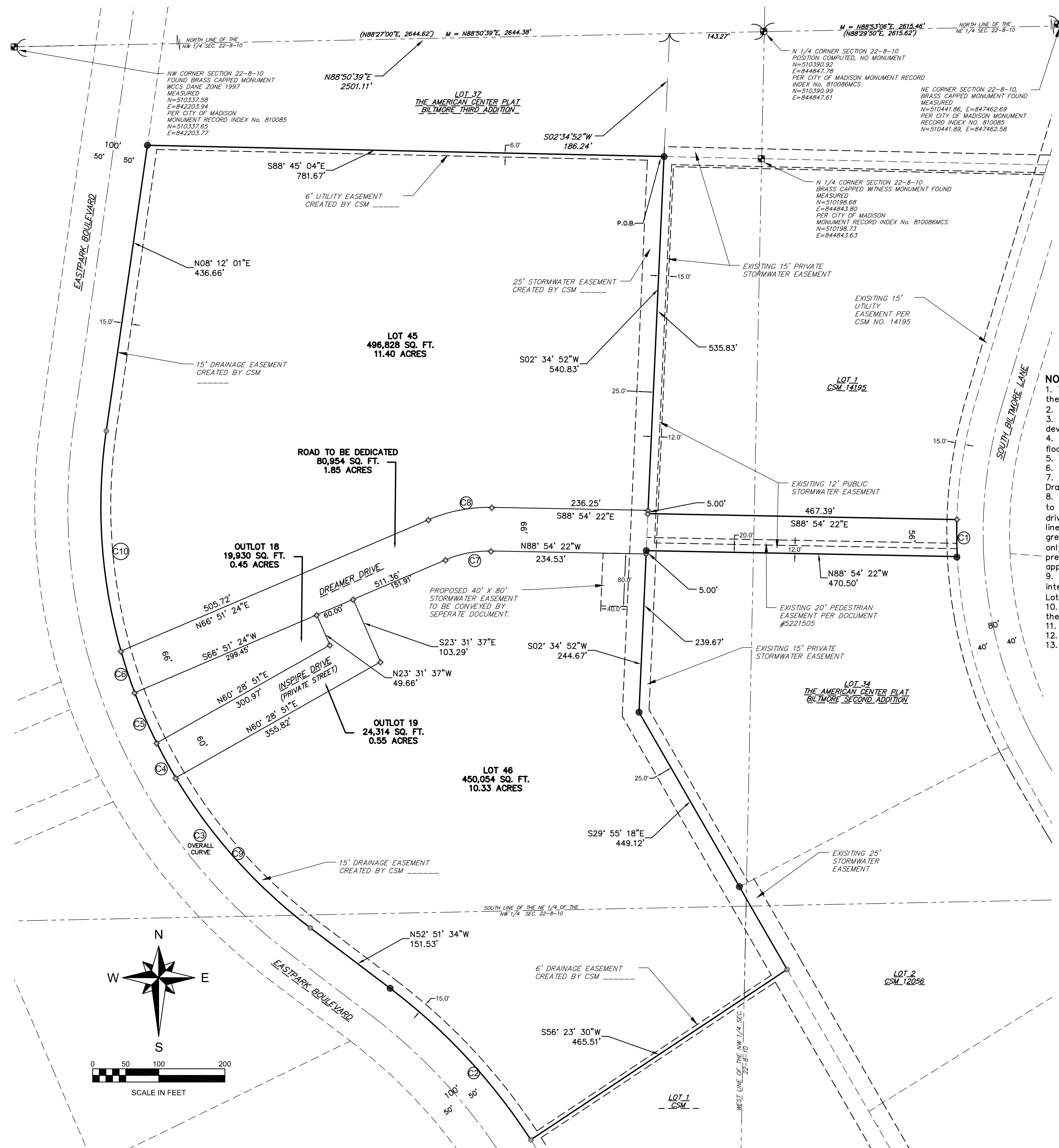


THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION

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.

