



PLANNED DEVELOPMENT
GENERAL DEVELOPMENT PLAN
LAND USE APPLICATION SUBMITTAL
MARCH 20, 2019



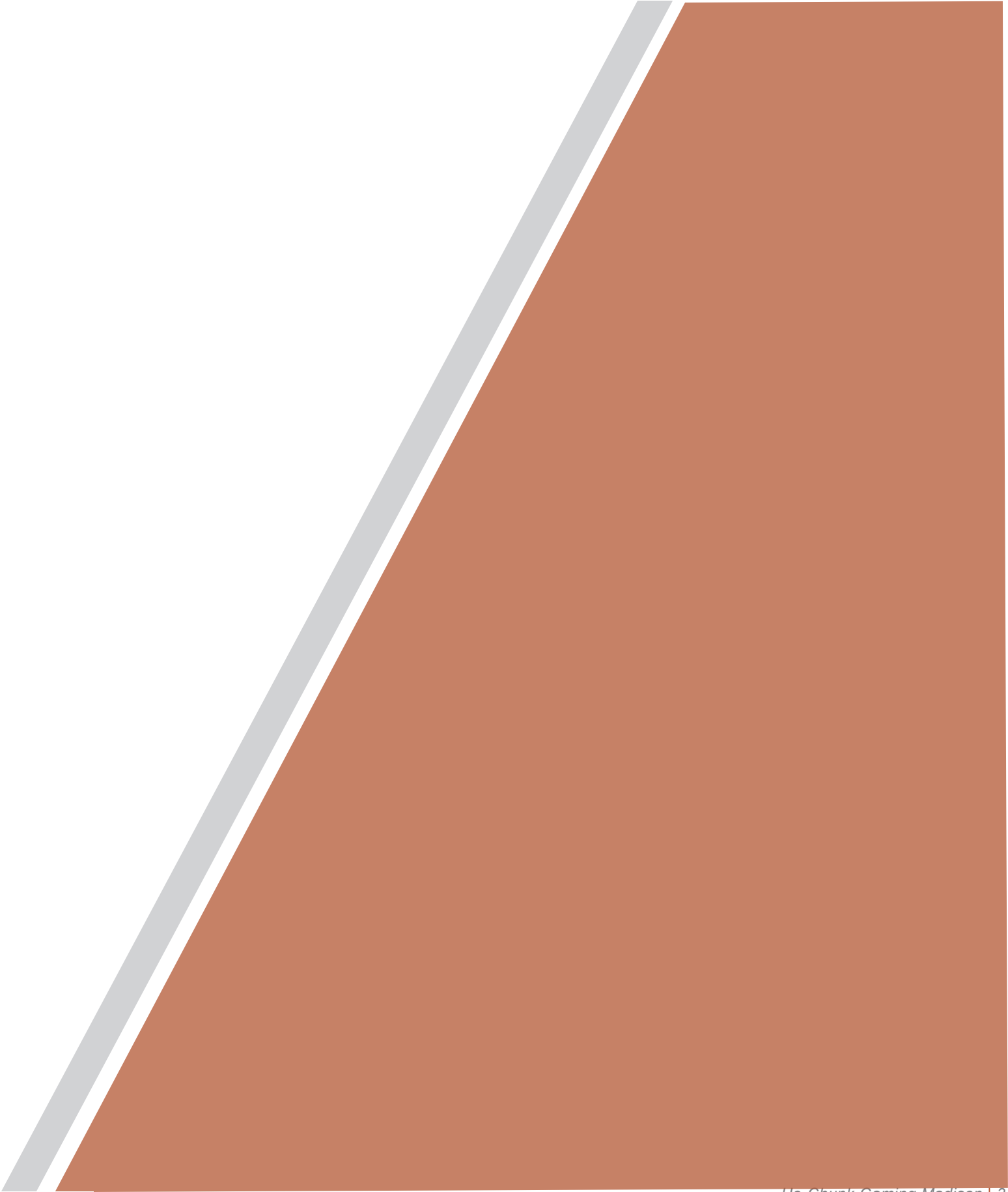


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SECTION 1

INTRODUCTION

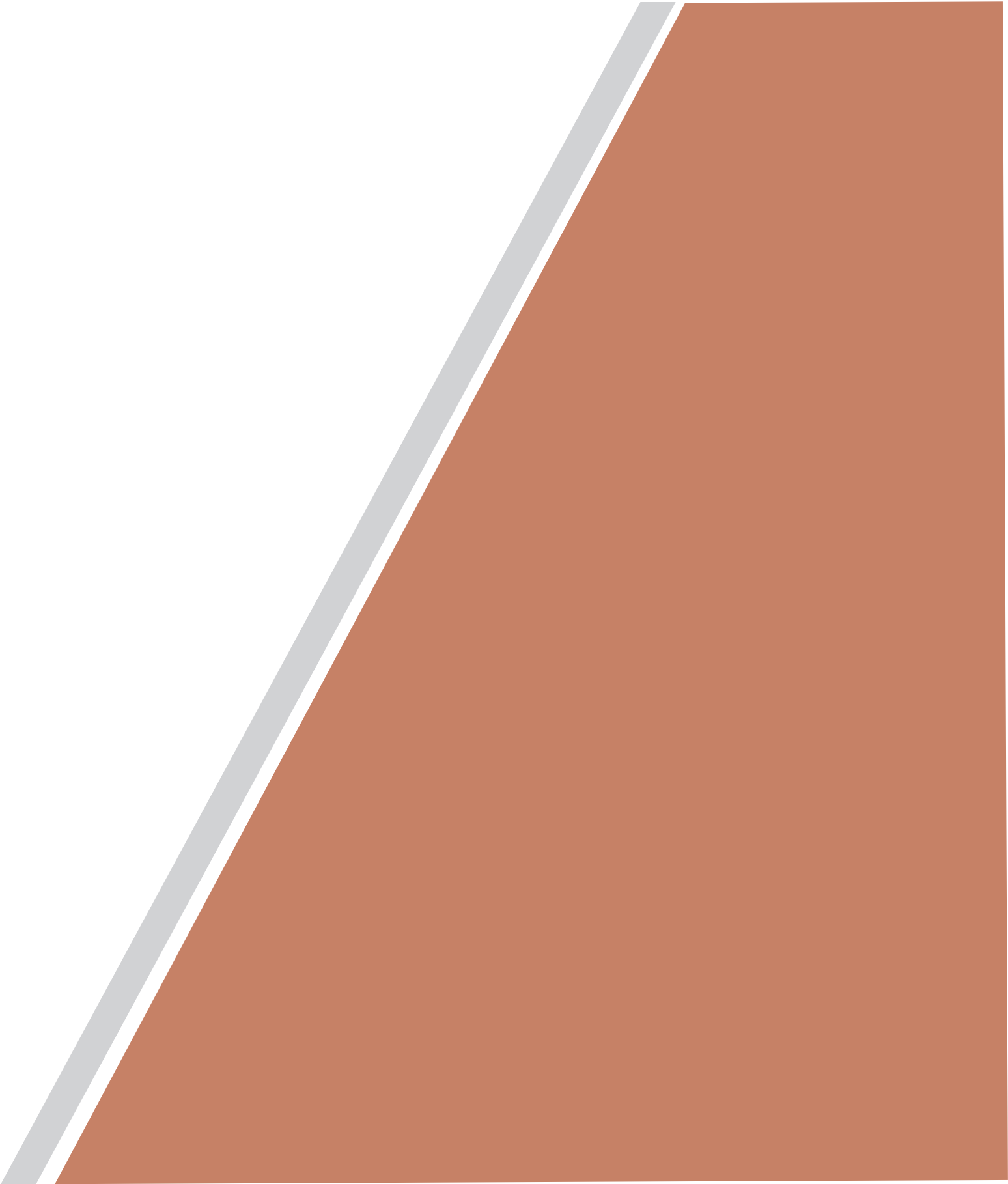
- 1.1 | LAND USE APPLICATION
- 1.2 | PRE-APPLICATION NOTIFICATION
- 1.3 | LETTER OF INTENT



SECTION 2

ZONING

2.1 | ZONING TEXT



2.1 | ZONING TEXT

Statement of Purpose:

This Planned Development zoning is established to allow for the development of a cultural and entertainment destination campus that includes the following: Casino expansion/remodeling, Hotel, Conference Center, Parking Structures, Heritage Center, Outdoor Dining, Outdoor Event Space, Restored Wetlands and Interpretive Paths, Athletic and Retail Facilities as shown on the attached General Development Plan. Implementation of the Planned Unit Development will occur following approval of individual projects on one or more Specific Implementation Plans. This zoning text is applicable to this Planned Development only on land that is outside of Ho-Chunk Sovereign Land.

- 1. **Permitted Uses:** Uses as permitted on Exhibit A, attached hereto. Uses currently existing on property are also permitted.
- 2. **Lot Area, Floor Area Ratio and Building Heights:** Lot Area, Building Heights and Floor Area Ratio shall be as shown on approved specific implementation plans.
- 3. **Yard Requirements:** Yard Areas and Usable Open Space for any residential units shall be provided as shown on approved specific implementation plans.
- 4. **Landscaping:** Site Landscaping shall be provided as shown on the approved specific implementation plans.
- 5. **Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading shall be provided as shown on approved specific implementation plans.
- 6. **Lighting:** Site Lighting shall be provided as shown on approved implementation plans.

- 7. **Signage:** Signage will be provided per Chapter 31.13(4) of Madison General Ordinances (MGO), as applicable to the PD district, and as approved by the Urban Design Commission or its secretary and by the Zoning Administrator, or through a Comprehensive Design Review per MGO Chapter 31.043(4).
- 8. **Alterations and Revisions:** No major alteration or revision of this planned development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- 9. **Outdoor Eating, Gathering and Performance Areas:** Activity in these areas may include the following: Cultural performances, public gatherings, outdoor dining, weddings and celebrations. These Outdoor activity areas shall be shown on approved specific implementation plans approved by the Plan Commission, or as minor alterations to approved and recorded specific implementation plans for existing restaurants when approved by the District Alderperson and Planning Division Director, with the following conditions or as otherwise provided for through the alteration process:
 - a. **Hours of Operation:** Monday-Sunday – 7:30 am to 11:00 pm;
 - b. **Music:** Outdoor amplification of sound is permitted within the specified hours of operation.

EXHIBIT A - PERMITTED USES

The following uses shall be permitted in this Planned Unit Development:

- 1. **Offices**
 - a. Artist, photographer studio, etc.
 - b. Insurance office, real estate office, sales office
 - c. General office, professional office
- 2. **Medical facilities**
 - a. Clinic – Health
 - b. Hospital
 - c. Medical laboratory
 - d. Physical, occupational or massage therapy
 - e. Veterinary clinic, animal hospital
- 3. **Retail Sales and Services**
 - a. Animal boarding facility, kennel, animal shelter
 - b. Animal day care
 - c. Animal grooming
 - d. ATM
 - e. Auction rooms
 - f. Bank, financial institution
 - g. Bicycle-sharing facility
 - h. Building material sales
 - i. Business sales and services
 - j. Contractor's business with showroom or workshop
 - k. Dry cleaning plant, commercial laundry
 - l. Farmers' market
 - m. Food and related goods sales
 - n. Free-standing vending
 - o. Furniture and household goods sales
 - p. Garden center
 - q. General retail
 - r. Greenhouse, nursery
 - s. Laundromat, self-service
 - t. Liquor store
 - u. Mobile grocery store
 - v. Mortuary, funeral home
 - w. Non-accessory temporary outdoor events
 - x. Package delivery service
 - y. Payday loan business
 - z. Photocopying
 - aa. Post office
 - ab. Service business

- ac. Small appliance repair
- ad. Small engine repair
- ae. Sporting goods store, bait shop
- af. Storage locker (personal)
- ag. Telecommunications center
- ah. Tobacco retailer

- 4. **Food and Beverages**
 - a. Brewpub
 - b. Catering
 - c. Coffee shop, tea house
 - d. Nightclub
 - e. Outdoor dining areas
 - f. Restaurant
 - g. Restaurant-nightclub
 - h. Restaurant-tavern
 - i. Tasting room
 - j. Tavern
- 5. **Commercial Recreation, Entertainment and Lodging**
 - a. Bed and breakfast establishment
 - b. Health/sports club
 - c. Hostel
 - d. Hotel, inn, motel
 - e. Indoor recreation
 - f. Lodge, private club, reception hall
 - g. Outdoor Performance areas with exterior lighting and sound amplification
 - h. Outdoor recreation with pole and building mounted exterior lighting
 - i. Stadiums, auditoriums, and arenas with pole and building mounted exterior lighting
 - j. Theater, assembly hall, concert hall
 - k. Tourist rooming house
- 6. **Automobile Services**
 - a. Auto body shop
 - b. Auto repair station
 - c. Auto sales and rental
 - d. Auto service station, convenience store
 - e. Car wash
 - f. Heavy traffic vehicle sales
 - g. Motorcycle and moped sales
- 7. **Parking, Storage and Display Facilities**
 - a. Surface parking facility, private
 - b. Surface parking facility, public
 - c. Structured parking facility, private

2.1 | ZONING TEXT

- d. Structured parking facility, public
- e. Storage locker (personal)

8. Transportation

- a. Bus or railroad passenger depot
- b. Private ambulance service
- c. Railroad right-of-way
- d. Taxicab or limousine business
- e. Transit stop or station

9. Limited Production, Processing and Storage

- a. Artisan workshop
- b. Bakery, wholesale
- c. Laboratory, research and development
- d. Mail order house
- e. Printing and publishing
- f. Warehousing and storage
- g. Wholesale establishment

10. Residential - Family Living

- a. Dwelling units in mixed-use buildings
- b. Live-work unit
- c. Multi-family dwelling (4 dwelling units)
- d. Multi-family dwelling (5-8 dwelling units)
- e. Multi-family dwelling (>8 dwelling units)
- f. Residential building complex
- g. Single-family attached dwelling (3-8 dwelling units)
- h. Single-family attached dwelling (>8 dwelling units)
- i. Single-family detached dwellings
- j. Three-family dwelling - three-unit
- k. Two-family dwelling - two unit
- l. Two-family dwelling – twin

11. Residential - Group Living

- a. Adult family home
- b. Assisted living, congregate care, skilled nursing facility
- c. Cohousing community
- d. Community living arrangement (up to 8 residents)
- e. Community living arrangement (9-15 residents)
- f. Community living arrangement (>15 residents)
- g. Convent, monastery or similar residential group
- h. Daytime shelter

- i. Housing cooperative
- j. Lodging house, fraternity or sorority
- k. Mission house
- l. Peer run respite facility

12. Civic and Institutional

- a. Cemetery
- b. Colleges and universities
- c. Community Event
- d. Conference and Convention Centers
- e. Cultural and heritage centers
- f. Counseling, community services organization
- g. Day care center
- h. Dormitory
- i. Library, museum
- j. Parks and playgrounds
- k. Place of worship
- l. Public safety or service facilities
- m. Recreation, community, and neighborhood centers
- n. Schools, arts, technical or trade
- o. Schools, public and private

13. Agricultural Uses

- a. Agriculture - Animal Husbandry
- b. Agriculture – Cultivation
- c. Community garden
- d. Market garden

14. Public Utility and Public Service Uses

- a. Class 1 Collocations
- b. Electric power production and/or heating and cooling plant
- c. Electric substations
- d. Gas regulator stations, mixing and gate stations
- e. Radio Broadcast Service Facility
- f. Sewerage system lift stations
- g. Telecommunications towers, Class 1 Collocations, and transmission equipment buildings
- h. Water pumping stations, water reservoirs

15. Accessory Uses and Structures

- a. Accessory building or structure
- b. Accessory dwelling unit
- c. Accessory retail alcohol sales
- d. Caretaker's dwelling (nonresidential uses)
- e. Composting

- f. Convent, monastery or similar residential group
- g. Day care center in school or religious institution
- h. Day care home, family
- i. Dependency living arrangements
- j. Emergency electric generator
- k. Home occupation
- l. Keeping of chickens
- m. Keeping of honeybees
- n. Lease of off-street parking facility accessory to nonresidential use to non-users of principal use
- o. Management office, restaurant, limited retail, recreation facilities within multi-family building
- p. Mission house
- q. Outdoor cooking operation
- r. Outdoor display
- s. Outdoor eating area associated with food & beverage establishment
- t. Outdoor recreation
- u. Outdoor storage
- v. Portable shelter mission
- w. Real estate sales office
- x. Solar energy systems
- y. Temporary buildings for storage of construction materials and equipment
- z. Temporary outdoor events
- aa.Towing and wrecker service business
- ab.Vehicle access sales and service windows
- ac.Vending machines
- ad.Wind energy systems
- ae.Yard sales

