

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 27 OF THE AMERICAN CENTER PLAT TERRACE FOURTH ADDITION BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Curve Table

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD LENGTH	CHORD BEARING	ARC LENGTH	CENTRAL ANGLE
1-2	LOT 1	25.00'	31.56'	S44°49'33"E	34.15'	78°15'58"
2-3	LOT 1	335.00	283.92	S30°45'53"E	293.18'	50°08'38"

TERRACE FIFTH ADDITION
LOT 30

NORTH

BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 22, TOBN-RIOE, ASSUMED TO BEAR N88°21'31"E.

W 1/4 COR. OF SECTION 22 TOBN-RIOE
WISSTATE PLANE COORD. NAD '27 AS PUBLISHED BY THE CITY OF MADISON
N=417,291.51
E=2,185,381.34
A BRASS CAP

2247.44'
N88°21'31"E
(N88°21'00"E)

0' 60' 120'
SCALE 1"=120'

Survey Prepared for:

AMERICAN FAMILY MUTUAL INSURANCE
6000 AMERICAN PARKWAY
MADISON, WI 53783

AYRES ASSOCIATES
1802 PANKRATZ STREET
MADISON, WI 53704
(608) 443-1200

LEGEND

- = EXISTING 1-1/4" REBAR
- = SET 1-1/4" x 30" REBAR WEIGHING 4.30 LBS/FT
- () = RECORDED BEARINGS AND/OR DISTANCES

⊙ = EXISTING DANE COUNTY MONUMENT

ALL OTHER LOT CORNERS STAKED WITH 1" O.D. x 24" IRON PIPE WEIGHING 1.13 LBS/FT.

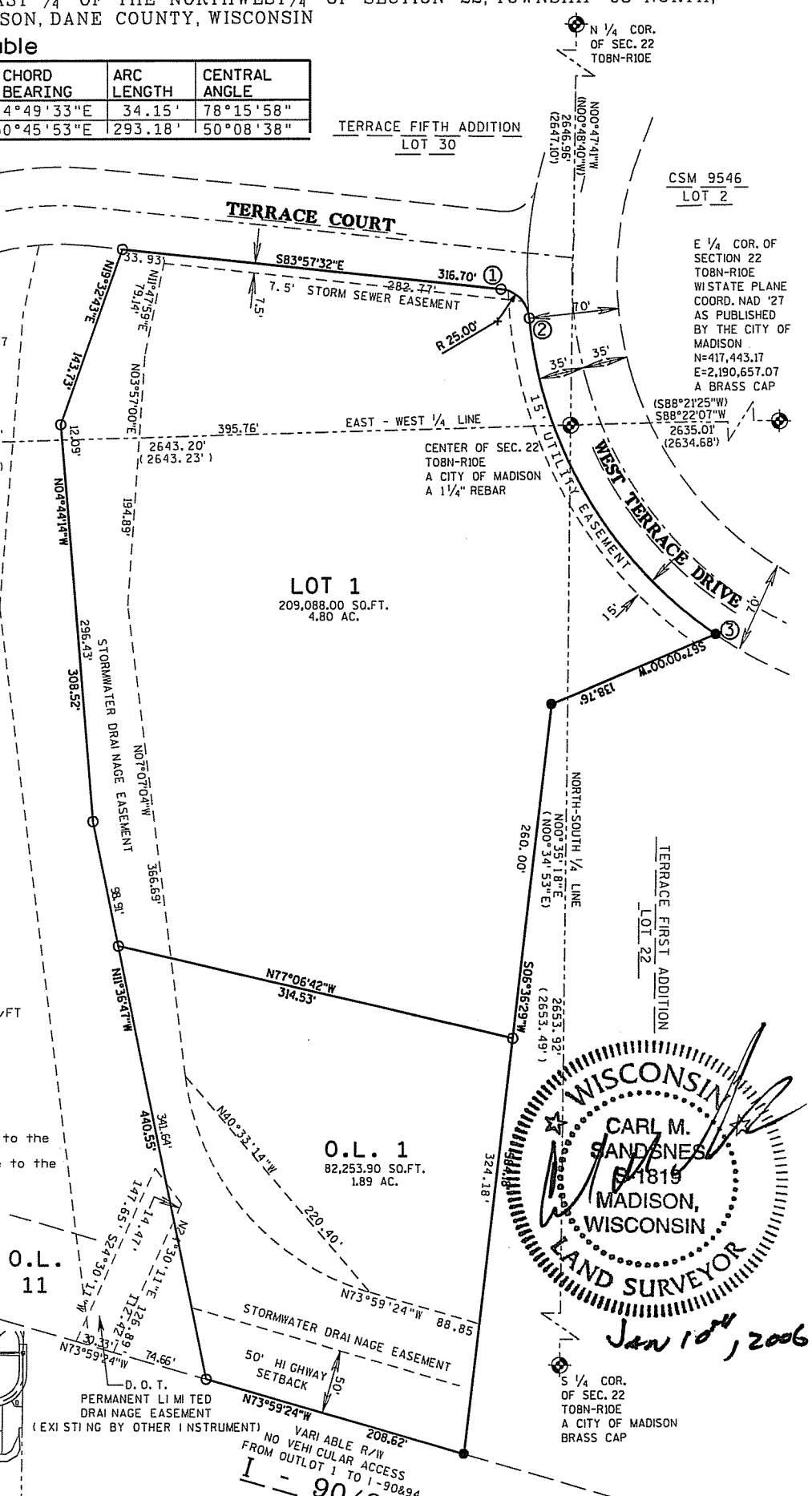
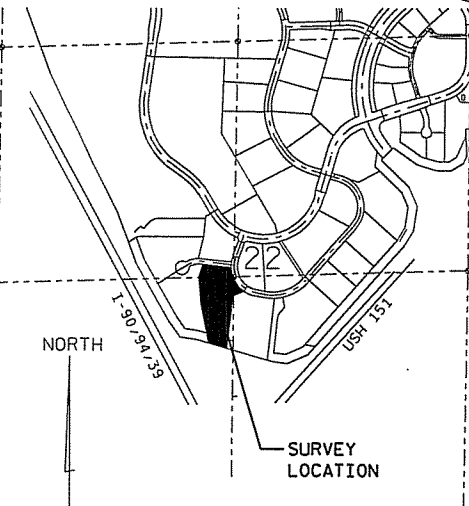
All linear measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest second.

