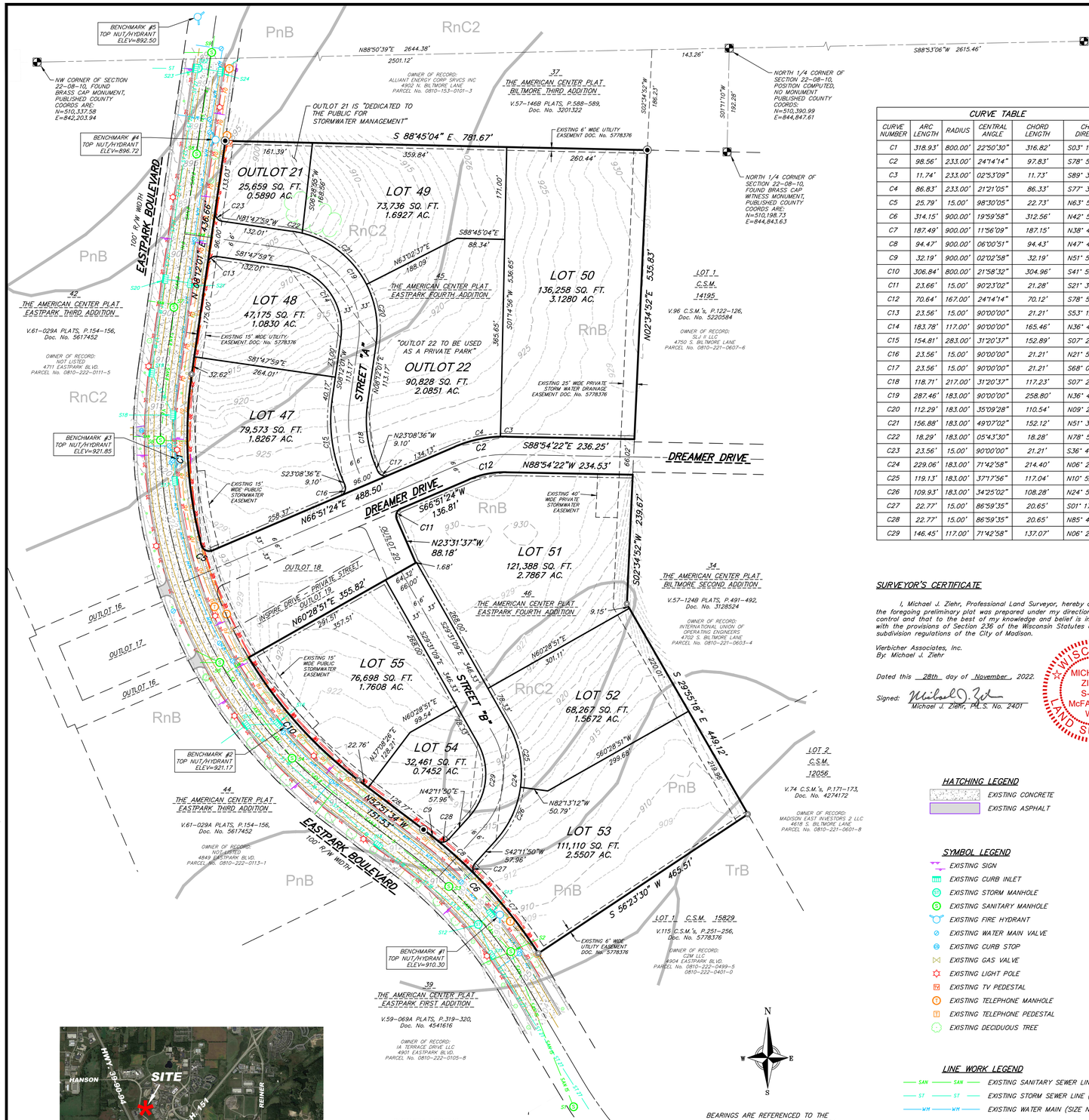
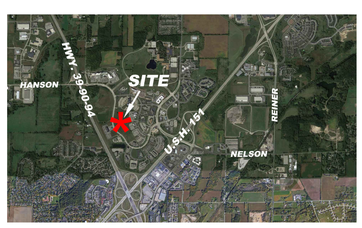




VICINITY MAP
NOT TO SCALE

CURVE TABLE					
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 plat 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.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 28th day of November, 2022.