SECTION 3

EXISTING CONDITIONS

- 3.1 | VICINITY MAP & EXISTING SITE AERIAL PHOTOGRAPH – KEY LANDSCAPE FEATURES & EXISTING BUILDINGS/STRUCTURES
- 3.2 | SITE PARCEL MAP
- 3.3 | DRAFT CERTIFIED SURVEY MAP
- 3.4 | EXISTING SITE SURVEY & PARCEL NUMBERS
- 3.5 | EXISTING SITE - LEGAL DESCRIPTIONS
- 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



3.1 | VICINITY MAP



12 | Ho-Chunk Gaming Madison
Existing Site Aerial


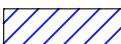

3.1 | EXISTING SITE AERIAL PHOTOGRAPH – KEY LANDSCAPE FEATURES & EXISTING BUILDINGS/STRUCTURES

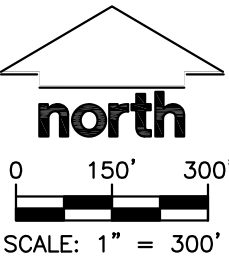
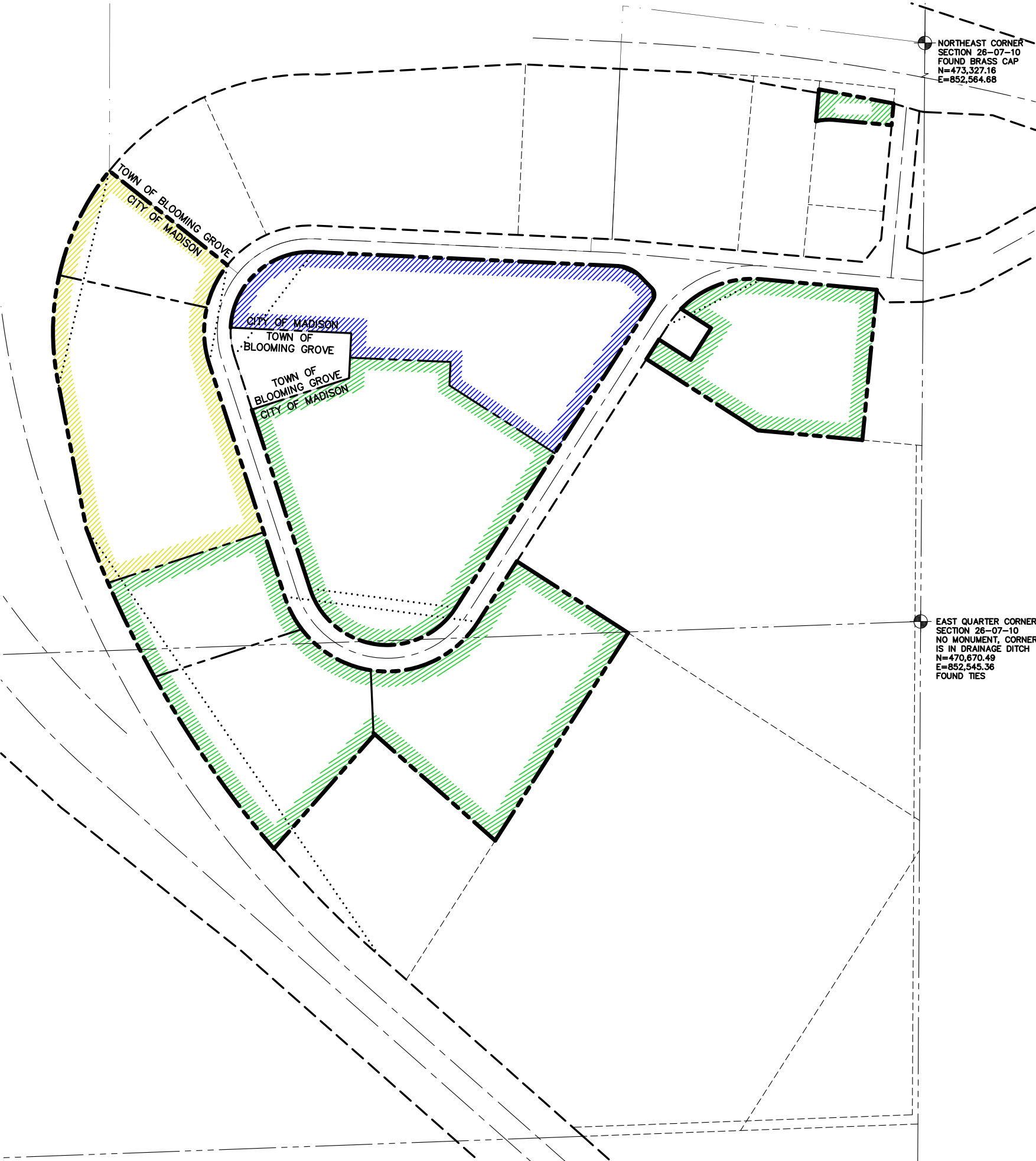


Existing Site Aerial Photo Property Lines

3.2 | SITE PARCEL MAP

LEGEND

-  HO CHUNK NATION
-  WISCONSIN WINNEBAGO TRIBE HO CHUNK NATION
-  WISCONSIN WINNEBAGO TRIBE



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
4002 EVAN ACRES ROAD
MADISON, WI 53716

PROJECT:
HO-CHUNK GAMING
MADISON

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

Design/Drawn: CJO
Approved: TJB

SHEET TITLE:
WISCONSIN WINNEBAGO
TRIBE HO CHUNK NATION
PARCEL MAP

SHEET NUMBER:

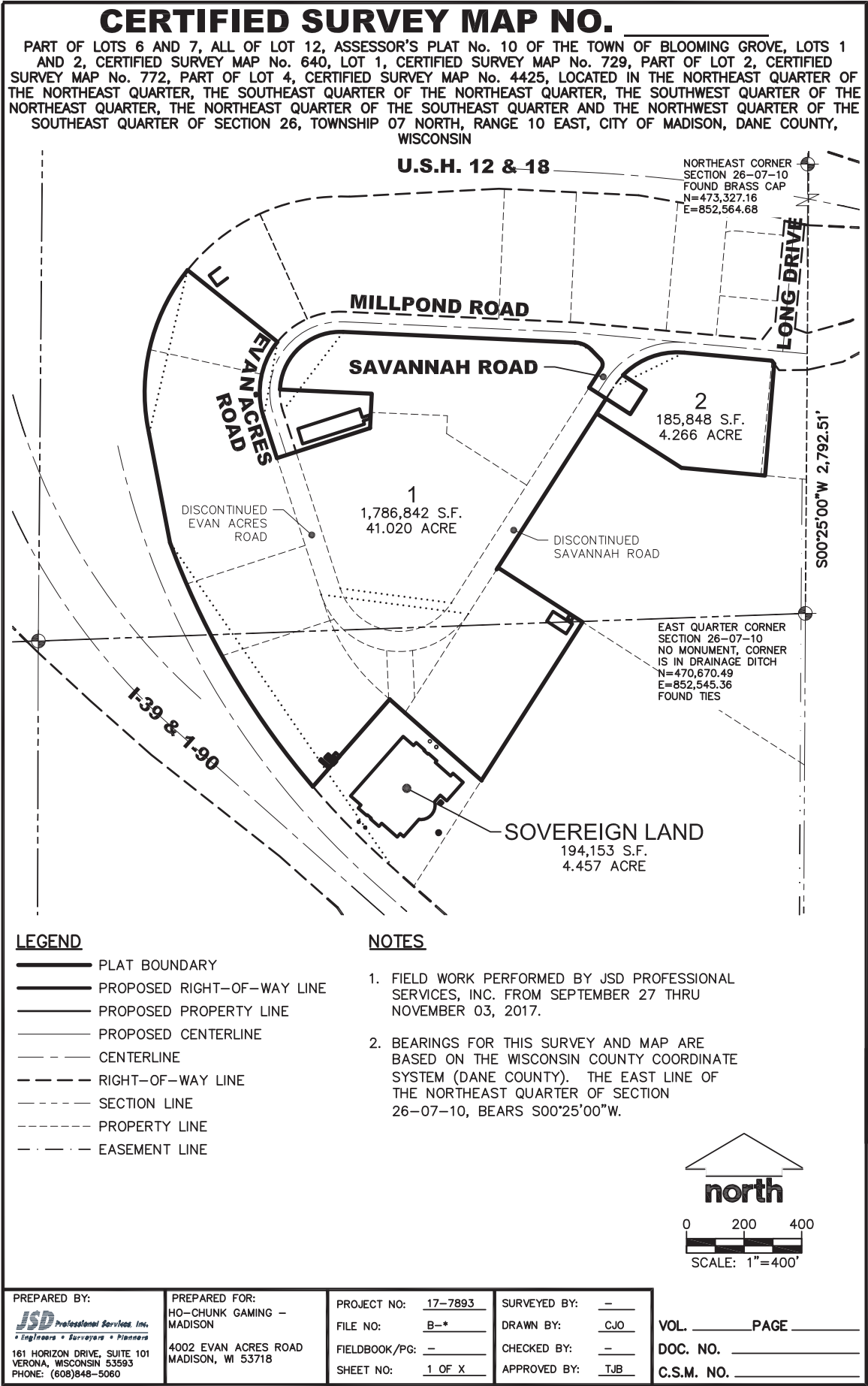
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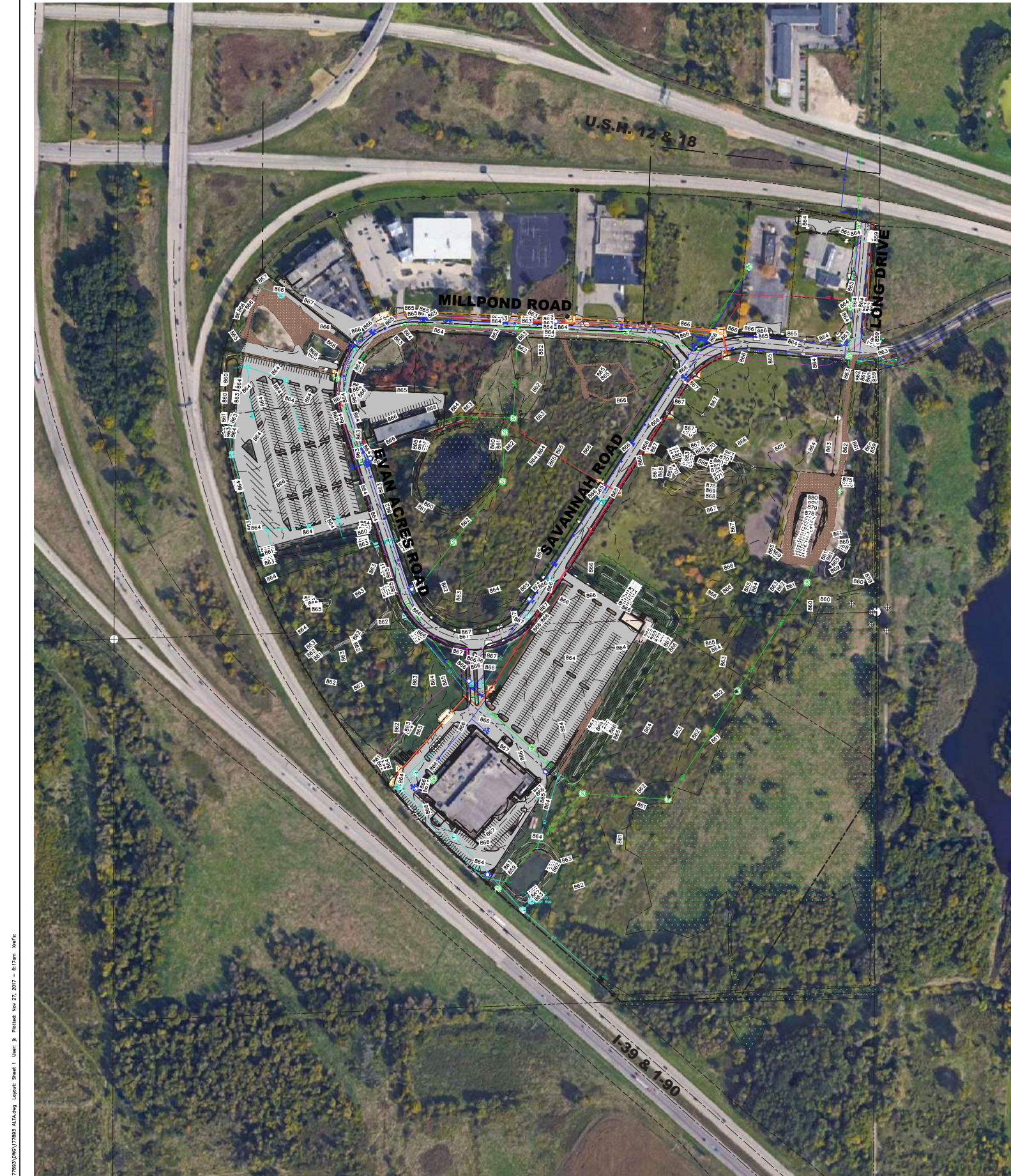
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DRAFT
PRELIMINARY



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ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 6 AND 7, ALL OF LOT 12, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 640, LOT 1, CERTIFIED SURVEY MAP No. 729, PART OF LOT 2, CERTIFIED SURVEY MAP No. 772, PART OF LOT 4, CERTIFIED SURVEY MAP No. 4425, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

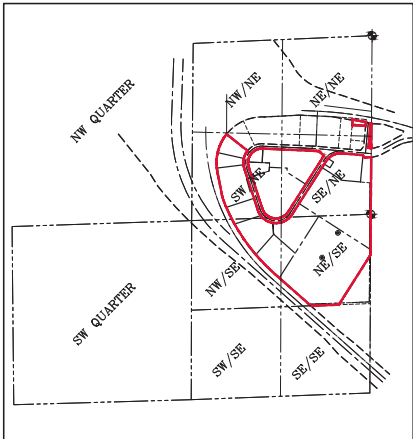
- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- MAIL BOX
- SDN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- UNDERGROUND CABLE
- INTERIOR LOT LINES
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF WOODS OR BRUSH
- BUILDING
- EDGE OF WATER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. FROM SEPTEMBER 27 THRU NOVEMBER 03, 2017.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-10, BEARS S00°25'00"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNES CORNER MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, ELEVATION = 859.47.
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20173900101, 20173900102, 20173900104, 20173900106, 20173900127, 20173900128, 20173914004, 20173914022, 20173914041, 20173914042, 20173914883, 20173914961, 20173915000, 20173915012, 20173915032, 20173915053, 20173915075, 20173915084, 20173915112, 20173915120, 20173915129, 20173915129, 20173915156 AND 20173915221, WITH A CLEAR DATE OF OCTOBER 03, 2017.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF MADISON ENGINEERING
 - CITY OF MADISON PARKS DIVISION
 - MADISON GAS & ELECTRIC COMPANY (ELECTRIC AND GAS)
 - CHARTER COMMUNICATIONS
 - AT&T DISTRIBUTION
 - MADISON METRO SEWERAGE DISTRICT
 - KOCH PIPELINE COMPANY
 - FRONTIER COMMUNICATIONS
 - ANK PIPELINE COMPANY
 - WISCONSIN DEPARTMENT OF TRANSPORTATION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- AS-BUILT ROAD PLANS WERE SUPPLIED BY THE CITY OF MADISON ENGINEERING DEPARTMENT.
- AIR PHOTO IS FROM GOOGLE EARTH.



