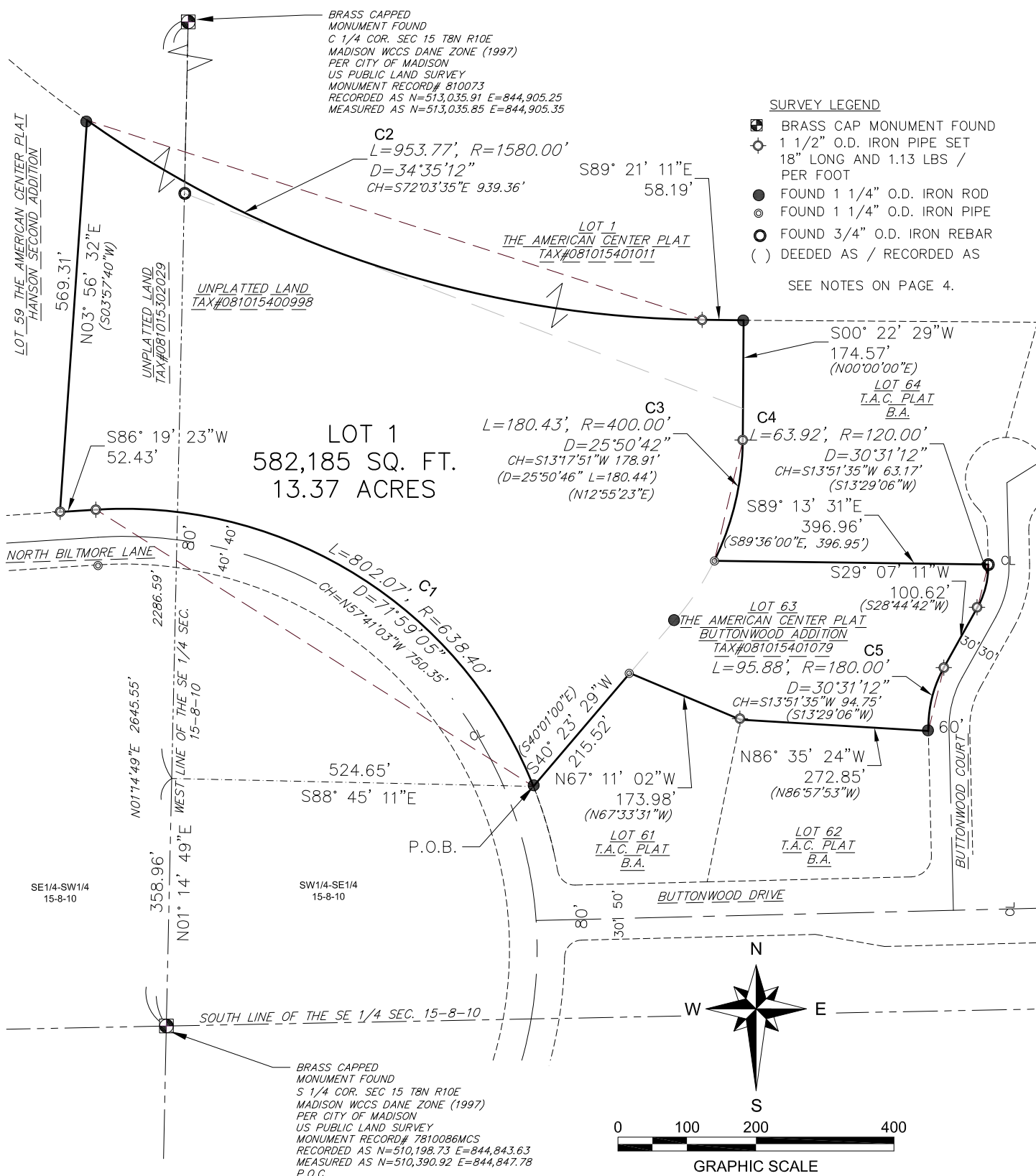


CERTIFIED SURVEY MAP

Being part of unplatted lands located in the SE 1/4 of the SW 1/4 of Section 15, Township 8 North, Range 10 East, and part of Lot 1 of The American Center Plat, and all of Lot 63 of The American Center Plat Buttonwood Addition, and part of unplatted lands, all located in the SW 1/4 of the SE 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.



