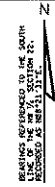


THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 22, T08N-R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CENTERLINE BIKE/PEDESTRIAN EASEMENT CURVE DATA

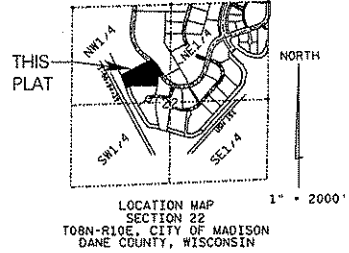
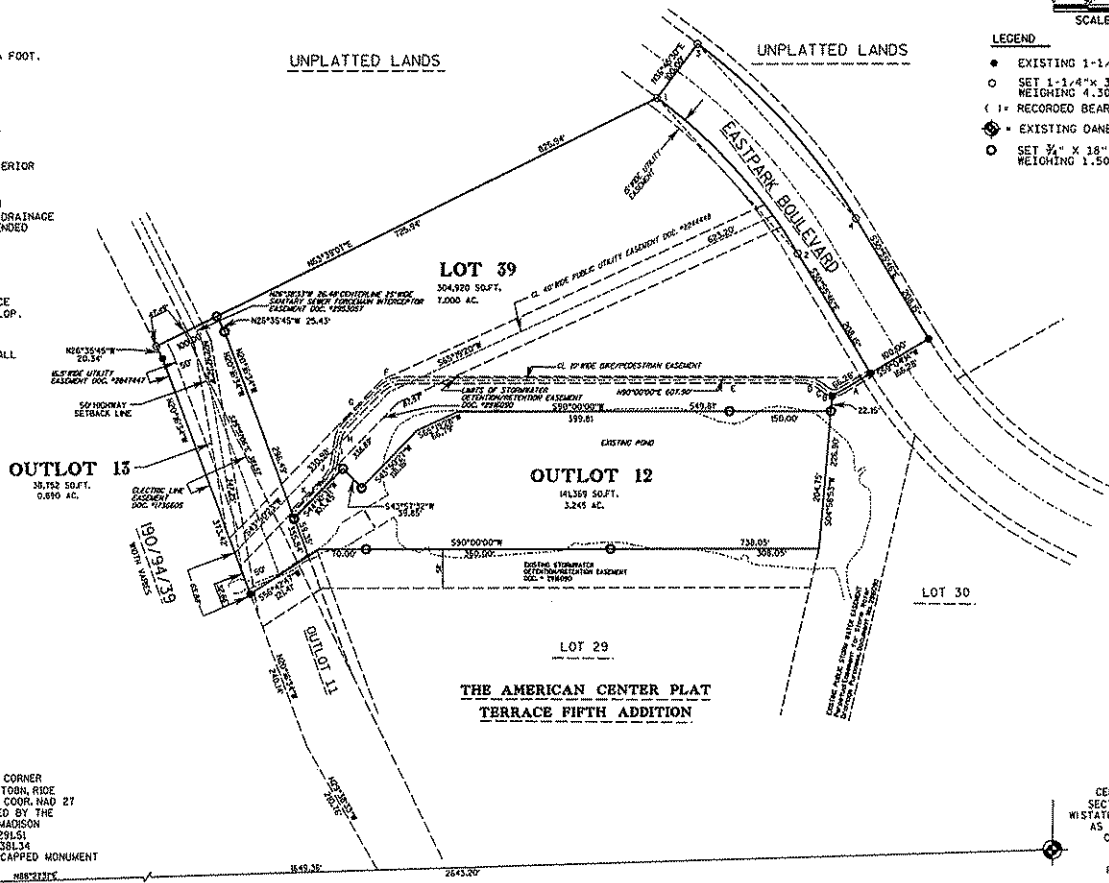
Course	Radius	Central Angle	Arc Length	Chord	Chord Length	Tangent
A						S89°04'14"W 50.79'
B	20.00'	69°13'46"	24.31'	N86°18'54"W	22.72'	
C						N51°42'00"W 7.38'
D	50.00'	38°18'00"	33.42'	N70°51'00"W	32.80'	
E						S90°00'00"W 585.68'
F	50.00'	45°25'05"	39.63'	S67°17'27"W	38.61'	
G						S44°34'55"W 69.02'
H	50.00'	34°36'12"	30.20'	S27°16'49"W	29.74'	
I						S09°58'43"W 33.25'
J	50.00'	39°04'43"	29.72'	S27°00'35"W	29.29'	
K						S44°02'26"W 68.84'



LEGEND

- EXISTING 1-1/4" REBAR
- SET 1-1/4" X 30" SOLID, ROUND, IRON STAKE WEIGHING 4.30 LBS./FT
- () RECORDED BEARINGS AND/OR DISTANCES
- ◆ EXISTING DANE COUNTY MONUMENT
- SET 3/4" X 18" SOLID, ROUND, IRON STAKE WEIGHING 1.50 LBS./LIN. FT.