KEY MAP
SCALE 1" = 600'



VICINITY MAP
SCALE 1" = 1000'
SECTION 26-07-10



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

HO-CHUNK GAMING
MADISON

CLIENT ADDRESS:

4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718

PROJECT:

MASTERPLAN

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS

#	Date	Description
1		
2		
3		
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5		
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7		
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10		
11		
12		
13		
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15		

Design/Drawn: JK

Approved: TJB

SHEET TITLE:

ALTA/NSPS LAND
TITLE SURVEY

MAP NO: E-380

SHEET NUMBER:

1 OF 21

JSD PROJECT NO:

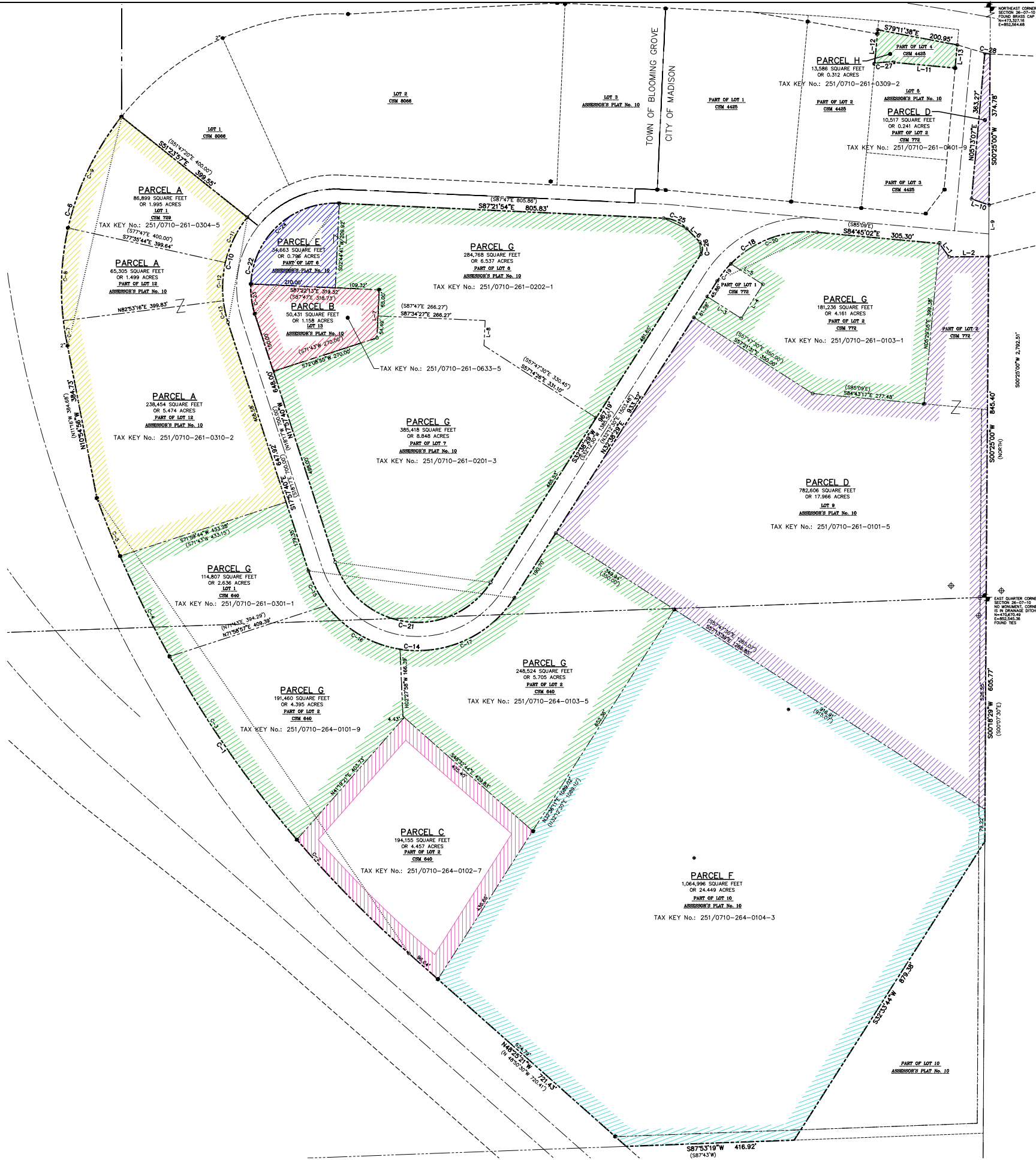
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CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT		
C-1	1383.40'	2790.68'	282°41'07"	1369.28'	N34°25'35"W	N48°37'40"W	N20°13'30"W		
()									
C-2	396.31'	2790.68'	282°29'07"	1370.10'	N34°50'00"W	N48°37'40"W	N20°35'30"W		
C-3	554.18'	2790.68'	11°22'40"	553.27'	N34°48'07"W	N40°29'27"W	N29°06'47"W		
C-4	278.09'	2790.67'	5°42'34"	277.98'	N26°15'30"W	N29°06'47"W	N23°24'13"W		
()									
C-5	154.82'	2790.67'	31°04'31"	154.80'	N21°48'51"W	N23°24'13"W	N20°13'30"W		
C-6	603.57'	680.60'	50°48'41"	583.99'	N13°14'39"E	N12°09'42"W	N38°38'59"E		
()									
C-7	63.29'	680.60'	51°9'41"	63.27'	N09°29'51"W	N12°09'42"W	N06°50'01"W		
C-8	231.46'	680.60'	19°29'06"	230.34'	N02°54'32"E	N06°50'01"W	N12°39'05"E		
C-9	308.83'	680.60'	25°59'54"	306.18'	N25°39'02"E	N12°39'05"E	N38°38'59"E		
()									
C-10	276.49'	280.00'	56°34'42"	265.39'	S10°26'31"W	S38°43'52"W	S17°50'50"E		
C-11	126.14'	280.00'	25°48'41"	125.07'	S25°49'32"W	S38°43'52"W	S12°55'11"W		
()									
C-12	95.30'	280.00'	19°30'04"	94.84'	S03°10'09"W	S12°55'11"W	S06°34'53"E		
C-13	55.05'	280.00'	11°15'57"	54.97'	S12°12'51"E	S06°34'53"E	S17°50'50"E		
C-14	644.20'	285.00'	129°30'32"	515.56'	S82°32'27"E	S17°47'11"E	N32°42'17"E		
C-15	97.49'	285.00'	19°35'54"	97.01'	S27°35'08"E	S17°47'11"E	S37°23'05"E		
C-16	217.65'	285.00'	43°45'21"	212.40'	S09°15'45"E	S37°23'05"E	S81°08'26"E		
C-17	329.07'	285.00'	66°09'17"	311.09'	N65°46'55"E	S81°08'26"E	N32°42'17"E		
C-18	289.57'	265.00'	62°36'29"	275.38'	N63°56'44"E	N32°38'29"E	S84°45'02"E		
()									
C-19	54.52'	265.00'	11°47'16"	54.42'	N38°32'07"E	N32°38'29"E	N44°25'45"E		
()									
C-20	235.05'	265.00'	50°49'13"	227.42'	N69°50'22"E	N44°25'45"E	S84°45'02"E		
()									
C-21	485.98'	215.00'	129°30'32"	388.83'	N82°32'27"W	S32°42'17"W	N17°47'11"W		
()									
C-22	405.34'	210.00'	110°35'29"	345.28'	N37°26'57"E	N17°50'48"W	S87°15'19"E		
()									
C-23	75.13'	210.00'	20°29'55"	74.73'	N07°35'50"W	N17°50'48"W	N02°39'07"E		
C-24	330.21'	210.00'	90°05'34"	297.22'	N47°41'54"E	N02°39'07"E	S87°15'19"E		
C-25	64.06'	85.00'	43°10'52"	62.56'	S65°46'20"E	S87°21'51"E	S44°10'59"E		
()									
C-26	32.52'	25.00'	76°49'45"	30.07'	S05°46'23"E	S44°11'16"E	S32°38'29"W		
()									
C-27	46.86'	139.87'	19°11'45"	46.64'	S85°36'50"W	N80°52'01"W	S72°09'40"W		
()									
C-28	13.17'	5679.85'	00°57'58"	13.17'	S79°59'36"E	S79°55'37"E	S80°03'35"E		

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S36°32'51"E	41.25'
L-2	N89°26'21"E	97.66'
L-3	S57°21'31"E	100.00'
()		
L-4	N32°38'28"E	100.00'
()		
L-5	N57°21'31"W	94.41'
()		
L-6	S44°11'16"E	45.97'
()		
L-7	S02°48'16"W	119.49'
()		
L-8	S02°48'16"W	62.20'
()		
L-9	N00°25'00"E	127.76'
L-10	N70°32'48"W	45.91'
L-11	N84°46'07"W	154.09'
()		
L-12	N05°16'51"E	84.86'
()		
L-13	S05°13'07"W	57.57'
()		
L-14	S04°51"W	95.79'



	A	3802 AND 3902 EVAN ACRES ROAD, HO CHUNG NATION TAX KEY No.'s 251/0710-261-0310-2, 251/0710-261-0304-5
	B	3522 EVAN ACRES ROAD, RICHARD C. BRADETICH TAX KEY No. 251/0710-261-0633-5
	C	4002 EVAN ACRES ROAD, HO CHUNG NATION (USA IN TRUST FOR) TAX KEY No. 251/0710-264-0102-7
	D	6421 MILLPOND ROAD, CITY OF MADISON PARKS-YAHARA HILLS GOLF COURSE TAX KEY No. 251/0710-261-0101-5
	E	6303 MILLPOND ROAD, WISCONSIN WINNEBAGO TRIBE HO CHUNG NATION PART OF TAX KEY No.'s 251/0710-261-0202-1
	F	4101 SAVANNAH ROAD, CITY OF MADISON PARKS - YAHARA HILLS GOLF COURSE TAX KEY No.'s 251/0710-264-0104-3
	G	3801, 3902 AND 4001 EVAN ACRES ROAD, 3938 EVAN ACRES ROAD, WISCONSIN WINNEBAGO TRIBE TAX KEY No.'s 251/0710-261-0201-3, 251/0710-261-0103-1, 251/0710-264-0103-5, 251/0710-261-0301-1 AND 251/0710-264-0101-9
	H	3702 LONG DRIVE, WISCONSIN WINNEBAGO TRIBE TAX KEY No. 251/0710-261-0309-5



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P. 608.848.5060

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

PLAN MODIFICATIONS

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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

PARCEL/TITLE INDEX

MAP No: E-380
SHEET NUMBER:
2 OF 21

250 PROJECT NO: 17-7893



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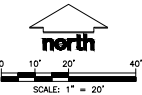
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



PLAN MODIFICATIONS

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Design/Drawn: JK

Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

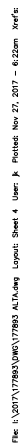
MAP NO: E-380

SHEET NUMBER:

3 OF 21

JSD PROJECT NO:

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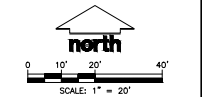
MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
HO-CHUNK GAMING
MADISON

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718

PROJECT:
MASTERPLAN

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WISCONSIN



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Design/Drawn: JK
Approved: TJB

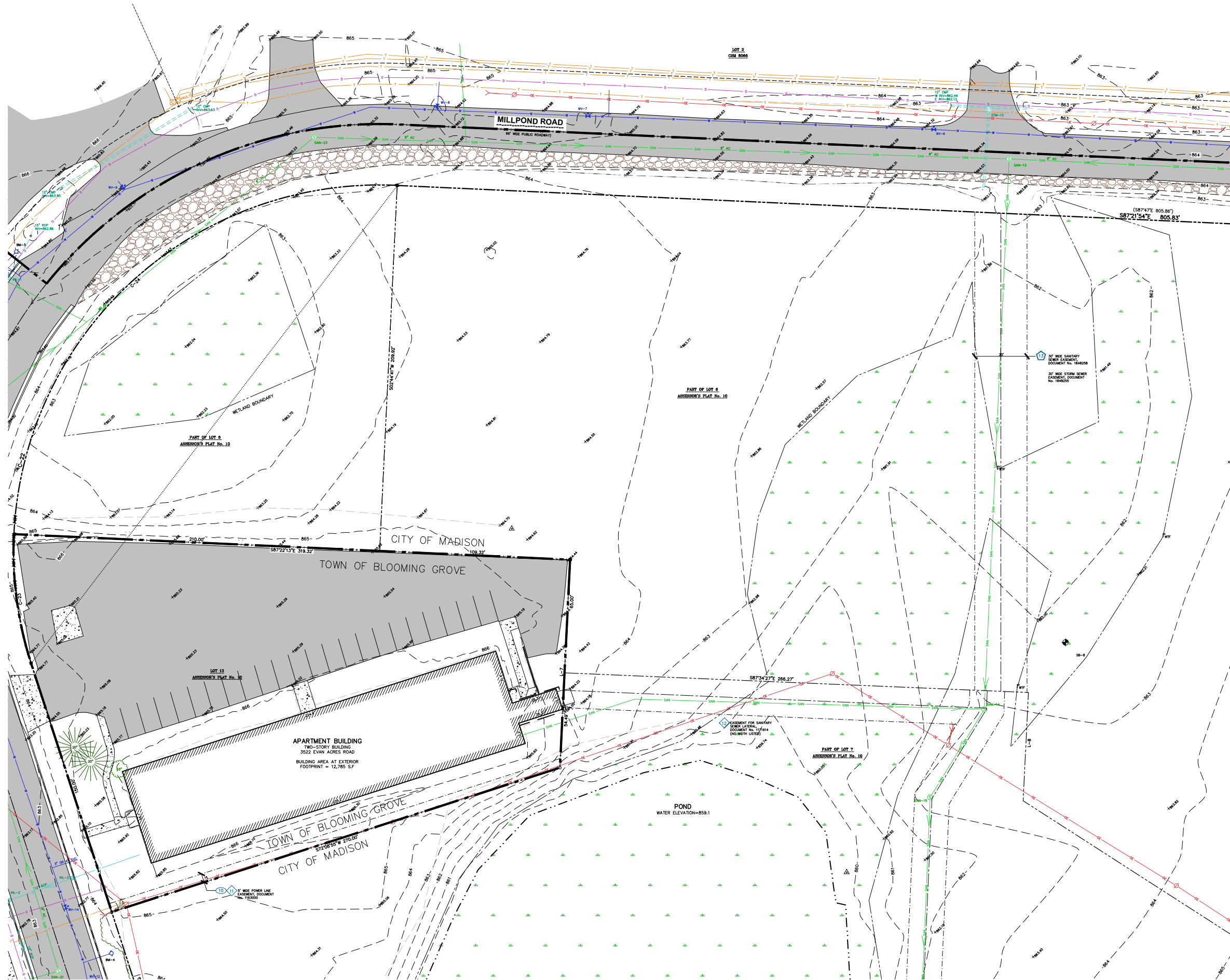
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ALTA/NSPS LAND
TITLE SURVEY