OWNER/SUBDIVIDER:
 American Family Mutual
 Insurance Co. S.I.
 6000 American Parkway
 Madison, WI 53783

PREPARED BY:
 Ruekert & Mielke, Inc.
 W233 N2080 Ridgeview Pkwy.
 Waukesha, WI 53188

Ruekert • Mielke
www.ruekertmielke.com

Chris Ruetten, P.L.S. 2942

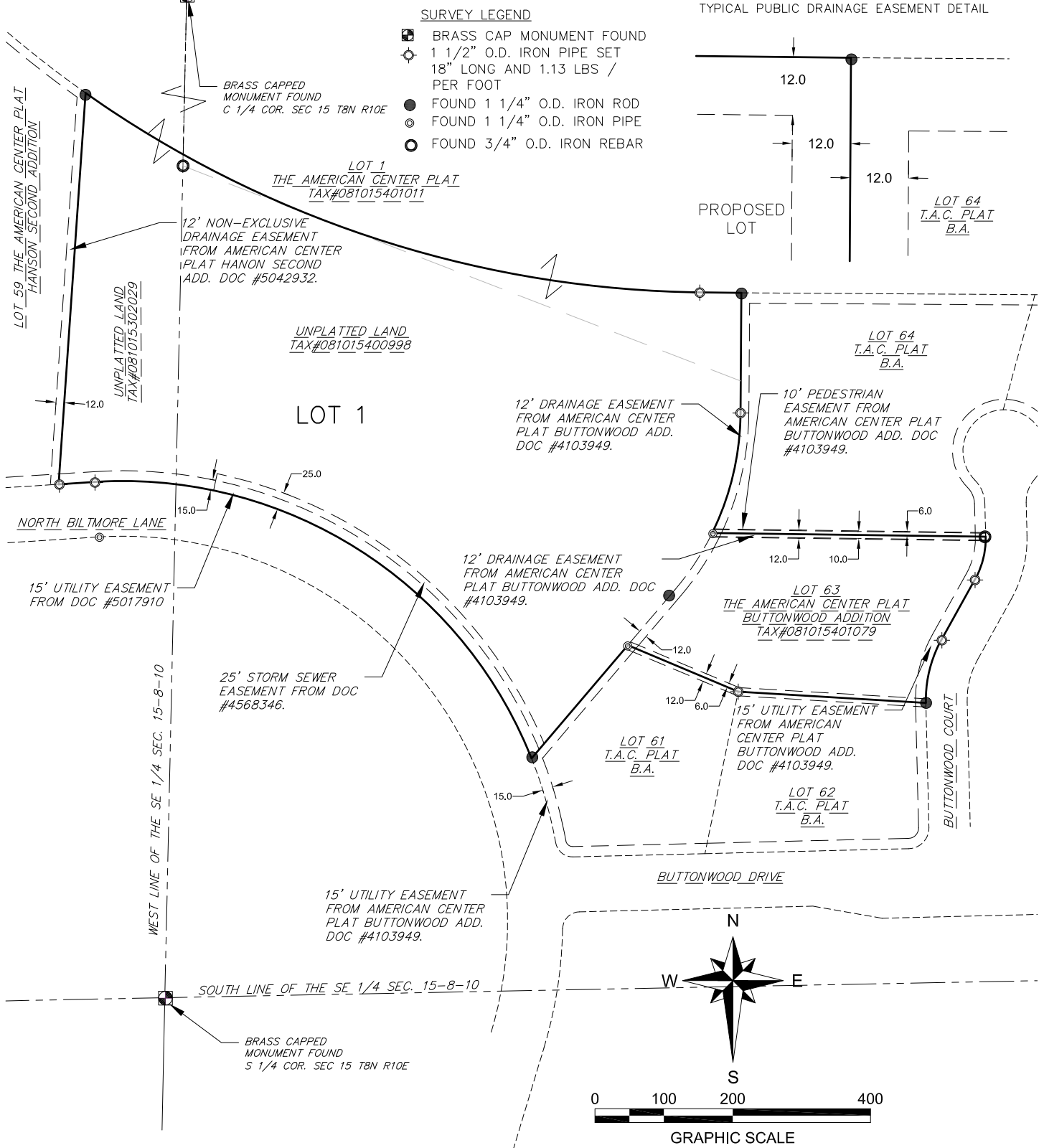
Dated this 2nd day of June, 2020

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S., CHECKED BY: JOHN SCHULZ (6/02/20) SHEET 1 OF 6

CERTIFIED SURVEY MAP

Being part of unplatted lands located in the SE 1/4 of the SW 1/4 of Section 15, Township 8 North, Range 10 East, and part of Lot 1 of The American Center Plat, and all of Lot 63 of The American Center Plat Buttonwood Addition, and part of unplatted lands, all located in the SW 1/4 of the SE 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

