

# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

Grant Regional Health Center, Inc., a Wisconsin Non-Stock Corporation

## SITE ADDRESS

507, 406, 464-500, 502, 456, 440 & 426 Monroe Street, 443 Adams Street & 106 Lincoln Avenue, City of Lancaster, Grant County, Wisconsin.

## LEGAL DESCRIPTION

**Parcel 1:**  
Lots One (1) and Two (2) of Certified Survey Map No. 1415 recorded in Volume 13 of Certified Survey Maps, page 37, Document No. 707019 on April 28, 2008, and being located in Block Forty-three (43), Original Plat and Blocks Fifty-nine (59) and Sixty (60), Assessor's Plat, City of Lancaster, Grant County, Wisconsin. Also including that portion of the West Half (W.1/2) of Monroe Street, now vacated which abuts the East boundary line of Lot One (1) of Certified Survey Map No. 1415 and that portion of the East Half (E.1/2) of Monroe Street, now vacated, which abuts the West boundary line of Lot Two (2) of Certified Survey Map No. 1415. Tax Parcel Numbers: 246-00324-0000, 246-01046-0000 and 246-01061-0000. Property Address: 507 Monroe Street

**Parcel 2:**  
Lot One (1) and the North 55 feet of Lot Two (2) in Block Forty-four (44) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the West Half (W.1/2) of the vacated alley adjoining the above lots. EXCEPT parcel of land conveyed to Rory A. Foltzer and Paula E. Foltzer, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 940 of Records, page 855 described as: The S.1/2 of Lot 2, Block 44, of the Original Plat of the City of Lancaster, Grant County, Wisconsin. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side. EXCEPT parcel of land as described in Volume 1470, page 67, as Document Number 781095. Tax Parcel Number: 246-00330-0000. Property Address: 406 Monroe Street

**Parcel 3:**  
Commencing at a point 50 feet South of the Southwest corner of Block 44 of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin; thence running South 48 feet; thence East 130 feet; thence North 48 feet; thence West 130 feet to the place of beginning. The above described land corresponds in general location to Lot One (1), Block Sixty (60) of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Commencing at the Southwest corner of Block 44 of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin; thence running South 50 feet; thence East 130 feet; thence North 50 feet; thence West 130 feet to the place of beginning. Said land corresponds in general location to Part of Lot 1, Block 60 of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side. Tax Parcel Number: 246-01048-0000. Property Address: 464-500 Monroe Street

**Parcel 4:**  
Commencing at a point 98 8/10 feet South of the Southwest corner of Block 44 of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin; thence running South 45 feet; thence East 130 feet; thence North 45 feet; thence West 130 feet to the place of beginning. The above described land corresponds in general location to Lot Two (2), Block Sixty (60) of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side. AND that part of Lot 2, Block 60 of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin, as described in Document Number 789878. Tax Parcel Number: 246-01050-0000. Property Address: 502 Monroe Street

**Parcel 5:**  
Lot Five (5) in Block Forty-four (44) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side, also including the West Half (W.1/2) of the vacated alley adjoining said lot. Tax Parcel Number: 46-00333-0000. Property Address: 456 Monroe Street

**Parcel 6:**  
Lot Four (4) in Block Forty-four (44) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side, also including the West Half (W.1/2) of the vacated alley adjoining said lot. Tax Parcel Number: 46-00332-0000. Property Address: 440 Monroe Street

**Parcel 7:**  
Lot Seven (7) in Block Forty-four (44) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the East Half (E.1/2) of the vacated alley adjoining said lot. Tax Parcel Number: 246-00335-0000. Property Address: 443 Adams Street

**Parcel 8:**  
Lot Three (3) and the South Half (S.1/2) of Lot Two (2) in Block Forty-four (44) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including the East Half (E.1/2) of Monroe Street, now vacated, which abuts the above parcel along the West side, also including the West Half (W.1/2) of the vacated alley adjoining said lot. EXCEPT parcel of land as described in Volume 1470, page 352, as Document Number 781171. Tax Parcel Number: 246-00331-0000. Property Address: 426 Monroe Street

