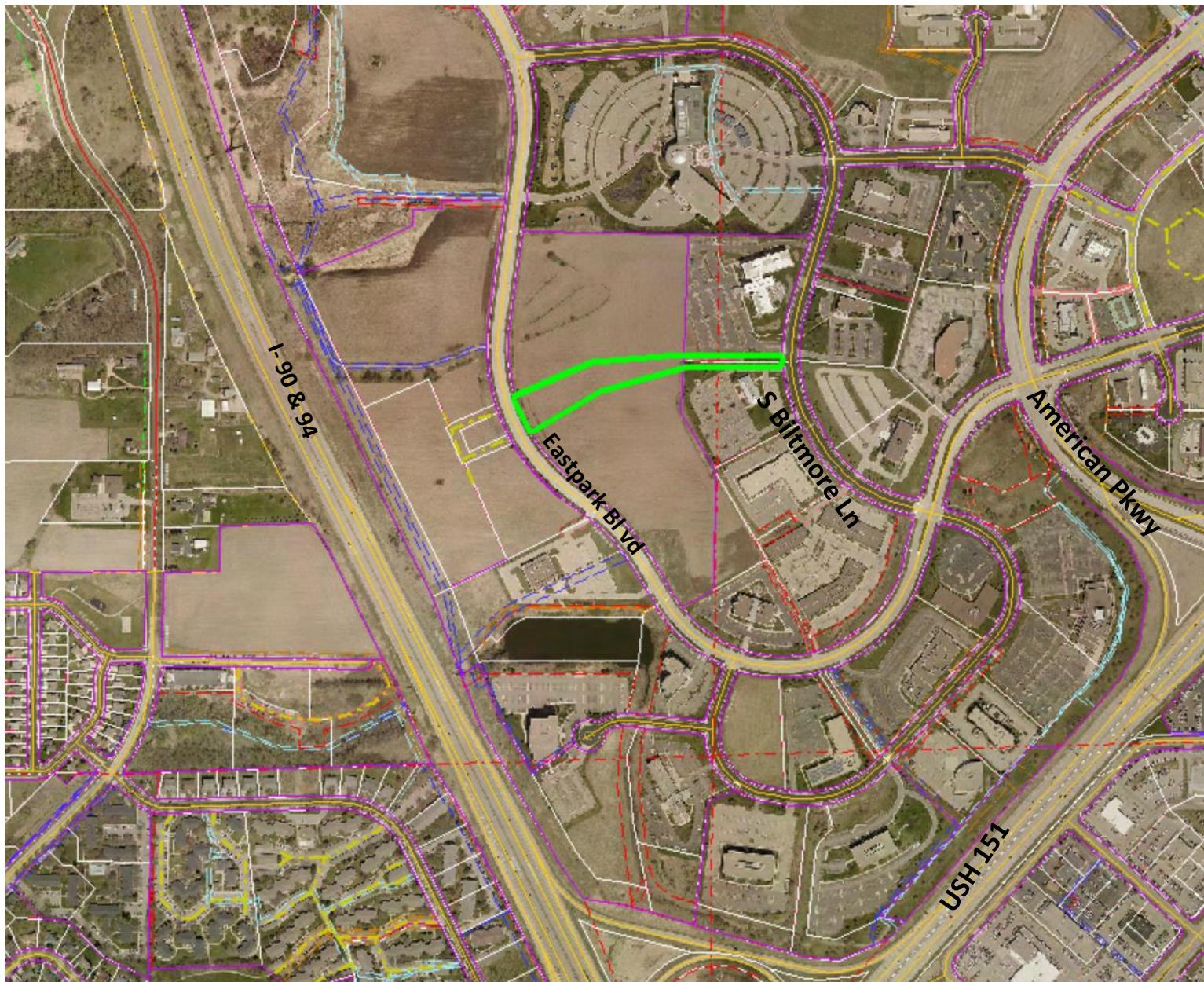


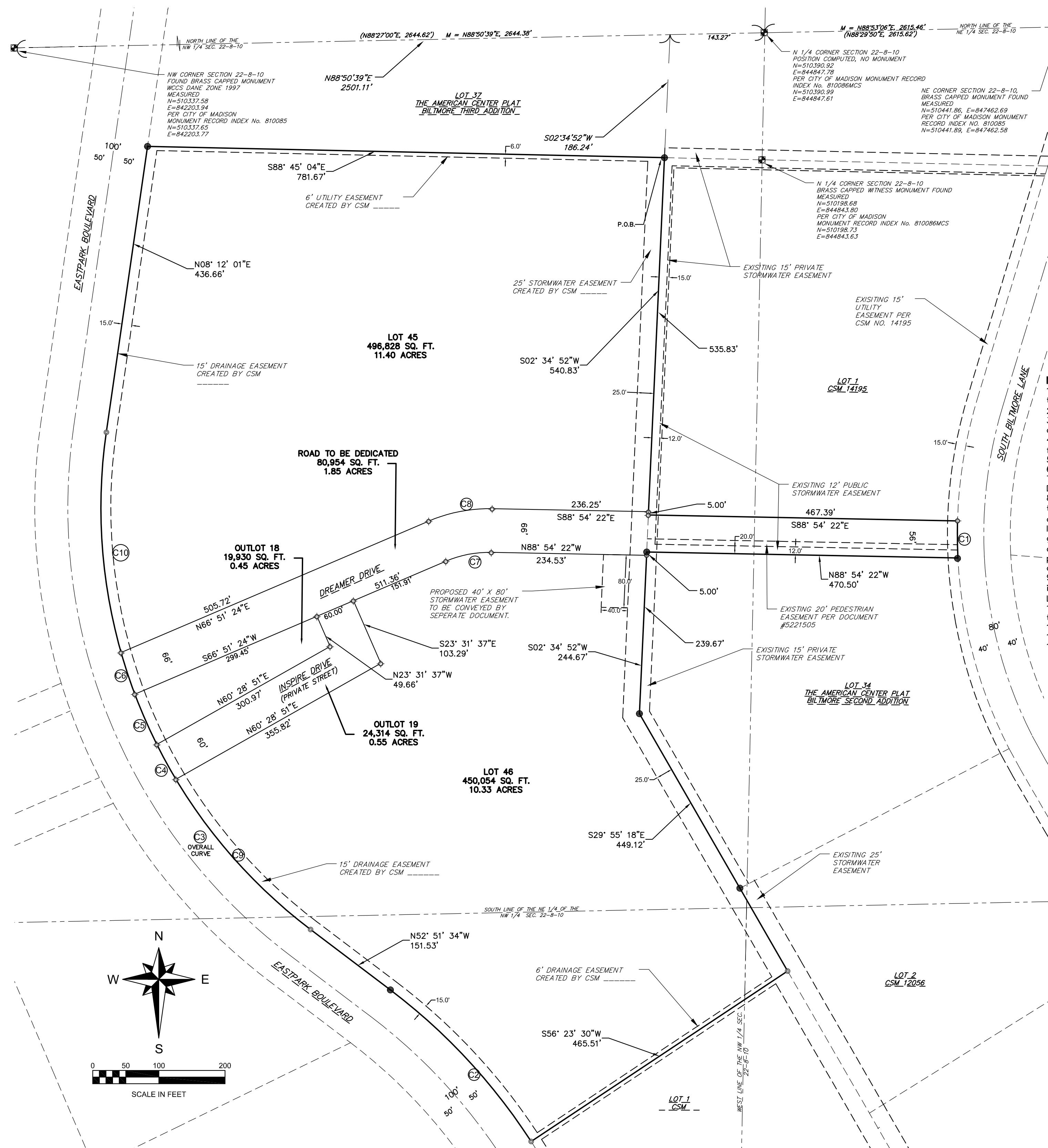
The American Center Plat Eastpark Fourth Addition

Contract: 9122, Project: 13902



THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION

BEING DIVISION OF LOT 2 OF CSM No. _____, AND A PART OF LOT 1 OF CSM 14195, LOCATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD	CHORD 36° 43'E	ARC	TANGENT
C1	709.97'	4°31'21"	56.02'	S00° 36' 43"E	56.03'	28.03'
C2	900.00'	19°59'58"	312.55'	N42° 51' 35"W	314.15'	158.69'
C3	800.00'	61°03'33"	812.77'	N22° 18'47"W	852.54'	471.79'
C4	800.00'	4°17'55"	60.00'	N28° 44' 03"W	60.02'	30.02'
C5	800.00'	5°57'10"	83.07'	N23° 36' 31"W	83.11'	41.59'
C6	800.00'	4°44'44"	66.24'	N18° 15' 34"W	66.25'	33.49'
C7	167.00'	24°14'14"	70.11'	S78° 58' 31"W	70.64'	35.85'
C8	233.00'	24°14'14"	97.83'	N78° 58' 31"E	98.56'	50.03'
C9	800.00'	21°58'32"	304.96'	N41° 52' 17"W	306.83'	155.32'
C10	800.00'	24°05'12"	333.84'	N03° 50' 36"W	336.31'	170.67'
					N15° 53' 12"W	N8° 11' 59"E

