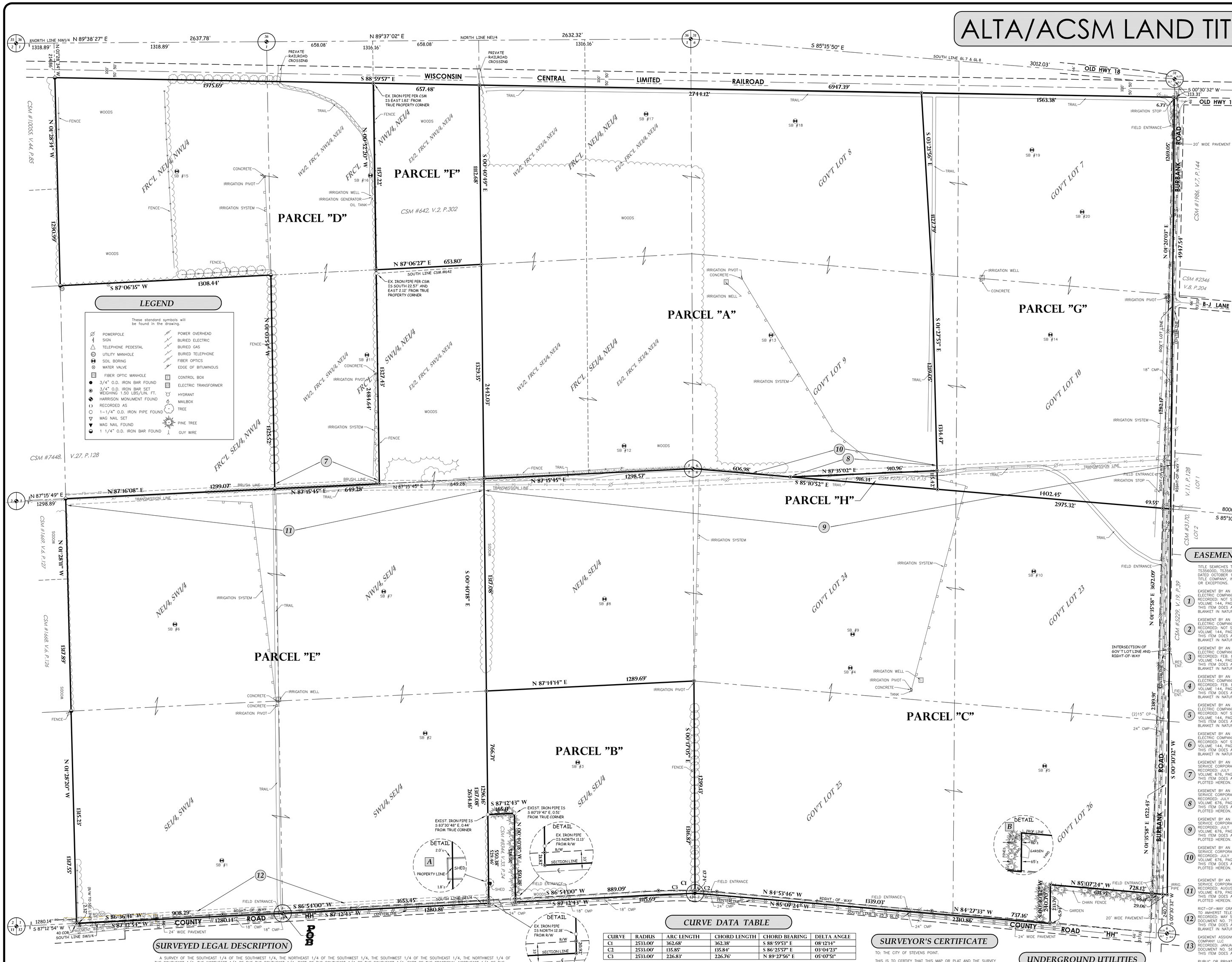
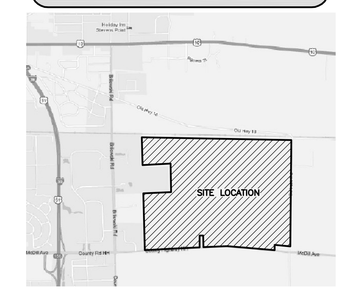
ALTA/ACSM LAND TITLE SURVEY



SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 8 EAST. ASSUMED TO BEAR S 87°12'54" W.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS.
8. AT THE TIME OF THE ALTA SURVEY, THERE WERE "NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY".
9. AREA OF SUBJECT PROPERTY:
   GROSS AREA = 33,021,161 SQUARE FEET
   758.062 ACRES
10. PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 55097C0250D, 55097C0335D AND 55097C0375D, WHICH ARE NOT PRINTED, THERE ARE NO SPECIAL FLOOD HAZARD AREAS.
11. NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE WETLAND DETERMINATION REPORT BY AECOM DATED OCTOBER 26, 2012 AND SUBMITTED TO THE CITY OF STEVENS POINT, WI.
12. THE RIGHT-OF-WAY OF COUNTY ROAD "HH" AND BURBANK ROAD ARE BASED ON THE EXISTING CENTERLINE.
13. ADJOINERS RECORD DOCUMENTS WERE NOT PROVIDED AT THE TIME OF THE SURVEY.