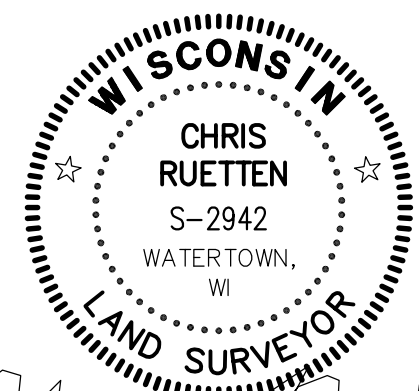


CURVE TABLE									
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT	
C1	709.97	4°31'21"	56.02	S00°36'43"E	56.03	28.03	S01°38'57"W	S02°52'23"E	
C2	900.00	19°59'58"	312.55	N42°51'35"W	314.15	158.69	N32°51'35"W	N52°51'34"W	
C3	800.00	61°03'33"	812.77	N22°18'47"W	852.54	471.79	N52°51'34"W	N08°12'00"E	
C4	800.00	4°17'55"	60.00	N28°44'03"W	60.02	30.02	N30°53'01"W	N26°35'06"W	
C5	800.00	5°57'10"	63.07	N23°38'31"W	63.11	41.59	N26°35'06"W	N20°37'56"W	
C6	800.00	4°44'44"	66.24	N18°15'34"W	66.25	33.49	N20°37'56"W	N15°53'12"W	
C7	167.00	24°14'14"	70.11	S78°58'31"W	70.64	35.85	N88°54'22"W	S88°51'24"W	
C8	233.00	24°14'14"	97.83	N78°58'31"E	58.56	50.03	N52°51'33"W	S88°54'22"E	
C9	800.00	21°58'32"	304.96	N41°52'17"W	306.63	155.32	N68°51'24"E	N30°53'01"W	
C10	800.00	24°05'12"	333.84	N03°50'36"W	336.31	170.67	N15°53'12"W	N8°11'59"E	

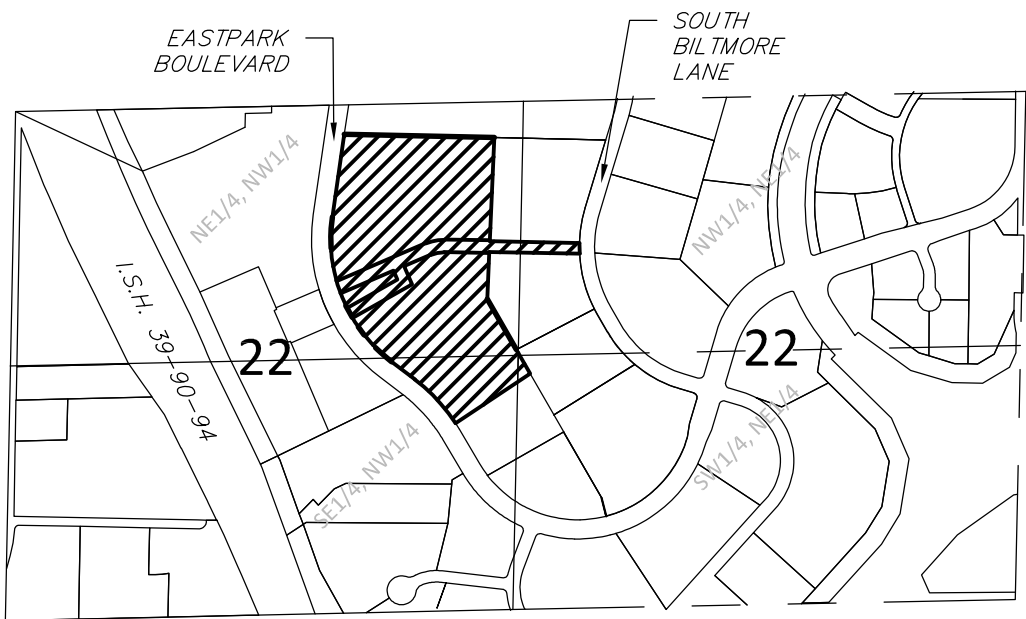
- NOTES:
- The drainage easements shall be graded with the construction of each principle structure in accordance with the approved Storm-Water Drainage Plan on file with the City Engineer and the Zoning Administrator in accordance with the City of Madison General Ordinances.
 - For drainage information 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 Trux 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 aviation 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