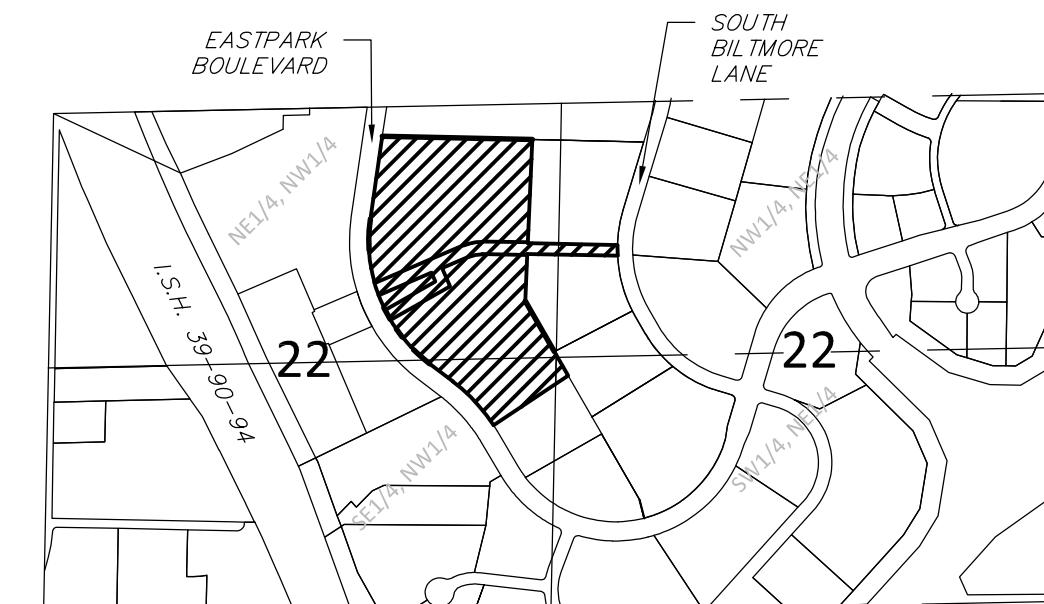
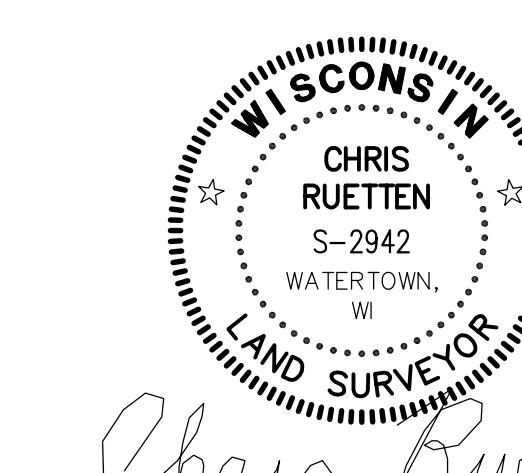
NOTES:

1. 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.
2. For drainage information see the Master Storm-Water Drainage Plan on file with the City of Madison City Engineer's Office.
3. 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.
4. 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.
5. Parcels are subject to the Declaration of Protective Covenants recorded in Document 2379020.
6. Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1009 for Section 22.
7. The intra-block non-exclusive drainage easements shall be graded with the construction of each principle structure in accordance with the approved Storm-Water Drainage file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
8. 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 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 revision 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.
9. Current ownership of these lands belong to American Family Mutual Insurance Company, S.I. and SLJ LLC. Upon recording of this Plat, the proposed Outlot 19 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 Lots 45 and 46. Proposed Outlot 18 is intended to be owned by The American Center Owner's Association, and is intended for Greenspace/Landscape use.
10. All lots created by this plat are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to storm water management at the time they develop.
11. Possible ovalization easement over lands in the American Center development as disclosed by instrument recorded as Document 3485666.
12. Pedestrian Pathway Easement and Maintenance Agreement recorded as Document 5221505.
13. Proposed stormwater easement to be recorded by separate documents.