MAP NO: E-380

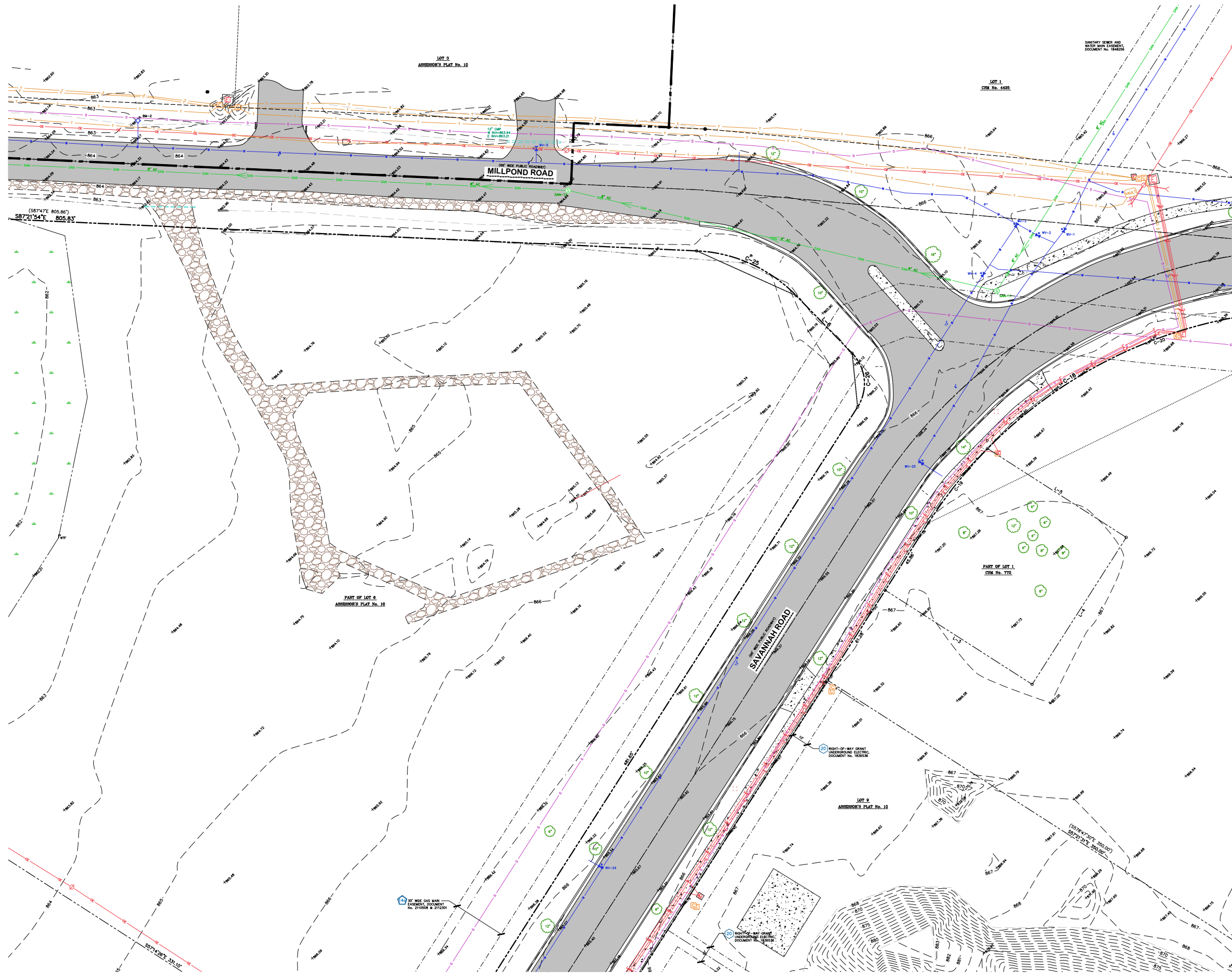
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5 OF 21

3RD PROJECT NO: 17-7893



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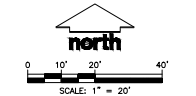
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741 HOBSON DRIVE, SUITE 101
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P. 608.848.5960

CLIENT:
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MADISON

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718

PROJECT:
MASTERPLAN

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WISCONSIN



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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEY

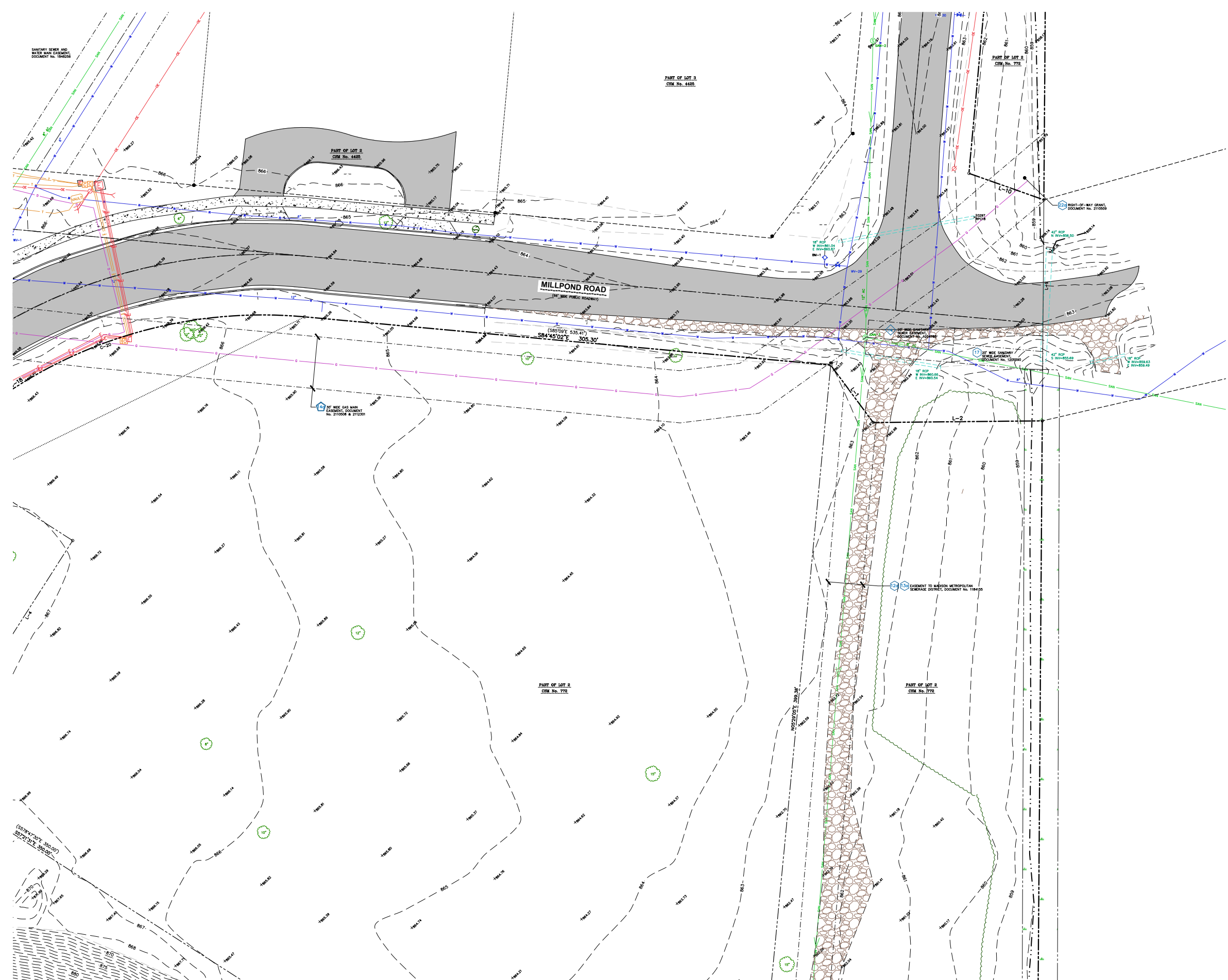
MAP NO: E-380
SHEET NUMBER:

6 OF 21

JSD PROJECT NO: 17-780

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P. 608.848.5060

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

0 10' 20' 40'
SCALE: 1" = 20'

north

PLAN MODIFICATIONS

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Design/Drawn: JK
Approved: TJB

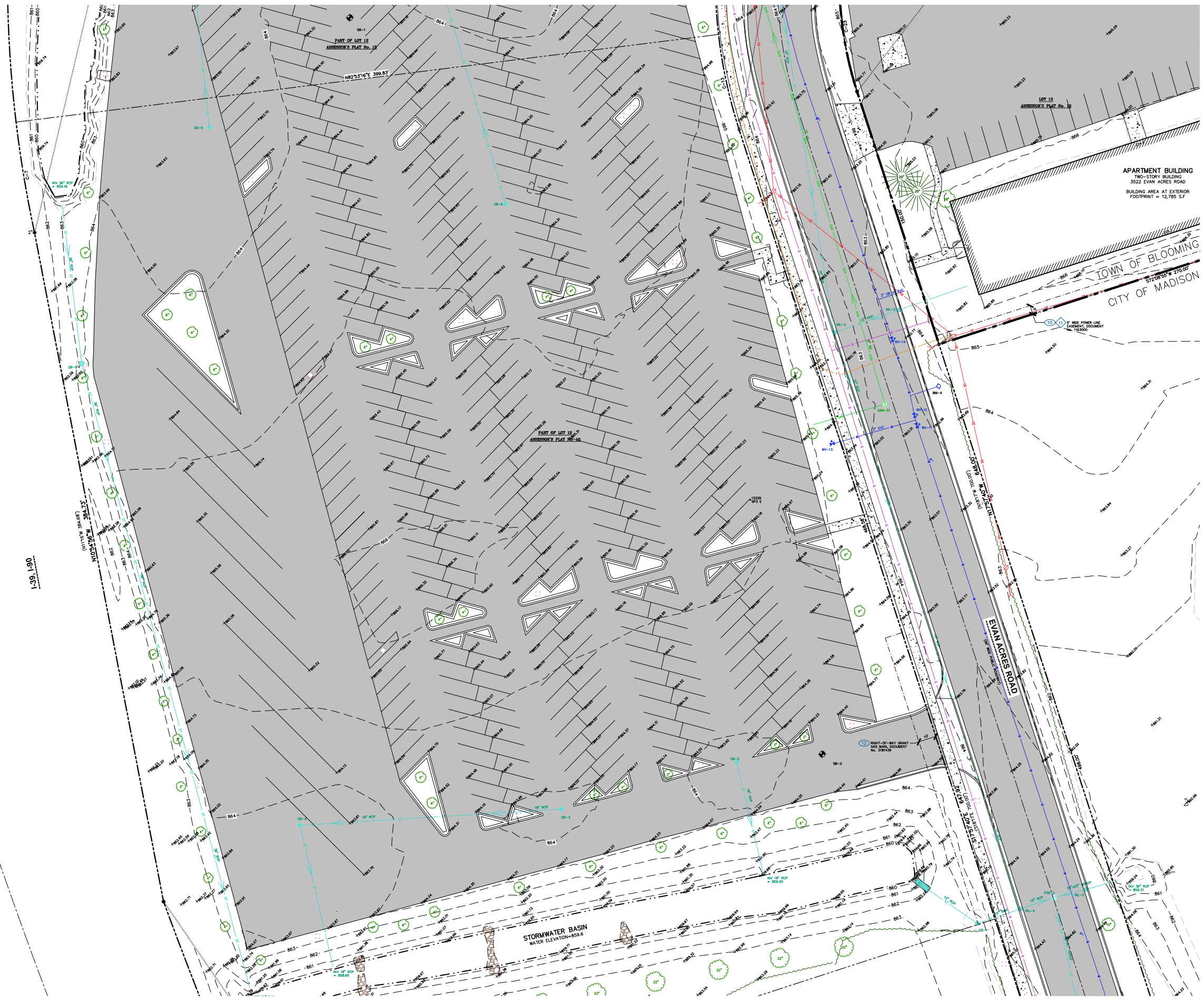
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**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380
SHEET NUMBER:
7 OF 21

3RD PROJECT NO: 17-7883

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CLIENT:
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MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

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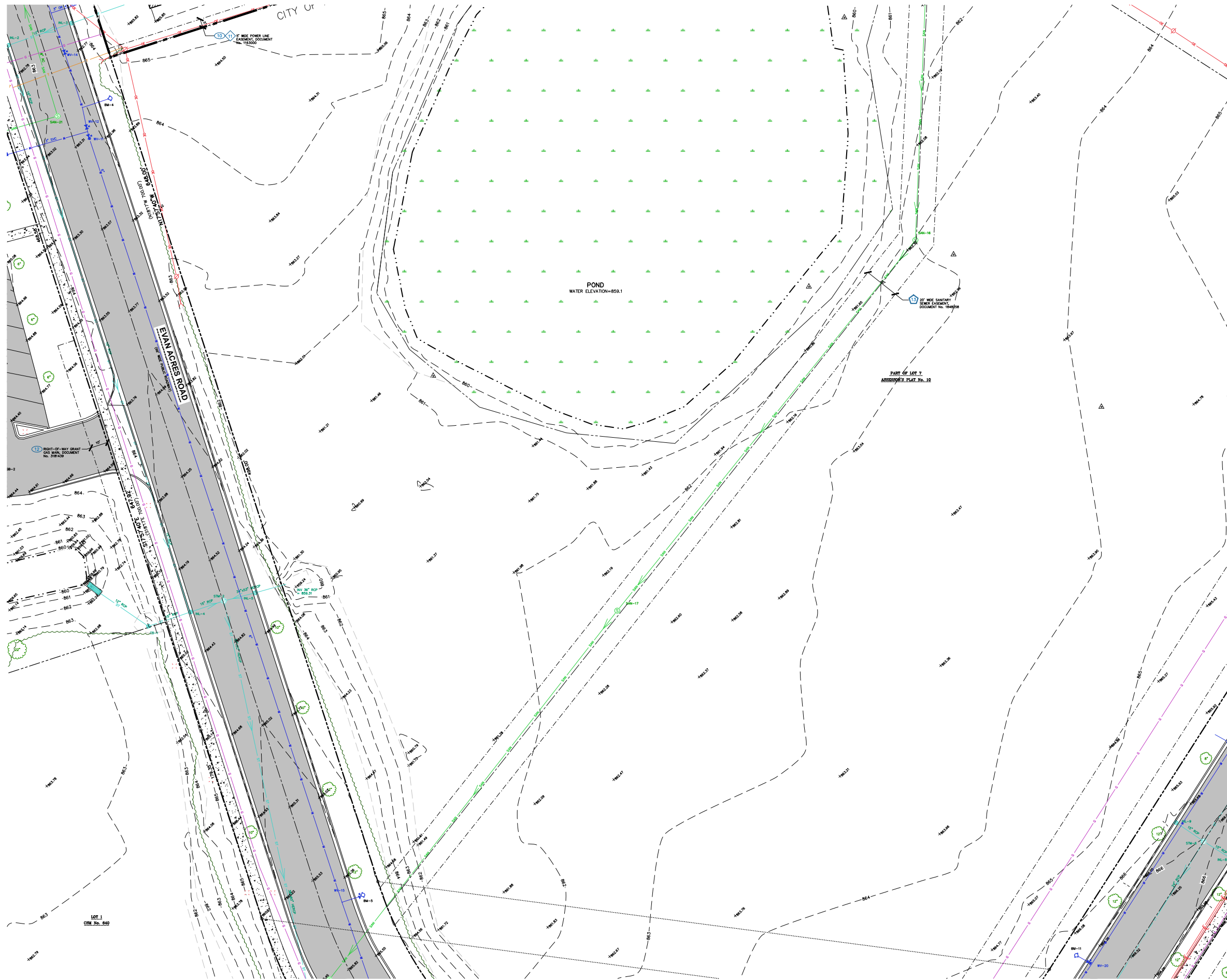
Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380
SHEET NUMBER:
8 OF 21

3RD PROJECT NO: 17-7863

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CLIENT:
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MADISON**

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



0 10' 20' 40'
SCALE: 1" = 20'

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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380

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9 OF 21

3RD PROJECT NO: 17-7893



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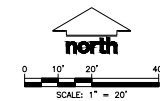
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P. 608.846.5000

