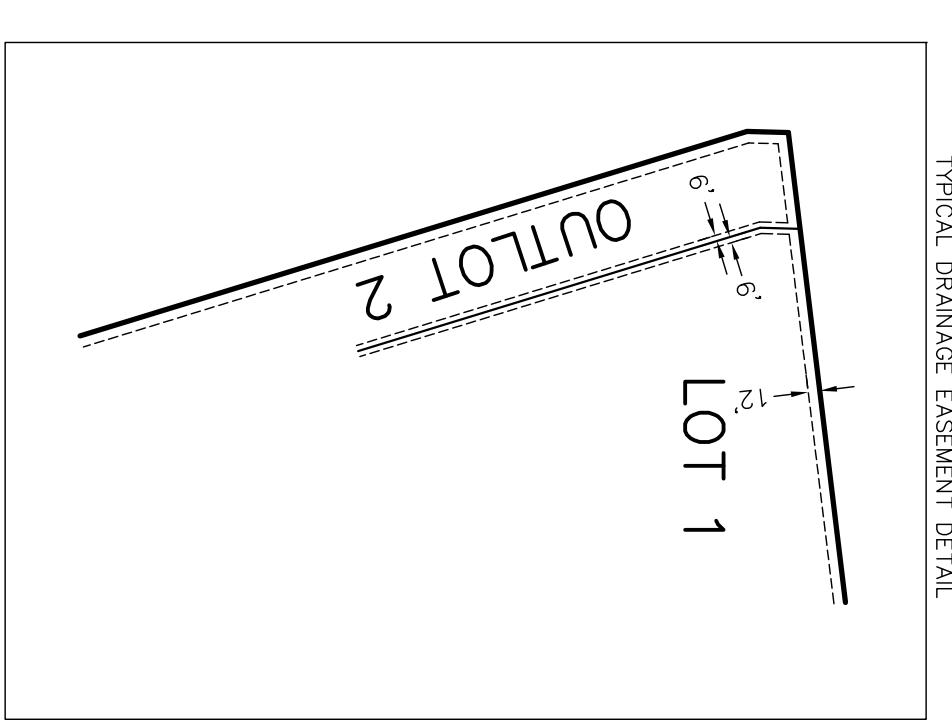
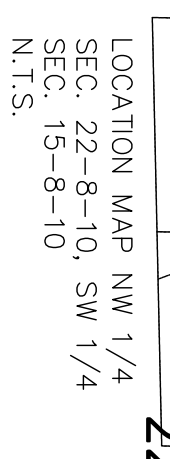
