

CERTIFIED SURVEY MAP

That part of the NE 1/4 of the NE 1/4 of Section Twenty-two (22) and part of the SE 1/4 of the SE 1/4 of Section Fifteen (15), Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

LEGEND

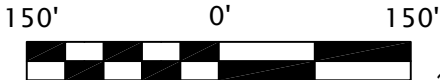
- SOLID IRON ROD FOUND (1.25" Diam. Round unless noted)
- SET 0.75" x 18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

950.0' LOT CORNER ELEVATION (NAVD '88)
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
ELEVATIONS ARE BASED ON NAVD 88 DATUM

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE ZONE 83(1997)
THE EAST LINE OF THE NE 1/4 OF
SEC. 22, T8N, R10E, BEARS S 00°46'43" W

Grid North



Outlot 10 subject to a
common access, Parking
Stall and Cross Parking
Easement in Doc. No.
4237505

Outlot 10 subject to a
common access, and
Parking stall and Cross
Parking Easement in
Doc. No. 3952387

15' wide Permanent Utility
Easement for Underground
Electric and Communications
in Doc. No. 5017910
*Note: easement document
contains typos and
inconsistencies. Easement
shown per Exhibit Map.

East 1/4 of Section 15, T8N, R10E
Found City of Madison
Brass Monument
N: 513,093.18 (513093.13)
E: 847,551.86 (847551.94)

Southeast Corner of
of Section 15, T8N, R10E
Found City of Madison
1.25" Solid Iron Rod Monument
N: 510,441.89
E: 847,462.58
Benchmark: Top of Rod published
Elevation (NAVD 88)=950.41'

This Certified Survey
Map contains:
431,130 S.F.
9.90 Acres

PREPARED FOR:
AMERICAN FAMILY INSURANCE
6000 AMERICAN PARKWAY
MADISON, WI 53783
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

East 1/4 of Section 22, T8N, R10E
Found City of Madison
Aluminum Monument
N: 507,801.79
E: 847,426.70



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That part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Twenty-two (22) and part of the Southeast $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

Line Table

LINE	BEARING	DISTANCE
L1	S 00°46'43" W	43.35'
	(S 00°22'39" E)	
L2	S 71°54'17" W	149.84'
	(S 71°32'42" E)	(149.89')
L3	S 75°57'06" W	46.46'
	(S 75°25'52" E)	(401.45')
L4	S 75°47'10" W	66.80'
	(S 75°25'52" E)	(66.85')
L5	N 49°25'42" E	79.67'
L6	S 01°56'18" W	10.00'
	(S 01°32'21" E)	
L7	S 01°41'51" E	110.56'
	(S 02°05'14" E)	(110.62')

Curve Table

CURVE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	345.15'	428.47'	S 36°20'30" W	401.48'	71°07'34"
	(345.00')	(428.81')	(S 35°56'15" W)	(401.74')	
C2	25.00'	37.59'	N 61°08'33" W	34.15'	86°08'34"
		(37.57)	(S 61°30'43" E)	(34.14')	(86°06'50")
C3	518.79'	611.18'	N 15°40'43" E	576.44'	67°29'58"
		(611.17')	(S 15°17'41" E)		
C4	25.00'	39.27'	S 85°34'18" E	35.36'	90°00'00"
			(S 85°57'21" E)		(89°59'58")
C5	290.10'	215.24'	S 19°19'00" E	210.33'	42°30'36"
	(290.00')	(215.07)	(S 19°42'58" E)	(210.17')	(42°29'30")

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.
2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
4. At the time of any development of the lots in this Certified Survey Map, the applicant shall provide a detailed drainage plan for approval to City Engineering showing how downstream properties are protected from additional runoff.
5. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT MAY BE SUBJECT TO PARKS IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.



