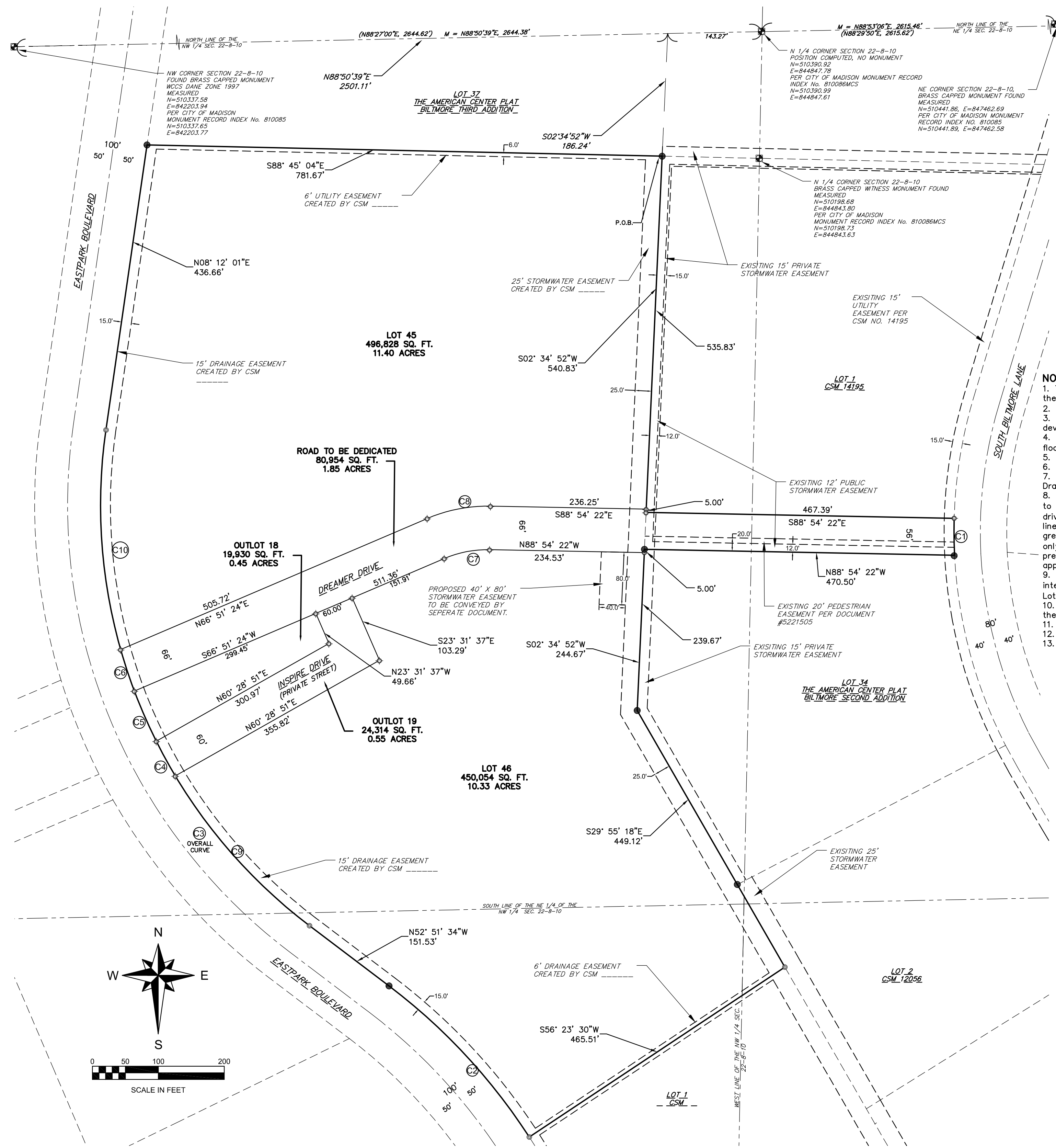


# THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION

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 BRG.	ARC TANGENT	TANGENT BRG. IN / TANGENT BRG. OUT
C1	709.97'	4°31'21"	56.02'	S00°36'43"E	56.03'	S01°38'57"W / S02°52'23"E
C2	900.00'	19°59'58"	312.55'	N42°51'35"W	314.15'	N32°51'35"W / N52°51'34"W
C3	800.00'	61°03'33"	812.77'	N22°18'47"W	852.54'	N52°51'34"W / N08°12'00"E
C4	800.00'	4°17'55"	60.00'	N28°44'03"W	60.02'	N30°53'01"W / N26°35'06"W
C5	800.00'	5°57'10"	63.07'	N23°38'31"W	63.11'	N26°35'06"W / N20°37'56"W
C6	800.00'	4°44'44"	66.24'	N18°15'34"W	66.25'	N20°37'56"W / N15°53'12"W
C7	167.00'	24°14'14"	70.11'	S78°58'31"W	70.64'	N88°54'22"W / S86°51'24"W
C8	233.00'	24°14'14"	97.83'	N78°58'31"E	58.56'	N52°51'33"W / S88°54'22"E
C9	800.00'	21°58'32"	304.96'	N41°52'17"W	306.83'	N66°51'24"E / N30°53'01"W
C10	800.00'	24°05'12"	333.84'	N03°50'36"W	336.31'	N15°53'12"W / N8°11'59"E

