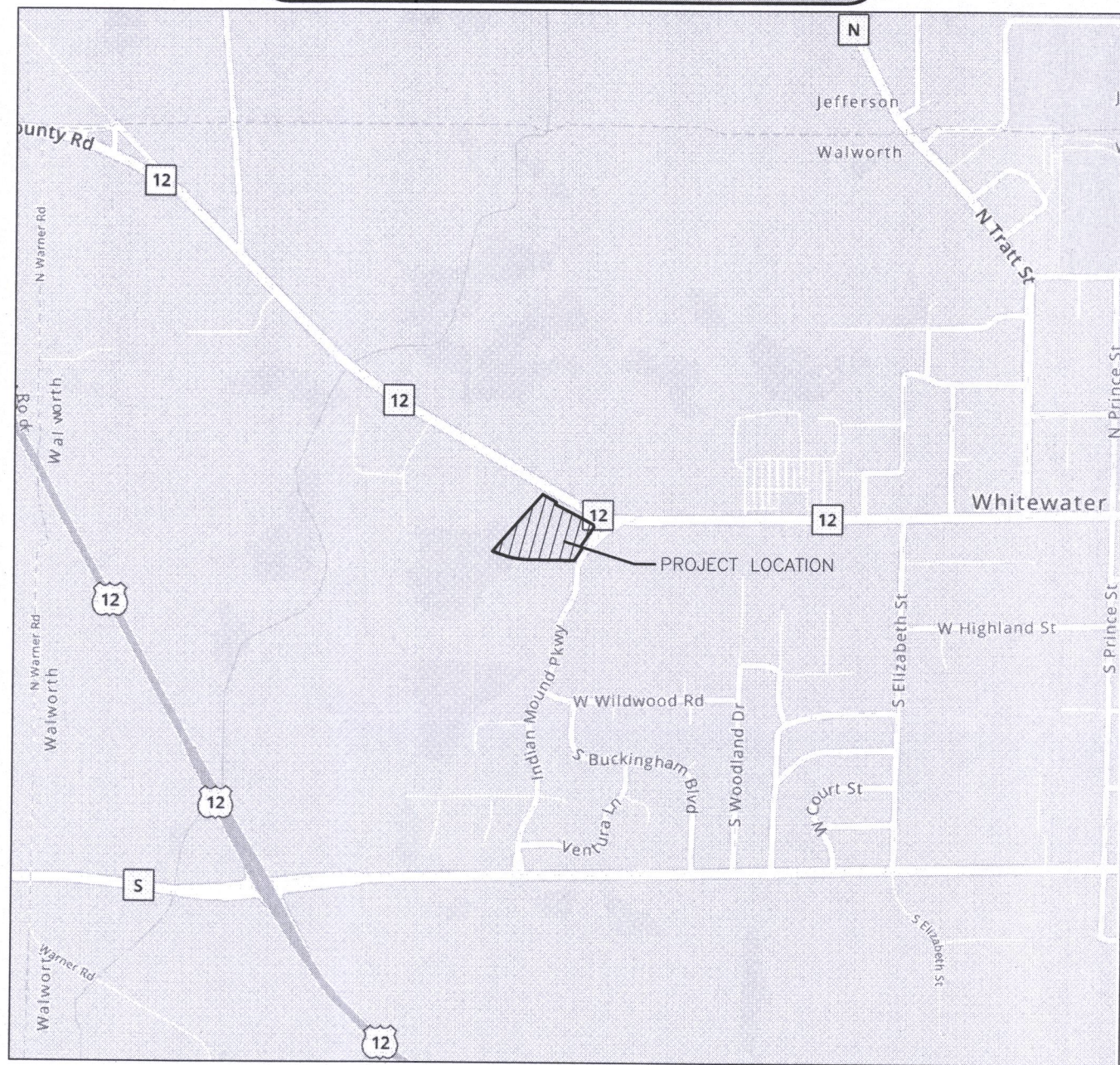


VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

CLIENT

VENTURE WEST DEVELOPMENT, LLC
104 EAST MAIN STREET, SUITE 310
BOZEMAN, MT 59715

OWNER

MEDICAL HEALTH BUILDING GROUP
43 WATER STREET SOUTH
FORT ATKINSON, WI 53538

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9988
MOBILE (715)340-1269
FAX (715)344-9922
EMAIL jordanb@pobinc.com

LEGEND

These standard symbols will be found in the drawing.	WATER VALVE
SANITARY SEWER LINE	HYDRANT
STORM SEWER LINE	ELECTRIC METER
APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS	ELECTRIC OUTLET
BURIED ELECTRIC LINE	ELECTRIC BOX
BURIED GAS LINE	LIGHT POLE
BURIED TELEPHONE LINE	FLOOD LIGHT
BURIED TELEVISION LINE	TELEPHONE PEDESTAL
BURIED WATER LINE	FIBER OPTIC VAULT
APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS	CABLE TV PEDESTAL
BURIED FIBER OPTICS LINE	SIGN
EDGE OF BITUMINOUS	BUSH/SHRUB
CONTOUR LINE	TREE
RIGHT-OF-WAY LINE	PINE TREE
SECTION LINE	LANDSCAPE AREA
INTERIOR LOT LINE	1" O.D. IRON PIPE FOUND
EASEMENT LINE	3/4" O.D. IRON BAR FOUND
RECTANGULAR CATCH BASIN	1-1/4" O.D. IRON BAR FOUND
SQUARE CATCH BASIN	CONCRETE MONUMENT WITH BRASS CAP FOUND
STORM SEWER MANHOLE	() RECORDED AS
BEEHIVE CATCH BASIN	
SANITARY SEWER MANHOLE	

