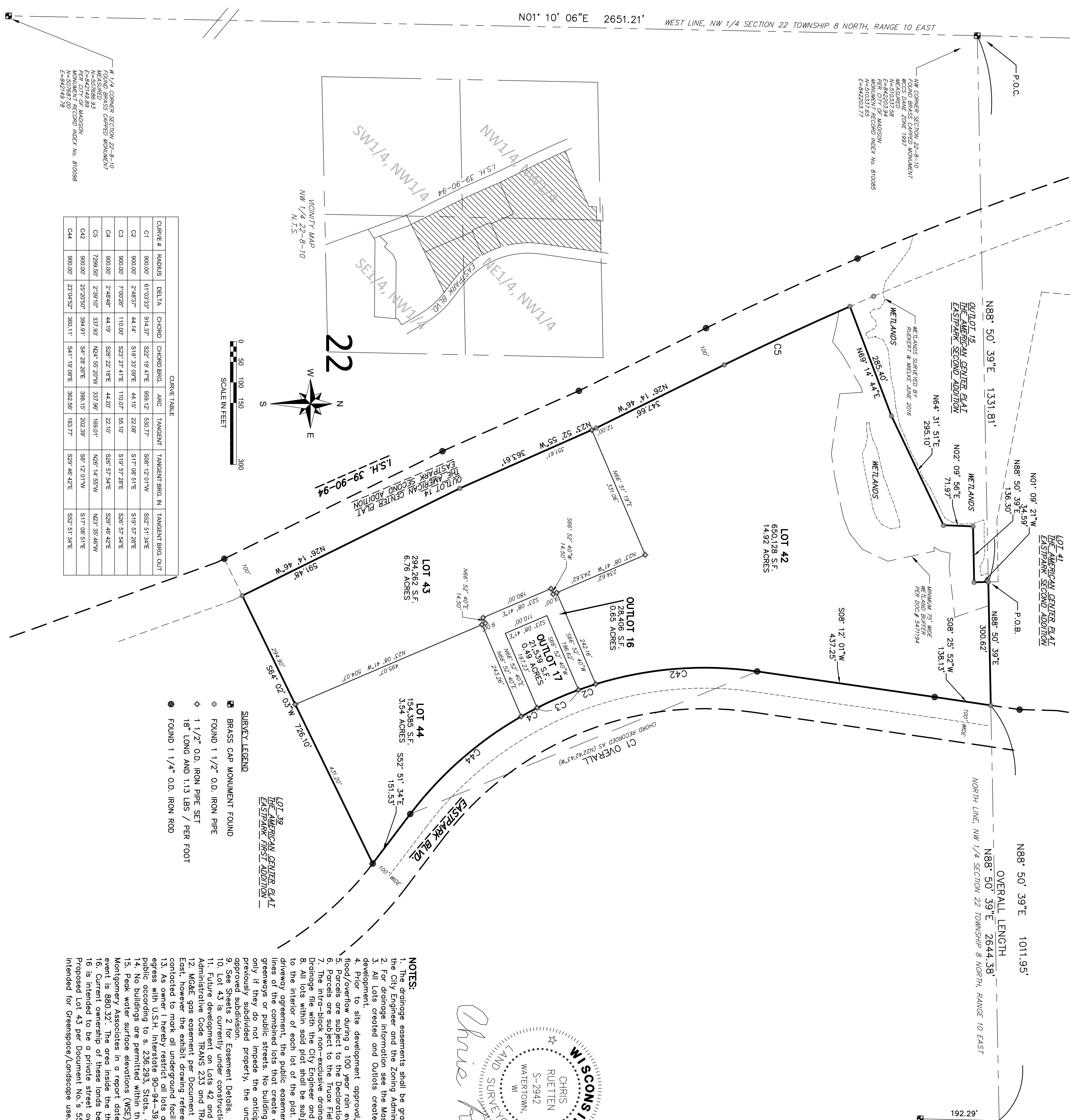


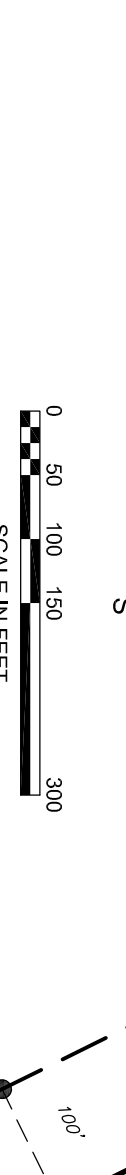
THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION