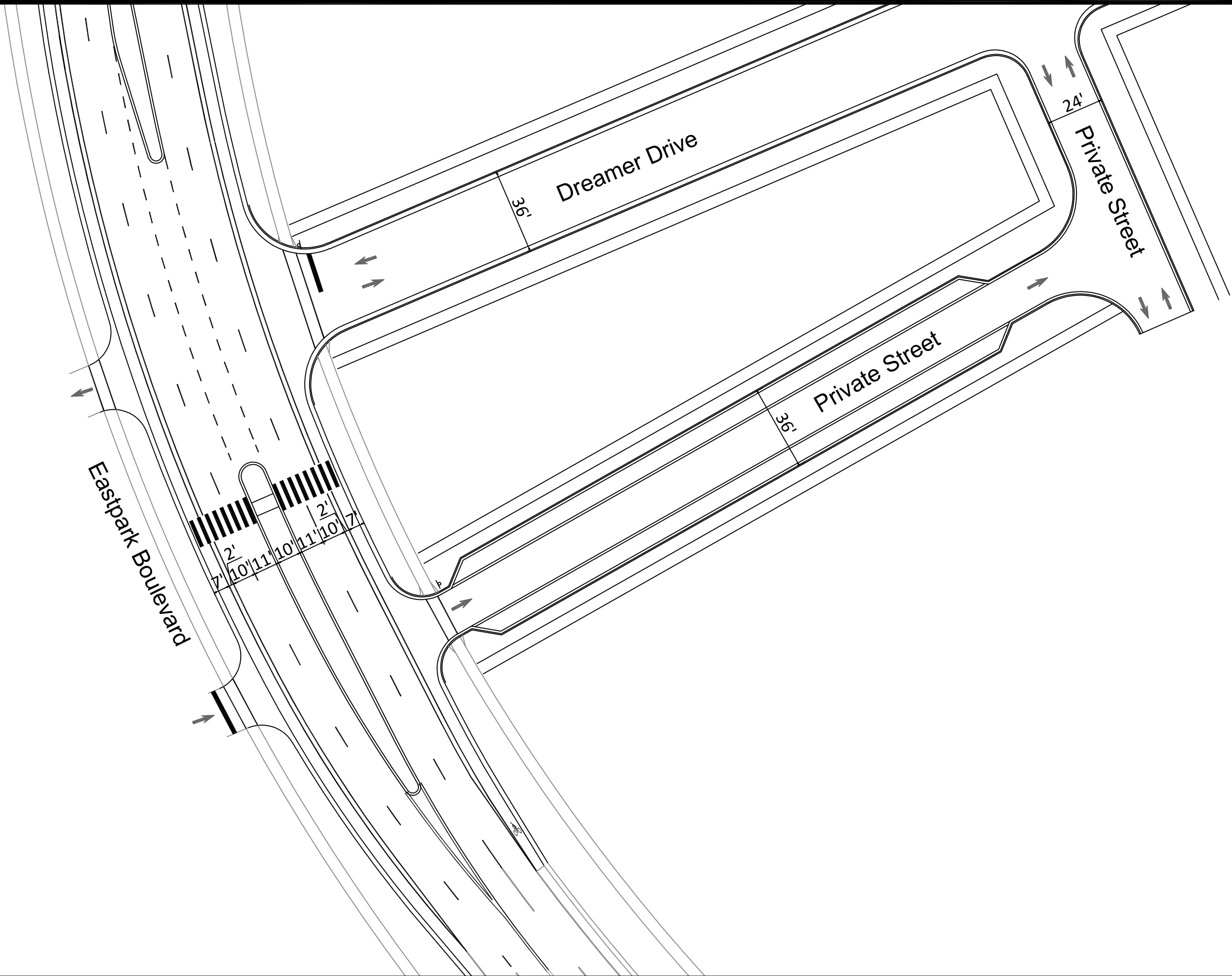
Chris Ruetten



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



American Family Commons 2
Layout Study Option B



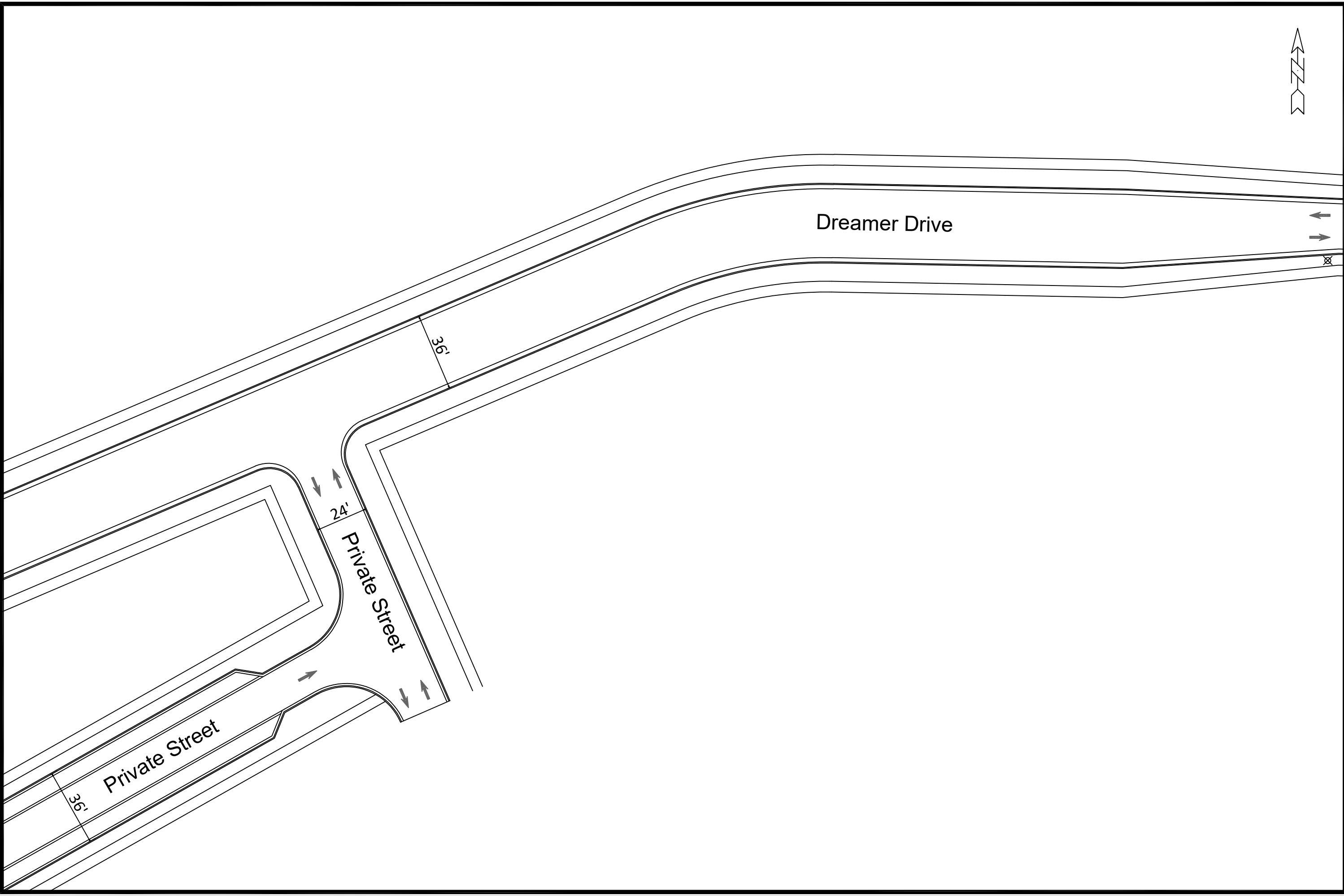
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MARK	REVISION	DATE	BY	
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13902	MADISON, WI
