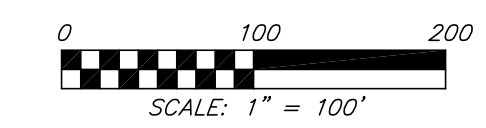


# THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REDIVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AS RECORDED IN VOLUME XX-XXXX OF PLATS ON PAGES XXX-XXX, AS DOCUMENT NUMBER XXXXXX, 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



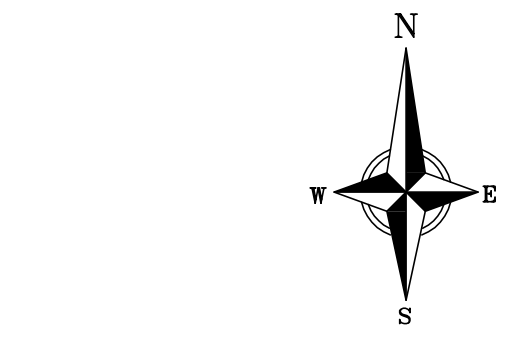
TOTAL AREA OF PLAT = 946,767 SQ. FT. (21.7348 ACRES)

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	318.93'	800.00'	22°50'30"	316.82'	S03°13'16"E
C2	98.56'	233.00'	24°14'14"	97.83'	S78°58'31"W
C3	11.74'	233.00'	02°53'09"	11.73'	S89°39'04"W
C4	86.83'	233.00'	21°21'05"	86.33'	S77°31'57"W
C5	25.79'	15.00'	98°30'05"	22.73'	N63°53'33"W
C6	314.15'	900.00'	19°59'58"	312.56'	N42°51'35"W
C7	187.49'	900.00'	11°56'09"	187.15'	N38°49'40"W
C8	94.47'	900.00'	06°00'51"	94.43'	N47°48'10"W
C9	32.19'	900.00'	02°02'58"	32.19'	N51°50'05"W
C10	306.84'	800.00'	21°58'32"	304.96'	S41°52'17"E
C11	23.66'	15.00'	90°23'02"	21.28'	S21°39'53"W
C12	70.64'	167.00'	24°14'14"	70.12'	S78°58'31"W
C13	23.56'	15.00'	90°00'00"	21.21'	S53°12'01"W
C14	183.78'	117.00'	90°00'00"	165.46'	N36°47'59"W
C15	154.81'	283.00'	31°20'37"	152.89'	S07°28'17"E
C16	23.56'	15.00'	90°00'00"	21.21'	N21°51'24"E
C17	23.56'	15.00'	90°00'00"	21.21'	S68°08'36"E
C18	118.71'	217.00'	31°20'37"	117.23'	S07°28'17"E
C19	287.46'	183.00'	90°00'00"	258.80'	N36°47'59"W
C20	112.29'	183.00'	35°09'28"	110.54'	N09°22'43"W
C21	156.88'	183.00'	49°07'02"	152.12'	N51°30'58"W
C22	18.29'	183.00'	05°43'30"	18.28'	N78°56'14"W
C23	23.56'	15.00'	90°00'00"	21.21'	S36°47'59"E
C24	229.06'	183.00'	71°42'58"	214.40'	N06°20'21"E
C25	119.13'	183.00'	37°17'56"	117.04'	N10°52'10"W
C26	109.93'	183.00'	34°25'02"	108.28'	N24°59'19"E
C27	22.77'	15.00'	86°59'35"	20.65'	S01°17'58"E
C28	22.77'	15.00'	86°59'35"	20.65'	N85°41'37"E
C29	146.45'	117.00'	71°42'58"	137.07'	N06°20'21"E

**\*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 HIGHWAY 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 DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

\*UNLESS OTHERWISE NOTED ON THE PLAT.



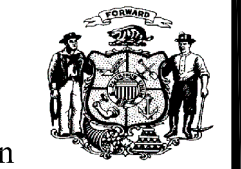
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF NW 1/4 OF SECTION 22, MEASURED AS BEARING N88°50'39"E

**SURVEY LEGEND**

- ⊙ FOUND 1" # IRON PIPE (UNLESS OTHERWISE NOTED)
- ⦿ FOUND 1-1/4" # IRON ROD
- ⊠ SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

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

	Drafted by: MZE Checked by: MMAR FN: 210303 Date: 11/28/2022	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Cascade Development LLC 5150 High Crossing Blvd. Madison, WI 53718
	<b>SHEET 1 OF 2</b>		

28 Nov 2022 - 10:48a M:\Cascade Development\210303\_4902 Eastpark Blvd\CADD\210303 - Final Plat.dwg by: mzie

# THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REDIVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AS RECORDED IN VOLUME XX-XXXX OF PLATS ON PAGES XXX-XXX, AS DOCUMENT NUMBER XXXXXXXX, 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 land, 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, The American Center Plat Eastpark Fourth Addition as recorded in Volume xx-xxxx of Plats on pages xxx-xxx, as Document Number xxxxxx, 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 and Lot 46, The American Center Plat Eastpark Fourth Addition as recorded in Volume xx-xxxx of Plats on pages xxx-xxx, as Document Number xxxxxx, Dane County Registry, City of Madison, Dane County, Wisconsin.

Said description contains 946,767 square feet or 21.7348 acres more or less.

Vierbicher Associates Inc.  
By: Michael J. Ziehr

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. No. S-2401

**CITY OF MADISON COMMON COUNCIL APPROVAL**

Resolved, that the plat 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 Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_

adapted on this \_\_\_\_ day of \_\_\_\_\_, 2023, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

**OWNER'S CERTIFICATE**

\_\_\_\_\_, as owner(s), we hereby certify that they 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  
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner(s) this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2023, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, 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 \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ and \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at Madison, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said 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: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

**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 unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION as of this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Craig Franklin, City of Madison Treasurer

**CITY OF MADISON PLAN COMMISSION APPROVAL**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matthew Wachter, 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 unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION, as of this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Adam Gallagher, Dane County Treasurer

**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

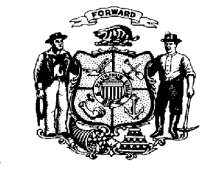
Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_ as Document Number \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski  
Dane County Register of Deeds

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



<p>vierbicher planners   engineers   advisors Phone: (800) 261-3898</p>	<p>Drafted by: MZIE Checked by: MMAR FN: 210303 Date: 11/28/2022 Rev: _____ Rev: _____ Rev: _____</p>	<p><b>SURVEYED BY:</b> Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com</p>	<p><b>SURVEYED FOR:</b> Cascade Development LLC 5150 High Crossing Blvd. Madison, WI 53718</p>	<p><b>SHEET</b> <b>2 OF 2</b></p>
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