CLIENT:
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MADISON**

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

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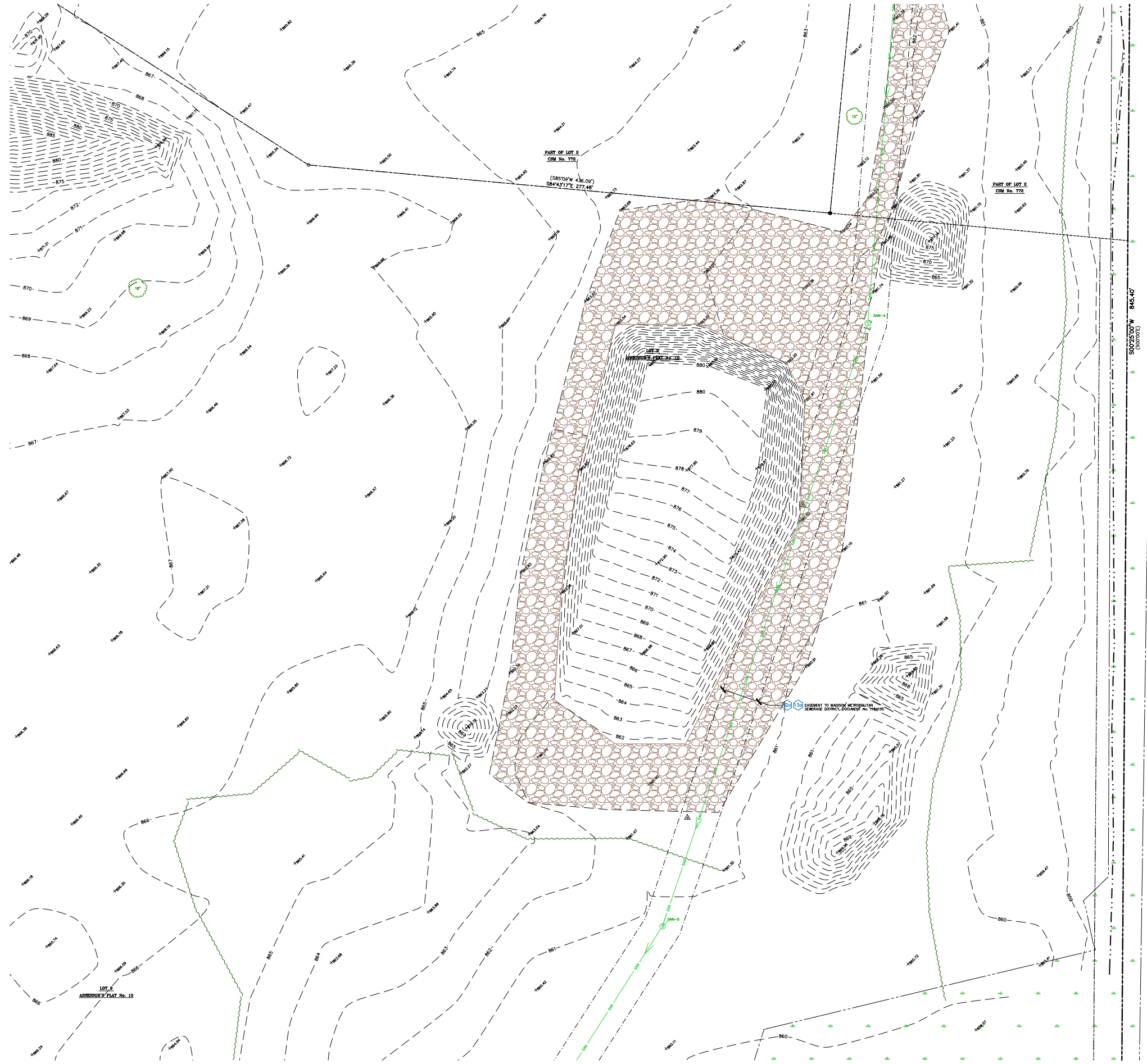
10 OF 21

JSD PROJECT NO: 17-789

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LAND
YAHARA HILLS GOLF COURSE



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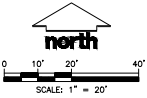
MADISON REGIONAL OFFICE
187 HORIZON DRIVE, SUITE 101
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P. 608.848.5060

CLIENT:
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MADISON**

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

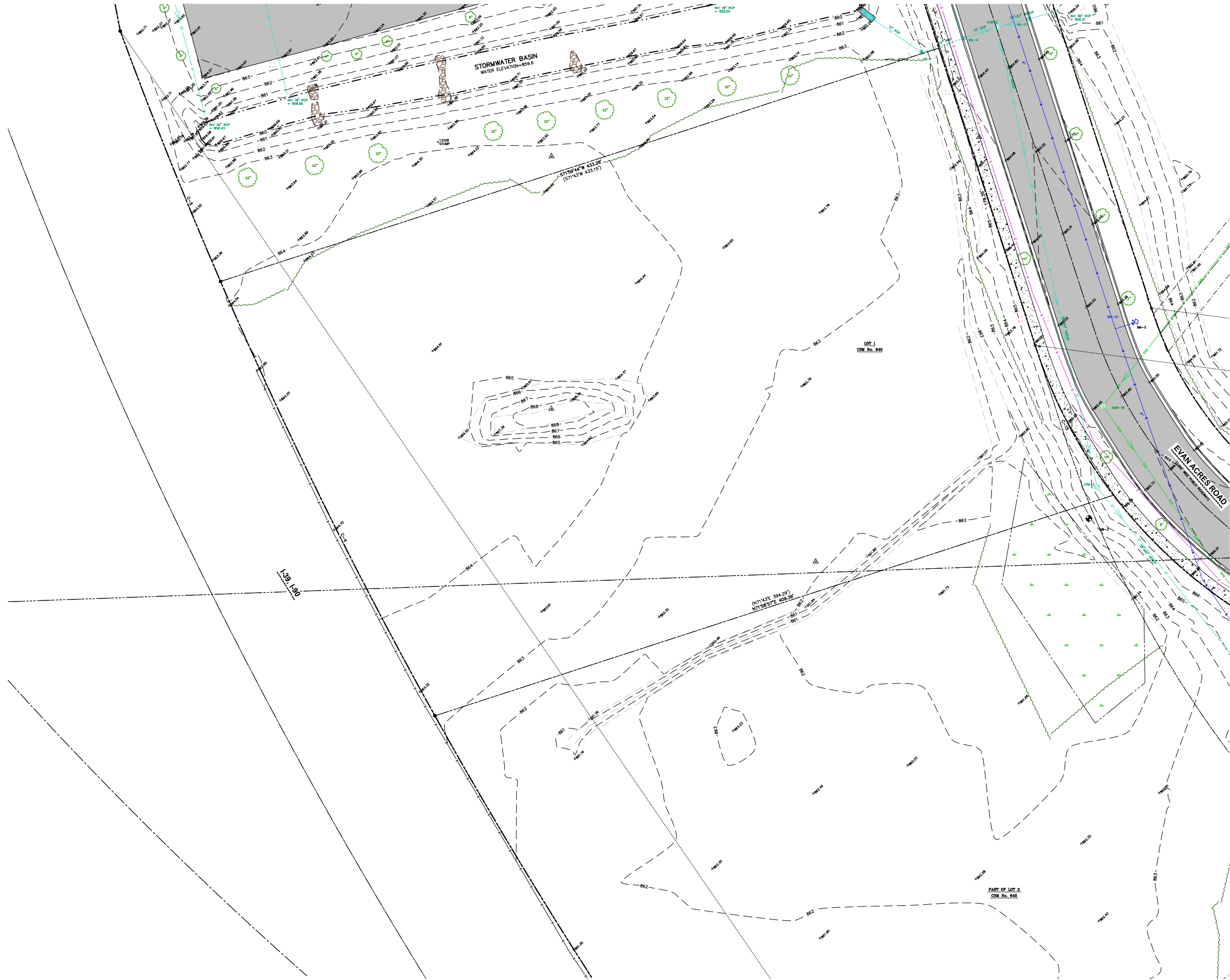
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11 OF 21

JSD PROJECT NO: 17-7803

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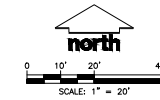
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
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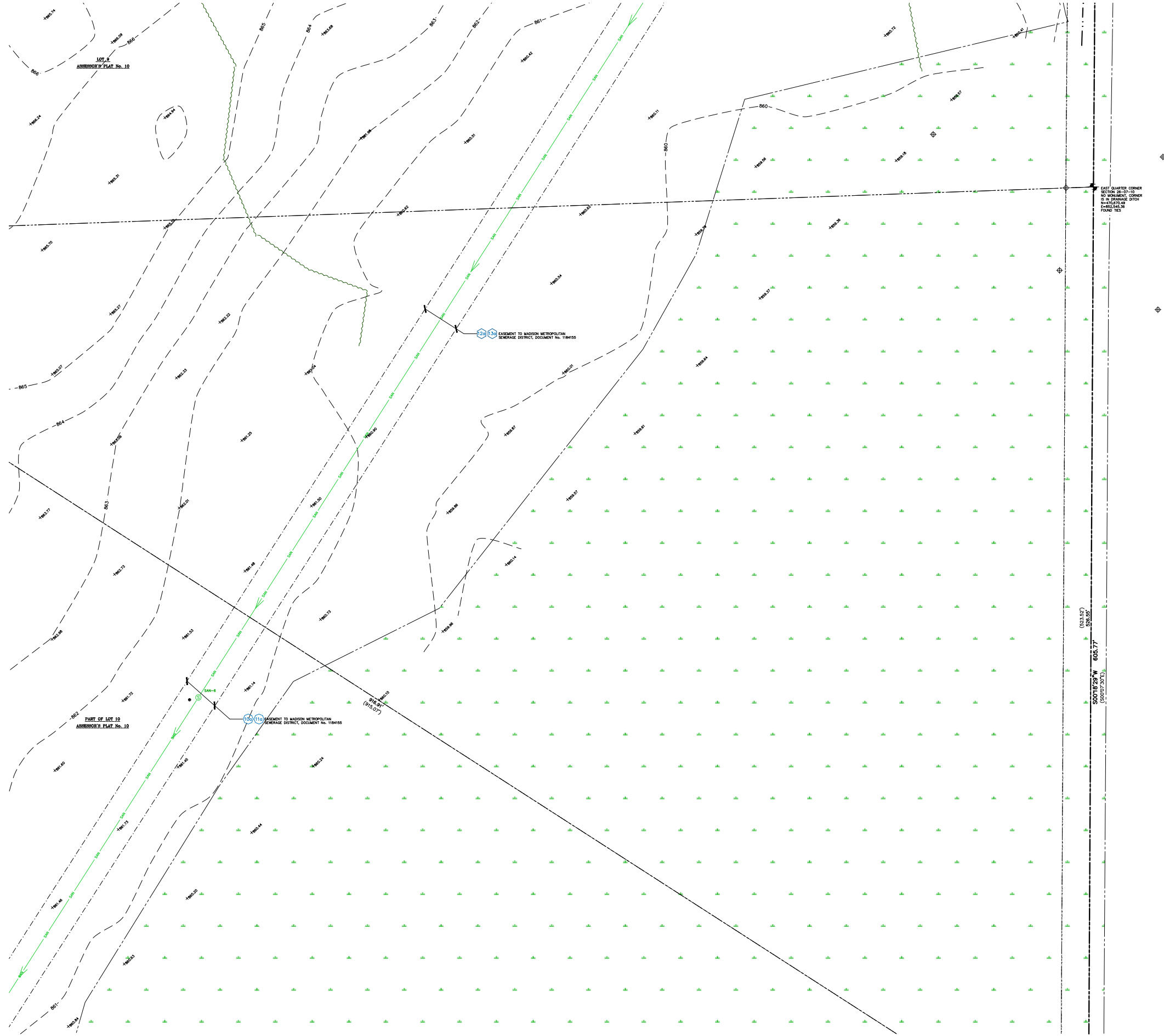
MAP NO: E-380
SHEET NUMBER:

12 OF 21

JSD PROJECT NO: 17-7893

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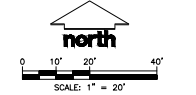
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1617 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5560

CLIENT:
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MADISON**

CLIENT ADDRESS:
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MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380
SHEET NUMBER:

15 OF 21

JSD PROJECT NO: 17-7883

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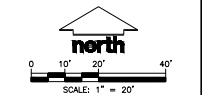
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5560

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**



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Design/Drawn: JK
Approved: TJB

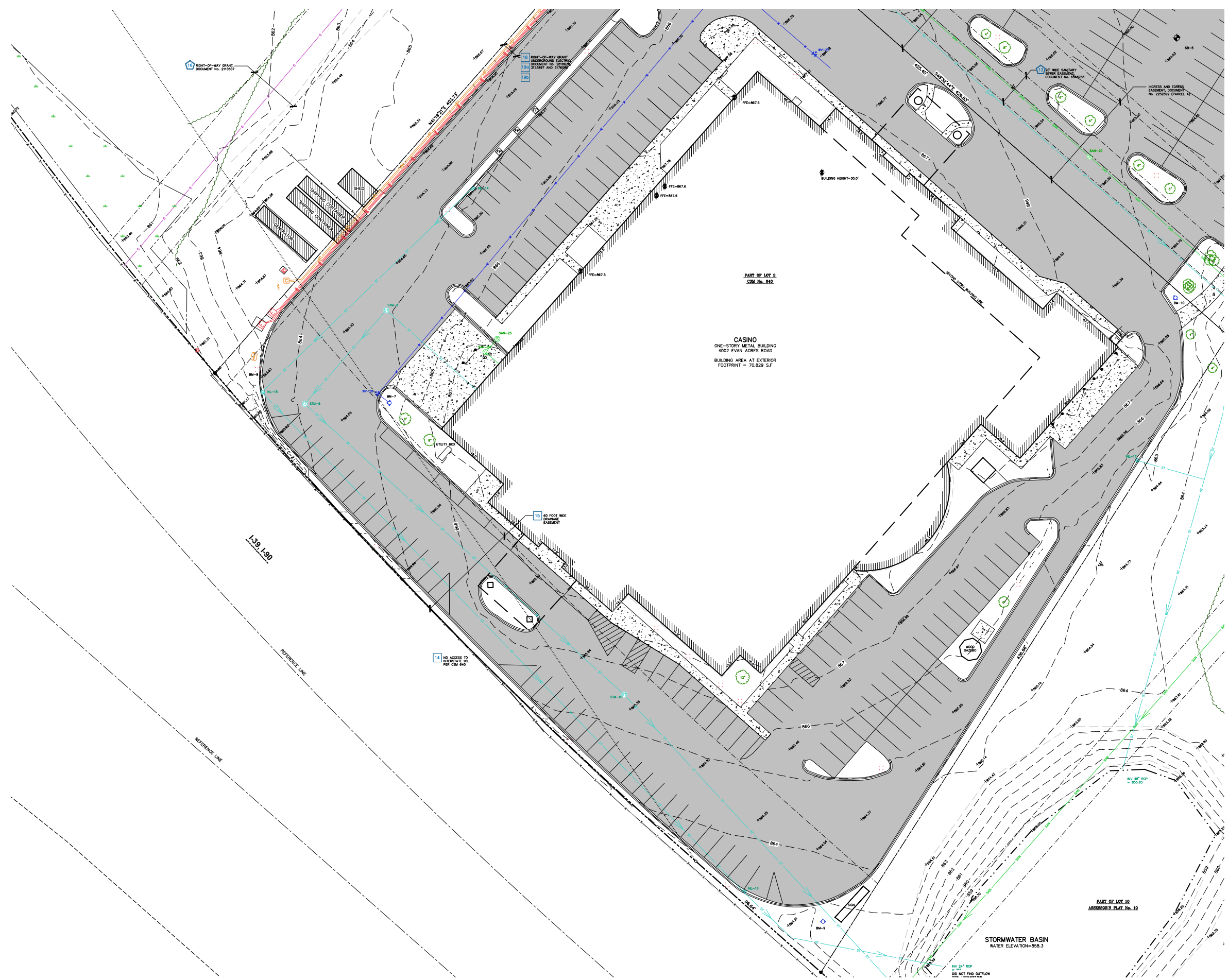
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**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380
SHEET NUMBER:

16 OF 21

JSD PROJECT NO: 17-788

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P. 608.848.5060

CLIENT:
**HO-CHUNK GAMING
MADISON**

CLIENT ADDRESS:
**4002 EVAN ACRES ROAD
MADISON, WISCONSIN 53718**

PROJECT:
MASTERPLAN

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

PLAN MODIFICATIONS

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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

MAP NO: E-380
SHEET NUMBER:
17 OF 21

3RD PROJECT NO: 17-7893

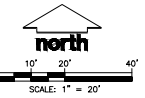
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MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

CLIENT:
**HO-CHUNK GAMING
MADISON**

PROJECT:
MASTERPLAN



Design/Drawn: JK
Approved: TJB

MAP NO: E-380
SHEET NUMBER:

JSD PROJECT NO: 17-7893

3.5 | EXISTING SITE - LEGAL DESCRIPTION

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER XXXXX000XG, WHICH HAS NOT BEEN PRINTED.
- ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE INSURER.
- ITEM 9 THERE ARE XXX PARKING SPACES AND XXX HANDICAP SPACES FOR A TOTAL OF XXX PARKING SPACES.
- ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.N. TO DEVELOP A NEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18 WETLAND
- ITEM 19 THERE ARE OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY THAT ARE NOT SHOWN IN THEIR ENTIRETY DUE TO THE LARGE GRAPHICAL NATURE THEREOF.