VICINITY MAP



LEGEND

These standard symbols will be found in the drawing.

- POWERPOLE
- SIGN
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- SOIL BORING
- WATER VALVE
- FIBER OPTIC MANHOLE
- 3/4" O.D. IRON BAR FOUND
- 3/4" O.D. IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- HARRISON MONUMENT FOUND
- RECORDED AS
- 1-1/4" O.D. IRON PIPE FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- 1 1/4" O.D. IRON BAR FOUND
- POWER OVERHEAD
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- FIBER OPTICS
- EDGE OF BITUMINOUS
- CONTROL BOX
- ELECTRIC TRANSFORMER
- HYDRANT
- MAILBOX
- TREE
- PINE TREE
- GUY WIRE

EASEMENTS / EXCEPTIONS

TITLE SEARCHES TS35600A, TS35600B, TS35600C, TS35600D, TS35600E, TS35600F, TS35600G AND TS35600H DATED OCTOBER 18, 2012 AND PREPARED BY McDONALD TITLE COMPANY, INC. LISTS THE FOLLOWING EASEMENTS OR EXCEPTIONS.

1. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: NOT SHOWN ON DOCUMENT PROVIDED
   VOLUME 144, PAGE 54
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
2. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: NOT SHOWN ON DOCUMENT PROVIDED
   VOLUME 144, PAGE 55
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
3. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: FEB. 8, 1928
   VOLUME 144, PAGE 68,
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
4. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: FEB. 8, 1928
   VOLUME 144, PAGE 69,
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
5. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: NOT SHOWN ON DOCUMENT PROVIDED
   VOLUME 144, PAGE 114-5
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
6. EASEMENT BY AN INSTRUMENT TO WISCONSIN VALLEY ELECTRIC COMPANY
   RECORDED: NOT SHOWN ON DOCUMENT PROVIDED
   VOLUME 144, PAGE 134
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, THEREFOR CANNOT BE PLOTTED.
7. EASEMENT BY AN INSTRUMENT TO WISCONSIN PUBLIC SERVICE CORPORATION.
   RECORDED: JULY 1, 1996
   VOLUME 676, PAGE 748, DOCUMENT NO. 512747
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
8. EASEMENT BY AN INSTRUMENT TO WISCONSIN PUBLIC SERVICE CORPORATION.
   RECORDED: JULY 1, 1996
   VOLUME 676, PAGE 754, DOCUMENT NO. 512748
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
9. EASEMENT BY AN INSTRUMENT TO WISCONSIN PUBLIC SERVICE CORPORATION.
   RECORDED: JULY 1, 1996
   VOLUME 676, PAGE 766, DOCUMENT NO. 512750
   THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
10. EASEMENT BY AN INSTRUMENT TO WISCONSIN PUBLIC SERVICE CORPORATION.
    RECORDED: JULY 1, 1996
    VOLUME 676, PAGE 772, DOCUMENT NO. 512751
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
11. EASEMENT BY AN INSTRUMENT TO WISCONSIN PUBLIC SERVICE CORPORATION.
    RECORDED: AUGUST 7, 1996
    VOLUME 679, PAGE 341, DOCUMENT NO. 514189
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
12. RIGT-OF-WAY GRANT AND EASEMENT BY AN INSTRUMENT TO AMHERST TELEPHONE COMPANY.
    RECORDED: MAY 5, 2011
    DOCUMENT NO. 757658
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFOR CANNOT BE PLOTTED.
13. EASEMENT ASSIGNMENT TO AMERICAN TRANSMISSION COMPANY LLC
    RECORDED: JANUARY 2, 2001
    DOCUMENT NO. 582361
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
14. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. — THIS ITEM DOES AFFECT SUBJECT PROPERTY. ALL STREETS ARE SHOWN.