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	561.99'	187.17'	186.29' (186.29')	N 86°31' 46" W (N 84°53' 00" W)	19°04'56" (19°04'52")

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-1118400-MAD, REVISION NO. 01 (JUNE 13, 2022) EFFECTIVE DATE OF JUNE 09, 2022 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

11 EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 875 RECORDED IN VOLUME 4, PAGE 78 AS DOCUMENT NO. 41320; ON CERTIFIED SURVEY MAP NO. 1527 RECORDED SEPTEMBER 23, 1986 IN VOLUME 7, PAGE 144 AS DOCUMENT NO. 135118; ON CERTIFIED SURVEY MAP NO. 2381 RECORDED NOVEMBER 23, 1993 IN VOLUME 11, PAGE 322 AS DOCUMENT NO. 272112; AND ON CERTIFIED SURVEY MAP NO. 5033 RECORDED JUNE 10, 2022 AS DOCUMENT NO. 1063365 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

12 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED QUIT CLAIM RECORDED IN JUNE 08, 1990 IN VOLUME 489, PAGE 612 AS DOCUMENT NO. 195382 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY AND IS THEREFORE NOT PLOTTED ON THIS MAP.

13 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED QUIT CLAIM RECORDED IN JUNE 08, 1990 IN VOLUME 489, PAGE 618 AS DOCUMENT NO. 195386 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

14 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DEED AND GRANT OF EASEMENTS BY AND BETWEEN VERNON ALAN HETH A/K/A ALAN HETH AND RHONDA JEAN HETH A/K/A RHONDA J. HETH A/K/A RHONDA HETH, HUSBAND AND WIFE AND THE CITY OF WHITEWATER, WISCONSIN, A MUNICIPAL CORPORATION RECORDED JUNE 08, 1990 IN VOLUME 489, PAGE 621 AS DOCUMENT NO. 195388

SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

15 UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC. D/B/A AMERITECH-WISCONSIN, DATED JANUARY 24, 1997, RECORDED/FILED FEBRUARY 12, 1997 IN VOLUME 645, PAGE 6903 AS DOCUMENT NO. 348641.

SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

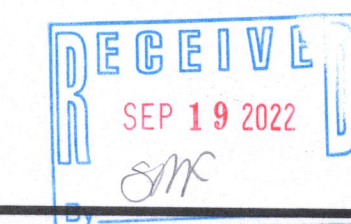
SURVEYOR'S CERTIFICATE

TO: MEDICAL HEALTH BUILDING GROUP, LLC, BRIDGER ACQUISITIONS LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6b, 8, 14 AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 21-22, 2022.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009

9/5/2022
DATE



SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 15 EAST, OF THE 4TH P.M., IN COORDINATE SYSTEM, WISCONSIN SOUTH ZONE.
- AREA OF SUBJECT PROPERTY: 157,857 SQUARE FEET (3.624 ACRES).
- ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 1461 WEST MAIN STREET, WHITEWATER, WI 53190.
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.

LOT 1
CSM #2381
BY OTHERS

LOT 1
CSM #5033

LOT 1
CSM #5033

UNPLATTED LANDS
BY OTHERS

BENCH MARK

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF INDIAN MOUND PARKWAY,
APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION
OF INDIAN MOUND PARKWAY AND WEST MAIN STREET.
ELEVATION = 850.03

BENCHMARK #2
ARROW BOLT ON HYDRANT,
LOCATED ON THE SOUTH SIDE OF WEST MAIN STREET
NEAR THE NORTHWEST CORNER OF THE SURVEYED
PROPERTY, APPROXIMATELY 425 FEET NORTHWEST OF THE
INTERSECTION OF WEST MAIN STREET AND
INDIAN MOUND PARKWAY.
ELEVATION = 842.01

RECORD LEGAL DESCRIPTION

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5033
RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
FOR WALWORTH COUNTY, WISCONSIN ON JUNE 10, 2022,
AS DOCUMENT NO. 1063365, BEING PART OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 2381, BEING PART OF THE
SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST
1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 15 EAST, OF THE 4TH P.M., IN
THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

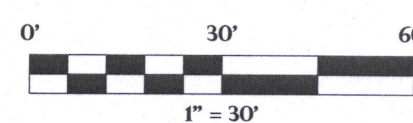
UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Diggers Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be responsible for any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or structures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided. *Diggers Hotline Ticket # 20222513447 for public utilities was ordered for this survey. *A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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1A5033-1

REVISIONS
7/21/2022
9/6/2022

C.A.G.
C.A.G.

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORETSKI
DATE: 7-7-22
PROJECT NO.: 22-418

ALTA/NSPS LAND TITLE SURVEY

VENTURE WEST DEVELOPMENT, LLC
MEDICAL HEALTH BUILDING
CITY OF WHITEWATER
WALWORTH COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922

Point of Beginning

SHEET 1 OF 1