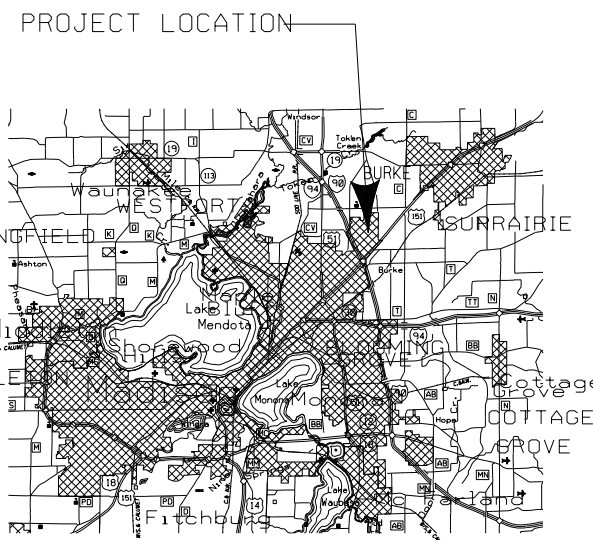


- 1 American Family willow development of a recreational trail over Outlot 1 pursuant to paragraph 10 of the Development Agreement between the City of Madison and American Family Mutual Insurance Company dated June 2, 1990.
- 2 Development of Lot 2 and Outlot 1 will be governed by the terms of the Development Agreement between the City of Madison and American Family Mutual Insurance Company dated June 2, 1990.
- 3 In the future, American Family reserves the right to seek commercial/throughway access to Hoepker Road.
- 4 Lot P-15 subject to provisions provided in TRANS 405 and the construction of noise abatement facilities.
- 5 In the presently existing Biltmore Road right-of-way needs to be widened to accommodate traffic volume, American Family willow development of a 20' wide easement on the east side of American Parkway formerly Biltmore Road sufficient to establish a driveway for a lot with a width of up to 200 feet. The City agrees that if it proceeds and develops any easement, it will not require the construction of a driveway easement and the existing 100' wide utility easement will not require the installation of utilities to be relocated.
- 6 Prior to the issuance of any Driveway Access Permit, a Traffic Circulation Plan for Lots 5 - 7 must be approved by the City.
- 7 28 acres parcel conveyed to the City of Madison on December 3, 1997 document number 292865, for purposes of future a park and ride facility.
- 8 American Family has dedicated a 40' wide Ped/Bike easement between Eastpark Boulevard and Eastpark Drive as recorded by the City of Madison on December 3, 1997 document number 292865, for the construction of a pedestrian/bike path and maintenance of the Ped/Bike path as a City easement.
- 9 American Family willow development of a Ped/Bike graded easement within the existing 40' wide easement and the construction of noise abatement facilities.
- 10 American Family has dedicated a 20' wide Ped/Bike easement between Eastpark Boulevard and Eastpark Drive as recorded by the City of Madison on December 3, 1997 document number 292865, for the construction of a pedestrian/bike path and maintenance of the Ped/Bike path as a City easement.
- 11 American Family has dedicated a 40' wide Ped/Bike easement between Eastpark Boulevard and Eastpark Drive as recorded by the City of Madison on December 3, 1997 document number 292865, for the construction of a pedestrian/bike path and maintenance of the Ped/Bike path as a City easement.
- 12 American Family has dedicated a 20' wide Ped/Bike easement between Eastpark Boulevard and Eastpark Drive as recorded by the City of Madison on December 3, 1997 document number 292865, for the construction of a pedestrian/bike path and maintenance of the Ped/Bike path as a City easement.
- 13 American Family willow development of a recreational trail over Outlot 1 pursuant to paragraph 10 of the Development Agreement between the City of Madison and American Family Mutual Insurance Company dated June 2, 1990.

- Notes:
1. No construction will be allowed on Outlots until they are final plat as shown.
 2. No Vehicle Access is to be allowed between this plot and 100' and 150' except of the existing American Parkway intersection and the possible future interchange or overpass. The City willow development of a 20' wide easement on the east side of American Parkway for one driveway common to Lots 18 and 19. Two driveways along the east side of American Parkway will be provided one driveway centered between Eastpark Boulevard and Biltmore Drive extended and one driveway centered between Biltmore Drive extended and American Family Drive.
 3. All street intersections in this plat shall have 25 foot property corner roads.
 4. Except where an easement has already been granted, Easements and Streetway Management Access shall have precedence over Future Easements.
 5. In the development of this Preliminary Plat, assumptions have been made and circumstances exist which may change with the passage of time. Therefore, the City reserves the right of way, easements, greenways, drainage ways, and utility easements as located on this Preliminary Plat which have not been previously approved by the City, including but not limited to recreation, increase in size, location, and other circumstances, in accordance with applicable City procedures and ordinances.



THE S 1/2 OF THE NW 1/4 OF SECTION 14; THE SE 1/4 AND A PART OF THE SW 1/4, NW 1/4 OF SECTION 15; AND ALL OF SECTION 22; ALL LOCATED IN T8N-R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

REVISED AUGUST 31, 2018

**THE AMERICAN CENTER
PRELIMINARY PLAT**

DR. BY	ADP	DATE	REVISIONS	ENGRG. APVL.	PROJ. APVL.
JPL	JPL	12-26-06	SUBMITTED TO PLAN COMMISSION	JPL	JF
JPL	JPL	05-08-07	SUBMITTED TO PLAN COMMISSION	JPL	JF
JPL	JPL	02-18-09	SUBMITTED TO PLAN COMMISSION	JPL	JF