SURVEY LEGEND

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

DRAFT

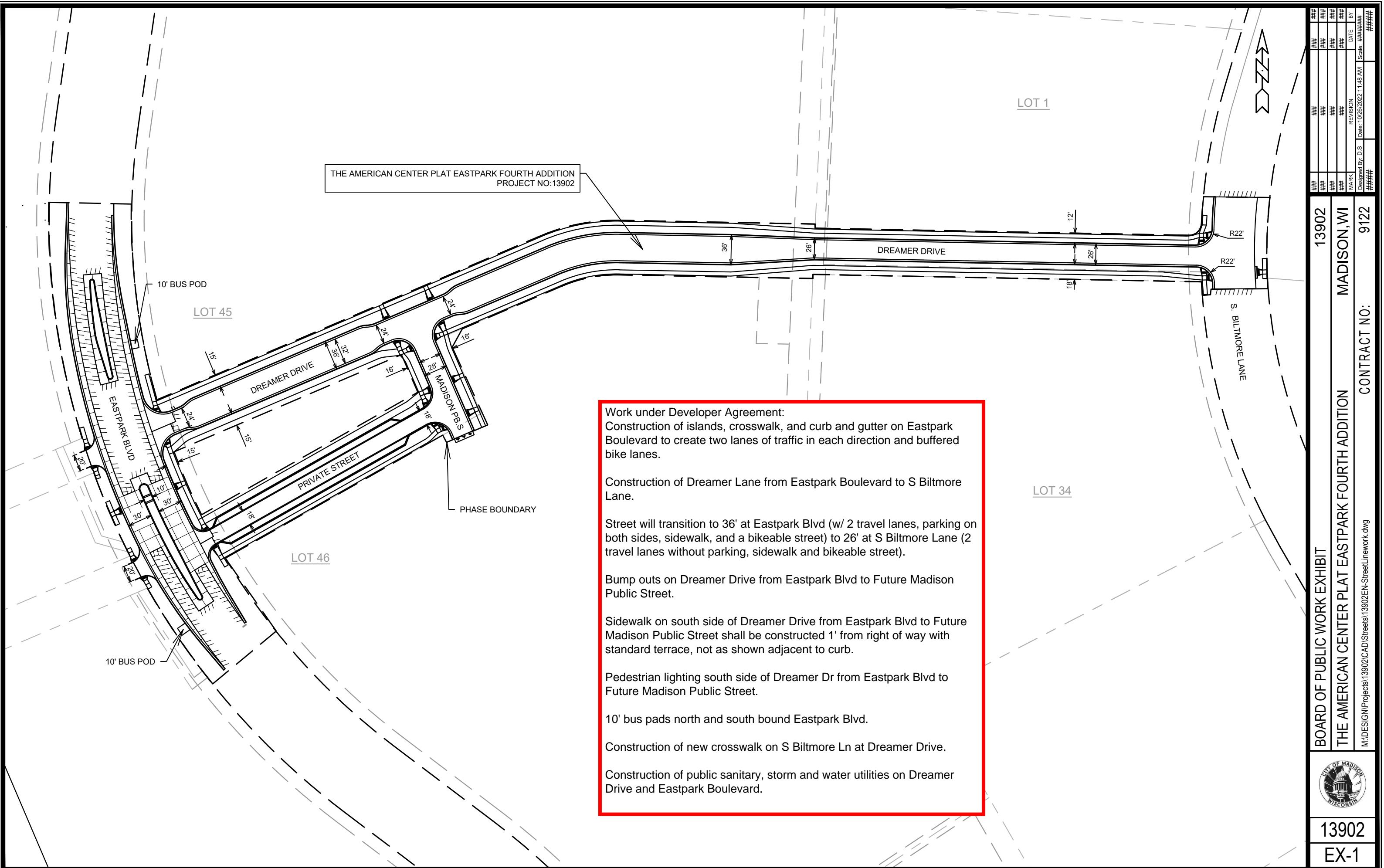


VICINITY MAP
NE 1/4 AND THE SE 1/4 OF THE NW
1/4, AND THE NW 1/4 AND THE SW
1/4 OF THE NE 1/4 OF 22-8-10
1000 SCALE



American Family Commons 2 Layout Study Option B

2021-09-23



Work under Developer Agreement:

Construction of islands, crosswalk, and curb and gutter on Eastpark Boulevard to create two lanes of traffic in each direction and buffered bike lanes.

Construction of Dreamer Lane from Eastpark Boulevard to S Biltmore Lane.

Street will transition to 36' at Eastpark Blvd (w/ 2 travel lanes, parking on both sides, sidewalk and a bikeable street) to 26' at S Biltmore Ln (2 travel lanes without parking, sidewalk and bikeable street).

Construction of new crosswalk to cross S. Biltmore Lane.

Construction of public sanitary, storm and water utilities in Dreamer Lane.

4750 S. Biltmore Lane

Dreamer Drive

26'

4702 S. Biltmore Lane

S. Biltmore Lane

GEOMETRICS EXHIBIT
AMERICAN CENTER PLAT 4TH ADDITION
M:\DESIGN\Projects\13902\CAD\1\Traffic\13902\Geometrics.dwg



13902

EX-3

13902
MADISON, WI
CONTRACT NO: ----
MARK: ----
DESIGNED BY: SDM
REVISED: ----
DATE: 3/16/2022 10:57 AM
BY: ----
Scale: ----
EX-3