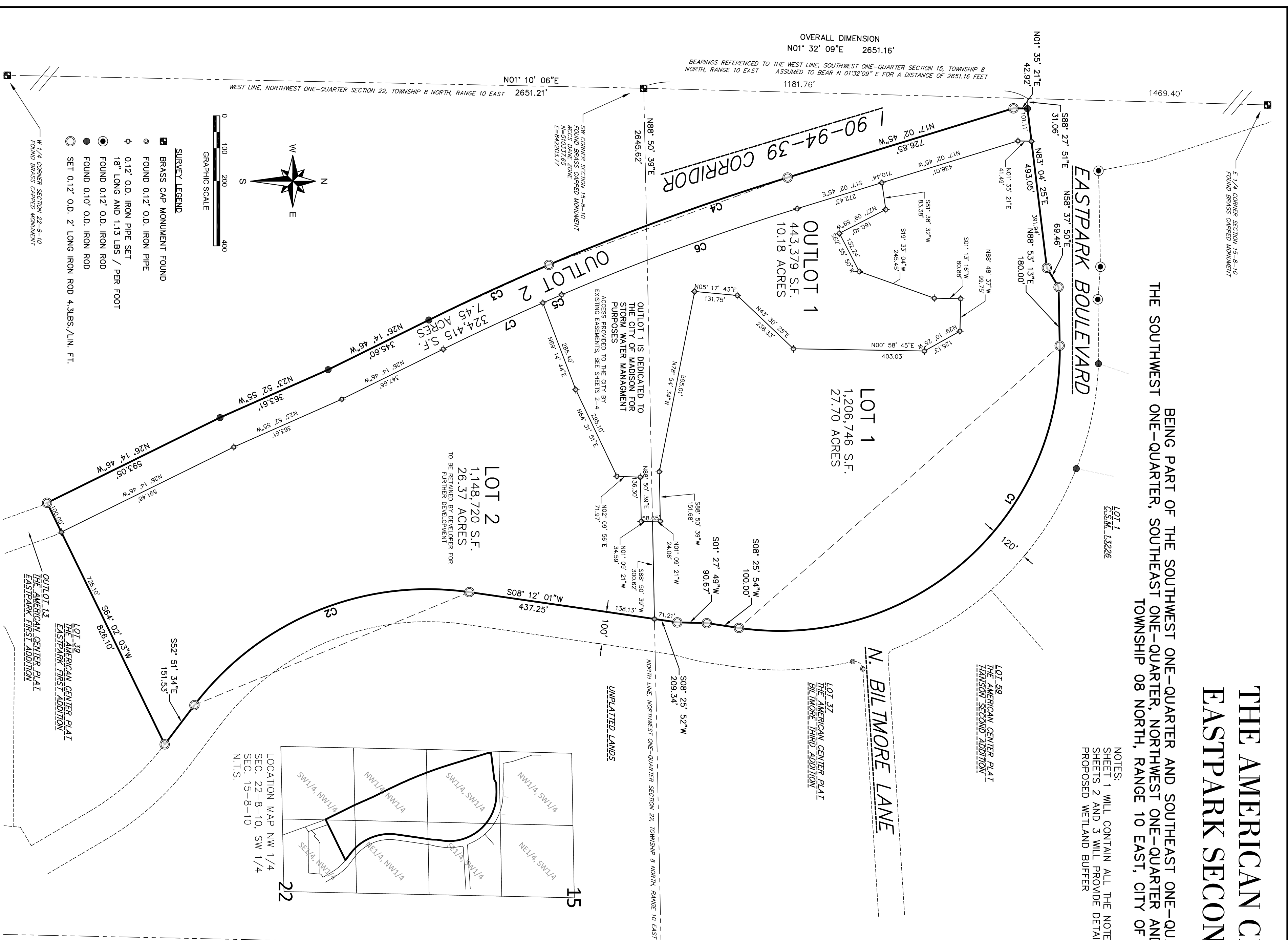


THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION

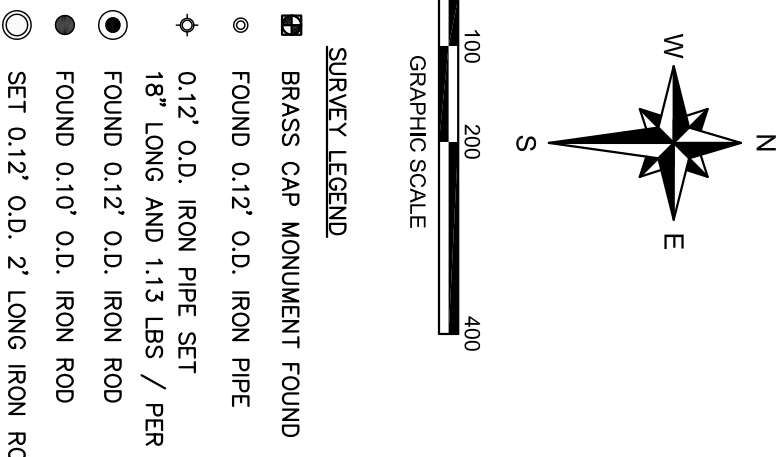
BEING PART OF THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, AND THE SOUTHWEST ONE-QUARTER, NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

- NOTES(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.
 - Drainage easements created and Outlets 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 Dredging and Protective Covenants recorded in Document 2379020.
 - Parcels are subject to the Trolox Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1024 for Section 15 and 1009 for Section 22.
 - Drainage easements shall be installed in accordance with the approved Storm-Water Drainage Plan on file with the City of Madison City Engineer's Office.
 - The lots within this Plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 12 feet in width for the exterior lines of the Plat, and 6 feet in width along all interior lot lines.
 - See Sheets 2, 3, and 4 for Easement Details.
 - Outlet 1 is dedicated to the City of Madison for Storm Water Management Purposes. Access provided by existing easements.
 - All lots are vacant of buildings.



CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	860.65'	99°32'44"	134.19'	S41° 20' 26"E	1495.29'	1017.46'	N89° 53' 13"E	S8° 29' 54"W
C2	900.00'	61°03'37"	914.37'	S82° 19' 47"E	959.12'	530.77'	S8° 12' 01"W	S92° 51' 34"E
C3	7399.50'	3°08'49"	406.35'	N24° 40' 31"W	406.40'	803.25'	N26° 14' 46"W	N23° 06' 06"W
C4	7399.50'	6°03'30"	782.06'	N20° 04' 21"W	782.42'	391.58'	N23° 06' 06"W	N17° 02' 45"W
C5	7299.50'	0°29'39"	62.95'	S23° 20' 56"E	62.95'	31.47'	S23° 06' 07"E	S23° 35' 46"E
C6	7299.50'	6°03'30"	771.49'	S20° 04' 21"E	771.85'	386.29'	S17° 02' 45"E	S23° 06' 06"E
C7	7299.50'	2°39'10"	337.93'	N24° 55' 20"W	337.96'	169.01'	N26° 14' 46"W	N23° 35' 46"W

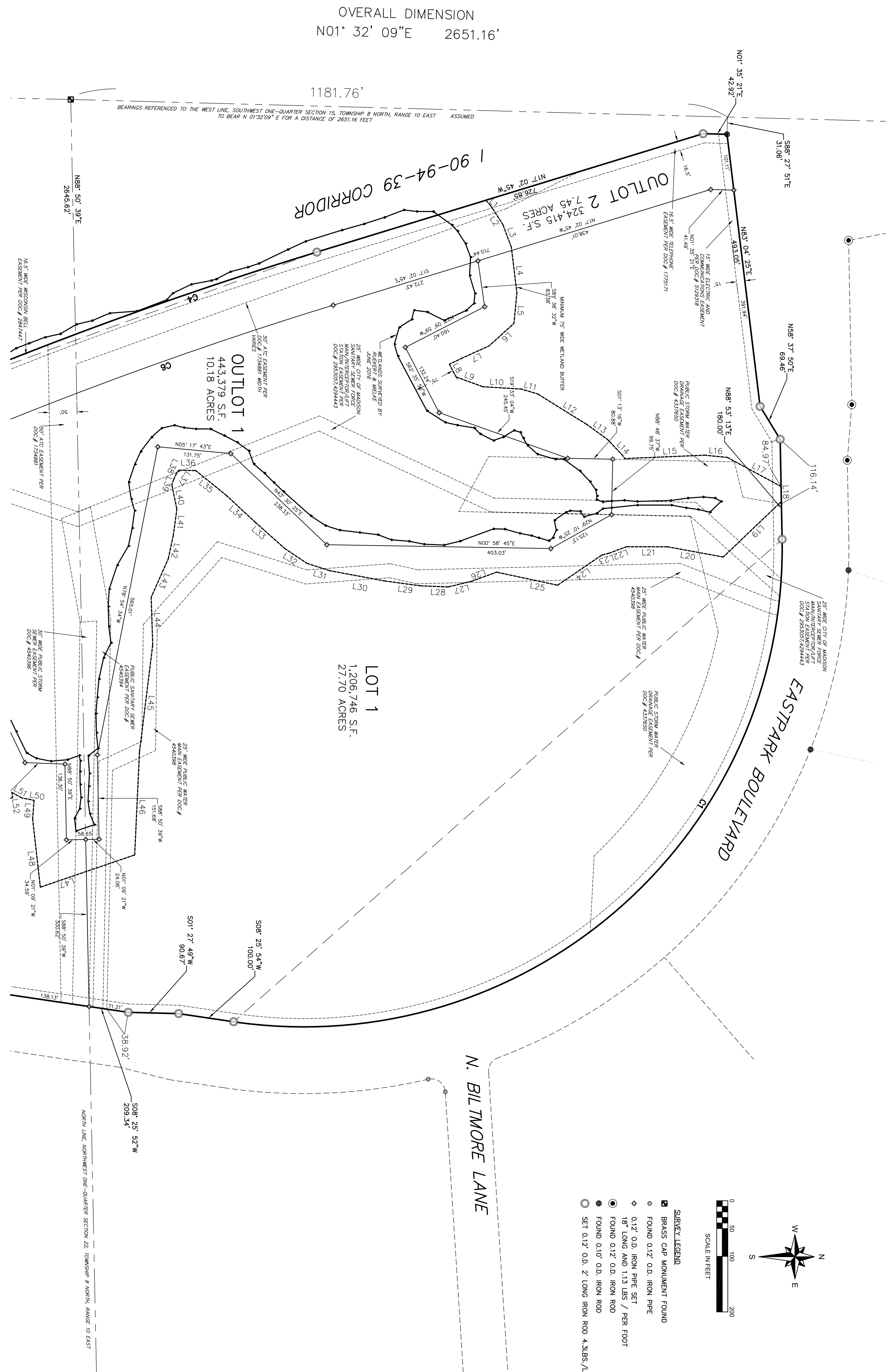


- SURVEY LEGEND**
- BRASS CAP MONUMENT FOUND
 - ◆ FOUND 0.12" O.D. IRON PIPE
 - ◇ 0.12" O.D. IRON PIPE SET
 - 18" LONG AND 1.13 LBS. / PER FOOT FOUND 0.12" O.D. IRON ROD
 - FOUND 0.10" O.D. IRON ROD
 - SET 0.12" O.D. 2" LONG IRON ROD 4.3LBS./LIN. FT.

THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION

BEING PART OF THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF SECTION 15, AND THE SOUTHWEST 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.

