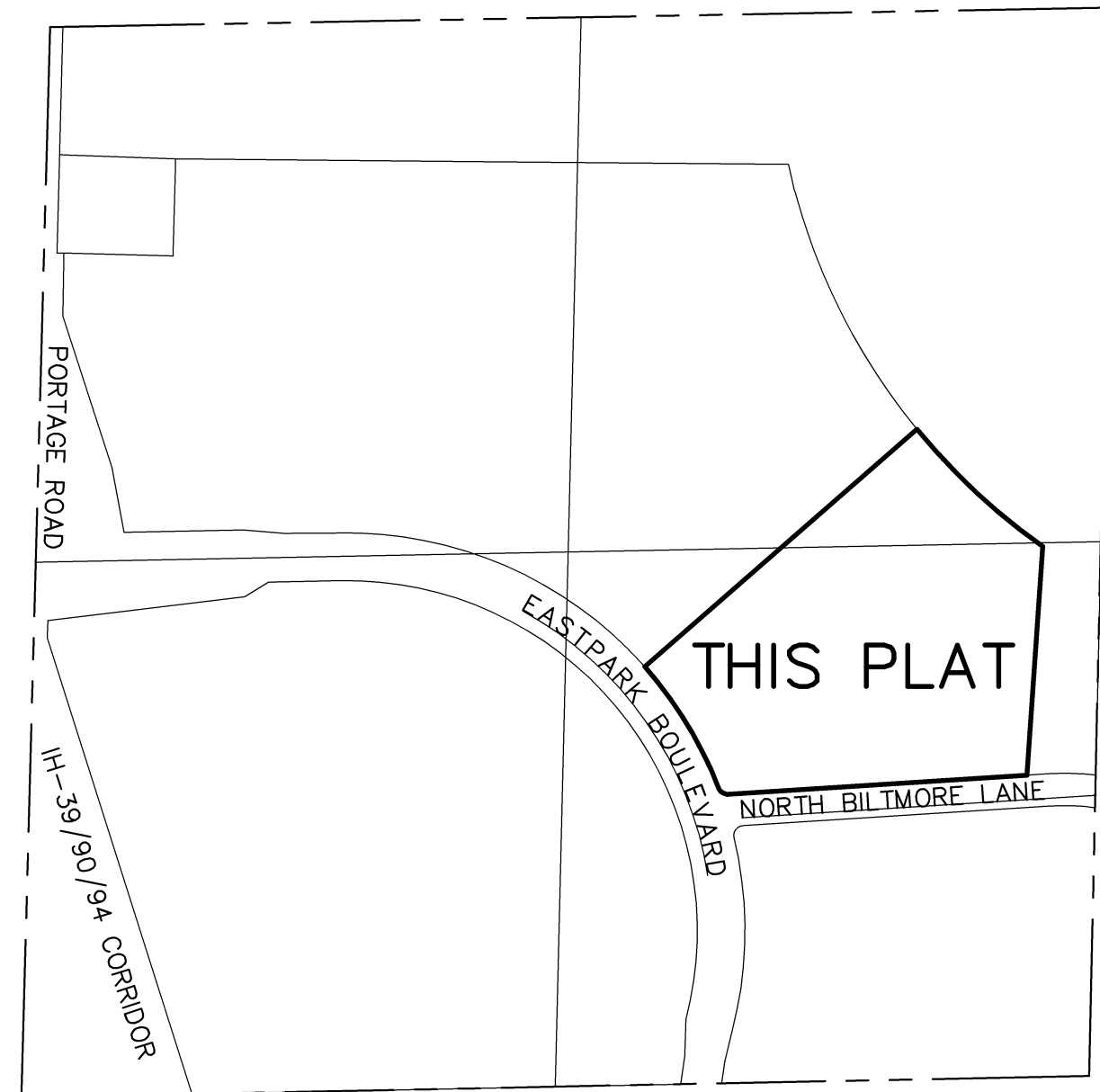


# THE AMERICAN CENTER PLAT HANSON SECOND ADDITION

BEING PART OF THE SOUTHWEST ONE-QUARTER AND  
NORTHEAST ONE-QUARTER OF THE SOUTHWEST  
ONE-QUARTER OF SECTION 15, TOWNSHIP 08 NORTH,  
RANGE 10 EAST, CITY OF MADISON, DANE COUNTY,  
WISCONSIN.