Utility Easement

15'

LOCATION MAP

SECTION 22, TOBN-RIOE, CITY OF MADISON, DANE COUNTY WISCONSIN



CSM 9546
LOT 2

E 1/4 COR. OF SECTION 22 TOBN-RIOE
WISSTATE PLANE COORD. NAD '27 AS PUBLISHED BY THE CITY OF MADISON
N=417,443.17
E=2,190,657.07
A BRASS CAP

(S88°21'25"W)
S88°22'07"W
2635.01'
(2634.68')

LOT 1
209,088.00 SQ.FT.
4.80 AC.

O.L. 1
82,253.90 SQ.FT.
1.89 AC.

O.L. 11

WISCONSIN
CARL M. SANDNES
1819
MADISON, WISCONSIN
LAND SURVEYOR

Jan 10th, 2006

D. O. T. PERMANENT LIMITED DRAINAGE EASEMENT (EXISTING BY OTHER INSTRUMENT)
VARIABLE R/W NO VEHICULAR ACCESS FROM OUTLOT 1 TO I-90&94
I - 90/94

CERTIFICATE OF REGISTER OF DEEDS:

Received for record this _____ day of _____, 2006 at _____ o'clock _____ m and recorded in Volume _____ of plots, on pages _____.

Jane C. Litch, Dane County Register of Deeds

Register of Deeds

Document No. _____

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NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

As owner I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S. 151 or I 90/94 as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the department or its assigns.

1. RESTRICTIVE COVENANTS FOR HEIGHT ON STRUCTURES; DOC.# 2744984 & 2784769
2. PUBLIC STORMWATER EASEMENT & GREENWAY MAINTENANCE AGREEMENT; DOC.# 2916090 & 2916091
3. EASEMENTS CREATED BY THE AMERICAN CENTER TERRACE FOURTH ADDITION; DOC.# 3015595 VOL.57-104B PG.405-406
4. FOR DRAINAGE INFORMATION SEE THE MASTER SORTMWATER DRAINAGE PLAN ON FILE AT THE CITY OF MADISON ENGINEER'S OFFICE
5. OUTLOT 1 WILL BE MAINTAINED BY THE AMERICAN CENTERS ASSOCIATION
6. ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT. EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
7. ZONING O-4 ADMINISTRATIVE OFFICE AND RESEARCH AND DEVELOPMENT DISTRICT



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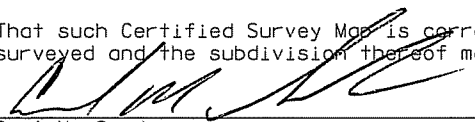
I, Carl M. Sandsnes, Professional Land Surveyor, hereby certify that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison.

That I have surveyed, divided and mapped ALL OF LOT 27 OF THE AMERICAN CENTER PLAT TERRACE FOURTH ADDITION being a part of the Northwest 1/4 of the Southeast 1/4, a part of the Northeast 1/4 of the Southwest 1/4, and a part of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin described as follows:

Commencing at the West 1/4 of said Section 22; thence N88°21'31"E, along the east-west 1/4 line of said Section 22, 2247.44 feet to the point of beginning; thence N04°44'14"W, 12.09 feet; thence N19°32'43"E, 143.73 feet; thence S83°57'32"E, 316.70 feet; thence along the arc of a curve concave northeasterly having a radius of 335.00 feet and whose chord bears S29°02'06"E, 302.11 feet; thence S67°00'00"W, 138.76 feet; thence S06°36'29"W, 584.18 feet; thence N73°59'24"W, 208.62 feet; thence N11°36'47"W, 440.55 feet; thence N04°44'14"W, 296.43 feet to the point of beginning. Parcel contains 291,425.05 Square Feet or 6.69 Acres. Parcel is subject to easements of record.

That I have made this survey, land division and Certified Survey Map at the direction of American Family Mutual Insurance Company, owners of said lands.

That such Certified Survey Map is correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.


Carl M. Sandsnes,
R.L.S. No. S-1819

Date this 10th day of JANUARY, 2006.

CORPORATE OWNERS CERTIFICATE

The 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 Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, has caused these presents to be signed by Annette S. Knapstein, Vice President of Administration and Richard W. Wilberg, Development Director, The American Center, and its corporate seal to be hereunto affixed on this _____ day of _____, 2006.
American Family Mutual Insurance Company.

Annette S. Knapstein
Vice President Administration

Countersigned
Richard W. Wilberg
Development Director, The American Center

State of Wisconsin))SS:
County of Dane)

Personally came before me this _____ day of _____, 2006, the above named Annette S. Knapstein and Richard W. Wilberg, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission _____

