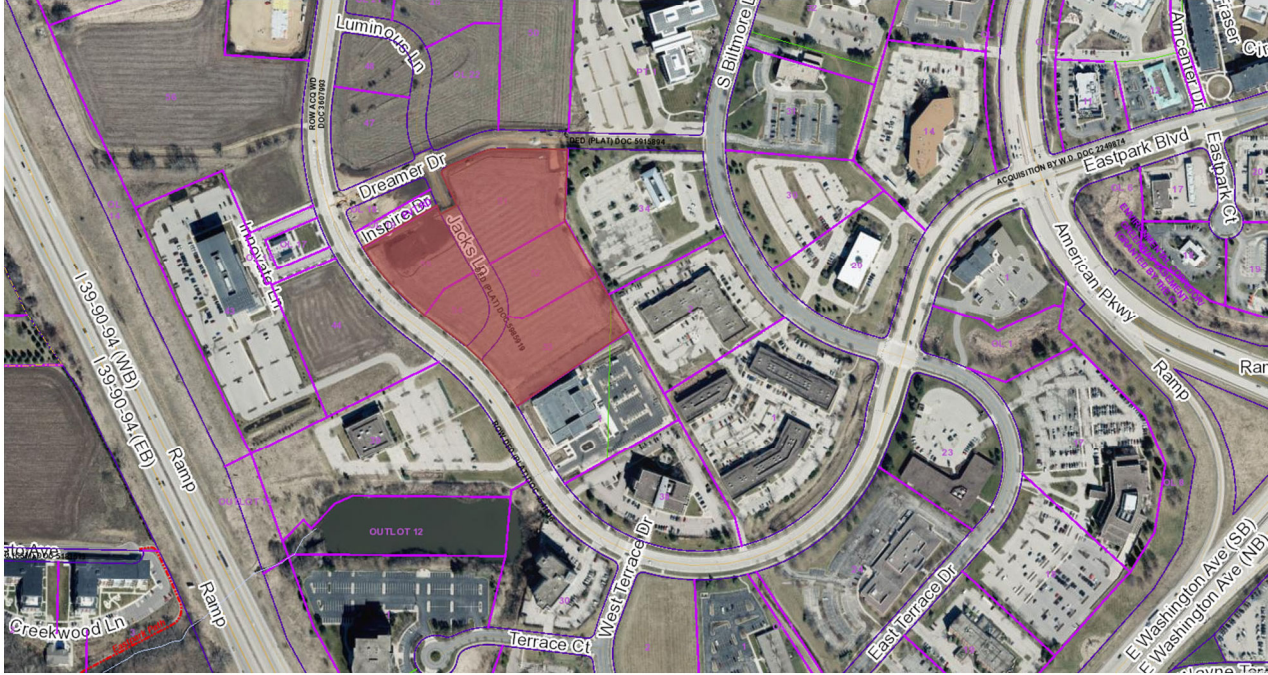


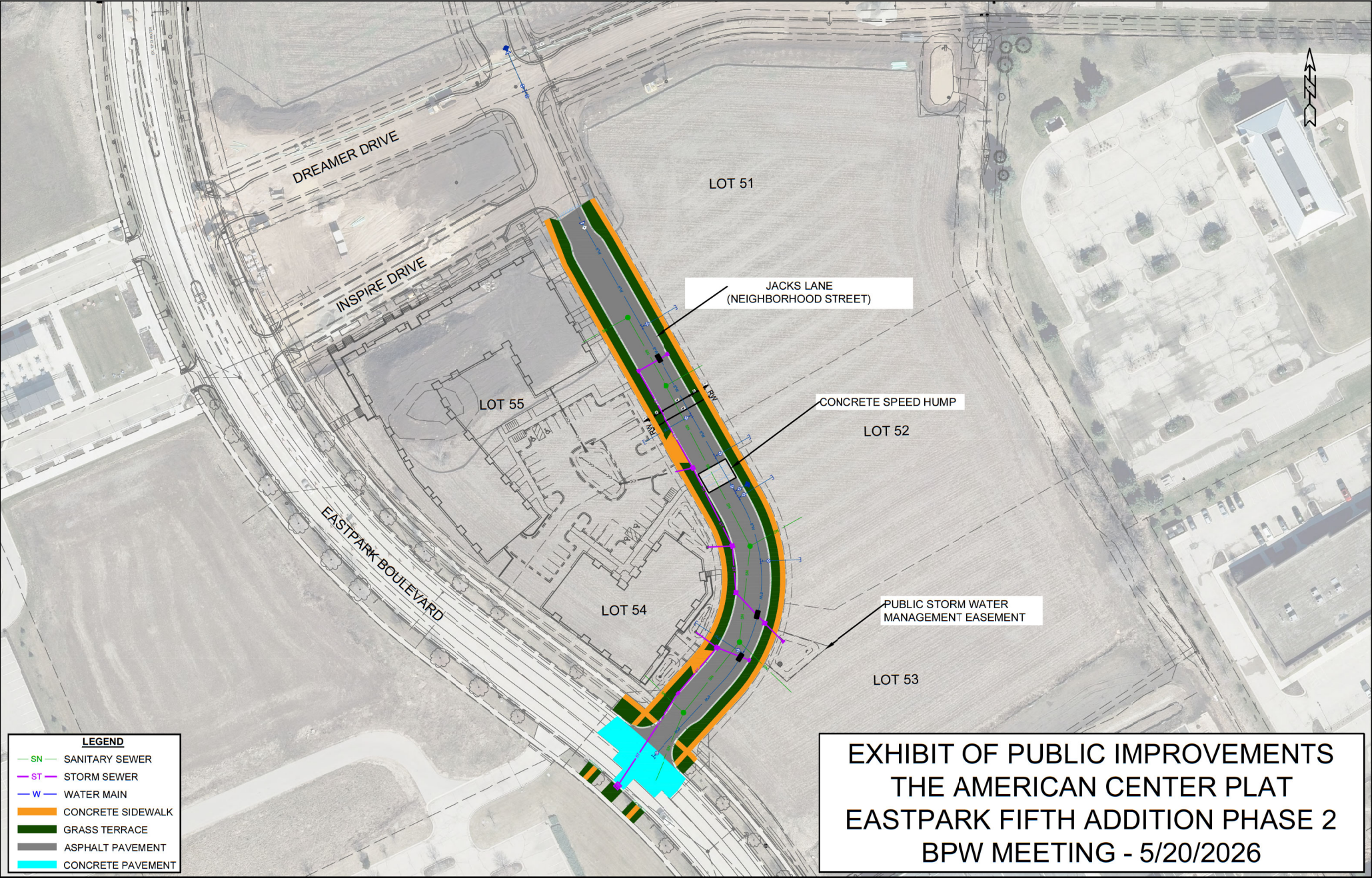
**The American Center Plat Eastpark Fifth Addition – Phase 2**  
**Contracts 9761**  
**MUNIS 16176**  
**Developer: Cascade Development LLC**



This development is location in The American Center, east of Interstate 39-90-94 and north of E Washington Avenue (USH 151).

**Summary of Improvements:**

- City standard public street, terrace, sidewalk, and utility improvements, including a speed hump on Jacks Lane as required by City of Madison Transportation Commission, to serve The American Center Plat Eastpark Fifth Addition subdivision.
- Repair or replacement of concrete pavement on Eastpark Boulevard due to utility construction required to serve the project.
- Construction of pedestrian ramps at Eastpark Boulevard and Jacks Lane.
- Street lighting, signing, pavement markings, and traffic control as required by the City Traffic Engineer.
- Private sanitary, storm, and water service laterals to serve all lots within The American Center Plat Eastpark Fifth Addition.
- This is the second and final phase of public improvements required to serve The American Center Plat Eastpark Fifth Addition.



**LEGEND**

—SN—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER MAIN
Orange line	CONCRETE SIDEWALK
Green line	GRASS TERRACE
Grey line	ASPHALT PAVEMENT
Cyan line	CONCRETE PAVEMENT

**EXHIBIT OF PUBLIC IMPROVEMENTS  
 THE AMERICAN CENTER PLAT  
 EASTPARK FIFTH ADDITION PHASE 2  
 BPW MEETING - 5/20/2026**

# THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REDIVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AND ALL OF OUTLOT 20, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AS RECORDED IN VOLUME 61-091B OF PLATS ON PAGES 544-545, AS DOCUMENT NUMBER 5915894, DANE COUNTY REGISTRY AND 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, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTHEAST CORNER OF SECTION 22-08-10, FOUND 1-1/4" x 1/8" SOLID IRON ROD OF RECORD, MEASURED COORDS ARE:  
N=510,441.86  
E=847,462.59  
PUBLISHED COUNTY COORDS ARE:  
N=510,441.89  
E=847,462.59



