

ALTA/ACSM LAND TITLE SURVEY

VICINITY MAP



CLIENT
Ho-Chunk Nation, a federally recognized Indian tribe

SITE ADDRESS
517 Sime Ave, City of Tomah, Monroe County, Wisconsin.

LEGAL DESCRIPTION
Lot 1 of a Certified Survey Map recorded in Vol. 20 CSM on page 073 as Doc. No. 564526 located in the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4), Section Three (3), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin. (Includes Lot 1 and Lot 2 of Vol. 12 CSM on page 156 as Doc. No. 476272).
*Subject to Easement granted to Wisconsin Power & Light Co., recorded in Vol. 151 Deeds, page 483 as Document No. 197668

BASIS OF BEARINGS
Bearings are referenced to the Vol 12 CSM, Page 156 in which the North line of Brownell Street is assumed to bear N89°29'00"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. RV1078-14-02MO, effective date of February 24, 2014 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15
- 16. Restrictions, easements and setbacks, if any, as set forth by Certified Survey Map, recorded August 15, 2006 in Volume 20 of CSM, page 073 as Document No. 564526 in the Register of Deeds Office for Monroe County, Wisconsin, affects site by location.
- 17. Restrictions, easements and setbacks, if any, as set forth by Certified Survey Map, recorded May 7, 1999 in Volume 12 of CSM, page 156 as Document No. 476272 in the Register of Deeds Office for Monroe County, Wisconsin, affects site by location.
- 18. Terms and provisions as set forth in Easement to Wisconsin Power & Light Co. recorded on May 12, 1937 in Volume 151 Page 483, as Document No. 197668 in the Register of Deeds Office for Monroe County, Wisconsin, does not affect site by location, shown.

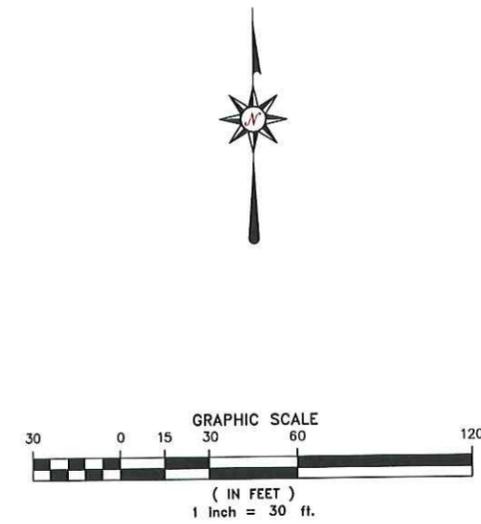
MUNICIPAL ZONING
Site is zoned: R-3 (Multifamily residential district)
Front setback: 25 feet
Side setback: 10 feet
Rear setback: 20 feet
Maximum building height: 40 feet

FLOOD NOTE
According to the flood insurance rate map of the County of Monroe, Community Panel No. 55081C0401D, effective date of January 20, 2010, this site falls in Zone AE (Base Flood Elevations determined).

PARKING SPACES
There are 0 regular parking spaces and 0 handicap space marked on this site.

LAND AREA
The Land Area of the subject property is 118,058 square feet or 2.7102 acres.

- TABLE "A" ITEMS**
- 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.
 - 18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.
 - 19. There is no evidence on site of delineated wetlands areas.
 - 20(a). There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.



LEGEND

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
⊕ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
○ SANITARY MANHOLE	☐ FIBER OPTIC SIGN
⊕ SANITARY CLEANOUT OR VENT	☐ TRAFFIC LIGHT
○ M.I.S. MANHOLE	○ COMMUNICATION MANHOLE
○ UNKNOWN MANHOLE	○ BOLLARD
○ STORM MANHOLE	⊕ SOIL BORING/MONITORING WELL
○ INLET (ROUND)	⊕ WATER SURFACE
○ INLET (SQUARE)	⊕ WETLANDS FLAG
⊕ STORM SEWER END SECTION	⊕ MARSH
⊕ GAS VALVE	⊕ FLAGPOLE
⊕ GAS METER	⊕ PARKING METER
⊕ WATER VALVE	⊕ SIGN
⊕ HYDRANT	☐ MAILBOX
○ WATER MANHOLE	⊕ RAILROAD CROSSING SIGNAL
○ WATER SERVICE CURB STOP	⊕ HANDICAP SPACE
⊕ WELL HEAD	⊕ CONIFEROUS TREE
⊕ STAND PIPE	⊕ DECIDUOUS TREE
⊕ WALL INDICATOR VALVE	— SANITARY SEWER
⊕ POST INDICATOR VALVE	— STORM SEWER
⊕ LIGHT POLE	— WATERLINE
⊕ SPOT/YARD LIGHT	— MARKED GAS MAIN
⊕ UTILITY POLE	— MARKED ELECTRIC
⊕ GUY POLE	— MARKED OVERHEAD WIRES
⊕ GUY WIRE	— MARKED TELEPHONE
○ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
☐ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
☐ ELECTRIC METER	— FENCE
○ TELEPHONE MANHOLE	

TO: Ho-Chunk Nation, a federally recognized Indian tribe
United States Department of the Interior, Bureau of Indian Affairs
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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10a, 11(a), 13, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on March 17, 2014.

Date of Map: March 24, 2014
Revised: April 8, 2014
Revised: April 30, 2014



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8058
www.chaputlandsurveys.com Drawing No. 1693-grb

CSR 2392

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