NORTHWEST CORNER, SOUTHWEST ONE-QUARTER  
SECTION 15, TOWNSHIP 8 NORTH, RANGE 10 EAST  
CITY OF MADISON, US PUBLIC LAND SURVEY  
MONUMENT RECORD 810072, WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY ZONE  
N 842274.94'  
E 512987.80'

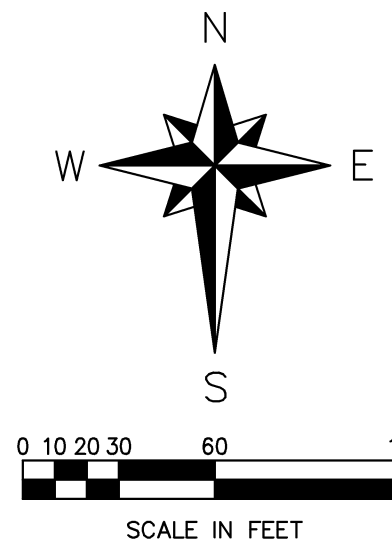
LOCATION MAP 1"=500'



SOUTHWEST 1/4, SECTION 15  
TOWNSHIP 8 NORTH, RANGE 10 EAST

LOT 1—CERTIFIED SURVEY MAP NO. 13226

50.0' PUBLIC STORMWATER/GREENWAY  
EASEMENT—DOC. NO. 4337650



UN-PLATTED LANDS

**NOTE(S):**

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 reasonable 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.
4. Parcels are subject to the Declaration of Protective Covenants recorded in Documents 2376020 and 2590777.
5. Parcels are subject to Aviation Easement recorded as document No. 34856665. The 2008 Height Limitation Zoning Map places this Plat in Zone 1032.
6. The intra-block 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.
7. The Lots within this Plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 12 feet in width for the exterior lines of the Plat.
8. This field survey was completed on August 27, 2013. All distances are ground.
9. See Sheet 2 of 2 for Curve Table.
10. Outlot 1 is a private driveway to be retained by the American Family Mutual Insurance Company.
11. This Plat is zoned "Suburban Employment Center District" (SEC) on August 26, 2013, which have the following setbacks:  
Front — 25 feet  
Side — 15 feet or 20% building height  
Rear — 30 feet or 45% building height
12. Lot 59 is vacant of buildings.

Dated this 3rd day of September, 2013.  
**DRAFT**

Bruce K. Cross, R.L.S. No. 2665

**LEGEND**

- — IRON PIPE SET  
0.12' OD X 2.0' @ 1.9 lbs./in.ft.
- — IRON REBAR SET  
0.12' OD X 2.0' @ 4.3 lbs./in.ft.
- — 0.12' OD IRON ROD FOUND
- — CONC. MON./BRASS CAP
- R( ) — RECORDED AS
- OD — OUTSIDE DIAMETER
- PC — POINT OF CURVE
- PRC — POINT OF REVERSE CURVE

BEARINGS REFERENCED TO THE WEST LINE, SOUTHWEST ONE-QUARTER SECTION 15, TOWNSHIP 8 NORTH, RANGE 10 EAST  
S01°32'18"W

ASSUMED TO BEAR SOUTH 01°32'18" WEST FOR A DISTANCE OF 2651.11 FEET  
1542.35'

SOUTHWEST CORNER, SOUTHWEST ONE-QUARTER SECTION 15, TOWNSHIP 8 NORTH, RANGE 10 EAST  
CITY OF MADISON, US PUBLIC LAND SURVEY  
MONUMENT RECORD 810085, WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY ZONE  
N 842203.77'  
E 510337.65'

SOUTHWEST CORNER, SOUTHWEST ONE-QUARTER  
SECTION 15, TOWNSHIP 8 NORTH, RANGE 10 EAST  
CITY OF MADISON, US PUBLIC LAND SURVEY  
MONUMENT RECORD 810072, WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY ZONE  
N 842274.94'  
E 512987.80'

P.O.B. — SOUTHERLY CORNER, LOT 1  
CERTIFIED SURVEY MAP NO. 13226

30.0' CITY OF MADISON SANITARY SEWER  
FORCE MAIN/INTERCEPTOR EASEMENT  
DOC. NO. 4294443

50.0' GREENWAY EASEMENT  
THE AMERICAN CENTER PLAT  
HANSON FIRST ADDITION

N48°52'17"E

PRIVATE ROAD

OUTLOT 1  
134,810 SQUARE FEET  
3.09 ACRES

100.0' PUBLIC STORMWATER/GREENWAY  
EASEMENT—DOC. NO. 4337650

LOT 59  
445,182 SQUARE FEET  
10.22 ACRES

12.0' NON-EXCLUSIVE DRAINAGE  
EASEMENT DEDICATED TO THE  
CITY OF MADISON

60.0' SIDEWALK/GREENWAY EASEMENT  
DEDICATED TO THE AMERICAN FAMILY  
MUTUAL INSURANCE COMPANY

PEDESTRIAN PATH

15.0' UTILITY EASEMENT  
DOC. NO. 4217862

15.0' PROPOSED UTILITY  
EASEMENT

S86°20'31"W  
R(S85°56'55"W)

NORTH BILTMORE LANE

UN-PLATTED LANDS

80.0'

S03°57'40"W

895.32'

908.38'

C1—426.69'

C5—276.62'

C4—300.07'

C7—150.54'

EASTPARK BOULEVARD

C3—352.71'

C6—202.17'

C2—31.79'

741.52'

2.5' VERTICAL  
FACE CURB

S88°27'42"E 1514.31'

2.5' VERTICAL  
FACE CURB

2.5' VERTICAL  
FACE CURB

2.5' VERTICAL  
FACE CURB

ASPHALT  
50.2'± WIDE

HYDRANT (TYP)  
CONCRETE

AT PC

AT PRC

# THE AMERICAN CENTER PLAT HANSON SECOND ADDITION

BEING PART OF THE SOUTHEAST ONE-QUARTER AND  
NORTHEAST ONE-QUARTER OF THE SOUTHWEST  
ONE-QUARTER OF SECTION 15, TOWNSHIP 08 NORTH,  
RANGE 10 EAST, CITY OF MADISON, DANE COUNTY,  
WISCONSIN.