EXISTING EASEMENT DETAIL



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Waukesha, WI 53188



Chris Ruetten, P.L.S. 2942

Dated this 2nd day of June, 2020

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S., CHECKED BY: JOHN SCHULZ (6/02/20) SHEET 2 OF 6

DRAFT

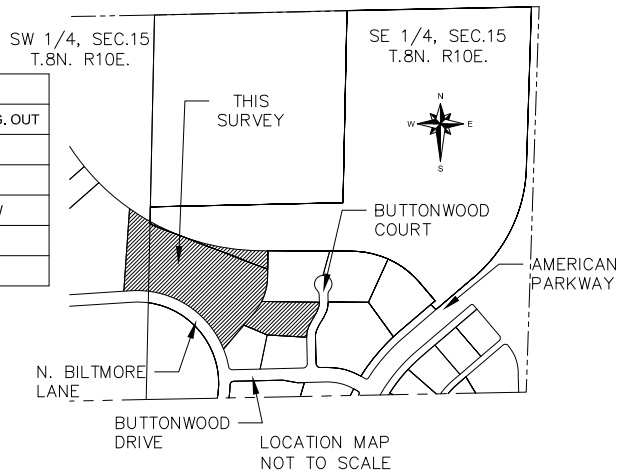
CERTIFIED SURVEY MAP

Being part of unplatted lands located in the SE 1/4 of the SW 1/4 of Section 15, Township 8 North, Range 10 East, and part of Lot 1 of The American Center Plat, and all of Lot 63 of The American Center Plat Buttonwood Addition, and part of unplatted lands, all located in the SW 1/4 of the SE 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

DESCRIPTION:

Commencing at the South Quarter Corner of said of Section 15; thence bearing N01°14'49"E, along the West line of the Southeast 1/4 of said Section 15, a distance of 358.96 feet; thence bearing S88°45'11"E, a distance of 524.65 feet to a point on the Northeasterly right-of-way of North Biltmore Lane, also being the Westerly corner of Lot 61 The American Center Plat Buttonwood Addition; thence bearing Northwesterly, along said right-of-way, and along the arc of a curve to the left, a distance of 802.07 feet, radius of 638.40 feet, central angle of 71°59'05" with a chord bearing N57°41'03"W, a distance of 750.35 feet to a point of tangency; thence bearing S86°19'23"W, along said right-of-way, a distance of 52.43 feet to the Southeast corner of Lot 59 The American Center Plat Hanson Second Addition; thence bearing N03°56'32"E, along the East line of said Lot 59, a distance of 569.31 feet; thence Southeasterly, along the arc of a curve to the left, a distance of 953.77 feet, radius of 1580.00 feet, central angle of 34°35'12" with a chord bearing S72°03'35"E, a distance of 939.36 feet to a point of tangency; thence bearing S89°21'11"E, a distance of 58.19 feet; to the Northwest corner of Lot 64 The American Center Plat Buttonwood Addition; thence bearing S00°22'29"W, along the West line of said Lot 64, a distance of 174.57 feet to a point of curve; thence along said West line, and along the arc of a curve to the right, a distance of 180.43 feet, radius of 400.00 feet, central angle of 25°50'42", with a chord bearing S13°17'51"W a distance of 178.91 feet to the Northwest corner of Lot 63 The American Center Plat Buttonwood Addition; thence bearing S89°13'31"E, along the North Line of said Lot 63, a distance of 396.96 feet to the West right-of-way of Buttonwood Court; thence Southerly along said West right-of-way, and along the arc of a curve to the right, a distance of 63.92 feet, radius of 120.00 feet, central angle of 30°31'12" with a chord bearing S13°51'35"W, a distance of 63.17 feet to a point of tangency; thence bearing S29°07'11"W, along said West right-of-way, a distance of 100.62 feet to a point of curve; thence Southerly, along said West right-of-way, and along the arc of a curve to the left a distance of 95.88 feet, radius of 180.00 feet, central angle of 30°31'12" with a chord bearing S13°51'35"W, a distance of 94.75 feet to South line of said Lot 63; thence bearing N86°35'24"W, along said South line, a distance of 272.85 feet; thence bearing N67°11'02"W, along said South line, a distance of 173.98 feet to the Northwesterly line of Lot 61 The American Center Plat Buttonwood Addition; thence bearing S40°23'29"W, along said Northwesterly line, a distance of 215.52 feet to the POINT OF BEGINNING, containing 582,185 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN / TANGENT BRG. OUT
C1	638.40'	71°59'05"	750.35'	N57° 41' 03"W	802.07'	463.69'	N21° 41' 29"W / S86° 19' 23"W
C2	1580.00'	34°35'12"	939.36'	S72° 03' 35"E	953.77'	491.91'	S54° 45' 59"E / S89° 21' 11"E
C3	400.00'	25°50'42"	178.91'	S13° 17' 51"W	180.43'	91.77'	S00° 22' 29"W / S26° 13' 11"W
C4	120.00'	30°31'12"	63.17'	S13° 51' 35"W	63.92'	32.73'	S01° 24' 00"E / S29° 07' 11"W
C5	180.00'	30°31'12"	94.75'	S13° 51' 35"W	94.75'	49.10'	S29° 07' 11"W / S01° 24' 00"E