AMERICAN CENTER PLAT 4TH ADDITION	CONTRACT NO: ----
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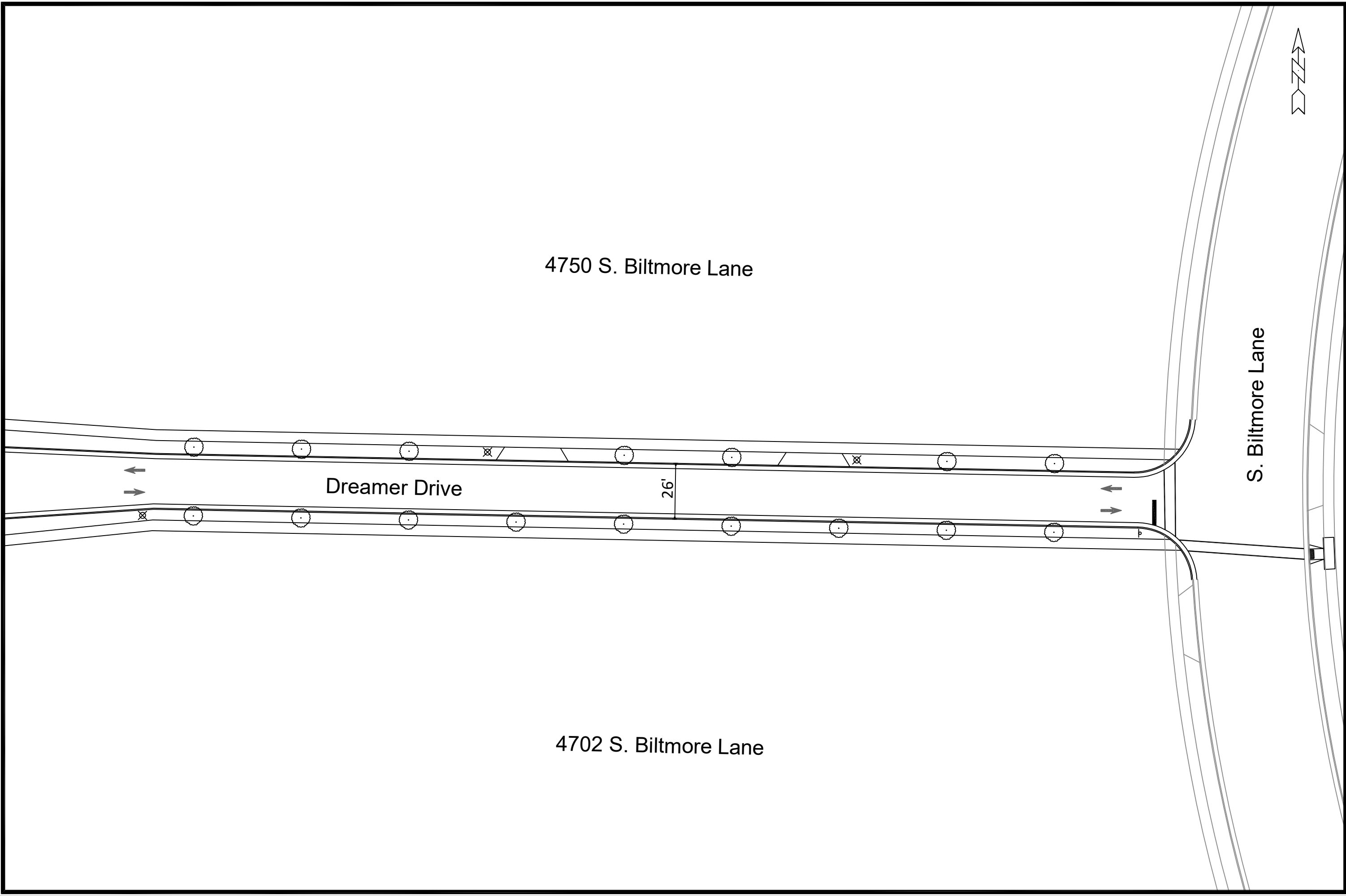



13902

EX-1



13902		13902		13902	
GEOMETRICS EXHIBIT		MADISON, WI		EX-2	
AMERICAN CENTER PLAT 4TH ADDITION		CONTRACT NO: ----		EX-2	
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		REVISION		DATE	
		Designed By: SDIM		Date: 3/16/2022 10:56 AM	
		Scale: ----			





13902
EX-3

GEOMETRICS EXHIBIT

AMERICAN CENTER PLAT 4TH ADDITION

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13902

MADISON, WI

CONTRACT NO: ----

MARK

13902

DESIGNED BY: SDIM

DATE: 3/16/2022 10:57 AM

REVISION

SCALE: ----

BY

EX-3