

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

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, hereby certify that the foregoing preliminary plot was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Michael J. Ziehr
 Michael J. Ziehr, P.L.S. No. 2401



HATCHING LEGEND

[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING ASPHALT

SYMBOL LEGEND

- [Symbol] EXISTING SIGN
- [Symbol] EXISTING CURB INLET
- [Symbol] EXISTING STORM MANHOLE
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING WATER MAIN VALVE
- [Symbol] EXISTING CURB STOP
- [Symbol] EXISTING GAS VALVE
- [Symbol] EXISTING LIGHT POLE
- [Symbol] EXISTING TV PEDESTAL
- [Symbol] EXISTING TELEPHONE MANHOLE
- [Symbol] EXISTING TELEPHONE PEDESTAL
- [Symbol] EXISTING DECIDUOUS TREE

LINE WORK LEGEND

- SAN- SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST- ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WH- WH EXISTING WATER MAIN (SIZE NOTED)
- G- G EXISTING GAS LINE
- E- E EXISTING UNDERGROUND ELECTRIC LINE
- FO- FO EXISTING FIBER OPTIC LINE
- UT- UT EXISTING UNDERGROUND TELEPHONE
- E- E EXISTING EDGE OF TREES
- 820- EXISTING MAJOR CONTOUR
- 818- EXISTING MINOR CONTOUR

DANE COUNTY SOIL CLASSIFICATIONS

CLASSIFICATION	DESCRIPTION
TrB	Troxel silt loam 0-3% slopes
RnB	Ringwood silt loam 2-6% slopes
PnB	Plano silt loam, till substratum 2-6% slopes
RnC2	Ringwood silt loam 6-12% slopes

PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS, NO POLES 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.

EXISTING SANITARY STRUCTURE TABLE

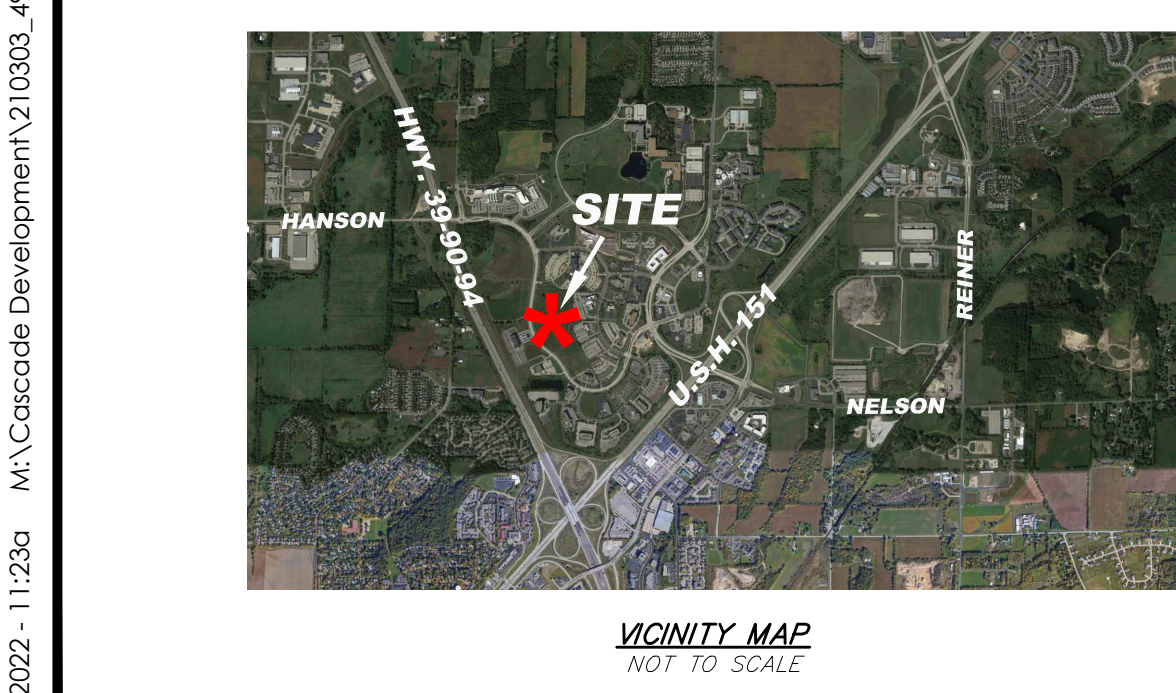
NAME	TYPE	RIM/TC	INVERT	DIRECTION
S1	SMH	903.36	891.16	SE
			891.03	NW
			889.61	SW
			889.81	NW
			895.64	NW
S3	SMH	909.73	899.71	SE
			899.85	NW
S4	SMH	917.44	907.37	SE
			907.47	NW
S5	SMH	921.62	911.72	SE
			911.76	W
			911.83	NW
S6	SMH	917.90	907.28	N
			907.35	E
S7	SMH	904.37	893.84	N
			893.93	S
S8	SMH	894.48	883.69	N
			883.78	S
S9	SMH	890.05	877.47	N
			876.55	S
			876.47	W