BEING REDIVISION OF ALL OF CSM No. 15252 (FORMERLY LOT 40 OF THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION) LOCATED IN THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE #	RADIUS	DELTA	CHORD	CHORD BEG. ANG.	TANGENT	TANGENT BEG. IN.	TANGENT BEG. OUT
C1	300.00'	61.0332°	94.37'	S22°19'47"E	89.12'	S08°12'01"W	S22°51'34"E
C2	300.00'	2°48'37"	44.14'	S18°53'09"E	44.19'	S17°08'51"E	S19°57'28"E
C3	300.00'	7°00'26"	110.00'	S22°27'41"E	110.07'	S19°57'28"E	S28°57'54"E
C4	300.00'	2°48'48"	44.19'	S28°22'49"E	44.20'	S28°57'54"E	S29°48'42"E
C5	7298.95'	2°38'10"	337.63'	N04°59'20"W	337.66'	N03°57'46"W	N03°57'46"W
C6	300.00'	23°04'52"	300.11'	S41°19'08"E	302.26'	S29°48'42"E	S27°08'51"E
C4A	300.00'	23°04'52"	300.11'	S41°19'08"E	302.26'	S29°48'42"E	S27°08'51"E

CURVE #	RADIUS	DELTA	CHORD	CHORD BEG. ANG.	TANGENT	TANGENT BEG. IN.	TANGENT BEG. OUT
C1	300.00'	61.0332°	94.37'	S22°19'47"E	89.12'	S08°12'01"W	S22°51'34"E
C2	300.00'	2°48'37"	44.14'	S18°53'09"E	44.19'	S17°08'51"E	S19°57'28"E
C3	300.00'	7°00'26"	110.00'	S22°27'41"E	110.07'	S19°57'28"E	S28°57'54"E
C4	300.00'	2°48'48"	44.19'	S28°22'49"E	44.20'	S28°57'54"E	S29°48'42"E
C5	7298.95'	2°38'10"	337.63'	N04°59'20"W	337.66'	N03°57'46"W	N03°57'46"W
C6	300.00'	23°04'52"	300.11'	S41°19'08"E	302.26'	S29°48'42"E	S27°08'51"E
C4A	300.00'	23°04'52"	300.11'	S41°19'08"E	302.26'	S29°48'42"E	S27°08'51"E

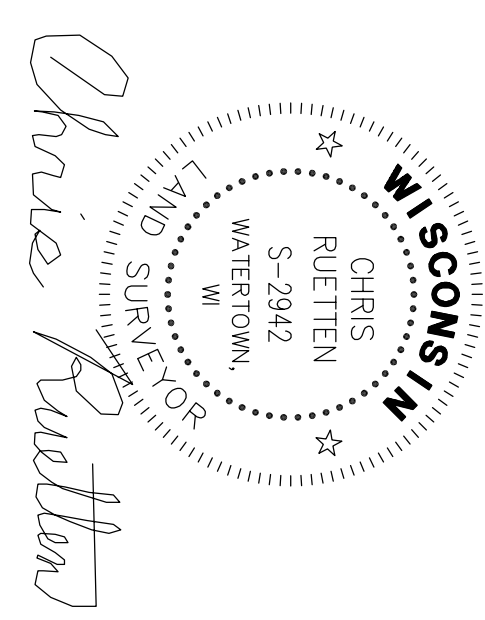


SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1 1/2" O.D. IRON PIPE
- 1 1/2" O.D. IRON PIPE SET
- 18" LONG AND 1.13 LBS / PER FOOT
- FOUND 1 1/4" O.D. IRON ROD