PARCEL A – 3902 EVAN ACRES ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- (FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872520-MAD, COMMITMENT DATE: OCTOBER 09, 2017 AT 7:30 A.M.)
- (10) SUBJECT TO A 5 FOOT EASEMENT FOR POWER LINE FACILITIES ALONG THE SOUTHERLY LINE OF PROPERTY AS DISCLOSED IN DEED RECORDED IN VOLUME 819 OF DEEDS, PAGE 460 AS DOCUMENT No. 11630000. (PARCEL 1).
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (AFFECTS LOT 13, ASSESSOR'S PLAT No. 10.)
- (11) SIGN AGREEMENT CONTAINED IN DOCUMENT RECORDED APRIL 1, 1965 IN VOLUME 424 OF MISC., PAGE 368 AS DOCUMENT No. 1127407. (PARCEL 1).
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (SIGN LOCATION IS IN U.S.H. 12 & 18 RIGHT-OF-WAY)
- (12) GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 28, 1999 AS DOCUMENT No. 3181439. (PARCEL 1).
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED MAY 23, 2011 AS DOCUMENT No. 4785649. (PARCEL 1).
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (14) DECLARATION OF CONDITIONS AND COVENANTS RECORDED FEBRUARY 25, 2013 AS DOCUMENT No. 4964265. (PARCEL 1).
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (15) GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED JULY 1, 1997 AS DOCUMENT No. 2866618
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-3902 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872520-MAD, COMMITMENT DATE: OCTOBER 09, 2017 AT 7:30 A.M.)

PARCEL 1:

PART OF LOT 12, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, SAID PROPERTY BEING LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 07°2' WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 85°09' WEST, 344.32 FEET; THENCE SOUTH 32°13' WEST, 481.24 FEET; THENCE NORTH 87°47' WEST, 1365.17 FEET; THENCE SOUTH 18°17' EAST, 353.17 FEET; THENCE SOUTH 71°43' WEST, 35.00 FEET; THENCE NORTH 12°47' WEST, 53.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 82°43' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET, A CHORD LENGTH OF 230.32 FEET, AND A CHORD BEARING OF NORTH 2°28' EAST; THENCE SOUTH 77°47' EAST, 400.00 FEET; THENCE 95.29 FEET ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD LENGTH OF 94.84 FEET, AND A CHORD BEARING OF SOUTH 2°28' WEST, TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND GENERALLY DESCRIBED AS LOT 12, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPTING, HOWEVER, A PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 07°2' WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 85°09' WEST, 344.32 FEET; THENCE SOUTH 32°13' WEST, 481.24 FEET; THENCE NORTH 87°47' WEST, 1365.17 FEET; THENCE SOUTH 18°17' EAST, 353.17 FEET; THENCE SOUTH 71°43' WEST, 35.00 FEET; THENCE NORTH 12°47' WEST, 53.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 82°43' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET, A CHORD LENGTH OF 230.32 FEET, AND A CHORD BEARING OF NORTH 2°28' EAST; THENCE SOUTH 77°47' EAST, 400.00 FEET; THENCE 95.29 FEET ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD LENGTH OF 94.84 FEET, AND A CHORD BEARING OF SOUTH 2°28' WEST, TO THE POINT OF BEGINNING.

TAX KEY No.: 251/0710-261-0310-2

PROPERTY ADDRESS: 3902 EVAN ACRES ROAD

PARCEL 2:

LOT 1 OF CERTIFIED SURVEY MAP No. 729, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON DECEMBER 7, 1971, IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 271, AS DOCUMENT No. 1315056, BEING A REDIVISION OF LOT 1 OF ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

TAX PARCEL No.: 251/0710-261-0304-5

PROPERTY ADDRESS: 3802 EVAN ACRES ROAD

PARCEL B – 3522 EVAN ACRES ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS-3522 EVAN ACRES ROAD

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872531-MAD, COMMITMENT DATE: OCTOBER 05, 2017 AT 7:30 A.M.)

- (10) NOTES AS SET FORTH ON PLAT OF BLOOMING GROVE ASSESSOR'S PLAT No. 10 RECORDED AS DOCUMENT No. 1200320.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (11) FIVE (5) FOOT EASEMENT FOR POWER LINE FACILITIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 819 OF RECORDS, PAGE 460, AS DOCUMENT No. 11630000.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (12) SANITARY SEWER EASEMENT RECORDED IN VOLUME 452 OF MISC., PAGE 563, AS DOCUMENT No. 1171914.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) EASEMENT FOR PUBLIC HIGHWAY RECORDED IN VOLUME 771 OF RECORDS, PAGE 158, AS DOCUMENT No. 1504432.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)
- (14) SANITARY SEWER EASEMENT RECORDED IN VOLUME 3 OF RECORDS, PAGE 443, AS DOCUMENT No. 1204785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- (15) RESOLUTION RECORDED IN VOLUME 633 OF RECORDS, PAGE 238, AS DOCUMENT No. 1450903.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (16) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT RECORDED MARCH 10, 2009, AS DOCUMENT No. 4516723.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (17) NOTICE OF DEFERRED SPECIAL ASSESSMENT RECORDED JULY 19, 2013, AS DOCUMENT No. 5007885.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (18) ASSIGNMENT OF RENTS MADE BY RICHARD C. BRADETCH 4/b/o RBC PROPERTIES, LLC TO BANK OF LAKE MILLS RECORDED JULY 24, 2007 AS DOCUMENT No. 4334261.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-3522 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872531-MAD, COMMITMENT DATE: OCTOBER 05, 2017 AT 7:30 A.M.)

LOT THIRTEEN (13), ASSESSOR'S PLAT No. 10, TOWN OF BLOOMING GROVE, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

TAX ID No.: 008/0710-261-0635-5

PROPERTY ADDRESS: 3522 EVAN ACRES ROAD

PARCEL C – 4002 EVAN ACRES ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872507-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

- (11) EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT No. 1184155.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (12) EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT No. 1184156.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13) EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT No. 1184158.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (14) NO ACCESS TO INTERSTATE 90, AS SHOWN BY CSM 640.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (15) EASEMENT, AS DISCLOSED BY QUIT CLAIM DEED, RECORDED MARCH 18, 1983 AS DOCUMENT No. 1772881.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (16) EASEMENT, AS DISCLOSED BY QUIT CLAIM DEED, RECORDED APRIL 6, 1984 AS DOCUMENT No. 1826963.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (17a) RIGHT-OF-WAY GRANT, RECORDED OCTOBER 24, 1988 AS DOCUMENT No. 2110507.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (17b) ASSIGNMENT, RECORDED OCTOBER 31, 1990 AS DOCUMENT No. 2231689.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (18) REVOCABLE RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, RECORDED DECEMBER 12, 1996 AS DOCUMENT No. 2818676.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (19a) RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, RECORDED SEPTEMBER 9, 1999 AS DOCUMENT No. 3153897.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (19b) AFFIDAVIT, RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176096.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (20) RIGHT-OF-WAY GRANT GAS MAIN AND/OR SERVICE LATERALS, RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176095.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (21) DECLARATION OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT No. 5121759.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (22) CIVIL JUDGMENT ENTERED IN 2011CLO00015 ON FEBRUARY 4, 2011 AGAINST HO-CHUNK NATION AND IN FAVOR OF STEINER ELECTRIC COMPANY IN THE AMOUNT OF \$2,021.83.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (23) CIVIL JUDGMENT ENTERED IN 2011CLO00016 ON FEBRUARY 4, 2011 AGAINST HO-CHUNK NATION AND IN FAVOR OF STEINER ELECTRIC COMPANY IN THE AMOUNT OF \$6,721.30.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-4002 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872507-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

PART OF LOT 2 CERTIFIED SURVEY MAP No. 640, BEING A PART OF LOT 11 OF ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF THE E1/2 OF SECTION 26, T.7N., R.10E., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 OF CSM No. 640 (SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90); THENCE N 48°50'-30" W, 96.03 FEET; THENCE 397.17 FEET ALONG A CIRCULAR CURVE TO THE RIGHT (ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90) HAVING A RADIUS OF 2784.76 FEET A CHORD LENGTH OF 396.82 FEET, AND A CHORD BEARING OF N 45°-00'-00" W; THENCE N 41°-02'-00" E, 403.11 FEET TO THE SOUTHEASTERLY LINE OF EVAN ACRES ROAD; THENCE S 48°-58'-00" E, 425.03 FEET; THENCE S 32°-12'-30" W, 458.51 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR DRAINAGE 60 FEET IN WIDTH ADJACENT TO AND PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90 ALONG THE ENTIRE SOUTHWESTERLY PART OF THE PARCEL, AND OTHER VALID RIGHTS-OF-WAY OF RECORD.

FOR INFORMATIONAL PURPOSES ONLY:

TAX ID No.:251/0710-264-0102-7

ADDRESS: 4002 EVAN ACRES ROAD

PARCEL D – 6421 MILLPOND ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872564-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

- (10) EASEMENT TO SODCON OIL COMPANY RECORDED AUGUST 24, 1964 IN VOL. 44 OF MISC., PAGE 98 AS DOCUMENT No. 1110490.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (11) AGREEMENT RE RIGHT-OF-WAY AND UTILITIES RECORDED APRIL 1, 1965 IN VOL. 424 OF MISC., PAGE 368 AS DOCUMENT No. 1127407.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)
- (12a) EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 478, AS DOCUMENT No. 1184155.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (12b) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13a) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (14a) EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 484, AS DOCUMENT No. 1184156.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (14b) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (15) MATTERS SHOWN ON ASSESSOR'S PLAT No. 10 RECORDED NOVEMBER 16, 1967 IN VOL. 33 OF PLATS, PAGES 32-33, AS DOCUMENT No. 1200320.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (16) SANITARY SEWER EASEMENT RECORDED JANUARY 12, 1968 IN VOLUME 3 OF RECORDS, PAGE 443, AS DOCUMENT No. 1204785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- (17) SANITARY SEWER EASEMENT RECORDED JANUARY 26, 1968 IN VOLUME 6 OF RECORDS, PAGE 132, AS DOCUMENT No. 1205590.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- (18) MATTERS SHOWN ON CERTIFIED SURVEY MAP No. 772 RECORDED FEBRUARY 21, 2017 IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 325, AS DOCUMENT No. 1317721.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (19) EASEMENT FOR PUBLIC HIGHWAY RECORDED FEBRUARY 2, 1977 IN VOLUME 771, PAGE 158 AS DOCUMENT No. 1504432.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)
- (20) RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC RECORDED JUNE 6, 1984 IN VOLUME 5744, PAGE 31, AS DOCUMENT No. 1836536.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (21a) RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108, PAGE 45 AS DOCUMENT No. 2110508 AND RECORDED NOVEMBER 2, 1988 IN VOLUME 12148, PAGE 5 AS DOCUMENT No. 2112501.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (21b) ASSIGNMENT BY KOCH PIPELINES, INC. TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOL. 14981, PAGE 52, AS DOCUMENT No. 2231689.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (21c) CONVEYANCE OF RIGHTS IN LAND BY KOCH REFINING COMPANY L.P. TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010050.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (22a) RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108, PAGE 47 AS DOCUMENT No. 2110509.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (22b) ASSIGNMENT BY KOCH PIPELINES, INC. TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOL. 14981, PAGE 52, AS DOCUMENT No. 2231689.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (22c) CONVEYANCE OF RIGHTS IN LAND BY KOCH REFINING COMPANY L.P. TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010050.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-6421 MILLPOND ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872564-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

PARCEL 1:

LOT NINE (9), ASSESSOR'S PLAT No. 10 TOWN OF BLOOMING GROVE, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

AND

PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 772 RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, PAGE 325, AS DOCUMENT No. 1317721, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, BEING A PART OF LOT 8 OF ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP No. 772, THENCE NORTH 85°09' WEST, 157.75 FEET; THENCE NORTH 43°1' EAST, 399.98 FEET TO THE SOUTH LINE OF MILLPOND ROAD; THENCE SOUTH 85°09' EAST, 70.00 FEET ALONG THE SOUTH LINE OF MILLPOND ROAD; THENCE NORTH 43°1' EAST, 529.63 FEET ALONG THE EAST LINE OF LONG DRIVE TO THE SOUTH LINE OF U.S. HIGHWAY 12 AND 18; THENCE 8.92 FEET ALONG A CIRCULAR CURVE TO THE RIGHT ALONG THE SOUTH LINE OF U.S. HIGHWAY 12 AND 18 HAVING A RADIUS OF 5679.85 FEET, A CHORD LENGTH OF 8.92 FEET, AND A CHORD BEARING OF SOUTH 82°20'32" EAST; THENCE SOUTH 932.51 FEET ALONG THE EAST LINE OF SECTION 26 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED RECORDED JULY 15, 1997 AS DOCUMENT No. 2870419.

PARCEL 1I:

PART OF LOT 2, CERTIFIED SURVEY MAP No. 772, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 325 AS DOCUMENT No. 1317721, BEING A SUBDIVISION OF LOT 8, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: AT THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 772; THENCE N32°12'30"E, ALONG THE WESTERLY LINE OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 772, ALSO BEING THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAVANNAH ROAD, 161.28 FEET TO THE NORTHERMOST POINT OF SAID LOT 1, AND THE POINT OF BEGINNING; THENCE CONTINUING N32°12'30"E, ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE, 92.79 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N63°31'44"E, 25.99 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MILLPOND ROAD; THENCE S89°09'00"E, ALONG SAID RIGHT-OF-WAY LINE, 146.04 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 265.00 FEET RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S69°19'30"W, 228.37 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, CERTIFIED SURVEY MAP No. 772; THENCE N57°47'30"W, ALONG SAID NORTHERLY LINE, 5.41 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

TAX ID No.:251/0710-261-0101-5

ADDRESS: 6421 MILLPOND ROAD

PARCEL E – 6303 MILLPOND ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872563-MAD, COMMITMENT DATE: OCTOBER 17, 2017 AT 7:30 A.M.)

- (10a) SANITARY SEWER EASEMENT DATED DECEMBER 18, 1967 AND RECORDED JANUARY 12, 1968 AS DOCUMENT No. 1204785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (11a) SANITARY SEWER EASEMENT DATED JULY 2, 1984 AND RECORDED AUGUST 23, 1984 AS DOCUMENT No. 1848258.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (12a) STORM SEWER EASEMENT DATED JULY 13, 1984 AND RECORDED AUGUST 23, 1984 AS DOCUMENT No. 1848255.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13a) RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. DATED SEPTEMBER 26, 1988 AND RECORDED NOVEMBER 2, 1988 AS DOCUMENT No. 2112301.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13b) ASSIGNMENT OF INTEREST FROM KOCH PIPELINES, INC. TO KOCH REFINING COMPANY DATED OCTOBER 23, 1990 AND RECORDED OCTOBER 31, 1990 AS DOCUMENT No. 2231689.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (14a) RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE INSURED PREMISES LYING WITHIN VACATED PORTIONS OF EVAN ACRES ROAD AND PORTIONS OF SAVANNAH ROAD, PURSUANT TO SECTION 66.1005 (2) WISCONSIN STATUTE.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-6303 MILLPOND ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872563-MAD, COMMITMENT DATE: OCTOBER 17, 2017 AT 7:30 A.M.)

PART OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF LOT 6, ASSESSOR'S PLAT No. 10, BLOOMING GROVE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, ASSESSOR'S PLAT No. 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 13 OF SAID ASSESSOR'S PLAT No. 10; THENCE 329.87 FEET ALONG THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD LENGTH OF 269.98 FEET, AND A CHORD BEARING OF NORTH 47 DEGREES 13'00" EAST TO A POINT ON THE SOUTHERLY LINE OF MILLPOND ROAD; THENCE SOUTH 2 DEGREES 13'00" WEST, 210.00 FEET; THENCE NORTH 87 DEGREES 47'00" WEST, 210.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT No. 3077053 AND RE-RECORDED JULY 16, 1999 AS DOCUMENT No. 3135154.

TAX ID No.: 251/0710-261-0202-1

PROPERTY ADDRESS: 6303 MILLPOND ROAD

PARCEL F – 4101 SAVANNAH ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872565-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

- (10a) EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967, IN VOLUME 463, PAGE 478, AS DOCUMENT No. 1184155.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (10b) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (11a) EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 480, AS DOCUMENT No. 1184156.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (11b) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (12a) EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 484, AS DOCUMENT No. 1184158.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (12b) CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13) MATTERS SHOWN ON ASSESSOR'S PLAT No. 10 RECORDED NOVEMBER 16, 1967 IN VOLUME 33 OF PLATS, PAGES 32-33, AS DOCUMENT No. 1200320.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-4101

PARCEL G – 3801, 3902, 4001 SAVANNAH ROAD AND 3938 EVAN ACRES ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872516-MAD, COMMITMENT DATE: OCTOBER 23, 2017 AT 7:30 A.M.)