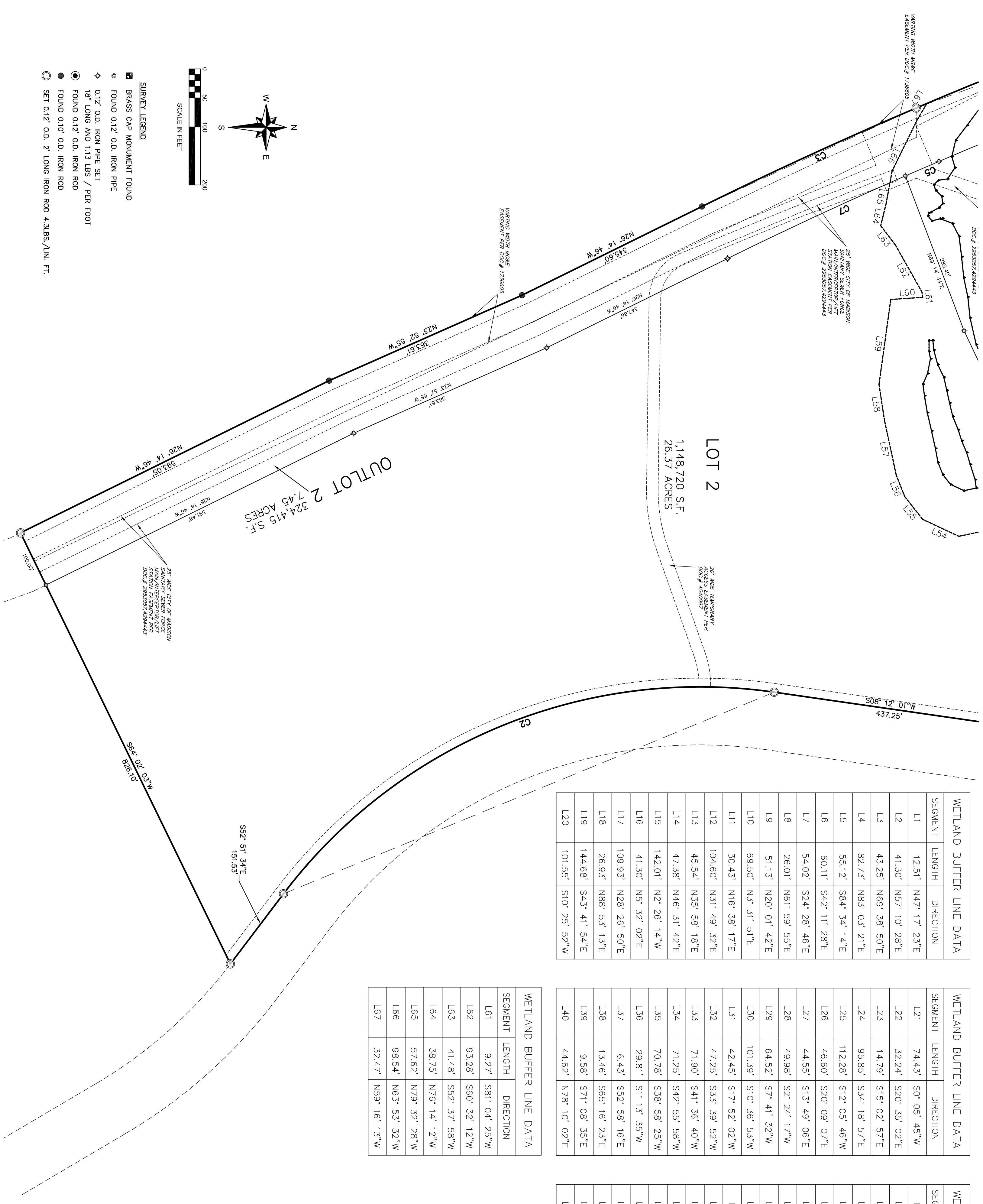
EASEMENT DETAIL



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, 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.

EASEMENT DETAIL

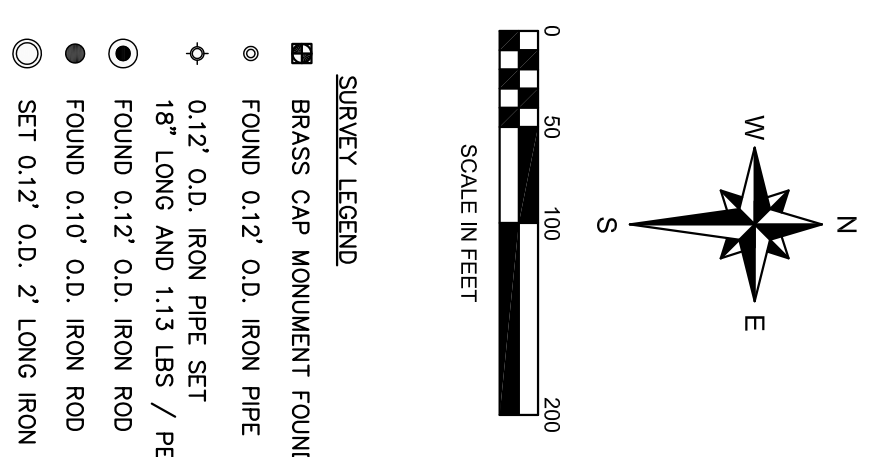


WETLAND BUFFER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	12.51'	N47° 17' 23"E
L2	41.30'	N57° 10' 28"E
L3	43.25'	N69° 38' 50"E
L4	82.73'	N83° 03' 21"E
L5	55.12'	S84° 34' 14"E
L6	60.11'	S42° 11' 28"E
L7	54.02'	S24° 28' 46"E
L8	26.01'	N61° 59' 55"E
L9	51.13'	N20° 01' 42"E
L10	69.50'	N3° 31' 51"E
L11	30.43'	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'	N2° 26' 14"W
L16	41.30'	N5° 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

WETLAND BUFFER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L21	74.43'	S0° 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' 08"E
L28	49.98'	S2° 24' 17"W
L29	64.52'	S7° 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'	S1° 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

WETLAND BUFFER LINE DATA		
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'	N3° 52' 32"W

WETLAND BUFFER LINE DATA		
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



THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION

EASEMENT DETAIL

BEING PART OF THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, AND THE SOUTHWEST 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.