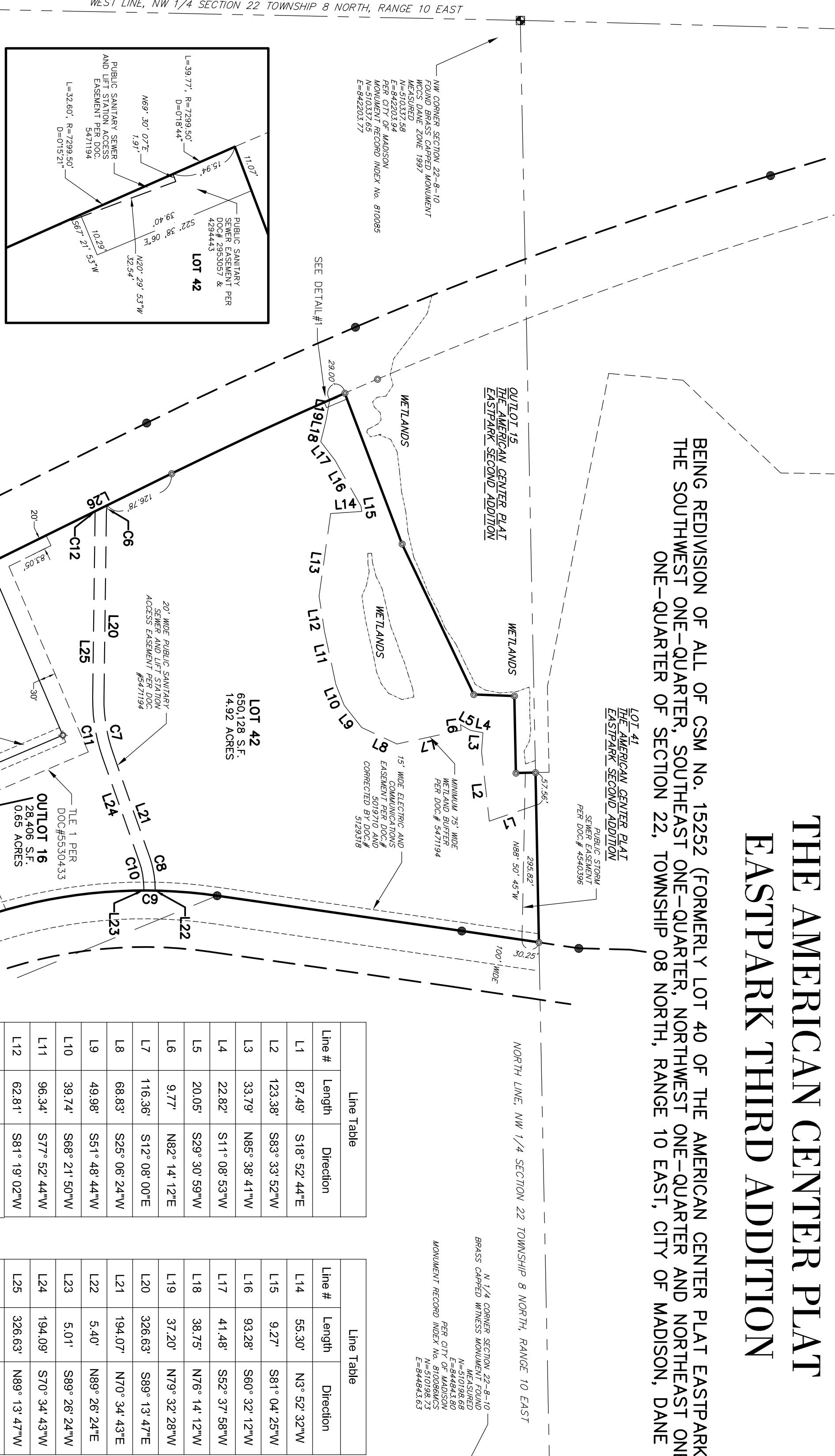
NOTES:

- 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.
- 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 Dredging and 2008 Height Limitation Ordinance recorded in Document 2379020.
- Parcels are subject to the Dredging and 2008 Height Limitation Ordinance recorded in Document 2379020.
- Drainage file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
- All lots within said plat 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 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. 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 with the approval of the zoning administrator. The underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- See Sheets 2 for Easement Details.
- Lot 43 is currently under construction.
- Future development on Lots 42 and 44 may be subject to the Highway Noise Land Use Provisions in MCO Section 16.23(3)(d) and State of Wisconsin Administrative Code TRS 23 and TRS 24.
- Monument No. 209871 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 this document was never recorded at the Register of Deeds making it impossible to retrieve. Diggers Hotline was contacted to mark all underground facilities on this parcel, and no underground gas was marked in said NW 1/4.
- As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. Interstate 90-94-36, as shown on the plat. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.293, Stats., and shall be enforceable by the state highway commission.
- Public buildings are permitted within the "Greenway" as shown on Sheet 2 of The American Center Plat Eastpark, Second Addition) have been modeled by Montgomery Associates in a report dated Dec.12, 2018, stating that the peak WSE per a 100 year rainfall event is 873.38' and the peak WSE for a 500 year rainfall event is 880.32'. The area inside the 500 year rainfall event zone shall be considered a "no build" zone.
- Current ownership of these lands belong to Live Park, LLC, and American Family Mutual Insurance Company, S.L. Upon recording of this Plat, the proposed Outlot 16 is intended to be a private street owned by The American Center Owner's Association, with ingress/egress and utility easements in place for the benefit of Proposed Lot 43 per Document No. S530432, and S530433. Proposed Outlot 17 is intended to be owned by The American Center Owner's Association, and is intended for Greenspace/Landscape use.



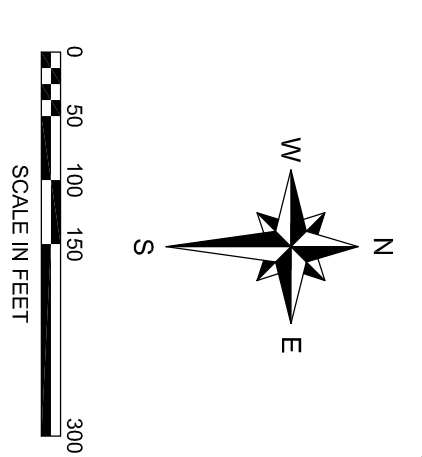
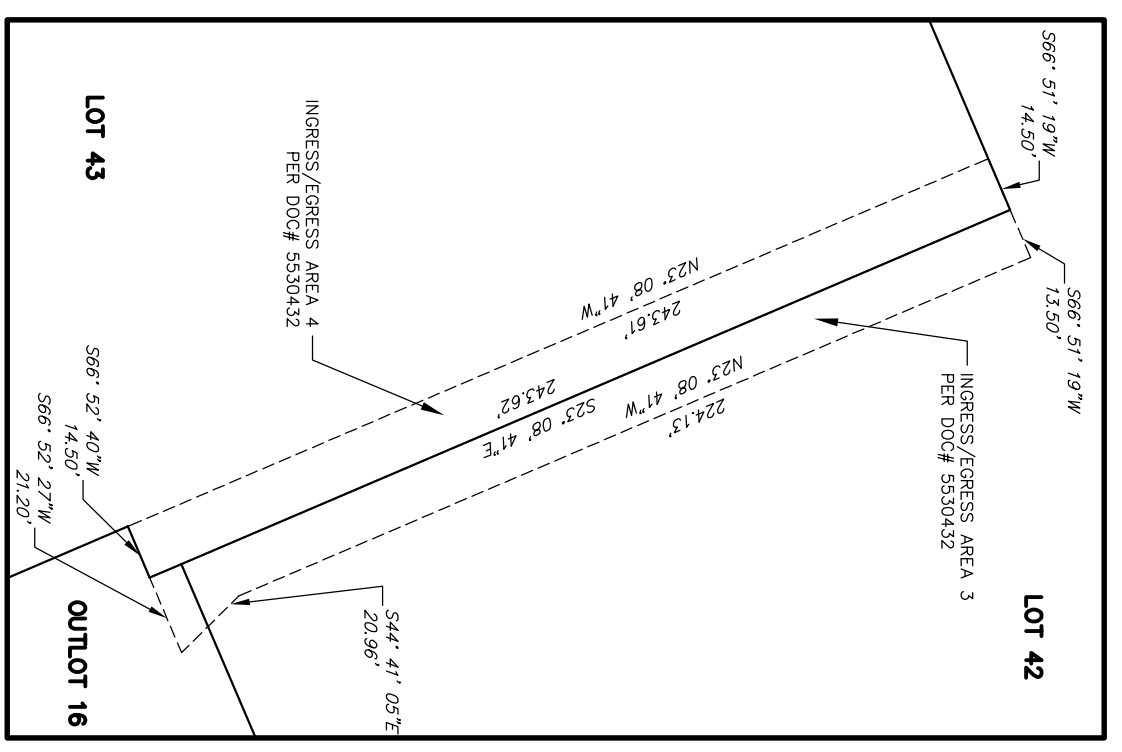
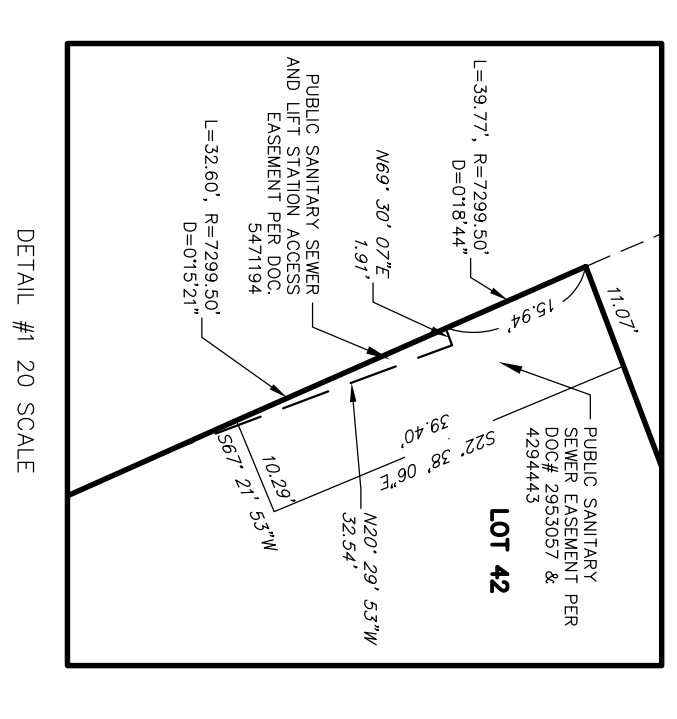
THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION

BEING REDIVISION OF ALL OF CSM No. 15252 (FORMERLY LOT 40 OF THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION) LOCATED IN THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



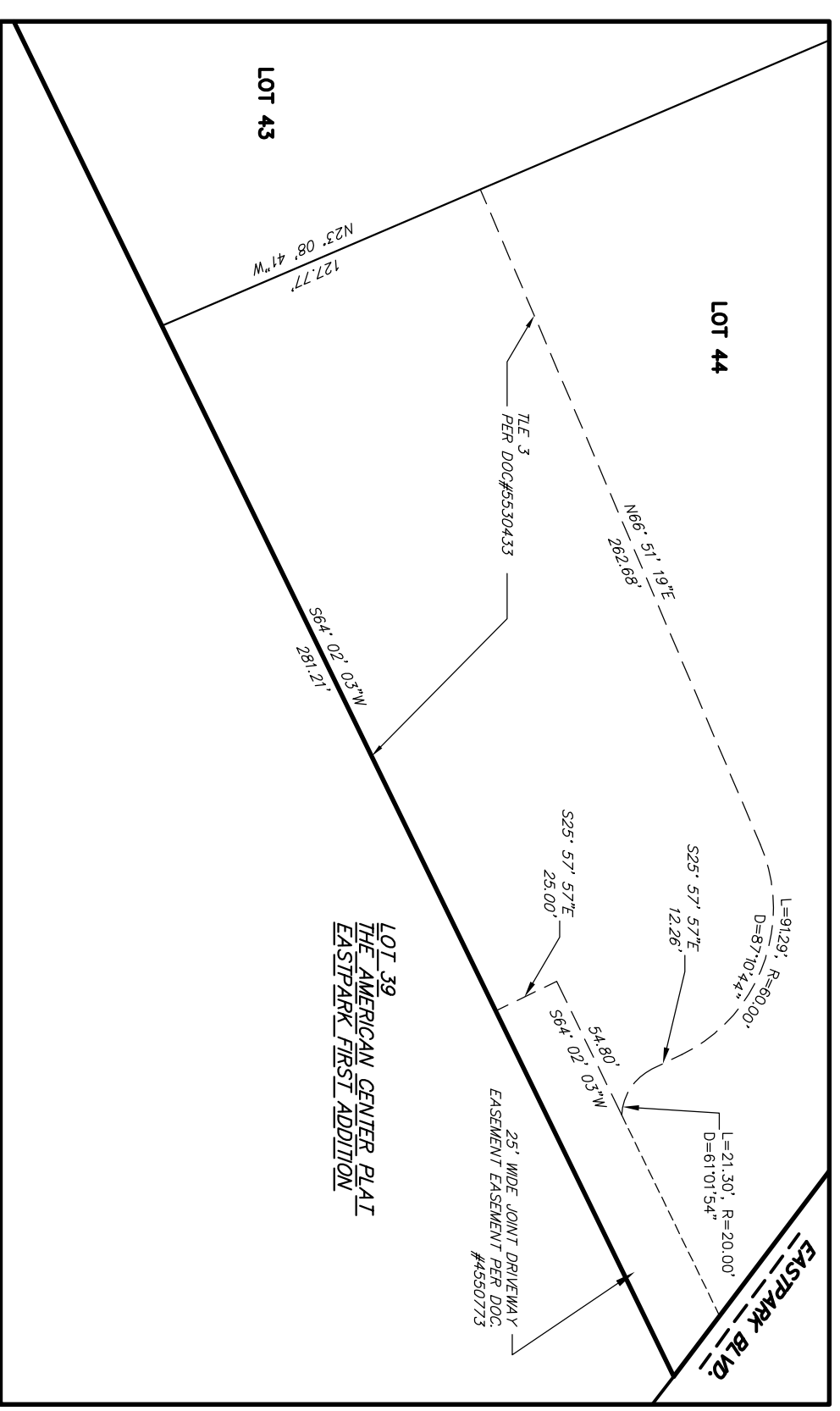
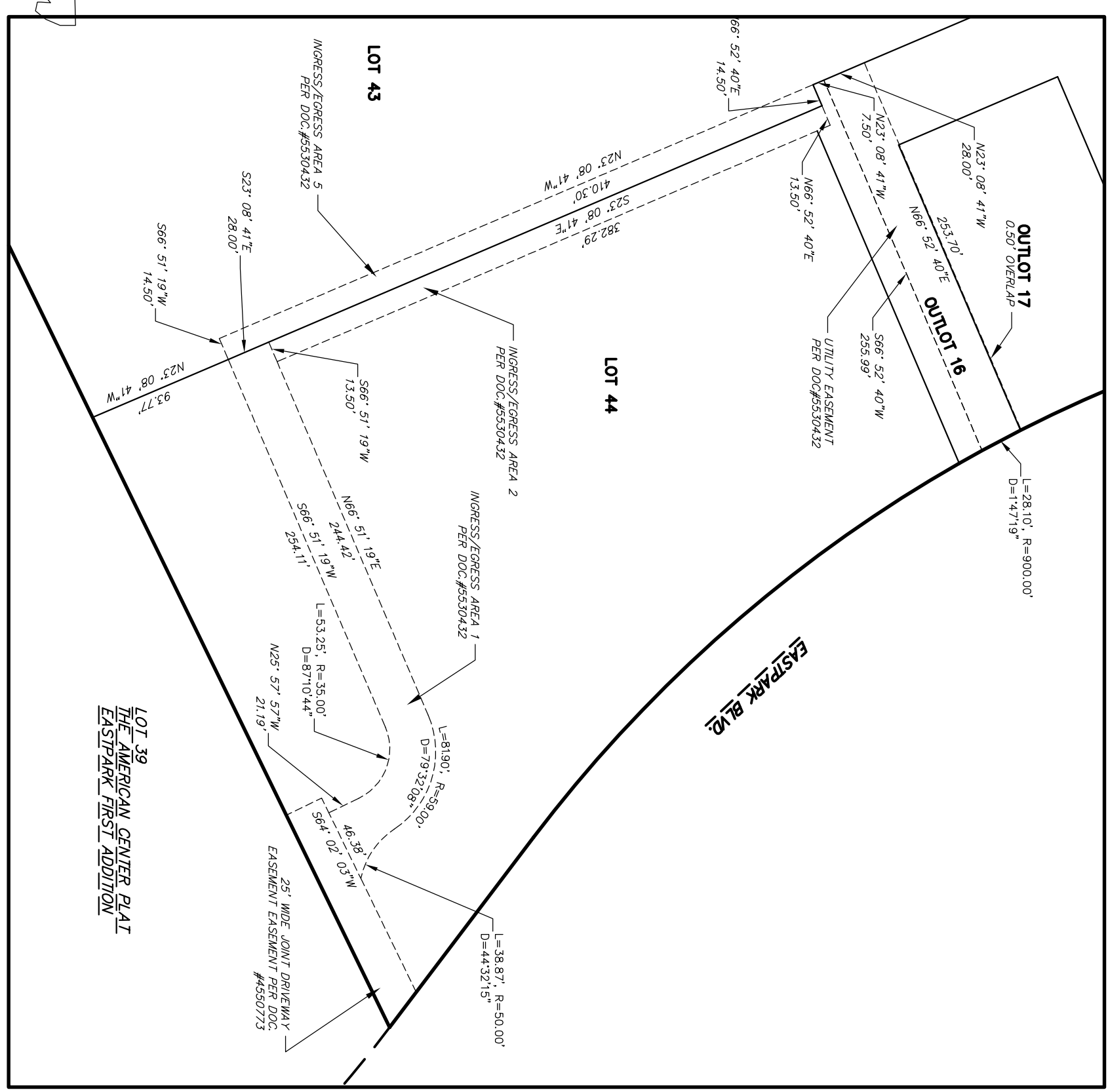
Line #	Length	Direction
L1	87.49	S18° 52' 44"E
L2	123.38	S83° 33' 52"W
L3	33.79	N85° 38' 41"W
L4	22.82	S11° 08' 53"W
L5	20.05	S29° 30' 59"W
L6	9.77	N82° 14' 12"E
L7	116.36	S12° 08' 00"E
L8	88.83	S25° 08' 24"W
L9	49.98	S51° 48' 44"W
L10	39.74	S68° 21' 50"W
L11	86.34	S77° 52' 44"W
L12	82.81	S81° 19' 02"W
L13	147.72	N82° 08' 44"W