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CERTIFIED SURVEY MAP

That part of the NE ¼ of the NE ¼ of Section Twenty-two (22) and part of the Southeast ¼ of the SE ¼ of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of American Family Mutual Insurance Company, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Description as Surveyed (Wisconsin County Coordinate System–Dane Zone 83 1997 feet) :

beginning at the Southeast Corner of said Section 15, Said point being marked by a 1.25" Diameter Solid Iron Rod, N 89°13'17" W, 53.00 feet to a point on the westerly right-of-way line of East Park Boulevard, said point being the point of beginning of this description;
thence S 00°46'43" W, along said westerly right-of-way line, 290.87 feet to a point of curvature;
thence along the northwesterly right-of-way line of said East Park Boulevard, 428.47 feet along the arc of a 345.15 radius curve with a chord bearing S 36°20'30" W, 401.48 feet, and a delta angle of 71°07'34";
thence S 71°54'17" W, along said northwesterly right-of-way line, 149.84 feet;
thence S 75°57'06" W, along said northwesterly right-of-way line, 46.46 feet;
thence S 75°47'10" W, along said northwesterly right-of-way line, 66.80 feet to a point of curvature;
thence along the southeasterly platted boundary line of Outlot 10, First Addition to American Center Plat, 37.59 feet along the arc of a 25.00 radius curve to the right with a chord bearing N 61°08'33" W, 34.15 feet, and a delta angle of 86°08'34";
thence N 18°04'16" W, along said southeasterly platted boundary line of Outlot 10, 177.31 feet to a point of curvature;
thence along the easterly platted boundary line of said Outlot 10, 611.18 feet along the arc of a 518.79 radius curve to the right with a chord bearing, N 15°40'43" E, 576.44 feet, and a delta angle of 67°29'58";
thence N 49°25'42" E, along the easterly platted boundary line of said Outlot 10, 415.35 feet to a point of curvature;
thence along the northeasterly platted boundary line of said Outlot 10, 39.27 feet along the arc of a 25.00 radius curve to the right with a chord bearing S 85°34'18" E, 35.36 feet, and a delta angle of 90°00'00" to a point on the southwesterly right-of-way line of American Family Drive;
thence along said southwesterly right-of-way line, 215.24 feet along the arc of a 290.10 radius curve to the right with a chord bearing S 19°19'00" E, 210.33 feet, and a delta angle of 42°30'36";
thence S 01°56'18" W, along said southwesterly right-of-way line, 10.00 feet;
thence S 01°41'51" E, along the southwesterly right-of-way line of American Family Drive, 110.56 feet to the point of beginning.

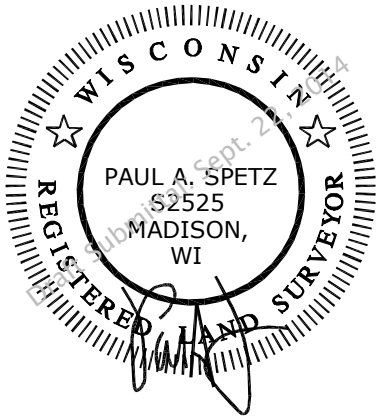
This Description contains 431,130 Square Feet, or 9.90 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2014.

Draft

Paul A. Spetz, S 2525



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That part of the NE ¼ of the NE ¼ of Section Twenty-two (22) and part of the Southeast ¼ of the SE ¼ of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

OWNERS CERTIFICATE:

I, _____, authorized representative for American Family Mutual Insurance Company, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner this _____ day of _____, 2014.

By: _____, authorized Representative

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____ File I.D. Number _____, adopted on the _____ day of _____, 2014, and that said resolution 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.

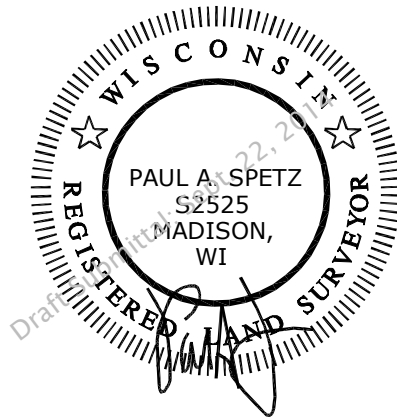
Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, City Clerk
Clerk of the 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.

Signed: _____
Steven R. Cover, Secretary Plan Commission



REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2014, at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowska, Dane County Register of Deeds

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