

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Ho-Chunk Nation

SITE ADDRESS

Situated on Riverside Dr., Town of Beloit, Rock County, Wisconsin.

LEGAL DESCRIPTION

OUTLOT 1-11, ASSESSOR'S PLAT OF BELOIT TOWNSHIP, TOWN OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN; ALSO DESCRIBED AS FOLLOWS: ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH P.M., LYING EAST OF THE BELOIT, JANESVILLE RIVER ROAD; EXCEPTING THEREFROM THE RIGHT-OF-WAY OF THE C. M. AND ST. PAUL & PACIFIC RAILWAY COMPANY; FURTHER EXCEPTING THEREFROM ALL THAT PART THEREOF INCLUDED IN A CERTIFIED SURVEY MAP RECORDED DECEMBER 16, 1988, AS DOCUMENT NO. 1083936, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 428-429, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN; FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, ON PAGES 428-429; THENCE NORTH 74° 25' 48" WEST 542.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. 51; THENCE NORTHEASTERLY, ALONG A CURVE CONVEXED NORTHWESTERLY 79.03 FEET, HAVING A RADIUS OF 5680 FEET, THE CHORD BEING NORTH 31° 07' 46" EAST 79.02 FEET; THENCE SOUTH 74° 25' 48" EAST 515.94 FEET; THENCE SOUTH 14° 11' 54" WEST 75.02 FEET TO THE PLACE OF BEGINNING; FURTHER EXCEPTING THEREFROM THAT PART THEREOF INCLUDED IN A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH P.M., 2378.90 FEET SOUTH 0° 43' 05" WEST OF AN IRON PIPE IN A MONUMENT BOX AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH 0° 43' 05" WEST 2049.71 FEET; THENCE NORTH 89° 31' 11" WEST 1837.85 FEET; THENCE NORTH 14° 11' 00" EAST 439.50 FEET; THENCE SOUTH 65° 06' 00" EAST 392.75 FEET; THENCE SOUTH 88° 11' 37" EAST 150.00 FEET; THENCE NORTH 29° 59' 10" EAST 401.83 FEET; THENCE NORTH 32° 15' 43" WEST 226.91 FEET; THENCE NORTH 57° 44' 19" EAST 946.59 FEET; THENCE NORTH 27° 45' 20" EAST 792.03 FEET TO THE PLACE OF BEGINNING; FURTHER EXCEPTING THEREFROM THAT PART THEREOF INCLUDED IN A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH P.M., 2378.90 FEET SOUTH 0° 43' 05" WEST OF AN IRON PIPE IN A MONUMENT BOX AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 27° 45' 20" WEST 792.03 FEET; THENCE SOUTH 57° 44' 19" WEST 1612.43 FEET; THENCE NORTH 74° 26' 34" WEST 527.19 FEET TO THE CURVING EASTERLY RIGHT OF WAY LINE OF U.S.H. 51; THENCE NORTHEASTERLY, ALONG A CURVE CONVEXED NORTHWESTERLY 745.48 FEET, HAVING A RADIUS OF 5680.00 FEET, THE CHORD BEING NORTH 38° 17' 02" EAST 744.95 FEET; THENCE NORTH 42° 01' 58" EAST 1171.25 FEET; THENCE SOUTH 88° 00' 45" EAST 995.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

Bearings are referenced to Rock County Coordinate System (South Zone), in which the West line of the SW 1/4 of Section 1 bears N00°56'21"E.

LAND AREA

The Land Area of the subject property is 205,769 square feet or 4.7238 acres.

NOTE:

Site was snow covered at time of field survey.

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Rock, Community Panel No. 55105C0316E, effective date of September 16, 2015, this site falls in Zone X (Areas of minimal flood hazard) and Zone AE (Areas with base flood elevations determined)

TO: Ho-Chunk Nation, a federally recognized Indian tribe
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 14, 16, 17, 19, 20 and 22 of Table A thereof. The field work was completed on January 29, 2019.

Date of Map: January 29, 2019.

DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

| Date | Revision description |
|------|----------------------|
| | |
| | |
| | |

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor/client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 3129-dmb

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊗ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE

- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Numbers 20185300361 & 20185300363.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-940561-MAD, effective date of December 26, 2018 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 9 visible evidence shown, if any.