**Parcel 9:**  
A certain piece or lot of ground situated in the S.E.1/4 of Section 3, T4N, R3W, more particularly described as 230 links in width (measuring North and South) from the Section line on the South side of said Section 3, said tract being cut off from the South side of the tract conveyed to School District Number 3 of the City of Lancaster, in said County, by Deed recorded in Volume "Y" of Deeds on Page 559, by and East and West line 230 links North of said Section line. The tract above described being Lot Two (2) in Block Fifty-nine (59) of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin. AND that part of Lot 2, Block 59 of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin, as described in Document Number 789883. Tax Parcel Number: 246-01047-0000. Property Address: 106 Lincoln Avenue

## TITLE COMMITMENT

This survey was prepared based on Chicago American Title Insurance Company Commitment No. WGB17-06239581 Amended 4, effective date of October 23, 2017 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 4, 9, 32, 33, 34, 35, 37 & 64 not surveyed related.
- 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 31 intentionally omitted.
- 3, 5, 6, 7, 8 & 36 visible evidence shown, if any.
- 38-57 Comments pertaining to the survey.
- 58-62 Encroachment comments pertaining to the easement exceptions.
30. Any neighboring rights, interests or claims which may exist as a result of fence line placement as shown on Certified Survey Map Number 1415. (As to Parcel 1). Fences shown.
65. 10' Utility easement per document number 789880. Affects property by location, shown.

## LEGEND

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

## MUNICIPAL ZONING

Municipal Code: Sec. 455-17  
Site is zoned: R-1 (Single-Family Residential District)  
Minimum yards:  
Street: 25 feet.  
Side: an aggregate of 20 feet for both sides and no single side yard less than eight feet.  
Street side: 20 feet.  
Rear: 25 feet.  
Maximum building height: 35 feet maximum.

Municipal Code: Sec. 455-20  
Site is zoned: C-1 (General Business District)  
Minimum yards:  
Street: 25 feet.  
Side: 10 feet.  
Street side: 10 feet.  
Rear: 25 feet.  
Maximum building height: 35 feet maximum.

## FLOOD NOTE

According to the flood insurance rate map of the County of Grant, Community Panel No. 55043C0480F, effective date of February 3, 2016, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

## PARKING SPACES

There are 81 regular parking spaces and 10 handicap space marked on this site.

## LAND AREA

The Land Area of the subject property is 287,933 square feet or 6.6100 acres.