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM/TC	INVERT	DIRECTION
S11	CIN	906.23	901.53	SE
			901.79	NW
S12	STMH	907.63	903.21	NE
			902.89	S
			903.16	NW
S13	CIN	907.57	903.68	SW
S14	CIN	912.70	909.19	SE
			909.24	NW
S15	CIN	919.28	914.88	E
			914.73	SE
			914.93	SW
S16	CIN	918.59	915.39	W
S17	CIN	920.61	917.21	N
S18	CIN	915.63	912.32	S
			912.07	NW
S19	CIN	911.41	907.32	N
			907.37	SE
S20	CIN	901.86	896.83	N
			897.30	E
			897.06	S
S21	CIN	902.02	898.32	W
S22	STMH	890.10	880.45	N
			880.45	E
			880.40	W
			880.40	E
			880.40	W
S23	CIN	890.31	880.40	N
			880.40	E
			880.40	W
S24	CIN	890.38	882.20	NE
			881.73	W

GENERAL NOTES:

- The total area of the Preliminary Plat is 946,767 square feet or 21.7348 acres more or less.
- The existing zoning for lands included within this preliminary plat is SEC (Suburban Employment Center District). The zoning for lands within this preliminary plat is CC-1 (Commercial Corridor - Transitional District) & TR-U2 (Traditional Residential - Urban District 2).
- This survey is based upon field work performed on August 17-24, 2022. Any changes in site conditions after August 24 are not reflected by this survey.
- Address of Property: 4846 Eastpark Boulevard, Madison, WI. Parcel Number(s): 251/0810-222-0402-8
- Adjacent zoning and owner of record information noted on this preliminary plat including the addresses and parcel numbers were obtained from the Access Dane website on September 18, 2022.
- Surveys made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223311075 and 20223311078. Location of buried private utilities are not within the scope of this survey.
- All utility facilities within this preliminary plat are to be installed underground.
- All streets shown with the boundaries of this plat are to be dedicated to the public for roadway purposes.
- The soil classifications depicted hereon are based upon information obtained from the Access Dane, DCMAP on November 23, 2022.
- Elevations and benchmarks are based upon the NAVD88 Datum (2012 Geoid).



SURVEY LEGEND

- FOUND 1" #1 IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 1-1/4" #1 IRON ROD

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

28 Nov 2022 - 11:23:03 M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - Preliminary Plat.dwg by: mzie

vierbicher planners | engineers | advisors
 Phone: (800) 261-3898

PRELIMINARY PLAT OF THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION
 BEING A REVISION 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 XXXXX, 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 PART OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: 1"=100'(24x36)

DATE: 11/28/2022
 DRAFTER: MZIE
 CHECKED: MMAR
 PROJECT NO.: 210303
 SHEET: 1 OF 1
 DWG. NO.:

SURVEYED FOR:
 Cascade Development LLC
 5150 High Crossing Blvd.
 Madison, WI 53718

SURVEYED BY:
 Vierbicher Associates, Inc.
 By: Michael J. Ziehr
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