SURVEYED LEGAL DESCRIPTION

A SURVEY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE THE SOUTHEAST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE FRACTIONAL SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE FRACTIONAL SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 8 EAST, PART OF GOVERNMENT LOT 7, PART OF GOVERNMENT LOT 8, GOVERNMENT LOT 9 INCLUDING CERTIFIED SURVEY MAP #2757, VOLUME 10, PAGE 15, GOVERNMENT LOT 10, GOVERNMENT LOT 23, GOVERNMENT LOT 24, GOVERNMENT LOT 25 AND PART OF GOVERNMENT LOT 26 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 9 EAST; ALL IN THE CITY OF STEVENS POINT, PORTAGE COUNTY , WISCONSIN, THE BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 8 EAST AND BEING THE POINT OF BEGINNING (POB) OF THIS DESCRIPTION; THENCE S 87°12'54"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, 1280.14 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N 01°28'20"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 1317.55 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N 01°28'11"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, 1317.89 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N 87°16'08"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 1299.07 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N 01°03'54"W ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, 1325.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE S 87°06'35"W ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, 1308.44 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE N 01°28'34"W ALONG THE WEST LINE OF SAID FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, 1290.99 FEET TO THE SOUTH LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD; THENCE S 88°59'57"E ALONG THE SAID SOUTH LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD, 6947.39 FEET TO THE EAST LINE OF GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 9 EAST; THENCE S 00°30'32"W ALONG THE EAST LINE OF GOVERNMENT LOTS 7, 10, 23 AND 26 OF SAID SECTION 6, 4947.54 FEET; THENCE N 85°07'24"W, 728.12 FEET; THENCE S 00°30'32"W, 240.70 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 26 OF SAID SECTION 6; THENCE N 85°07'24"W ALONG THE SOUTH LINE OF GOVERNMENT LOTS 25 AND 26 OF SAID SECTION 6, 2210.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE S 87°12'43"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 8 EAST, 1115.69 FEET; THENCE N 00°40'18"W, 50.38 FEET; THENCE S 87°12'43"W, 165.11 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S 00°40'18"E ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, 550.38 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE S 87°12'43"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, 1280.81 FEET TO THE POINT OF BEGINNING.

SURVEYOR

DONALD J. BUZA
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MOBIL (715)340-7971
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CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2533.00'	362.68'	362.38'	S 88°59'53" E	08°12'14"
C2	2533.00'	135.84'	135.84'	S 86°25'57" E	03°04'23"
C3	2533.00'	226.83'	226.76'	N 89°27'56" E	05°07'51"

TITLE LEGAL DESCRIPTION

PARCEL "A" = TS35600A
VESTING DOCUMENT: DOCUMENT NO. 507109
PARCEL "B" = TS35600B
VESTING DOCUMENT: DOCUMENT NO. 389465 (VOLUME 471, PAGE 174)
PARCEL "C" = TS35600C
VESTING DOCUMENT: DOCUMENT NO. 507507 (VOLUME 667, PAGE 731)
PARCEL "D" = TS35600D
VESTING DOCUMENT: DOCUMENT NO. 712103
PARCEL "E" = TS35600E
VESTING DOCUMENT: DOCUMENT NO. 380722 (VOLUME 457, PAGE 789)
PARCEL "F" = TS35600F
VESTING DOCUMENT: DOCUMENT NO. VOLUME 462, PAGE 1060
PARCEL "G" = TS35600G
VESTING DOCUMENT: DOCUMENT NO. 507507 (VOLUME 667, PAGE 135)
PARCEL "H" = TS35600H
VESTING DOCUMENT: DOCUMENT NO. 728731

BASIS OF SURVEY

TITLE SEARCHES TS35600A, TS35600B, TS35600C, TS35600D, TS35600E, TS35600F, TS35600G AND TS35600H DATED OCTOBER 18, 2012 AND PREPARED BY McDONALD TITLE COMPANY, INC.

THERE WERE NO TITLE COMMITTMENTS PRVIDED AT THE TIME OF THE SURVEY.

0' 200' 400' 600'
Scale 1"=600'

SURVEYOR'S CERTIFICATE

TO: THE CITY OF STEVENS POINT.

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, 3, 4, 11(a)(b), 17, 18, 19, 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 17-29, 2012.

Donald J. Buza 10-30-12
DONALD J. BUZA DATE
REGISTERED LAND SURVEYOR #2338

WISCONSIN DONALD J. BUZA S-2338 CUSTER, WI LAND SURVEYOR

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS — LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET NUMBERS 20124015393, 20124015434, 20124015445, 20124015461, 20124015423, 20124015439, 20124015505, 20124015510, 20124015515)

OBSERVED ENCROACHMENTS

- A — SHED ENCROACHES INTO THE SUBJECT PROPERTY
- B — YARD AND GARDEN AREA ENCROACHES INTO THE SUBJECT PROPERTY

REVISIONS

CHECKED: DONALD J. BUZA
DRAWN: TRAVIS PLANTICO
DATE 10/30/12
PROJECT NO. 12.767

ALTA/ACSM

EAST PARK COMMERCE CENTER
CITY OF STEVENS POINT
PORTAGE COUNTY, WISCONSIN

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Point of Beginning

ALTA