

CERTIFIED SURVEY MAP

**LOT 40, THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION,
LOCATED IN ALL 1/4'S OF THE NW1/4 OF SECTION 22, T8N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN**

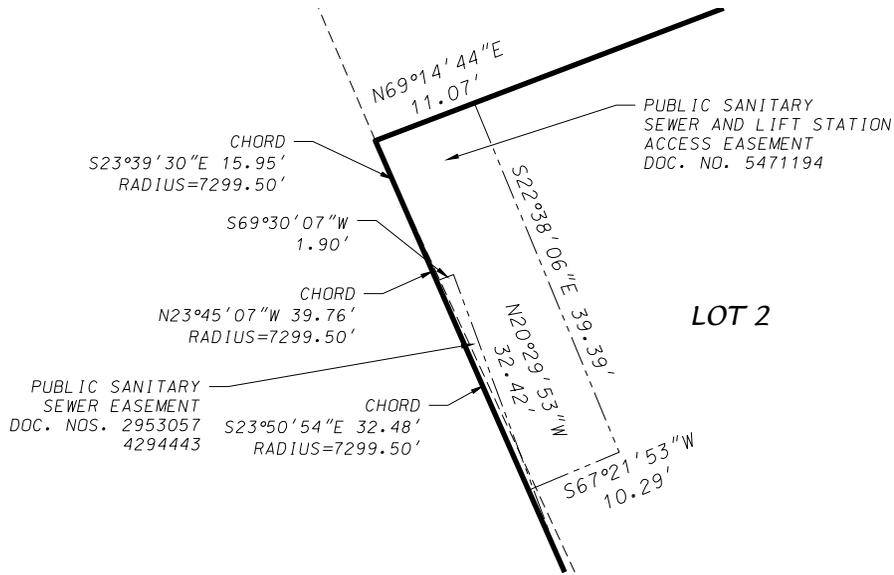
SURVEYOR'S CERTIFICATE

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 correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 40, The American Center Plat Eastpark Second Addition, recorded in Volume 61-005A of Plats on pages 16-20 as Document Number 5471194, Dane County Registry, located in all 1/4's of the NW1/4 of Section 22, T8N, R10E, City of Madison, Dane County, Wisconsin. Containing 1,148,720 square feet (26.37 acres).

Dated this _____ day of _____, 2019.

Brett T. Stoffregan, Professional Land Surveyor S-2742



PUBLIC SANITARY SEWER AND
LIFT STATION ACCESS EASEMENT

LINE TABLE

- L1 - S04°41'54"W 109.94'
- L2 - S70°34'43"W 194.07'
- L3 - N89°13'47"W 326.63'

CURVE TABLE

- C1 - CHORD S80°00'29"W 54.31' RADIUS=164.98'
- C2 - CHORD S80°40'28"W 101.67' RADIUS=290.00'
- C3 - CHORD N83°21'34"W 13.29' RADIUS=65.00'

CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		900.00	914.37	959.12	S22°19'47"E	61°03'33"	
	2	900.00	384.10	387.08	S04°07'16"E	24°38'32"	
	1	900.00	60.20	60.21	S18°21'32"E	03°50'00"	
	3	900.00	504.96	511.83	S36°34'03"E	32°35'02"	
2		7299.50	337.93	337.96	N24°55'20"W	02°39'10"	OUT-N23°35'46"W

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

DATE: July 16, 2019
 F.N.: 19-07-109
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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NOTES

- A. Notes from The American Center Plat Eastpark Second Addition Plat:
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 1024 for Section 15 and 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/certified survey 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 except that the easements shall be 12 feet in width on the perimeter of the plat/certified survey. 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/certified survey. 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.
9. See Sheets 2, 3, and 4 for Easement Details.
10. This plat grants Outlot 15 to the City of Madison, the right of ingress and egress for construction and maintenance of lands and improvements lying within Outlot 15 of this plat. The right of ingress and egress is hereby granted over and across the portions of lands within the easement areas as grants per Document Nos. 4337650, 4540394, and 4540396.
11. All lots are vacant of buildings.
12. Future development on Lots 40 and 41 may be subject to the Highway Noise Land Use Provisions in MGD Section 16.23(3)(d) and State of Wisconsin Administrative Code TRANS 233 and TRANS 405.
13. MG&E gas easement per Document No. 2098771 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 the document was never recorded at the Register of Deeds, making it impossible to retrace. Diggers Hotline was contacted to mark all underground facilities on this parcel, and no underground gas was marked in said NW 1/4.
14. Some of the dimensions of the easements per Document Nos. 4540394, and 4540396 vary from the document due to non-closure within said documents.
15. 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 90-94-39, as shown on this 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.
16. No buildings are permitted within the wetland buffer areas.
17. Peak water surface elevations (WSE) for the "Wetland Basin" as shown on Sheet 2 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 879.38' and the peak WSE for a 500 year rainfall event is 880.32'. The area inside the the 500 year rainfall event zone shall be considered a "no build" zone.
18. Easements per Doc. No.'s 1734881 and 1736605 were assigned to ATC by Doc. No. 3283453.


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OWNER'S CERTIFICATE

American Family Insurance Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

American Family Insurance Corporation, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said American Family Insurance Corporation has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2019.

American Family Insurance Corporation

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

Personally came before me this _____ day of _____, 2019, the above named person(s) 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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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 _____, 2019 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 _____, 2019.

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: _____ Date: _____
Nan Fey, Interim Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019 at
_____ o'clock ____ .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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