TOTAL AREA OF PLAT = 953,262 SQ. FT. (21.8839 ACRES)



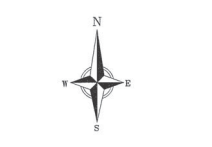
06/06/2024

CURVE TABLE						
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION	TAN BRG BACK
C1	318.93'	900.00'	22°50'30"	316.62'	N03°13'16"W	N14°38'31"W
C2	98.56'	233.00'	24°47'41"	97.83'	S78°58'31"W	N88°54'22"W
C3	8.22'	233.00'	2°01'17"	8.22'	N89°55'00"W	S68°51'24"W
C4	90.34'	233.00'	22°12'57"	89.78'	S77°57'53"W	S68°51'24"W
C5	25.79'	15.00'	88°30'05"	22.72'	N63°53'33"W	S66°51'24"W
C6	314.15'	900.00'	19°59'58"	312.56'	N42°51'35"W	N32°51'36"W
C7	187.49'	900.00'	11°56'09"	187.15'	N38°48'40"W	N32°51'36"W
C8	94.47'	900.00'	6°00'51"	94.43'	N47°48'10"W	N32°51'36"W
C9	32.19'	900.00'	2°02'58"	32.19'	N51°50'05"W	N30°53'01"W
C10	306.64'	900.00'	21°56'32"	304.96'	N41°52'17"W	N52°51'34"W
C11	23.66'	15.00'	90°23'02"	21.28'	N21°39'53"E	N65°51'24"E
C12	70.64'	167.00'	24°47'41"	70.12'	N78°58'31"E	N66°51'24"E
C13	23.56'	15.00'	90°00'00"	21.21'	N63°12'01"E	N68°12'01"E
C14	183.78'	117.00'	90°00'00"	165.46'	S36°47'59"E	S81°47'59"E
C15	154.81'	283.00'	31°20'37"	152.89'	S07°28'17"E	S08°12'01"E
C16	23.56'	15.00'	90°00'00"	21.21'	S21°31'24"W	S23°08'36"E
C17	23.56'	15.00'	90°00'00"	21.21'	N68°08'36"W	S66°51'24"W
C18	118.71'	217.00'	31°20'37"	117.23'	N07°28'17"W	N23°08'36"W
C19	287.48'	183.00'	90°00'00"	258.80'	N36°47'59"W	N68°12'01"E
C20	112.28'	183.00'	35°09'28"	110.54'	N08°22'43"W	N68°12'01"E
C21	158.88'	163.00'	49°07'02"	152.12'	N51°30'58"W	N68°12'01"E
C22	18.28'	163.00'	5°43'30"	18.28'	N78°56'14"W	N68°12'01"E
C23	23.56'	15.00'	90°00'00"	21.21'	N36°47'59"W	N68°12'01"E
C24	229.08'	183.00'	71°42'58"	214.40'	S06°20'21"W	S29°31'09"E
C25	118.13'	183.00'	37°17'56"	117.04'	S10°52'10"E	S42°11'50"W
C26	108.93'	183.00'	34°25'02"	108.28'	S24°59'19"W	S44°47'45"E
C27	22.77'	15.00'	86°59'35"	20.65'	S01°17'58"E	S42°11'50"W
C28	22.77'	15.00'	86°59'35"	20.65'	N85°41'37"E	N42°11'50"E
C29	146.45'	117.00'	71°42'58"	137.07'	N06°20'21"E	N42°11'50"E
C30	23.48'	15.00'	89°36'58"	21.14'	N68°20'07"W	N23°31'37"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N23°31'37"W	98.09'

**VISION CORNER NOTE:** NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2-1/2 FEET ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY VISIBILITY AND TRAFFIC SIGNS. APPROVED PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL, EXCEPT GRASSES AND SIMILAR TURF, BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

**PUBLIC UTILITY EASEMENT NOTE:** PUBLIC UTILITY EASEMENTS, NO PILES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE. THE OBTAINMENT OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 216.12 OF WISCONSIN STATUTES WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF NW 1/4 OF SECTION 22 MEASURED AS BEARING N89°50'59"E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified June 07, 2024