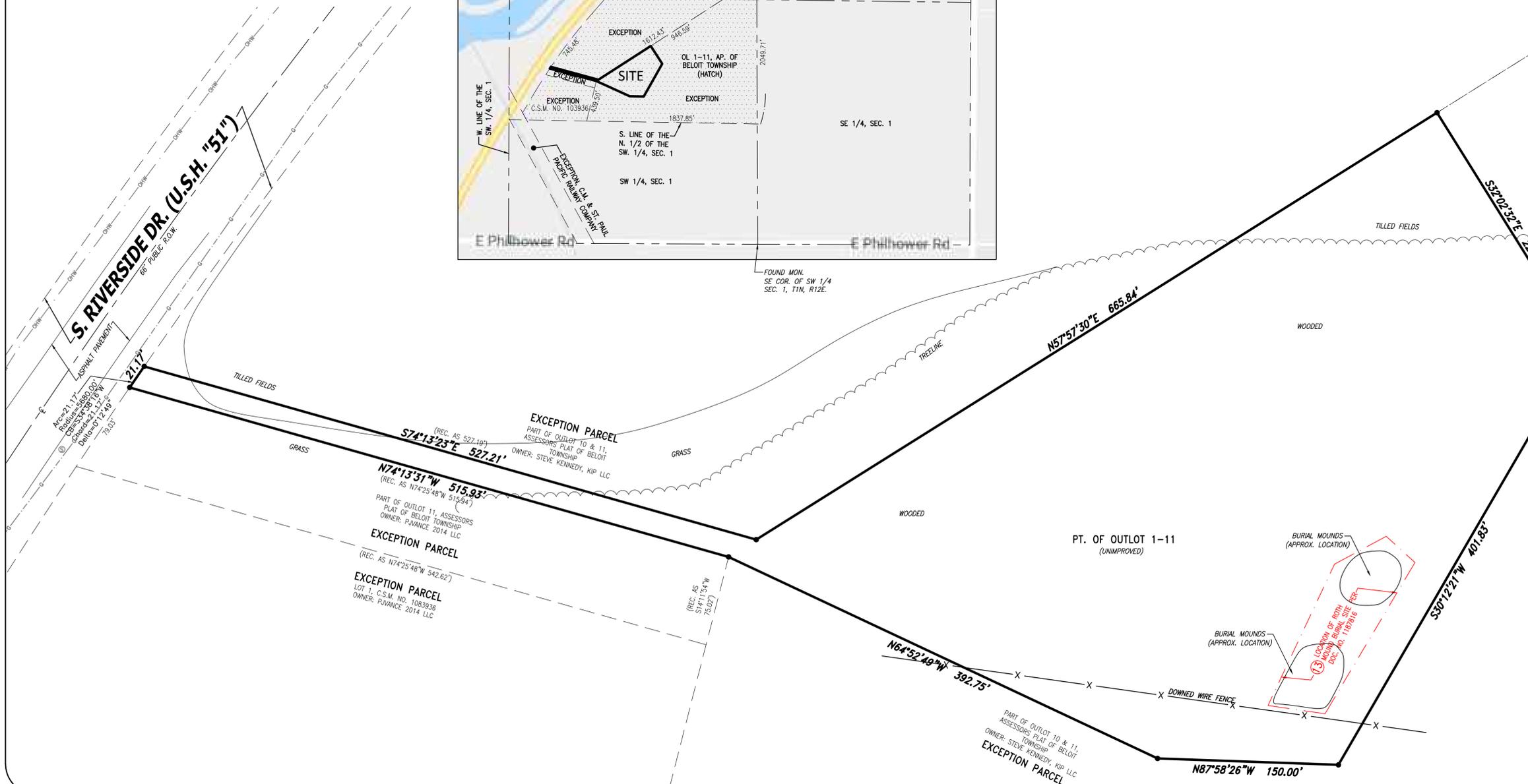
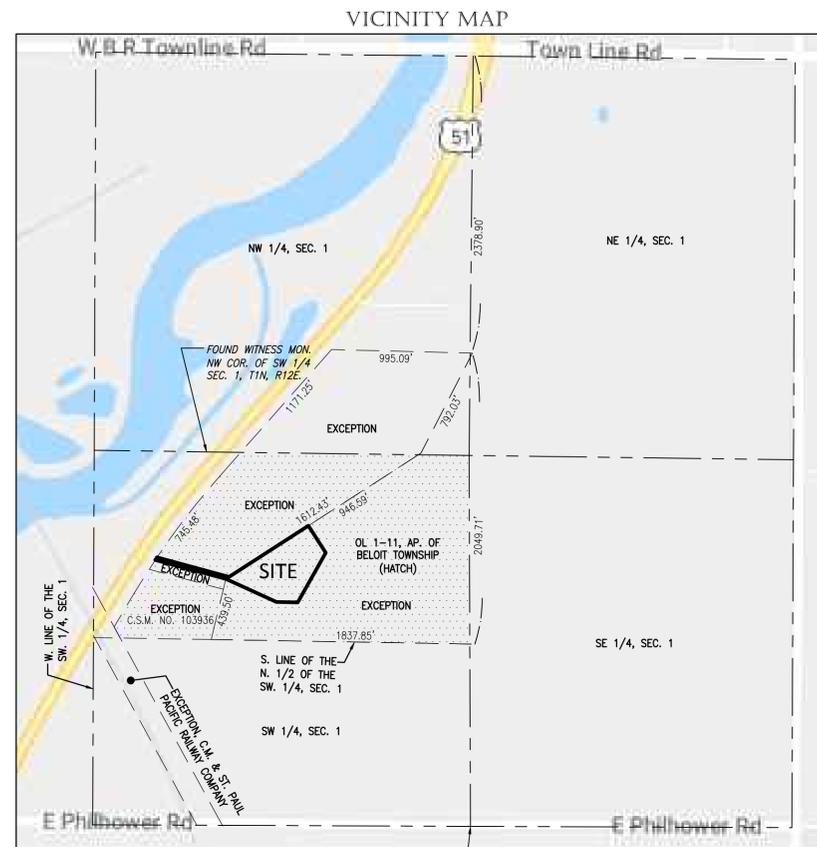
4, 6 & 7 not survey related.

10. Easement to Beloit Water Gas & Electric Co., dated September 01, 1925 and recorded on December 21, 1925 in Volume 20 of Misc., Pages 639-640 as Document No. 326028. **Does not affect property by location.**

11. Easement to Wisconsin Power and Light Company dated May 14, 1929 and recorded May 29, 1929 in Volume 22 of Misc., Page 418 as Document No. 346445. **Does not affect property by location.**

12. Easement to Wisconsin Telephone Company dated June 07, 1938 and recorded July 15, 1938 in Volume 29 of Misc., Pages 611-612 as Document No. 406617. **Affects property by location, utility poles no longer exist.**

13. Conditions and restrictions pertaining to the land described in a Notice of Location of Cataloged Burial Site dated January 28, 1993 and recorded February 19, 1993 on Card 604, Image 399 as Document No. 1187816. **Affects property by location, shown.**



CHAPUT LAND SURVEYS