- 11 GRANT OF EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463 OF RECORDS, PAGE 480 AS DOCUMENT No. 1184156.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

- 12 SANITARY SEWER EASEMENT GRANTED TO THE CITY OF MADISON RECORDED JANUARY 26, 1968 IN VOLUME 6 OF RECORDS, PAGE 132 AS DOCUMENT No. 1205590.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

- 13 SANITARY SEWER EASEMENT GRANTED TO THE TOWN OF BLOOMING GROVE SANITARY SEWER DISTRICT No. 8, RECORDED AUGUST 23, 1984 IN VOLUME 6021 OF RECORDS, PAGE 84 AS DOCUMENT No. 1848258. (PARCEL A AND C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 14 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 45 AS DOCUMENT No. 2110509 AND RECORDED NOVEMBER 2, 1988 AS DOCUMENT No. 2112301. (PARCEL A, B AND D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 15 ASSIGNMENT TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOLUME 14981 OF RECORDS, PAGE 52 AS DOCUMENT No. 2231689.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

- 16 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 47 AS DOCUMENT No. 2110509. (PARCEL D)

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

- 17 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 42 AS DOCUMENT No. 2110507. (PARCEL D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 18 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 12, 1996 AS DOCUMENT No. 2918678. (PARCEL C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 19 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 9, 1999 AS DOCUMENT No. 3153897. (PARCEL C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 20 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176095. (PARCEL C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 21 RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT No. 5161887. (PARCEL C AND D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

- 22 DECLARATION OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT No. 5121759. (PARCEL C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-3801, 3902 AND 4001 SAVANNAH ROAD AND 3938 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872516-MAD, COMMITMENT DATE: OCTOBER 23, 2017 AT 7:30 A.M.)

PARCEL A:

ALL OF LOT SIX (6) AND SEVEN (7), ASSESSOR'S PLAT No. 10, TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE FOLLOWING PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 OF SAID ASSESSOR'S PLAT No. 10, SAID POINT BEING IN THE NORTHWEST CORNER OF LOT 13 OF SAID ASSESSOR'S PLAT No. 10; THENCE 329.87 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD LENGTH OF 296.98 FEET, AND A CHORD BEARING NORTH 47°37'00" EAST TO A POINT ON THE SOUTHERLY LINE OF MILLPOND ROAD; THENCE SOUTH 02°13'00" WEST, 210.00 FEET; THENCE NORTH 87°47'00" WEST, 210.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT No. 3077053 AND RECORDED JULY 16, 1999 AS DOCUMENT No. 3135154.

TAX PARCEL No. 251/0710-261-0201-3 PART OF ABOVE DESCRIPTION

PARCEL B:

LOT TWO (2), CERTIFIED SURVEY MAP No. 772, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 325 AS DOCUMENT No. 1317721, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED IN DEED RECORDED APRIL 1, 1991 IN VOLUME 18313 OF RECORDS, PAGE 42 AS DOCUMENT No. 2252892. FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT No. 3077053 AND RECORDED JULY 16, 1999 AS DOCUMENT No. 3135154.

TAX PARCEL No.251/0710-261-0103-1

PARCEL C:

PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP No. 640 RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 156, AS DOCUMENT No. 1303026, BEING PART OF LOT ELEVEN (11) OF ASSESSOR'S PLAT No. TEN (10) OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 OF CSM No. 640, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAVANNAH ROAD; THENCE SOUTH 57°47'30" EAST, 350.00 FEET; THENCE SOUTH 32°12'30" WEST, 653.19 FEET; THENCE NORTH 48°50'00" WEST, 354.19 FEET; THENCE NORTH 32°12'30" EAST, 508.56 FEET ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAVANNAH ROAD TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED EVANS ROAD AND SAVANNAH ROAD IN RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT No. 5161887.

TAX PARCEL No. 251/0710-264-0103-5

PARCEL D:

ALL OF LOT ONE (1) AND PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP No. 640 RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 156, AS DOCUMENT No. 1303026, BEING PART OF LOT ELEVEN (11) OF ASSESSOR'S PLAT No. TEN (10) OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 2 OF CSM 640; SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE NORTH 71°43'00" EAST, 394.29 FEET TO THE SOUTHWEST LINE OF EVAN ACRES ROAD; THENCE 295.53 FEET ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 635.54 FEET, A CHORD LENGTH OF 293.87 FEET AND A CHORD BEARING OF SOUTH 35°37'35" EAST, 51.09 FEET; THENCE SOUTH 41°02'00" WEST, 403.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 554.05 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2784.76 FEET, A CHORD LENGTH OF 553.14 FEET, A CHORD BEARING OF NORTH 35°12'14" WEST TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED EVANS ROAD AND SAVANNAH ROAD IN RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT No. 5161887.

TAX PARCEL No. 251/0710-261-0301-1, 251/0710-264-0101-9

PARCEL H – 3702 LONG DRIVE

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872566-MAD, COMMITMENT DATE: OCTOBER 06, 2017 AT 7:30 A.M.)

- 12 NO ACCESS TO U.S.H. 12 & 18 AS NOTED ON CERTIFIED SURVEY MAP No. 4425.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 13 SANITARY SEWER AND WATER MAIN EASEMENT RECORDED IN VOLUME 6021 OF RECORDS, PAGE 82, AS DOCUMENT No. 1848256.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 14 EASEMENT AGREEMENT RECORDED IN VOLUME 6116 OF RECORDS, PAGE 13, AS DOCUMENT No. 1852260.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-3702 LONG DRIVE)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872566-MAD, COMMITMENT DATE: OCTOBER 06, 2017 AT 7:30 A.M.)

LOT FOUR (4), CERTIFIED SURVEY MAP No. 4425, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 19 OF CERTIFIED SURVEY MAPS, PAGES 98 AND 99, AS DOCUMENT No. 1843805, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT LAND CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT No. 2886070.

TAX ID No.: 251/0710-261-0309-5

PROPERTY ADDRESS: 3702 LONG DRIVE

SURVEYOR'S CERTIFICATE

TO:

- i) (BANK/LENDER),
ii) (TITLE COMPANY),
iii) (CLIENT).

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 _____ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____

JOHN KREBS, S-1878 DATE
PROFESSIONAL LAND SURVEYOR

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1 (500)	868.14	TOP NUT ON HYDRANT AT LONG DRIVE AND MILLPOND ROAD
BM-2 (501)	866.59	TOP NUT ON HYDRANT MID-POINT ON MILLPOND ROAD
BM-3 (502)	867.69	TOP NUT ON HYDRANT ON CORNER OF MILLPOND AND EVAN ACRES RD
BM-4 (503)	866.92	TOP NUT ON HYDRANT IN FRONT OF HOLIDAY APARTMENTS
BM-5 (504)	869.02	TOP NUT ON HYDRANT ON SOUTH END OF EVAN ACRES ROAD
BM-6 (505)	867.81	TOP NUT ON HYDRANT IN HO-CHUNK MAIN DRIVEWAY
BM-7 (506)	868.39	TOP NUT ON HYDRANT WEST OF CASINO
BM-8 (512)	866.14	MARKER BOX ON LIGHT POLE PEDESTAL WEST OF CASINO
BM-9 (507)	863.55	TOP NUT ON HYDRANT SOUTH OF CASINO
BM-10 (508)	865.14	TOP NUT ON HYDRANT EAST OF CASINO
BM-11 (509)	866.22	TOP NUT ON HYDRANT ON SOUTHERN END OF SAVANNAH RD

*** DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

WATER VALVES					
VALVE No.	SIZE	RM ELEVATION	INVERT	TOP NUT ELEVATION	PIPE INVERT
WV-1	6"	866.02	1N	861.52	859.77
WV-2	6"	865.95	1N	862.10	860.35
WV-3	6"	866.52	1N	861.67	859.92
WV-4	12"	866.24	1N	861.14	859.21
WV-5	+	864.91	1N	858.66	+
WV-6	6"	864.68	1N	859.13	857.38
WV-7	6"	865.24	1N	860.91	859.16
WV-8	+	865.14	1N	859.94	+
WV-9	+	865.36	1N	859.66	+
WV-11	6"	863.11	1N	859.48	857.71
WV-12	6"	863.02	1N	859.17	857.42
WV-13	3"	864.18	1N	859.23	+
WV-14	6"	862.80	1N	859.83	858.08
WV-15	+	865.66	1N	861.76	+
WV-16	6"	865.05	1N	859.37	857.62
WV-17	12"	865.09	1N	859.45	856.52
WV-18	+	865.18	1N	858.61	+
WV-19	+	865.16	1N	860.51	+
WV-20	+	866.53	1N	861.98	+
WV-21	+	865.79	1N	860.64	+
WV-22	+	864.61	1N	860.61	+
WV-23	+	864.65	1N	859.67	+
WV-24	+	865.63	1N	860.73	+
WV-25	+	866.36	1N	860.86	+
WV-26	+	000.00	1N	000.00	+
WV-27	8"	866.69	1N	860.89	858.74
WV-28	8"	865.06	1N	859.96	857.81
WV-29	+	863.25	1N	856.96	+
WV-30	+	863.57	1N	859.19	+

1N=TOP NUT OF WATER VALVE
THERE IS NO 1N=15, SHIPPED
+NO PIPE SIZE AVAILABLE

STORM SEWER INLETS					
INLET ID	RM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	864.48	N	862.03	15"	RCP
INL-2	862.48	SE	861.98	15"	RCP
INL-3		NE	860.53	15"	RCP
INL-4		NW	859.16	15"	RCP
INL-5	862.50	SE	859.15	15"	RCP
INL-6	864.06	NE	860.80	15"	CRP
INL-7		SW	860.60	15"	RCP
INL-8		NW	859.26	15"	RCP
INL-9		NE	859.16	15"	RCP
INL-10		SE	859.15	15"	RCP
INL-11	864.13	NE	859.23	34"x33"	RCP
INL-12		SW	859.23	34"x33"	RCP
INL-13	864.58	NE	860.53	15"	RCP
INL-14	864.50	W	-	15"	RCP
INL-15		NE	-	24"	RCP
INL-16	865.57	NW	858.30	24"	RCP
INL-17	865.48	SE	862.55	15"	RCP
INL-18	863.95	SE	862.58	15"	RCP
INL-19	863.95	SW	861.00	15"	RCP
INL-20	863.95	NW	860.35	18"	RCP
INL-21	864.09	SW	860.84	18"	RCP
INL-22	863.92	NE	860.42	18"	RCP
INL-23		SE	860.22	18"	RCP
INL-24	864.79	SW	861.47	12"	RCP
INL-25	863.48	NE	860.36	12"	RCP
INL-26		SW	860.27	15"	RCP
INL-27		SE	858.89	24"	RCP
INL-28	862.99	NW	857.08	24"	RCP
INL-29		SE	855.49	24"	RCP
INL-30	864.28	SE	858.28	15"	RCP

1N=UNABLE TO MEASURE PIPE/S, SETBACK IN STRUCTURE

STORM SEWER CATCH BASINS					
INLET ID	RM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	862.16	NE	859.81	15"	RCP
CB-2	863.63	S	859.38	18"	RCP
CB-3	863.76	W	859.68	18"	RCP
CB-4	862.97	E	858.87	18"	RCP
CB-5	863.24	S	858.95	18"	CRP
CB-6	863.92	N	859.78	18"	RCP
CB-7	862.75	SE	858.95	18"	RCP
CB-8	864.10	NW	858.53	24"	RCP
CB-9	863.15	SE	858.55	24"	RCP
CB-10	860.92	S	858.76	18"	RCP
CB-11	861.95	W	858.90	36"	RCP
CB-12	860.92	N	859.16	36"	RCP
CB-13	860.92	SW	854.82	38"x60"	HERCP
CB-14	861.95	NW	854.73	48"	RCP
CB-15	861.95	SW	852.34	24"	RCP
CB-16	865.55	SW	852.36	24"	RCP
CB-17	865.55	NW	864.30	12"	RCP

CB-9 HAS A WEIR BUILT IN THE MIDDLE OF THE STRUCTURE, 3 1/2" DIAMETER HOLES.
INVERT=858.89, 859.82 AND 860.83. TOP OF WEIR=861.80

STORM SEWER MANHOLES					
STRUCT. ID	RM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	864.21	NE	862.77	15"	RCP
STM-2	864.66	SE	860.75	15"	RCP
STM-3	864.66	NE	859.25	34"x33"	RCP
STM-4	865.39	SE	859.24	15"	RCP
STM-5	864.53	SE	859.19	38"x60"	RCP
STM-6	866.06	NW	858.63	38"x60"	RCP
STM-7	866.77	S	858.55	38"x60"	RCP
STM-8	864.59	SE	859.89	18"	RCP
STM-9	864.12	NE	857.03	38"x60"	RCP
STM-10	865.48	NE	856.83	18"	RCP
STM-11	863.22	NW	856.98	18"	RCP
STM-12	864.65	SE	856.99	24"	RCP
STM-13		W	861.89	12"	CRP
STM-14		S	862.06	18"	CRP

SANITARY SEWER MANHOLES					
STRUCT. ID	RM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	864.77	NE	853.13	12"	AC
SAN-2	863.36	NE	852.62	12"	AC
SAN-3	863.52	SW	852.43	12"	AC
SAN-4	862.28	NE	851.78	12"	AC
SAN-5	860.66	SE	852.35	4"	AC
SAN-6	861.64	S	851.48	18"	RCP
SAN-7	861.42	N	851.78	18"	RCP
SAN-8	863.23	NE	851.74	18"	RCP
SAN-9	864.12	NE	851.33	18"	RCP
SAN-10	865.93	NE	858.17	6"	AC
SAN-11	865.69	NE	855.93	8"	AC
SAN-12	864.92	NW	855.80	8"	AC
SAN-13	864.18	E	853.24	8"	AC
SAN-14	863.09	W	853.29	8"	AC
SAN-15	863.45	S	855.12	8"	VOP
SAN-16	863.02	N	852.57	12"	AC
SAN-17	862.81	NE	851.42	12"	AC
SAN-18	865.61	NE	851.41	12"	AC
SAN-19	865.26	SE	851.41	12"	AC
SAN-20	865.31	NW	850.45	12"	AC
SAN-21	863.17	SW	850.73	8"	AC
SAN-22	864.62	NW	857.67	8"	AC
SAN-23	856.47	SE	856.52	8"	AC
SAN-24	856.47	SW	854.96	8"	AC
SAN-24	867.29	—	—	—	—

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 01 South View

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 02 East View

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 03 North View

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 04 West View

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



South View of Existing Casino from I-90



Southwest View of Existing Casino from I-90



West View of Existing Casino from I-90

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



South View of BP Gas Station from Millpond Road



Southeast View of Reverend Jim's Roadhouse from Millpond Road

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



North View of Existing Casino Parking Lot from Savannah Road

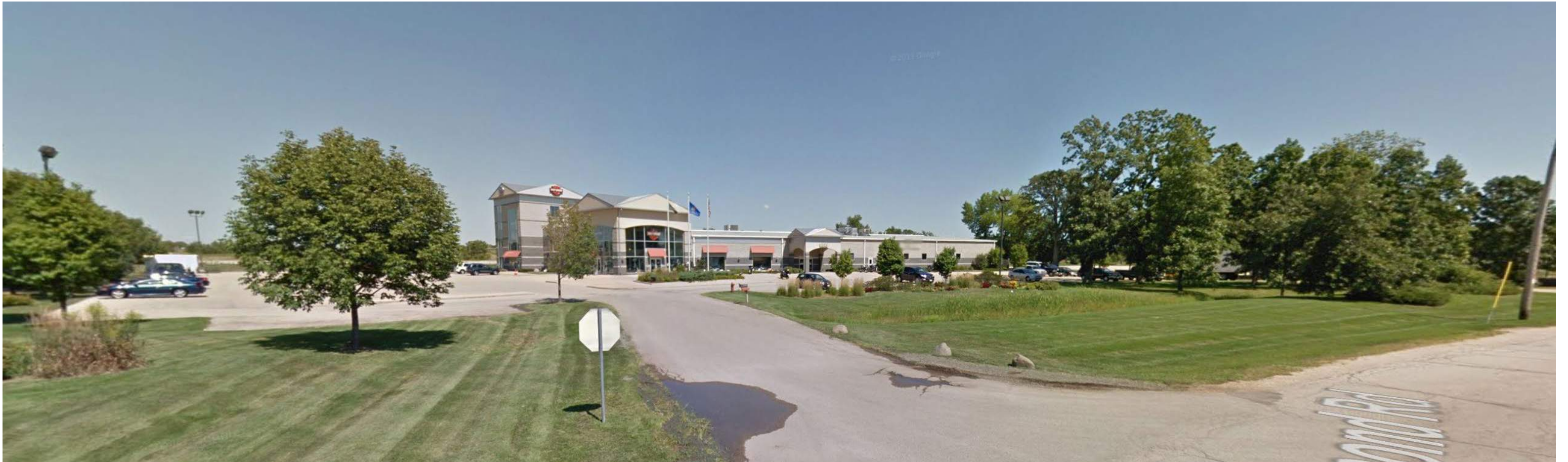


North View of Existing Casino Entrance From Savannah Road/Evan Acres Road Intersection