*Michael J. Ziehr*  
Department of Administration



**vierbicher**  
planners | engineers | advisors  
Phone: (800) 241-3888

Drafted by: MZIE  
Checked by: MSOH  
FN: 210303  
Date: 11/28/2022  
Rev: 01/12/2023  
Rev: 11/06/2023  
Rev: 06/06/2024

SUBMITTED BY:  
Vierbicher Associates, Inc.  
599 Foucher Drive,  
Suite 201  
Madison, WI 53717  
(608) 821-3662  
mvie@vierbicher.com

REGISTERED FOR:  
Cosco Development LLC  
2150 High Crossing Blvd.  
Madison, WI 53718

# THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REDIVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AND ALL OF OUTLOT 20, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AS RECORDED IN VOLUME 61-091B OF PLATS ON PAGES 544-545, AS DOCUMENT NUMBER 5915894, DANE COUNTY REGISTRY AND 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, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 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 the owner(s) of said lots, I have surveyed, divided, and mapped THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is a redivision of Lot 45 and Lot 46 and including all of Outlot 20, The American Center Plat Eastpark Fourth Addition as recorded in Volume 61-091B of Plats on pages 544-545, as Document Number 5915894, Dane County Registry and 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, all in Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

All of Lot 45, Lot 46 and Outlot 20, The American Center Plat Eastpark Fourth Addition as recorded in Volume 61-091B of Plats on pages 544-545, as Document Number 5915894, Dane County Registry, City of Madison, Dane County, Wisconsin. Said description contains 953,262 square feet or 21.8839 acres more or less.

Veribicher Associates Inc.  
By: Michael J. Ziehr

Dated this 06th day of NOVEMBER 2023.

Signed: Michael J. Ziehr  
Michael J. Ziehr, R.L.S. No. 2401



### CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plot of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION, 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, all in Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Resolution Number 24-00475, File ID Number 83902 adopted on this 16th day of September, 2023 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION to the City of Madison for public use.

Dated this 16th day of September, 2023

Theresa Lund  
Theresa Lund, City Clerk  
City of Madison, Dane County, Wisconsin

### OWNER'S CERTIFICATE

Illuminate Development LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We 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

WITNES the hand and seal of said owner(s) this 15th day of NOVEMBER 2023.

Illuminate Development LLC

By: [Signature]

State of Wisconsin )  
County of Dane )

Personally came before me this 15th day of NOVEMBER 2023, the above named LUKE STAMPAK to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires 8-22-26  
[Signature]  
Notary Public, State of Wisconsin



### OWNER'S CERTIFICATE

American Family Mutual Insurance Company S.L., (f/a/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 owner(s), we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We 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

IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, S.L., (f/a/a American Family Mutual Insurance Company, has caused these presents to be signed by Kurt Crossen, Real Estate and Workplace Solutions Director and John Peterson, Business and Workplace Services Vice President, American Center, and its corporate seal to be hereunto affixed on this 11th day of November, 2023.

American Family Mutual Insurance Company S.L.  
(f/a/a American Family Mutual Insurance Company

By: [Signature]  
Business and Workplace Services Vice President

By: [Signature]  
Real Estate and Workplace Solutions Director

State of Wisconsin )  
County of Dane )

Personally came before me this 11th day of NOVEMBER 2023, the above named JOHN PETERSON and KURT CROSSEN, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires 11-02-24  
[Signature]  
Notary Public, State of Wisconsin

### CONSENT OF MORTGAGEE

Lake Ridge 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 Lake Ridge Bank, has caused these presents to be signed by JEFF WETTER, its SVP of Madison, Wisconsin, on this 16th day of November, 2023.

Lake Ridge Bank

By: [Signature] SVP

State of Wisconsin )  
County of Dane )

Personally came before me this 15th day of NOVEMBER 2023, JEFF WETTER, one of the above named JEFF WETTER, to me known to be the person who executed the foregoing instrument, and to me known to be such SVP of Lake Ridge Bank, a 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 11-02-24  
[Signature]  
Notary Public, State of Wisconsin