DOC # 7336605 A/C EASEMENT DATA		
SEGMENT LENGTH	DIRECTION	
L133	144.77'	N86°56'10"W
L134	824.00'	N19°52'28"W
L135	1156.21'	N88°50'39"E
L136	50.71'	N8°25'52"E
L137	1183.77'	N88°50'39"E

SANITARY EASEMENT DOC#2835303, 4294443 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L75	19.49'	N87°48'02"E
L76	129.50'	S27°01'30"E
L77	79.59'	N87°21'58"E
L78	289.03'	S18°36'52"W
L79	467.82'	S21°39'41"E
L80	347.19'	S25°12'39"W
L81	363.13'	S1°12'58"W
L82	206.41'	S41°04'04"W
L83	31.30'	S85°19'10"E
L84	210.13'	N41°54'04"E
L85	593.17'	N1°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'	S87°21'53"W
L91	302.35'	N22°38'02"W
L92	346.51'	N26°15'18"W
L93	361.54'	N23°53'26"W
L94	591.67'	N26°15'18"W

SANITARY EASEMENT DOC#2835303, 4294443 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L95	25.00'	N68°02'03"E
L96	302.06'	S23°52'26"E
L97	346.41'	S28°15'30"E
L98	303.04'	S22°38'02"E
L99	62.85'	S87°21'53"W

EASEMENT DOC#4040394 AND 4540394 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L138	699.50'	N88°50'45"W
L139	206.45'	S19°50'29"W
L140	56.12'	N21°39'41"W
L141	189.74'	S19°50'29"W
L142	30.14'	S4°25'39"E
L143	693.86'	N88°50'45"W
L144	23.50'	N87°21'58"E
L145	30.24'	N8°25'52"E
L146	687.00'	N88°50'45"W

25' WIDE PUBLIC WATER MAIN EASEMENT DOC#4540398 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L102	13.19'	S10°00'05"W
L103	179.21'	S21°23'50"W
L104	489.30'	S1°25'19"E
L105	50.88'	S12°21'25"W
L106	150.97'	S4°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	23.19'	S8°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	198.78'	S48°12'47"E
L117	168.36'	S17°28'47"W
L118	149.83'	S4°16'42"E
L119	51.52'	S12°21'25"W
L120	471.32'	S1°25'19"E
L121	181.77'	S21°23'50"W

25' WIDE PUBLIC WATER MAIN EASEMENT DOC#4540398 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L122	9.40'	S10°00'05"W
L123	25.03'	S88°52'00"E

