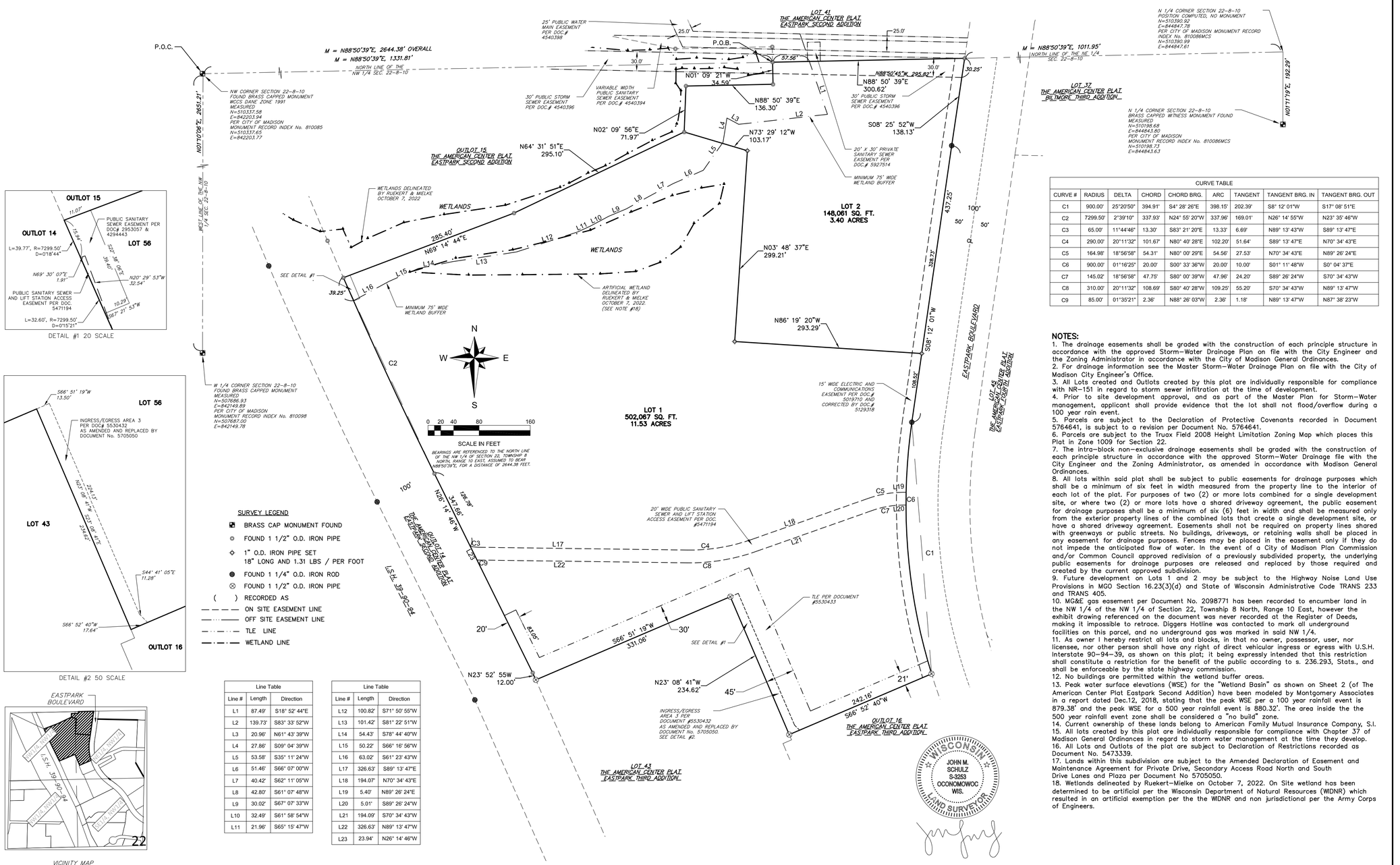
THE AMERICAN CENTER HOLLADAY PLAT

BEING DIVISION OF LOT 42 OF THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION (FORMERLY PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15252) LOCATED IN THE NORTHWEST ONE–QUARTER AND NORTHEAST ONE–QUARTER OF THE NORTHWEST ONE–QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



DETAIL #1 20 SCALE

DETAIL #2 50 SCALE

VICINITY MAP
SECTION 22, TOWNSHIP 8N, RANGE 10E, 1000 SCALE

SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1 1/2" O.D. IRON PIPE
- 1" O.D. IRON PIPE SET 18" LONG AND 1.31 LBS / PER FOOT
- FOUND 1 1/4" O.D. IRON ROD
- FOUND 1 1/2" O.D. IRON PIPE
- ( ) RECORDED AS
- ON SITE EASEMENT LINE
- OFF SITE EASEMENT LINE
- TLE LINE
- WETLAND LINE

