09"W 196.24'

EASEMENT LINE TABLE

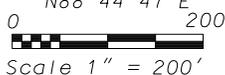
- E1 - N88°55'03"W 36.94'
- E2 - S13°32'41"W 54.17'
- E3 - S04°58'10"W 228.48'
- E4 - S06°46'36"E 467.29'

LEGEND

- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR
- PLACED 3/4"x18" REBAR
WT=1.5LBS/FT
- () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
NAD83(1991)
THE NORTH LINE OF
THE SW1/4 OF SECTION
22, T8N, R10E BEARS
N88°44'47"E



DATE: June 24, 2022
 F.N.: 22-07-108
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

**LOTS 28 AND 29, THE AMERICAN CENTER PLAT TERRACE FIFTH ADDITON,
LOCATED IN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF
SECTION 22, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, **Brett T. Stoffregan**, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 28 and 29, The American Center Plat Terrace Fifth Addition, recorded in Volume 57-144B of Plats on pages 582-583 as Document Number 3192540 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 22, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 472,073 square feet (10.837 acres).

Dated this 24th day of June, 2022

Brett T. Stoffregan, Professional Land Surveyor, S-2742

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		260.00	122.28	123.44	S76°22'21"W (S76°01'55"E)	27°12'06"	IN-S89°58'24"W (N89°37'58"E) OUT-S62°46'18"W (S62°25'52"W)
2		50.00	38.85	39.91	S85°38'08"W (N85°17'42"E)	45°43'40"	OUT-N71°30'02"W (N71°50'28"W)
3		75.00	96.54	366.36	S31°26'23"E (N31°46'48"W)	279°52'40"	OUT-N08°37'17"E (N08°16'52"E)
	1	75.00	148.55	256.48	S10°31'45"W	195°56'24"	
	2	75.00	100.31	109.87	N50°35'25"E	83°56'16"	
4		50.00	48.99	51.20	N37°57'19"E (S37°36'54"W)	58°40'04"	OUT-N67°17'21"E (N66°56'56"E)
5		200.00	100.46	101.55	N81°50'07"E (S81°29'42"W)	29°05'32"	

NOTES

1. All lots within this Certified Survey Map are 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 Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. 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 Certified Survey Map. 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.

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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

2. The Lots of this Certified Survey Map are subject to the following recorded instruments:
 -Affidavit, Resolution and Revised Declarations of Protective Covenants and Conditions for The American Center recorded August 05, 1992 in Volume 19688 of Records, Page 1 as Document No. 2379020; Land Use Plan Affidavit recorded as Doc. No. 5764641.
 -Public Sanitary Sewer and Storm Sewer Easement recorded as Doc. No. 3192540 released by Doc. No. -----
3. A Reciprocal Easement document affecting the lots of this Certified Survey Map will be recorded be a separate instrument.



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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: June 24, 2022
 F.N.: 22-07-108
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SECTION 22, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Old Sauk Trails Limited Partnership, a Wisconsin limited partnership, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited partnership caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Old Sauk Trails Limited Partnership does further certify that this plat is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Madison for approval

In witness whereof, Old Sauk Trails Limited Partnership has caused these presents to be signed this _____ day of _____, 2022.

Old Sauk Trails Limited Partnership

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2022, the above named authorized signatory of the above named Old Sauk Trails Limited Partnership to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____



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CONSENT OF CORPORATE MORTGAGEE

Associated Bank, National Association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Associated Bank, National Association has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2022.

Associated Bank, National Association

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

Personally came before me this _____ day of _____, 2022, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2022 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 this _____ day of _____, 2022.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2022 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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