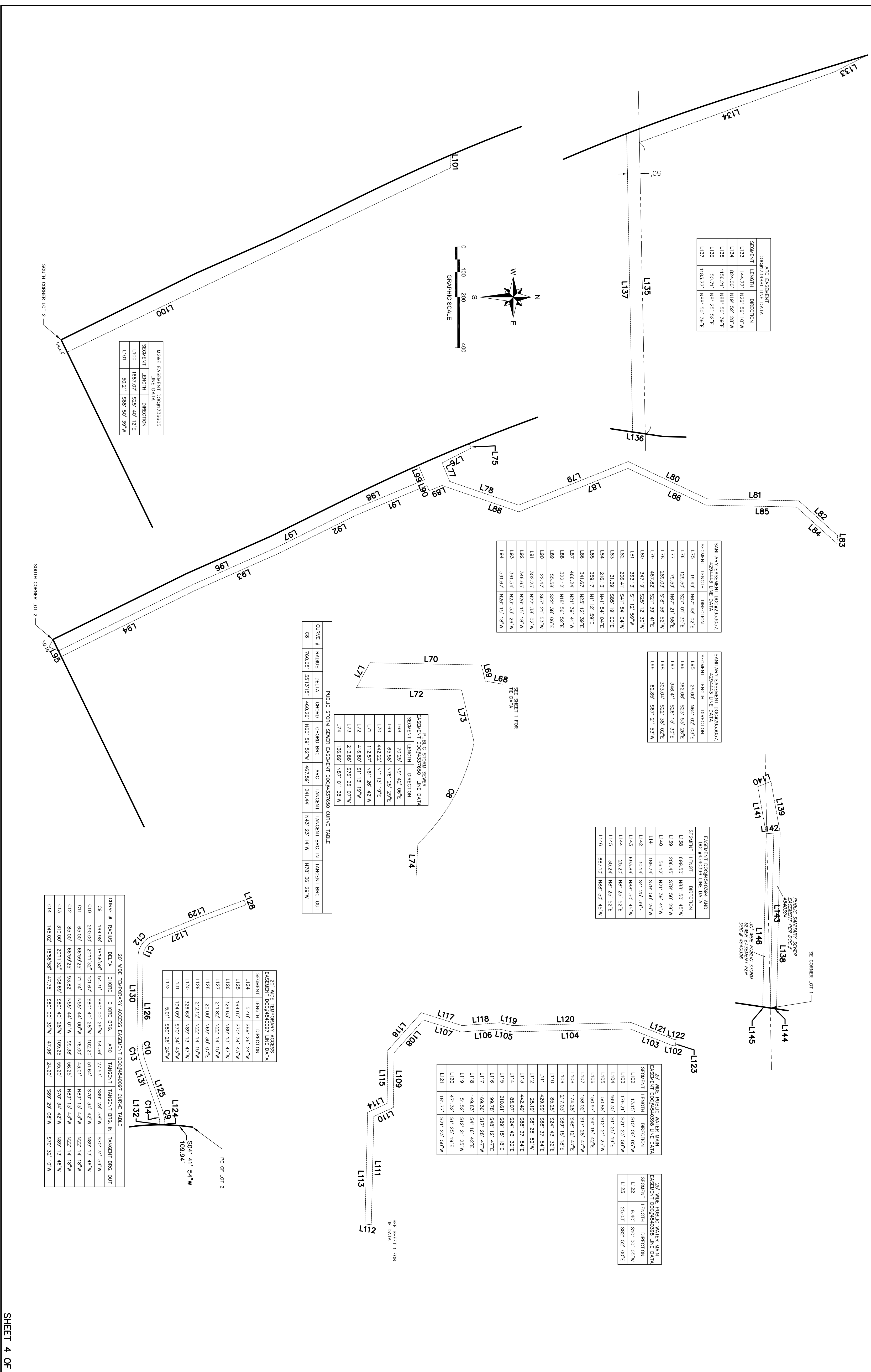
PUBLIC STORM SEWER EASEMENT DOC#431850 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C8	760.60'	35°13'15"	460.25'	N80°59'52"W	467.19'	241.44'	N45°23'14"W	N78°38'29"W

PUBLIC STORM SEWER EASEMENT DOC#431850 CURVE TABLE		
SEGMENT LENGTH	DIRECTION	
L68	70.25'	N87°42'08"E
L69	65.98'	N76°25'29"E
L70	442.22'	N1°13'19"E
L71	112.57'	N81°26'42"W
L72	416.80'	S1°15'19"W
L73	213.88'	S78°26'07"W
L74	136.69'	N87°01'38"W

20' WIDE TEMPORARY ACCESS EASEMENT DOC#4540397 CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C9	164.88'	18°56'58"	54.33'	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'	N25°44'00"W	76.00'	43.01'	N89°13'43"W	N22°14'18"W
C12	85.00'	66°59'25"	93.82'	N25°44'01"W	99.38'	56.23'	N22°14'18"W	N89°13'46"W
C13	310.00'	20°11'32"	108.69'	S80°40'28"W	110.25'	55.20'	S70°34'42"W	N89°13'46"W
C14	145.00'	18°56'58"	47.75'	S80°00'30"W	47.98'	24.20'	S89°28'08"W	S70°32'10"W

20' WIDE TEMPORARY ACCESS EASEMENT DOC#4540399 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L124	5.40'	S89°28'24"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'	N89°20'07"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°28'24"W

WIDE EASEMENT DOC#7336605 LINE DATA		
SEGMENT LENGTH	DIRECTION	
L100	1889.07'	S25°40'17"E
L101	50.21'	S88°50'39"W



**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, Ruetkert & 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 56°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 782.42 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 782.06 feet; thence bearing North 17°02'46" West, having a radius of 7399.50 feet and a chord bearing North 20°42'21" West a distance of 782.06 feet; thence bearing North 17°02'46" West, having a radius of 7399.50 feet and a chord bearing North 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, 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

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

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

Planning Commission Secretary

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 Gallogher, 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 AMERICAN CENTER PLAT EASTPARK SECOND ADDITION.

Adam Gallogher, 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