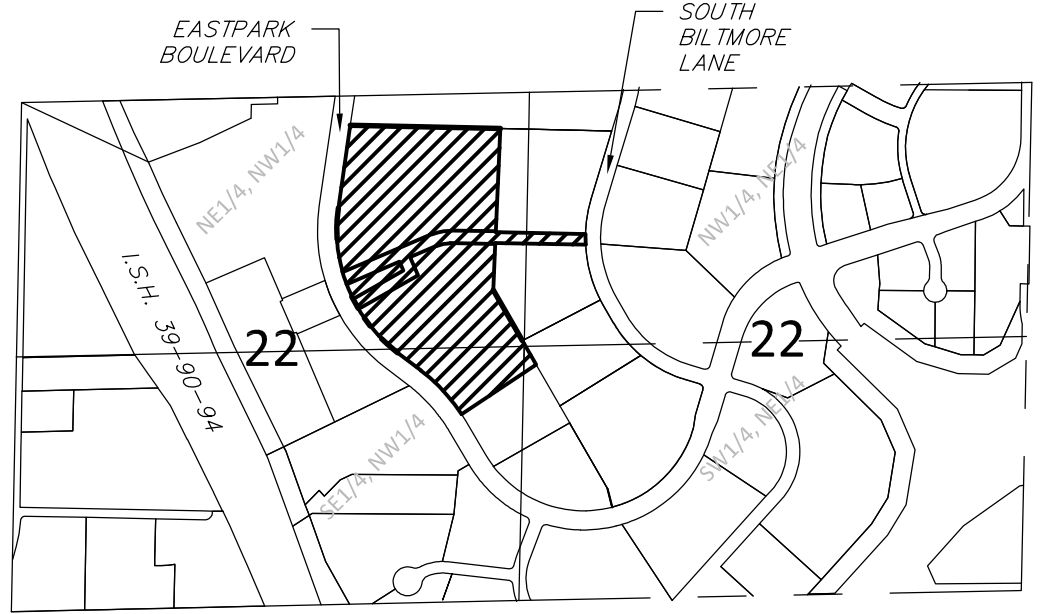
- NOTES:**
- The drainage easements shall be graded with the construction of each principle structure in accordance with the approved Storm-Water Drainage Plan on file with the City Engineer and the Zoning Administrator in accordance with the City of Madison General Ordinances.
  - For drainage information see the Master Storm-Water Drainage Plan on file with the City of Madison City Engineer's Office.
  - 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.
  - 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.
  - Parcels are subject to the Declaration of Protective Covenants recorded in Document 2379020.
  - Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1009 for Section 22.
  - 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.
  - 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 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.
  - 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.
  - 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.
  - Possible avigation easement over lands in the American Center development as disclosed by instrument recorded as Document 3485666.
  - Pedestrian Pathway Easement and Maintenance Agreement recorded as Document 5221505.
  - 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**



*Chris Ruetten*



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

# 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.

## SURVEYOR'S CERTIFICATE

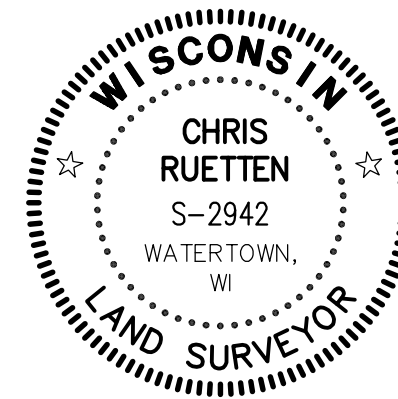
I, Chris Ruetten, Professional Wisconsin Land Surveyor, Ruekert & Mielke, Inc., hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, and under the direction of American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, and SLJ II LLC, owners of said land, I have surveyed, divided and mapped THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a division of Lot 2 of C.S.M. No. \_\_\_\_\_ and part of Lot 1 of C.S.M. No. 14195, located in the Northeast one-quarter and the Southeast one-quarter of the Northwest one-quarter, and the Southwest one-quarter and the Northwest one-quarter of the Northeast one-quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 24.60 acres more or less of land, bounded and described as follows:

Commencing at the Northwest corner of said Northwest one-quarter of Section 22; thence bearing N88°50'39"E, along the North line of said Northwest one-quarter a distance of 2501.11 feet; thence bearing S02°34'52"W, a distance of 186.24 to the Northwest corner of Lot 1 of C.S.M. 14195, also being the POINT OF BEGINNING; thence bearing S02°34'52"W along the West line of said said C.S.M., a distance of 540.83; thence bearing S88°54'22"E, a distance of 467.39 feet to the Westerly Right-of-Way line of South Biltmore Lane; thence 56.03 feet along the arc of a curve to the left, whose radius is 709.97 feet and whose chord bears S00°36'43"E, a distance of 56.02 feet to the South line of Lot 1 of C.S.M. 14195; thence bearing N88°54'22"W, a distance of 470.50 feet to the West line of Lot 34 of The American Center Plat - Biltmore Second Addition; thence bearing S02°34'52"W along said line, a distance of 244.67 feet to a Southwesterly line of said Lot 34; thence bearing S29°55'18"E along said line and its Southeasterly extension, a distance of 449.12 feet to the Northerly line of Lot 1 of C.S.M. \_\_\_\_\_; thence bearing S56°23'30"W, a distance of 465.51 feet to the Easterly Right-of-Way line of Eastpark Boulevard; thence along said line over the next four courses; thence 314.15 feet along the arc of a curve to the left, whose radius is 900.00 feet, and whose chord bears N42°51'35"W, a distance of 312.55 to a point of tangency; thence bearing N52°51'34"W, a distance of 151.53 feet to a point of curvature; thence 852.54 feet along the arc of a curve to the right, whose radius is 800.00 feet; and whose chord bears N22°18'47"W, a distance of 812.77 feet to a point of tangency; thence bearing N08°12'01"E, a distance of 436.66 feet to the Southerly line of Lot 37 of The American Center Plat - Biltmore Third Addition; thence bearing S88°45'04"E along the South line of said Lot 37, a distance of 781.87 feet to the POINT OF BEGINNING, containing 26.36 acres, more or less of land.

Dated this 26th day of August, 2021

*Chris Ruetten*

Chris Ruetten, P.L.S. No. 2942



## OWNERS CERTIFICATE

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, does 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 Natural Resources Committee

IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company, has caused these presents to be signed by Kari Grasee, Business and Workplace Services Vice President, and LeeAnn Glover, Real Estate and Workplace Solutions Director, American Center, and its corporate seal to be hereunto affixed on this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

American Family Mutual Insurance Company, S.I., f/k/a American Family Mutual Insurance Company.

Kari Grasee  
Business and Workplace Services Vice President

\_\_\_\_\_  
Countersigned  
LeeAnn Glover  
Real Estate and Workplace Solutions Director

STATE OF WISCONSIN }SS  
COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Kari Grasee and LeeAnn Glover, to

me known to be the persons who executed the foregoing instrument and acknowledge the same.

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

My Commission \_\_\_\_\_

## OWNERS CERTIFICATE

SLJ II LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said LLC caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

SLJ II LLC, does 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 Natural Resources Committee

IN WITNESS WHEREOF, the said SLJ II LLC, has caused these presents to be signed by \_\_\_\_\_, President, on this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

SLJ II LLC.

\_\_\_\_\_  
President

STATE OF WISCONSIN }SS  
COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named \_\_\_\_\_, President, to

me known to be the persons who executed the foregoing instrument and acknowledge the same.

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

My Commission \_\_\_\_\_

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Secretary  
Planning Commission

## CERTIFICATE OF CITY TREASURER

I, Craig Franklin, being duly appointed, qualified and acting Treasurer of the City of Madison, do

hereby certify that in accordance with the records in my office, there are no unpaid taxes or

special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021, on any of

the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION.

\_\_\_\_\_  
Craig Franklin, Treasurer  
City of Madison, Dane County, Wisconsin

## CONSENT OF MORTGAGEE

FIRST BUSINESS BANK, 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 dedication of the land described on this map, and does hereby consent to the above certificate of SLJ II LLC, owner(s).

IN WITNESS WHEREOF, the said FIRST BUSINESS BANK, has caused these

presents to be signed by the following on this \_\_\_\_\_ day of \_\_\_\_\_,

2021:

\_\_\_\_\_  
Brian Hagen, Senior Vice President

STATE OF WISCONSIN }SS  
COUNTY OF \_\_\_\_\_

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
officers of the above named Association, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

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



## CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat known as THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION, located in the

City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D.

Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, and

that said resolution further provided for acceptance of those lands and rights dedicated by said plat to

City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

## CERTIFICATE OF THE COUNTY TREASURER

I, Adam Gallagher, being 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 special

assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021, affecting the lands included

in the plat of THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION.

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

### Office of the Register of Deeds

\_\_\_\_\_  
County, Wisconsin

Received for Record \_\_\_\_\_, 20

at \_\_\_\_\_ o'clock \_\_\_\_\_ M as document #

\_\_\_\_\_ in

\_\_\_\_\_  
Register of Deeds