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

WISCONSIN MICHAEL J. ZIEHR S-2401 McFARLAND WIS. LAND SURVEYOR

HATCHING LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT

SYMBOL LEGEND

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

LINE WORK LEGEND

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

SURVEY LEGEND

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

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

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

0 100 200
SCALE: 1" = 100'

Surveyor has been provided a copy of Title Commitment No. NCS-1100438-MAD dated November 10, 2021 at 7:30 a.m. from First American Title Insurance Company. The Title Commitment references the following from SCHEDULE B, PART II Exceptions:

EXCEPTION 10: Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded as Document No. 2379030; as modified by Revision of Land Use Plan Affidavit recorded as Document No. 5764641. *(Refer to document)*

EXCEPTION 11: Assessments, charges and/or liens, if any, levied by the Association pursuant to Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for the American Center recorded as Document No. 2379030; as modified by the Revision of Land Use Plan Affidavit recorded as Document No. 5764641. *(Refer to document)*

EXCEPTION 12: Possible avigation easement over lands in The American Center development as disclosed by instrument recorded as Document No. 3485666. *(Refer to document)*

EXCEPTION 13: Assessments, fees and/or charges, if any, levied by the Starkweather Drainage District. *(Not a survey related item)*

EXCEPTION 14: Assessments, fees and/or charges, if any, levied by the American Center Owner's Association, Inc. *(Not a survey related item)*

EXCEPTION 15: Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, agricultural conversion penalties or other charges or fees due payable on the development or improvement of the land. *(General note)*

EXCEPTION 16: Unrecorded Height Limitation Map, Dane County Regional Airport-Truax Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted April 16, 2010. *(Refer to document)*

EXCEPTION 17: Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations and all other matters as may affect the Land as set forth on Certified Survey Map No. 15829, recorded October 7, 2021 in Volume 115 of Certified Survey Maps, Pages 251 through 256, inclusive, as Document No. 5778376. *(Relevant survey information pertaining to C.S.M. 15829 and affecting the parcels surveyed has been shown)*

-Note on CSM: All lots within this CSM are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the CSM. 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 CSM. 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.

-Note on CSM: All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to stormwater management at the time they develop.

-Note on CSM: All lots created by this CSM are individually responsible for compliance with the requirements of M.G.O. Chapter 37 at the time they develop.

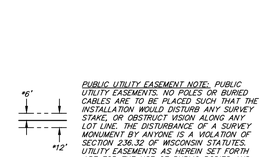
-Note on CSM: Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1015 for Section 15.

-Note on CSM: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.

GENERAL NOTES:

1. The total area of the Preliminary Plat is 946,767 square feet or 21.7348 acres more or less.
2. The existing zoning for lands included within this preliminary plat is SEC (Suburban Employment Center District). The proposed zoning for lands within this preliminary plat is CC-T (Commercial Corridor - Transitional District) & TR-U2 (Traditional Residential - Urban District 2)
3. 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.
4. Address of Property: 4846 Eastpark Boulevard, Madison, WI
   Parcel Number(s): 251/0810-222-0402-8
5. 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.
6. Surveyor has 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.
7. 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.
8. All utility facilities within this preliminary plat are to be installed underground.
9. All streets shown with the boundaries of this plat are to be dedicated to the public for roadway purposes.
10. The soil classifications depicted hereon are based upon information obtained from the Access Dane, DCMap on November 23, 2022.
11. Elevations and benchmarks are based upon the NAVD88 Datum (2012 Geoid).

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
S2	SMH	905.86	889.66	SE
			889.61	SW
			890.81	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
			883.70	S
			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

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

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

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

PRELIMINARY PLAT OF 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-XXX OF PLATS ON PAGES XXX-XXX, AS DOCUMENT NUMBER XXXXXXX, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 AND THE SE 1/4 AND THE SW 1/4 AND THE NW 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

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE	1"=100'(24X36)
DATE	11/28/2022
DRAFTER	MZIE
CHECKED	MMAR
PROJECT NO.	210303
SHEET	1 OF 1
DWG. NO.	

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