Line Table		
Line #	Length	Direction
L1	87.49'	S18° 52' 44"E
L2	139.73'	S83° 33' 52"W
L3	20.96'	N61° 43' 39"W
L4	27.86'	S09° 04' 39"W
L5	53.58'	S35° 11' 24"W
L6	51.46'	S66° 07' 00"W
L7	40.42'	S62° 11' 05"W
L8	42.80'	S61° 07' 48"W
L9	30.02'	S67° 07' 33"W
L10	32.49'	S61° 58' 54"W
L11	21.96'	S65° 15' 47"W

Line Table		
Line #	Length	Direction
L12	100.82'	S71° 50' 55"W
L13	101.42'	S81° 22' 51"W
L14	54.43'	S78° 44' 40"W
L15	50.22'	S66° 16' 56"W
L16	63.02'	S61° 23' 43"W
L17	326.63'	S89° 13' 47"E
L18	194.07'	N70° 34' 43"E
L19	5.40'	N89° 26' 24"E
L20	5.01'	S89° 26' 24"W
L21	194.09'	S70° 34' 43"W
L22	326.63'	N89° 13' 47"W
L23	23.94'	N26° 14' 46"W

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	900.00'	25°20'50"	394.91'	S4° 28' 26"E	398.15'	202.39'	S8° 12' 01"W	S17° 08' 51"E
C2	7299.50'	2°39'10"	337.93'	N24° 55' 20"W	337.96'	169.01'	N26° 14' 55"W	N23° 35' 46"W
C3	65.00'	11°44'46"	13.30'	S83° 21' 20"E	13.33'	6.69'	N89° 13' 43"W	S89° 13' 47"E
C4	290.00'	20°11'32"	101.67'	N80° 40' 28"E	102.20'	51.64'	S89° 13' 47"E	N70° 34' 43"E
C5	164.98'	18°56'58"	54.31'	N80° 00' 29"E	54.56'	27.53'	N70° 34' 43"E	N89° 26' 24"E
C6	900.00'	01°16'25"	20.00'	S00° 33' 36"W	20.00'	10.00'	S01° 11' 48"W	S0° 04' 37"E
C7	145.02'	18°56'58"	47.75'	S80° 00' 39"W	47.96'	24.20'	S89° 26' 24"W	S70° 34' 43"W
C8	310.00'	20°11'32"	108.69'	S80° 40' 28"W	109.25'	55.20'	S70° 34' 43"W	N89° 13' 47"W
C9	85.00'	01°35'21"	2.36'	N88° 26' 03"W	2.36'	1.18'	N89° 13' 47"W	N87° 38' 23"W

NOTES:

1. 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.
2. For drainage information see the Master Storm–Water Drainage Plan on file with the City of Madison City Engineer's Office.
3. 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.
4. 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.
5. Parcels are subject to the Declaration of Protective Covenants recorded in Document 5764641, is subject to a revision per Document No. 5764641.
6. Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1009 for Section 22.
7. 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.
8. 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.
9. Future development on Lots 1 and 2 may be subject to the Highway Noise Land Use Provisions in MGO Section 16.23(3)(d) and State of Wisconsin Administrative Code TRANS 233 and TRANS 405.
10. MG&E gas easement per Document No. 2098771 has been recorded to encumber land in the NW 1/4 of the NW 1/4 of Section 22, Township 8 North, Range 10 East, however the exhibit drawing referenced on the document was never recorded at the Register of Deeds, making it impossible to retrace. Diggers Hotline was contacted to mark all underground facilities on this parcel, and no underground gas was marked in said NW 1/4.
11. As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. Interstate 90–94–39, as shown on this plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.293, Stats., and shall be enforceable by the state highway commission.
12. No buildings are permitted within the wetland buffer areas.
13. Peak water surface elevations (WSE) for the "Wetland Basin" as shown on Sheet 2 (of The American Center Plat Eastpark Second Addition) have been modeled by Montgomery Associates in a report dated Dec.12, 2018, stating that the peak WSE per a 100 year rainfall event is 879.38' and the peak WSE for a 500 year rainfall event is 880.32'. The area inside the the 500 year rainfall event zone shall be considered a "no build" zone.
14. Current ownership of these lands belong to American Family Mutual Insurance Company, S.I.
15. 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.
16. All Lots and Outlots of the plat are subject to Declaration of Restrictions recorded as Document No. 5473339.
17. Lands within this subdivision are subject to the Amended Declaration of Easement and Maintenance Agreement for Private Drive, Secondary Access Road North and South Drive Lanes and Plaza per Document No 5705050.
18. Wetlands delineated by Ruekert–Mielke on October 7, 2022. On Site wetland has been determined to be artificial per the Wisconsin Department of Natural Resources (WDNR) which resulted in an artificial exemption per the the WDNR and non jurisdictional per the Army Corps of Engineers.

WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

REVISED NOVEMBER 9, OCTOBER 11, AUGUST 17, JULY 27TH, MAY 9, 2023 SHEET 1 OF 2

THE AMERICAN CENTER HOLLADAY PLAT

BEING DIVISION OF LOT 42 OF THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION (FORMERLY PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15252) LOCATED IN THE NORTHWEST ONE–QUARTER AND NORTHEAST ONE–QUARTER OF THE NORTHWEST ONE–QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John M. Schulz, 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, owners of said land, I have surveyed, divided and mapped THE AMERICAN CENTER HOLLADAY PLAT; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a division of Lot 42 of The American Center Plat Eastpark Third Addition (formerly part of Lot 1 of Certified Survey Map No. 15252) located in the Northwest one–quarter, and Northeast one–quarter of the Northwest one–quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 26.36 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 North 88°50'39" East, along the North line of said Northwest one–quarter a distance of 1331.81 feet to the POINT OF BEGINNING; thence continuing along the North line of said Northwest one–quarter a distance of 300.62 feet to the West line of Eastpark Boulevard; thence bearing South 08°25'52" West, along said West line a distance of 138.13 feet; thence bearing South 08°12'01" West, along said West line, a distance of 437.25 feet to a point of curve; thence along said West line, and along an arc of curve to the left a distance of 398.15 feet, having a radius of 900.00 feet and a chord bearing South 04°28'26" East, a distance of 394.91 feet to the North line of Outlot 16 of the American Center Plat Eastpark Third Addition; thence bearing South 66°52'40" West along said line a distance of 242.16 feet to the East line of Lot 43 of the American Center Plat Eastpark Third Addition; thence bearing North 23°08'41" West along said line, a distance of 234.62 feet to the North line of said Lot 43; thence bearing South 66°51'19" West along said line, a distance of 331.06 feet to the East line of Outlot 14 of The American Center Plat Eastpark Second Addition; thence bearing North 23°52'55" West, along said East line of Outlot 14, a distance of 12.00 feet; thence bearing North 26°14'46" West, along said East line of Outlot 14, a distance of 347.66 feet to a point of curve; thence along said East line of Outlot 14, and along an arc of curve to the right a distance of 337.96 feet, having a radius of 7299.50 feet and a chord bearing North 24°55'20" West a distance of 337.93 feet to the South line of Outlot 15 of The American Center Plat Second Addition; thence bearing North 69°14'44" East, along said South line of Outlot 15, a distance of 285.40 feet; thence bearing North 64°31'51" East, along said South line of Outlot 15, a distance of 295.10; thence bearing North 02°09'56" East, along said South line of Outlot 15, a distance of 71.97 feet; thence bearing North 88°50'39" East, along said South line of Outlot 15, a distance of 136.30 feet; thence bearing North 01°09'21" West, along said South line of Outlot 15, a distance of 34.59 feet to feet the POINT OF BEGINNING, containing 14.93 acres, more or less of land.

Dated this 9th day of November, 2023

WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

_____
John M. Schulz, P.L.S. No. 3253

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
Wisconsin Department of Transportation

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 Josh Peterson, Real Estate and Workplace Solutions Director, The American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____ , 20__.

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

_____

Kari Grasee
Business and Workplace Services Vice President

_____ Countersigned
Josh Peterson
Real Estate and Workplace Solutions Director

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me this _____ day of _____ , 20__, the above named Kari Grasee and Josh Peterson, 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 _____ , 20__

_____

_____, 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 _____ , 20__, on any of the lands included in the plat of THE AMERICAN CENTER HOLLADAY PLAT.

_____

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

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat known as THE AMERICAN CENTER HOLLADAY PLAT, located in the City of Madison was hereby approved by Enactment Number _____ , File I.D. Number _____ , adopted on this _____ day of _____ , 20__, 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 _____ , 20__.

_____

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 _____ , 20__, affecting the lands included in the plat of THE AMERICAN CENTER HOLLADAY PLAT.

_____

Adam Gallagher, Treasurer
Dane County, Wisconsin

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

Office of the Register of Deeds

_____ *County, Wisconsin*

Received for Record _____ *, 20*

at _____ *o'clock* _____ *M as document #*

_____ *in*

Register of Deeds