CURVE TABLE								
CURVE NO.	RADIUS	Δ	CHORD	CHORD BRG	ARC	TAN	TANGENT BRG	TANGENT BRG
C1	1580.00'	15°28'23"	425.39'	S47°00'41.5"E	426.69'	214.65'	N39°16'29"W	S54°44'52"E
C2	25.00'	72°51'06"	29.69'	N57°13'56"W R(N57°37'32"N)	31.79'	18.45'	N20°48'23"W R(N21°11'59"E)	N86°20'31"E R(S85°56'55"E)
C3	980.65'	20°36'26"	350.81'	N31°06'36"W	352.71'	178.28'	S20°48'23"E	N41°24'49"W
C4	1580.00'	5°26'32"	150.02'	S41°59'45"E	150.07'	75.09'	N39°16'29"W	S44°43'01"E
C5	1580.00'	10°01'51"	276.26'	S49°43'57.5"E	276.62'	138.66'	N44°43'01"W	S54°44'52"E
C6	980.65'	11°48'43"	201.81'	N26°42'45.5"W	202.17'	101.44'	S20°48'23"E	N32°37'07"W
C7	980.65'	8°47'43"	150.39'	N37°00'58.5"W	150.53'	75.42'	S32°37'07"E	N41°24'49"W

## SURVEYOR'S CERTIFICATE

I, Bruce K. Cross, Registered Wisconsin Land Surveyor, Ruckert & 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, owners of said land, I have surveyed, divided and mapped THE AMERICAN CENTER PLAT HANSON SECOND ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Southeast one-quarter and Northeast one-quarter of the Southwest one-quarter of Section 15, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 13.31 acres more or less of land, bounded and described as follows:

Commencing at the Northwest corner of said Southwest one-quarter of Section 15; thence bearing South 01°32'18" West along the west line of said Southwest one-quarter a distance of 1542.35 feet; thence bearing South 88°27'42" East a distance of 1514.31 feet to the southerly corner of Lot 1, Certified Survey Map No. 13226, recorded as Document No. 4834822, said corner being the Point Of Beginning; thence bearing North 48°52'17" East along the southeasterly line of said Lot 1 a distance of 895.32 feet to the Easterly corner of said Lot 1; thence bearing Southeasterly along the extended arc of the northeasterly line a the aforesaid Lot 1 curve to the left a distance of 426.69 feet, radius of 1580.00 feet with a chord bearing South 47°00'41.5" East a distance of 425.39 feet; thence bearing South 03°57'40" West a distance of 569.31 feet to a point on the northerly line of the North Biltmore Lane right-of-way; thence bearing South 86°20'31" West along said northerly line a distance of 741.52 feet; thence bearing Northwesterly along said northerly line and the arc of a curve to the right a distance of 31.79 feet, radius of 25.00 feet with a chord bearing North 57°13'56" West a distance of 29.69 feet; thence bearing Northwesterly along the northeasterly line of the Eastpark Boulevard right-of-way and the arc of a curve to the left a distance of 352.71 feet, radius of 980.65 feet with a chord bearing North 31°06'36" West a distance of 350.81 feet to the Point Of Beginning, containing 579,992 square feet more or less of land.

## DRAFT

Dated this 3rd day of September, 2013.

Bruce K. Cross, R.L.S. No. 2665

## CORPORATE OWNERS 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 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  
Department of Transportation

IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, has caused these presents to be signed by Evonne Steger, Business and Workplace Services Associate Vice President, and LeeAnn Glover, Real Estate and Planning Director, American Center, and its corporate seal to be hereunto affixed on this

\_\_\_\_\_ day of \_\_\_\_\_, 2013.

American Family Mutual Insurance Company.

\_\_\_\_\_  
Evonne Steger  
Business and Workplace Services Associate Vice President

\_\_\_\_\_  
Countersigned  
LeeAnn Glover  
Real Estate and Planning Director

STATE OF WISCONSIN }  
COUNTY OF DANE } SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above named Evonne Steger 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 \_\_\_\_\_

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Steven R Cover, Secretary  
Planning Commission

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat known as THE AMERICAN CENTER PLAT HANSON SECOND ADDITION, located in the

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

Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013.

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

## CERTIFICATE OF CITY TREASURER

I, Dave Gawenda, 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 \_\_\_\_\_, 2013, on any of the lands included in the plat of THE AMERICAN CENTER PLAT HANSON SECOND ADDITION.

\_\_\_\_\_  
Dave Gawenda, Treasurer  
City of Madison, Dane County, 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 \_\_\_\_\_, 2013, affecting the lands included in the plat of THE THE AMERICAN CENTER PLAT HANSON SECOND 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

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