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 Madison, WI 53783

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 Waukesha, WI 53188

Chris Ruetten, P.L.S. 2942



Dated this 2nd day of June, 2020

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CERTIFIED SURVEY MAP

Being part of unplatted lands located in the SE 1/4 of the SW 1/4 of Section 15, Township 8 North, Range 10 East, and part of Lot 1 of The American Center Plat, and all of Lot 63 of The American Center Plat Buttonwood Addition, and part of unplatted lands, all located in the SW 1/4 of the SE 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

GENERAL NOTES:

- A. Notes from The American Center Plat Buttonwood Addition that are applicable to part (lot 63) of this Certified Survey Map.
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. 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.
 3. Parcels are subject to the Reservations, Conditions, Terms and Restrictions contained in Document numbers 2208577 and 2379020 (Declaration of Covenants).
 4. The intra-block non-exclusive drainage easement 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.
- B. Lots of this Certified Survey Map are subject to the following recorded documents based on a Chicago Title Insurance Company title commitment number B-20217601, effective date of May 1, 2020.
1. 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 shown on the recorded plat of American Center Plat recorded September 8, 1993 as Document Number 2514291.
 2. Possible Avigation Easement over lands in the American Center development as disclosed by instrument recorded May 8, 2002 as Document Number 3485666.
 3. 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 shown on the recorded plat of American Center Plat Buttonwood Addition recorded September 6, 2005 as Document Number 4103949.
 4. Easement Underground Electric and Communication granted to Wisconsin Power and Light Company, a Wisconsin corporation, Charter Cable Partners, LLC d/b/a Charter Communications and conditions as set forth in instrument recorded August 20, 2013 as Document Number 5017910.
- C. All Lots within this Certified Survey Map shall be 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 Plat/Certified Survey. 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 Plat/Certified Survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be place 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 by those required and created by the current approved subdivision.
- D. All lots created by this Certified Survey Map are individually responsible of compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- E. Bearings are referenced to the West line on the NE 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear N01°14'49"E.
- F. Parcels are subject to the Truax Field 2008 Height Limitation Zoning Map which places this Plat in Zone 1055 for Section 15.
- G. Remainder of Lot 1 of The American Center Plat is more than 40 acres.
- H. All Lots are vacant of buildings.

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

OWNER/SUBDIVIDER:
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6000 American Parkway
Madison, WI 53783

PREPARED BY:
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Waukesha, WI 53188

 **Ruekert • Mielke**
www.ruekertmielke.com

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 2nd day of June, 2020

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S., CHECKED BY: JOHN SCHULZ (6/02/20) SHEET 4 OF 6

CERTIFIED SURVEY MAP

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CORPORATE OWNER'S CERTIFICATE

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, does further certify that this plat is required to be submitted to the following for approval or objection: City of Madison Plan Commission

IN WITNESS WHEREOF, the said American Center Owner's Association, has caused these presents to be signed by Kari Grasee, Business and Workplace Services Associate Vice President, and LeeAnn Glover, Real Estate and Planning Director, The American Center, and its corporate seal to be hereunto affixed on this

_____ day of _____, 2020.
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 }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2020, the above named _____,

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

Notary Public, State of Wisconsin.

My Commission _____.

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Insurance Co. S.I.
6000 American Parkway
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Chris Ruetten, P.L.S. 2942

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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated the ____ day of _____, 20__

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20 __ ,
at _____, _____, and recorded in Volume _____ of Certified Survey Maps on
Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C:\C30_2018\8190_American Family\10031 P-60 P.38\dwg\CSM\20200601 CSM\20200601 CSM.dwg

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