### CITY OF MADISON PLAN COMMISSION APPROVAL

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

Dated this 16th day of SEPTEMBER 2023

[Signature]  
Matthew Hoelter, Secretary of Planning Commission

### DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION, as of this 17th day of SEPTEMBER 2023.

[Signature]  
Adam Gallagher, Dane County Treasurer

### CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION as of this 17th day of September 2023.

[Signature]  
Craig Mathlin, City of Madison Treasurer

### PLAT NOTES. THIS PLAT IS SUBJECT TO THE FOLLOWING:

- Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded as Document No. 2378020, as modified by Revision of Land Use Plan Affidavit recorded as Document No. 378664.
- Feasible Aviation Easement over lands in the American Center development as disclosed by instrument recorded as Document No. 348566.
- Unrecorded Height Limitation Map, Dane County Regional Airport-Tuas Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted April 16, 2010.
- Reservations for and dedications of easements and rights of way, building setback lines, correlations, notations and all other matters as may affect the land as set forth on Certified Survey Map No. 15823, recorded October 7, 2021 in Volume 115 of Certified Survey Maps, Pages 251 through 256, inclusive, as Document No. 5778378.
- All lots within this Plat 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 Plat. 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. 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.
- All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management of the time they develop.
- Outlot 21 shall also be subject to the following terms and conditions regarding maintenance:
  - Route Maintenance/Construction of the Facilities. The Owner of Lot 49 (Being the Owner of Lot 49 of this plat) shall perform routine maintenance of the Easement Area in accordance with the following specifications:
    - The Lot 49 Owner shall mow Outlot 21 a minimum of two (2) times per year so that water flow shall be unobstructed in a ten (10)-year storm event.
    - The Lot 49 Owner shall promptly pull and clear weeds and volunteer brush and trees in Outlot 21 so they are not allowed to attach a trunk size of one inch-diameter or larger.
    - The Lot 49 Owner shall maintain the inlet openings and discharge openings within Outlot 21 so they are free of debris and obstructions.
    - The Lot 49 Owner shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.

8. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.

### Public Storm Water Management Easements:

**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 City of Madison for the use and purpose hereinafter set forth. The Easement Area may be used by City of Madison for public storm water management and storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Management and Storm Sewer Facilities 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.

This Easement shall also be subject to the following terms and conditions regarding maintenance:

- Route Maintenance/Construction of the Facilities. The Owner of Lot 53 of this plat (Hereinafter "Owner") shall perform routine maintenance of the Easement Area in accordance with the following specifications:
  - The Owner shall mow the Easement Area a minimum of two (2) times per year so that water flow shall be unobstructed in a ten (10)-year storm event.
  - The Owner shall promptly pull and clear weeds and volunteer brush and trees in the Easement Area so they are not allowed to attach a trunk size of one inch-diameter or larger.
  - The Owner shall maintain the inlet openings and discharge openings as they are free of debris and obstructions.
  - The Owner shall be responsible for following all applicable ordinances, codes, statutes, and laws and/or requirements of the City Engineer for any maintenance activity.
- Structural Maintenance by City. Following the initial installation/construction of the Facilities, the City shall perform structural maintenance of the Facilities and Easement Area in accordance with the following specifications:
  - The City shall maintain the underground pipe and inlets so they are free of debris within the pipes.
  - The City shall be responsible for repair and replacement of the underground pipe and inlets.
  - The City shall repair any damage to the physical structure of the storm water management facilities (e.g. repair of berms, slopes, etc. that may have structurally failed).
  - In all cases, the City shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.

**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 Storm Water Drainage Facilities shall be constructed in or on the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Building Ejecta.** This Easement shall run with the land described herein and shall be enforceable upon the owners of the Property, and their successors in interest.

**Release of Rights to Easement Created by Plat.** Any release of rights that were placed on another lot 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 82.26.293.

### RECORDING DATA

#### CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 17th day of September 2024, at 10:12 o'clock A.M. and recorded in Volume 62-016-A of Plats, on pages 20-21 as Document Number 5835719  
Witnessed by Josh Binstock Deputy  
Dane County Register of Deeds

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s.236.12, Wis. Stats.  
Certified November 13, 2023.  
[Signature]  
Department of Administration

veribicher |   
planners | engineers | advisors  
Phone: (608) 241-8898

Drafted by: MZE  
Checked by: MZCH  
FN: 210303  
Date: 11/28/2022  
Rev: 01/12/2023  
Rev: 03/03/2023  
Rev: 11/28/2023

SURVEYED BY:  
Veribicher Associates, Inc.  
By: Michael J. Ziehr  
659 Touder Drive,  
Suite 201  
Madison, WI 53717  
608.421-3862  
mzie@veribicher.com