Line #	Length	Direction
L14	55.30	N3° 52' 32"W
L15	9.27	S81° 04' 25"W
L16	93.28	S80° 32' 12"W
L17	41.48	S27° 37' 58"W
L18	38.75	N76° 14' 12"W
L19	37.20	N79° 32' 28"W
L20	326.63	S89° 13' 47"E
L21	194.07	N70° 34' 43"E
L22	5.40	N89° 28' 24"E
L23	5.01	S89° 28' 24"W
L24	194.08	S70° 34' 43"W
L25	326.63	N89° 13' 47"W
L26	23.94	N28° 14' 46"W



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C6	65.00'	11°44'46"	13.30'	S83° 21' 20"E	13.33'	6.89'	N89° 13' 43"W	S89° 13' 47"E
C7	290.00'	20°11'32"	101.67'	N80° 40' 28"E	102.20'	51.64'	S89° 13' 47"E	N70° 34' 43"E
C8	164.98'	18°56'58"	54.31'	N80° 00' 29"E	54.56'	27.53'	N70° 34' 43"E	N89° 28' 24"E
C9	900.00'	01°16'25"	20.00'	S00° 33' 36"W	20.00'	10.00'	S01° 11' 48"W	S0° 04' 37"E
C10	145.02'	18°56'58"	47.75'	S90° 00' 39"W	47.96'	24.20'	S89° 28' 24"W	S70° 34' 43"W
C11	310.00'	20°11'32"	108.69'	S80° 40' 28"W	109.25'	55.20'	S70° 34' 43"W	N89° 13' 47"W
C12	85.00'	01°35'21"	2.36'	N88° 28' 03"W	2.36'	1.18'	N89° 13' 47"W	N87° 38' 23"W



THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION

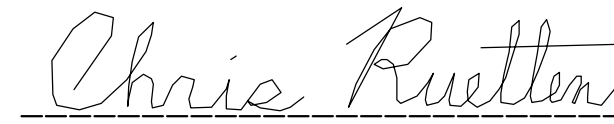
BEING REDIVISION OF ALL OF CSM No. 15252 (FORMERLY LOT 40 OF THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION) LOCATED IN THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER, NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY 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, and Live Park, LLC, owners of said land, I have surveyed, divided and mapped THE AMERICAN CENTER PLAT EASTPARK THRID ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a redivision of all of C.S.M. No. 15252 (Formerly Lot 40 of The American Center Plat Eastpark Second Addition) located in 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, containing 26.36 acres more or less of land, bounded and described as follows:

Commencing at the Northwest corner of said Northwest one-quarter of Section 22; thence bearing North 88°50'39" East, along the North line of said Northwest one-quarter a distance of 1331.81 feet to the POINT OF BEGINNING; thence continuing along the North line of said Northwest one-quarter a distance of 300.62 feet to the West line of Eastpark Boulevard; thence bearing South 08°25'52" West, along said West line a distance of 138.13 feet; thence bearing South 08°12'01" West, along said West line, a distance of 437.25 feet to a point of curve; thence along said West line, and 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, along said West line, a distance of 151.53 feet to the North line of Lot 39 of The American Center Plat Eastpark First Addition; thence bearing South 64°02'03" West, along said North line of Lot 39, a distance of 726.10 feet to the East line of Outlot 14 of The American Center Plat Eastpark Second Addition; thence bearing North 26°14'46" West, along said East line of Outlot 14, a distance of 591.48 feet; thence bearing North 23°52'55" West, along said East line of Outlot 14, a distance of 363.61 feet; thence bearing North 26°14'46" West, along said East line of Outlot 14, a distance of 347.66 feet to a point of curve; thence along said East line of Outlot 14, and along an arc of curve to the right a distance of 337.96 feet, having a radius of 7299.50 feet and a chord bearing North 24°55'20" West a distance of 337.93 feet to the South line of Outlot 15 of The American Center Plat Second Addition; thence bearing North 69°14'44" East, along said South line of Outlot 15, a distance of 285.40 feet; thence bearing North 64°31'51" East, along said South line of Outlot 15, a distance of 295.10; thence bearing North 02°09'56" East, along said South line of Outlot 15, a distance of 71.97 feet; thence bearing North 88°50'39" East, along said South line of Outlot 15, a distance of 136.30 feet; thence bearing North 01°09'21" East, along said South line of Outlot 15, a distance of 34.59 feet to the POINT OF BEGINNING, containing 26.36 acres, more or less of land.

Dated this 3rd day of February, 2020



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 Vice President, and LeeAnn Glover, Real Estate and Workplace Solutions Director, American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2020.

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

Kari Grasee
Business and Workplace Services Vice President

_____ Countersigned

LeeAnn Glover
Real Estate and Workplace Solutions Director

STATE OF WISCONSIN }
COUNTY OF DANE }SS

Personally came before me this _____ day of _____, 2020, 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 _____

CORPORATE OWNERS CERTIFICATE

Live Park, LLC, a Wisconsin Limited Liability 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.

Live Park, LLC, 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 Live Park, LLC, has caused these presents to be signed by NAME, TITLE, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2020.

Live Park, LLC.

John K. Livesey
President

_____ Countersigned

NAME
TITLE

STATE OF WISCONSIN }
COUNTY OF DANE }SS

Personally came before me this _____ day of _____, 2020, the above named NAME, 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 _____, 2020

Secretary
Planning Commission

CERTIFICATE OF CITY TREASURER

I, Craig Franklin, 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 _____, 2020, on any of

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

Dave Craig Franklin, Treasurer
City of Madison, Dane County, Wisconsin

CONSENT OF MORTGAGEE

FIRST BUSINESS BANK, 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 dedication of the land described on this map, and does hereby consent to the above certificate of LIVE PARK, LLC, owner(s).

IN WITNESS WHEREOF, the said FIRST BUSINESS BANK, has caused these

presents to be signed by the following on this _____ day of _____,

2020 :

Brian Hagen, Senior Vice President

Name, Title

STATE OF WISCONSIN }
COUNTY OF _____ }SS

Personally came before me this _____ day of _____, 20____,

officers of the above named Association, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

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



CITY OF MADISON COMMON COUNCIL CERTIFICATE

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

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

Number _____, adopted on this _____ day of _____, 2020, 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 _____, 2020.

Maribeth Witzel-Behl, City Clerk
City of Madison, 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 _____, 2020, affecting the lands included

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

Adam Gallagher, Treasurer
Dane County, Wisconsin

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M as document #

_____ in

Register of Deeds