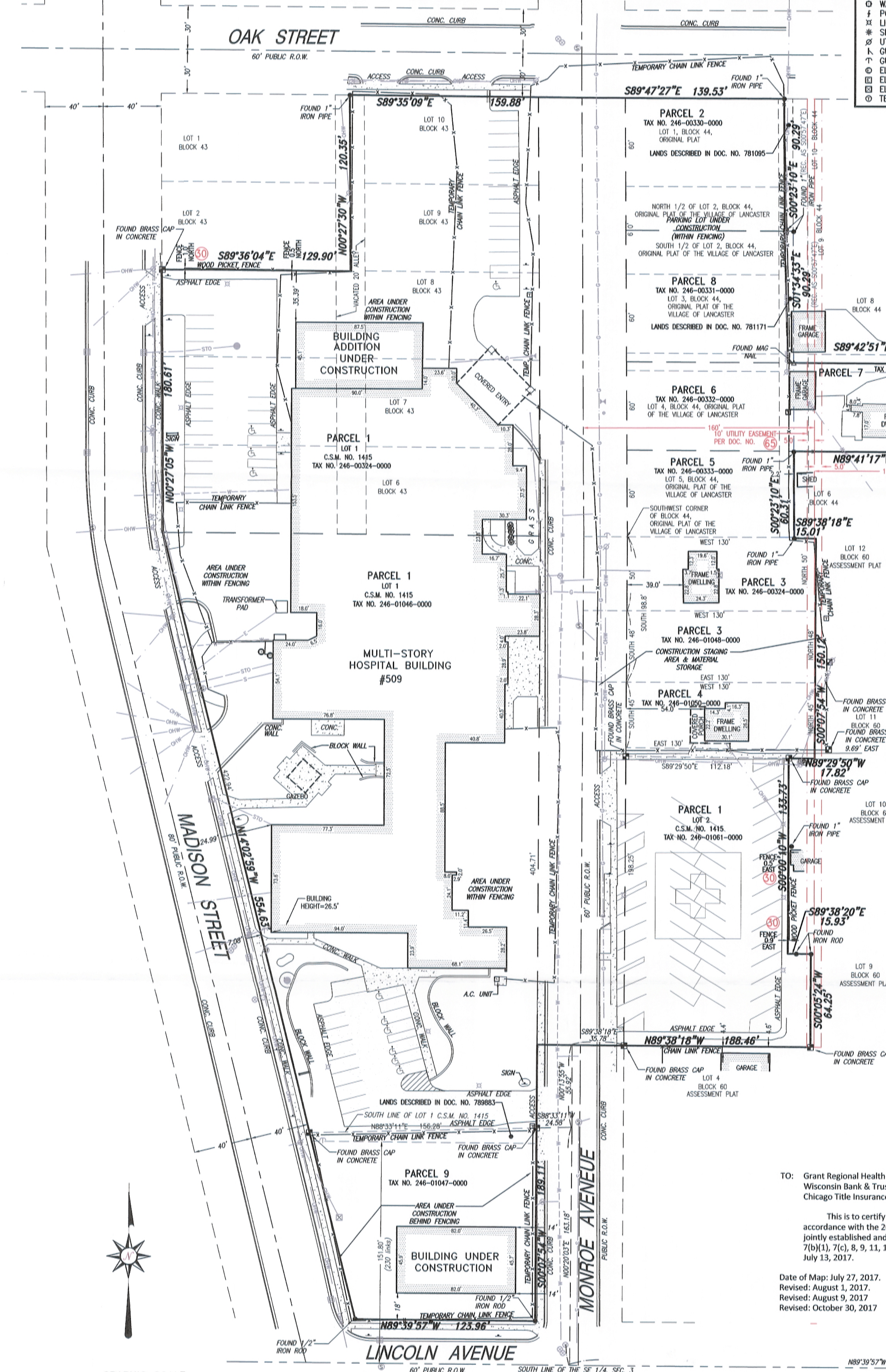
## BEARINGS OF BEARINGS

Bearings are referenced to the South line of the Southeast 1/4 of Section 3, as shown on Certified Survey Map No. 1415 which bears N89°39'57"W.

## TABLE "A" ITEMS

- (b) A zoning report has not been provided.
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 Number 20173012293. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request. Utilities that may have existed within construction areas were not marked or observed during the field survey.
  16. There is visible evidence of earth moving, building construction or building additions within recent months. The areas of construction are noted and construction fence was located and shown on the survey.
  17. Changes in street right of way lines is noted in the legal descriptions of the property. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
  18. There is no evidence on site of delineated wetlands areas.
  19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

## VICINITY MAP



TO: Grant Regional Health Center, Inc., a Wisconsin non-profit corporation (As to Parcel 1) Wisconsin Bank & Trust, its successors and/or assigns as their respective interests may appear. Chicago Title Insurance Company

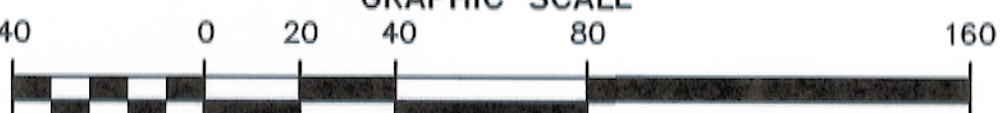
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 16, 17, 18, 19, 20, and 22 of Table A thereof. The field work was completed on July 13, 2017.

Date of Map: July 27, 2017.  
Revised: August 1, 2017.  
Revised: August 9, 2017  
Revised: October 30, 2017

DONALD C. CHAPUT  
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MILWAUKEE, WI  
Professional Land Surveyor  
Registration Number S-1316

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GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

ALTA