NOTES:
ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.
PARCEL IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DOCUMENT NO.'s. 2379020 and 2590777.
PARCEL IS SUBJECT TO AVIATION EASEMENT RECORDED AS DOCUMENT NO. 3485666.
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.
THE INTRA-BLOCK 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, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.
FOR DRAINAGE INFORMATION SEE THE MASTER STORMWATER DRAINAGE PLAN ON FILE AT CITY OF MADISON CITY ENGINEER'S OFFICE.
ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH NR-151 IN REGARD TO STORM SEWER INFILTRATION AT THE TIME THEY DEVELOP.
PRIOR TO SITE DEVELOPMENT APPROVAL, AND AS PART OF THE MASTER PLAN FOR STORMWATER MANAGEMENT, APPLICANT SHALL PROVIDE EVIDENCE THAT THE LOT SHALL NOT FLOOD/OVERFLOW DURING A 100 YEAR RAIN EVENT.
EASTPARK BOULEVARD AS PART OF THIS PLAT IS DEDICATED TO THE PUBLIC.
OUTLOT 13 IS A PORTION OF A PERIMETER CORRIDOR.



WEST 1/4 CORNER
SECTION 22 T08N, R10E
W1 STATE PLANE COOR. NAD 27
AS PUBLISHED BY THE
CITY OF MADISON
N= 417291.51
E= 2185381.34
FD BRASS CAPPED MONUMENT
N88°23'31"E

CENTER 1/4 CORNER
SECTION 22 T08N, R10E
W1 STATE PLANE COOR. NAD 27
AS PUBLISHED BY THE
CITY OF MADISON
N= 417367.62
E= 2188023.87
FD 1-1/4" REBAR

EASTPARK BOULEVARD CURVE DATA

Curve Number	Lot	Radius	Central Angle	Arc Length	Chord	Chord Length	Tangents
1-2	39	800.00	22°18'44"	311.54'	S42°05'08"E	309.57'	S53°14'30"E
3-4		900.00	22°18'44"	350.48'	S42°05'08"E	348.27'	S53°14'30"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

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



THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 22, T08N-R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John C. Favorite, Registered Wisconsin Land Surveyor, 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 have surveyed, divided and mapped THE AMERICAN CENTER PLAT EASTPART FIRST ADDITION, being part of the Southeast one quarter of the Northwest one quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West one quarter corner of Section 22; thence N88°21'31"E 1649.36 feet along the south line of the Northwest quarter of Section 22 to the west line of Outlot 11, The American Center Plat Terrace Fifth Addition; thence continuing along said west line N29°38'33"W 210.76 feet; N20°16'34"W 240.14 feet to the westerly corner of Outlot 11 The American Center Plat Fifth Addition, the point of beginning:

Thence continuing N20°16'34"W 373.42 feet; thence N26°35'45"W 20.34 feet; thence N63°39'07"E 825.94 feet; thence N36°45'10"E 100.00 feet being the point of curvature of a 900 foot radius curve concave to the southeast; thence 350.48 feet along the arc of said curve having a central angle of 22°18'44" and a chord bearing S42°05'08"E 348.27 feet; thence S30°55'46"E 208.15 feet; thence S99°04'14"W 100.00 feet to the northerly corner of Lot 30 The American Center Plat Terrace Fifth Addition; thence continuing along said plat boundary S59°04'14"W 66.28 feet S04°58'53"W 266.90 feet; thence S90°00'00"W 738.05 feet; thence S56°42'47"W 121.41 feet to the Point of Beginning, containing 538,958 square feet (12.373 acres) more or less.

That I have made this survey, land division and plat at the direction of American Family Mutual Insurance Company, owner of said lands.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

John C. Favorite, S-1890 Dated this _____ day of _____, 2009

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 Annette S. Knapstein, Vice President, Business and Workplace Services and Richard Wilberg, Real Estate Construction and Moves Director, American Center, and its corporate seal to be hereunto affixed on this _____ day of _____, 2009.
American Family Mutual Insurance Company.

Annette S. Knapstein
Vice President, Business and Workplace Services

Countersigned
Richard Wilberg
Real Estate Construction and Moves Director, The American Center

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 2009, the above named Annette S. Knapstein and Richard Wilberg, to me known to be the persons who executed the foregoing instrument and acknowledge the same

Notary Public, State of Wisconsin.
My Commission _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of THE AMERICAN CENTER PLAT EASTPART FIRST ADDITION, located in the Southeast 1/4 of the Northwest 1/4 of Section 22, T08N, R10E, City of Madison was hereby approved by Enactment number _____, File I.D. number _____ adopted on the day of _____, 2009 and said enactment further provided for acceptance of those lands dedicated and rights conveyed by said Plat to City of Madison for public use.

Dated: _____ By: _____
Maribeth Witzel-Bohl, City Clerk, City of Madison

CERTIFICATE OF THE COUNTY TREASURER

I, David Worzala, 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 _____, 2009, affecting the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION.

David Worzala, Dane County Treasurer

CERTIFICATE OF CITY TREASURER

I, Dave Gowenda, 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 _____, 2009, on any of the lands included in the plat of THE AMERICAN CENTER PLAT EASTPART FIRST ADDITION.

Dave Gowenda, City Treasurer

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated: _____ By: _____
Mark Olinger, Secretary, Plan Commission.

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	_____ of _____
Register of Deeds	_____

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