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES

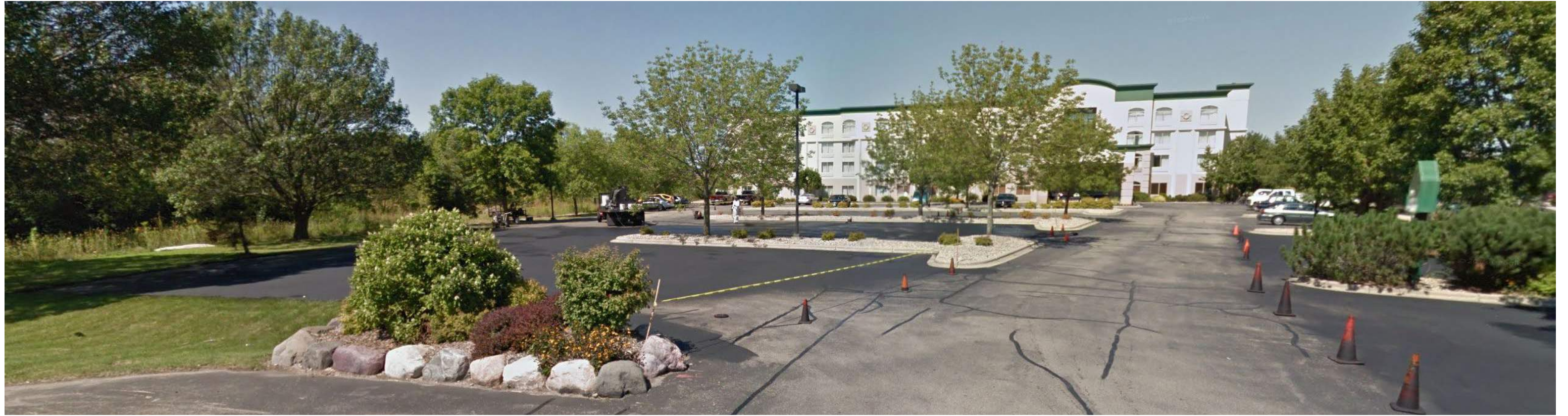


South View of ABC Supply Co Inc From Millpond Road



South View of Harley Davidson of Madison From Millpond Road

3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Southeast View of Magnuson Grand Hotel From Millpond Road



Northwest View of Holiday Apartments From Evan Acres Road

SECTION 4

GENERAL DEVELOPMENT PLAN DRAWINGS & DOCUMENTS

- 4.1 | DEVELOPMENT MASTER PLAN, BUILDING DATA, & UTILIZATION
- 4.2 | DEVELOPMENT MASTER PLAN, INITIAL PHASE
- 4.3 | CONCEPTUAL BUILDING FLOOR PLANS
- 4.4 | CONCEPTUAL BUILDING ELEVATIONS
- 4.5 | BUILDING RELATIONSHIP AND HEIGHT DIAGRAM
- 4.6 | PERSPECTIVES SHOWING GENERAL DESIGN CHARACTER, MASS, AND ORIENTATION
- 4.7 | CONCEPTUAL LANDSCAPE DESIGN
- 4.8 | PROPOSED CIRCULATION SYSTEMS
- 4.9 | SCHEDULE AND PHASING PLAN

4.1 | DEVELOPMENT MASTER PLAN, BUILDING DATA & UTILIZATION



BUILDINGS

- 1 - HERITAGE CENTER**
-26,700 SF
- 2 - CASINO EXPANSION AND REMODEL**
-180,300 SF
- 2 STORY GAMING AREA
- WALKABLE GAMING ROOFTOP
- EXPANDED FOODCOURT
- WATER FEATURE
- 3 - CONFERENCE CENTER**
-40,800 SF OF MEETING SPACE
(SUBDIVIDABLE)
- 4 - HOTEL, SPA, RESTAURANT, PARKING GARAGE**
A - HOTEL 95,444 SF
B - SPA 6,200 SF
C - RESTAURANT (90 SEAT) 9,400 SF
D - PARKING GARAGE 970 CARS
E - CENTRAL PLANT 16,500 SF
- 5 - PARKING GARAGE**
-910 CARS
- 6 - 150 SEAT RESTAURANT**
-8,560 SF
- 7 - FUTURE DEVELOPMENT SITE**

SITE

- A:** THE GREAT CIRCLE
- FLEXIBLE OUTDOOR EVENT SPACE
- B:** CASINO DROP-OFF / VALET
- C:** HOTEL DROP-OFF / VALET
- D:** HERITAGE CENTER DROP-OFF
- E:** RESTORED WETLAND WITH WALKING TRAILS
- START TO FOUR LAKES DEJOPE
CONCEPT ON SITE
- F:** OUTDOOR AMPHITHEATRE
- G:** PEDESTRIAN WALKWAY BELOW ROADWAY
- H:** PHOTOVOLTAIC SCREENWALL
- I:** MAIN ENTRY
- START TO BRANDED EXPERIENCE
- J:** CITY OF MADISON PARK
- K:** SECONDARY ENTRY
- L:** HWY 90 / 94
- M:** GAS PIPELINE EASEMENT

4.2 | DEVELOPMENT MASTER PLAN, INITIAL PHASE



BUILDINGS

- 1 - HERITAGE CENTER
-26,700 SF
- 2 - CASINO EXPANSION AND REMODEL
-180,300 SF
- 2 STORY GAMING AREA
- WALKABLE GAMING ROOFTOP
- EXPANDED FOODCOURT
- WATER FEATURE
- 3 - CONFERENCE CENTER
-40,800 SF OF MEETING SPACE
(SUBDIVIDABLE)
- 4 - HOTEL, SPA, RESTAURANT, PARKING GARAGE
 - A - HOTEL 95,444 SF
 - B - SPA 6,200 SF
 - C - RESTAURANT (90 SEAT) 9,400 SF
 - D - PARKING GARAGE 970 CARS
 - E - CENTRAL PLANT 16,500 SF
- 5 - PARKING GARAGE
-910 CARS
- 6 - 150 SEAT RESTAURANT
-8,560 SF

SITE

- A: THE GREAT CIRCLE
- FLEXIBLE OUTDOOR EVENT SPACE
- B: CASINO DROP-OFF / VALET
- C: HOTEL DROP-OFF / VALET
- D: HERITAGE CENTER DROP-OFF
- E: RESTORED WETLAND WITH WALKING TRAILS
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CONCEPT ON SITE
- F: OUTDOOR AMPHITHEATRE
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- H: PHOTOVOLTAIC SCREENWALL
- I: MAIN ENTRY
- START TO BRANDED EXPERIENCE
- J: CITY OF MADISON PARK
- K: SECONDARY ENTRY
- L: HWY 90 / 94
- M: GAS PIPELINE EASEMENT

4.3 | CONCEPTUAL BUILDING FLOOR PLANS

PROGRAM SUMMARY - LEVEL 1

- DESCRIPTION - TOTAL AREA - LEVELS

- 0A - HOTEL LOADING / RECEIVING
- 0B - CASINO LOADING / RECEIVING
- 0C - F&B LOADING / RECEIVING
- 0D - CONFERENCE CENTER LOADING / RECEIVING
- 0E - BRIDGE
- 0G - HOTEL DROP OFF
- 0H - CASINO DROP OFF
- 0J - OUTDOOR EVENT SPACE

- 1A - CASINO LOBBY ADDITION - 16,000 SF - 2
- 1B - CASINO GAMING & SUPPORT ADDITION - 68,900 SF - 2
- 1C - CASINO FLOOR - EXISTING - 40,550 SF - 1
- 1D - CASINO TEAM - 33,750 SF - 2
- 1E - ADMIN TEAM - 9,000 SF - 1

- 2A - FOOD COURT - 7,500 SF - 1
- 2B - 150 SEAT RESTAURANT - 8,560 SF - 1
- 2C - BAR / CLUB - 4,600 SF - 2
- 2D - F & B LOCAL RESTAURANT - 9,400 SF - 1

- 3A - HOTEL LOBBY - 7,844 SF - 1
- 3B - HOTEL POOL, SPA, LOUNGE & SUPPORT - 34,720 SF - 1
- 3C - HOTEL GUEST ROOMS - 87,600 SF - 3

- 4A - CONFERENCE CENTER - 40,800 SF - 1
- 4B - TENANT SPACE - 5,400 SF - 1

- 5A - HERITAGE CENTER - 26,700 SF - 2

- 6A - SPORTS FACILITY - 111,000 - 2

- 7A - 970 CAR PARKING RAMP - 210,000 SF - 4
- 7B - 910 CAR PARKING RAMP - 210,000 SF - 3-6 (PHASE 2)
- 7C - 53 CAR SURFACE PARKING LOT

- 8A - CENTRAL PLANT - 16,500 SF - 1



STRANG
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

PROJECT TITLE
HO CHUNK GAMING MADISON

MADISON, WISCONSIN

SHEET NAME
FIRST FLOOR - SITE PROGRAM PLAN

PROJECT NO. 2017044

DATE: 01/23/2019

COPYRIGHT STRANG, INC. 2019

SHEET NO.

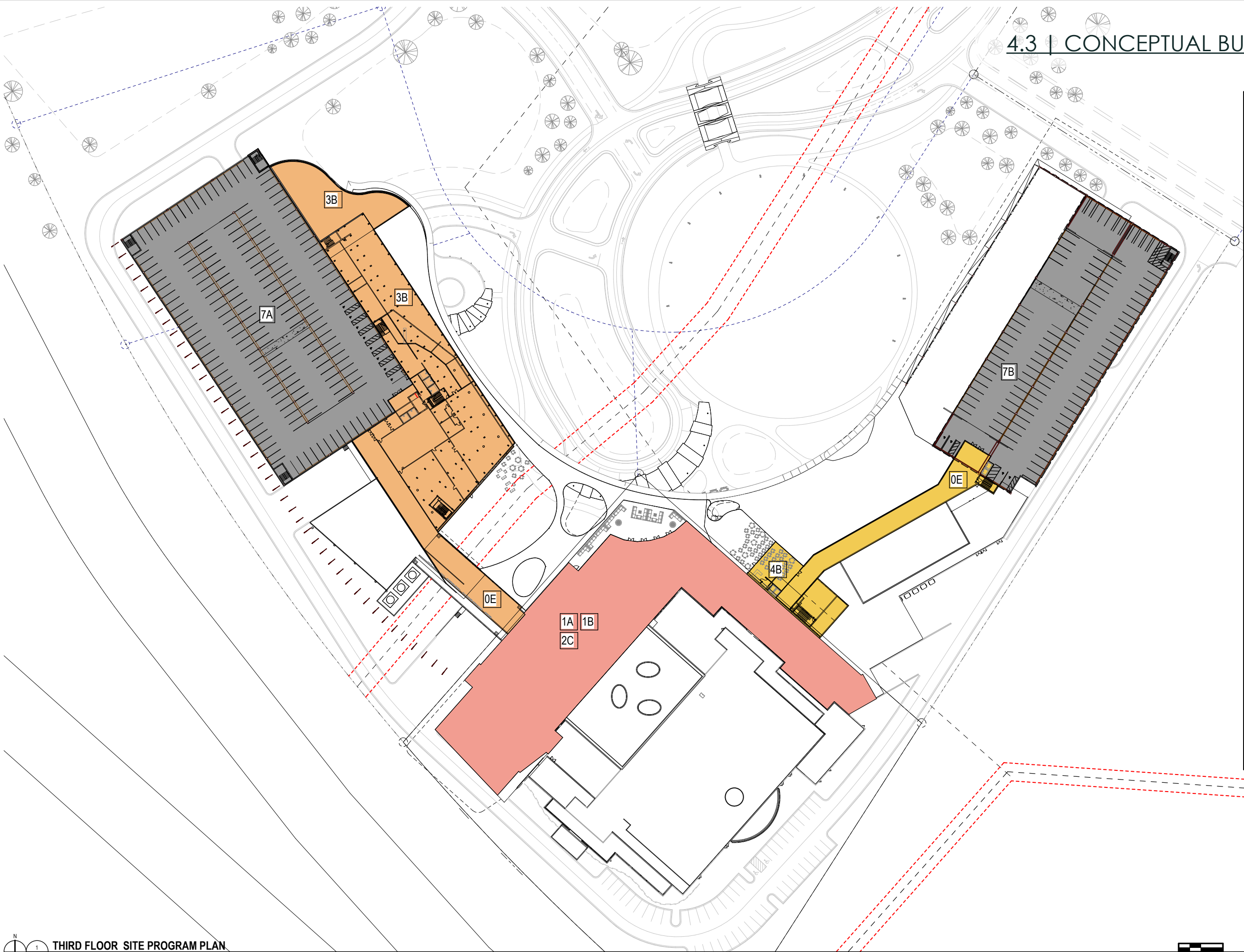
5.4.1



FIRST FLOOR SITE PROGRAM PLAN

SCALE: 1" = 50'-0" ON 22X34 SHEET
SCALE: 1" = 100'-0" ON 11X17 SHEET

4.3 | CONCEPTUAL BUILDING FLOOR PLANS



PROGRAM SUMMARY - LEVEL 3

- DESCRIPTION - TOTAL AREA - LEVELS

- 0A - HOTEL LOADING / RECEIVING
- 0B - CASINO LOADING / RECEIVING
- 0C - F&B LOADING / RECEIVING
- 0D - CONFERENCE CENTER LOADING / RECEIVING
- 0E - BRIDGE
- 0G - HOTEL DROP OFF
- 0H - CASINO DROP OFF
- 0J - OUTDOOR EVENT SPACE

- 1A - CASINO LOBBY ADDITION - 16,000 SF - 2
- 1B - CASINO GAMING & SUPPORT ADDITION - 68,900 SF - 2
- 1C - CASINO FLOOR - EXISTING - 40,550 SF - 1
- 1D - CASINO TEAM - 33,750 SF - 2
- 1E - ADMIN TEAM - 9,000 SF - 1

- 2A - FOOD COURT - 7,500 SF - 1
- 2B - 150 SEAT RESTAURANT - 8,560 SF - 1
- 2C - BAR / CLUB - 4,600 SF - 2
- 2D - F & B LOCAL RESTAURANT - 9,400 SF - 1

- 3A - HOTEL LOBBY - 7,844 SF - 1
- 3B - HOTEL POOL, SPA, LOUNGE & SUPPORT - 34,720 SF - 1
- 3C - HOTEL GUEST ROOMS - 87,600 SF - 3

- 4A - CONFERENCE CENTER - 40,800 SF - 1
- 4B - TENANT SPACE - 5,400 SF - 1

- 5A - HERITAGE CENTER - 26,700 SF - 2

- 6A - SPORTS FACILITY - 111,000 - 2

- 7A - 970 CAR PARKING RAMP - 210,000 SF - 4
- 7B - 910 CAR PARKING RAMP - 210,000 SF - 3-6 (PHASE 2)
- 7C - 53 CAR SURFACE PARKING LOT

- 8A - CENTRAL PLANT - 16,500 SF - 1



STRANG
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

PROJECT TITLE
HO CHUNK GAMING MADISON

MADISON, WISCONSIN

SHEET NAME
THIRD FLOOR - SITE PROGRAM PLAN

PROJECT NO. 2017044

DATE: 01/23/2019

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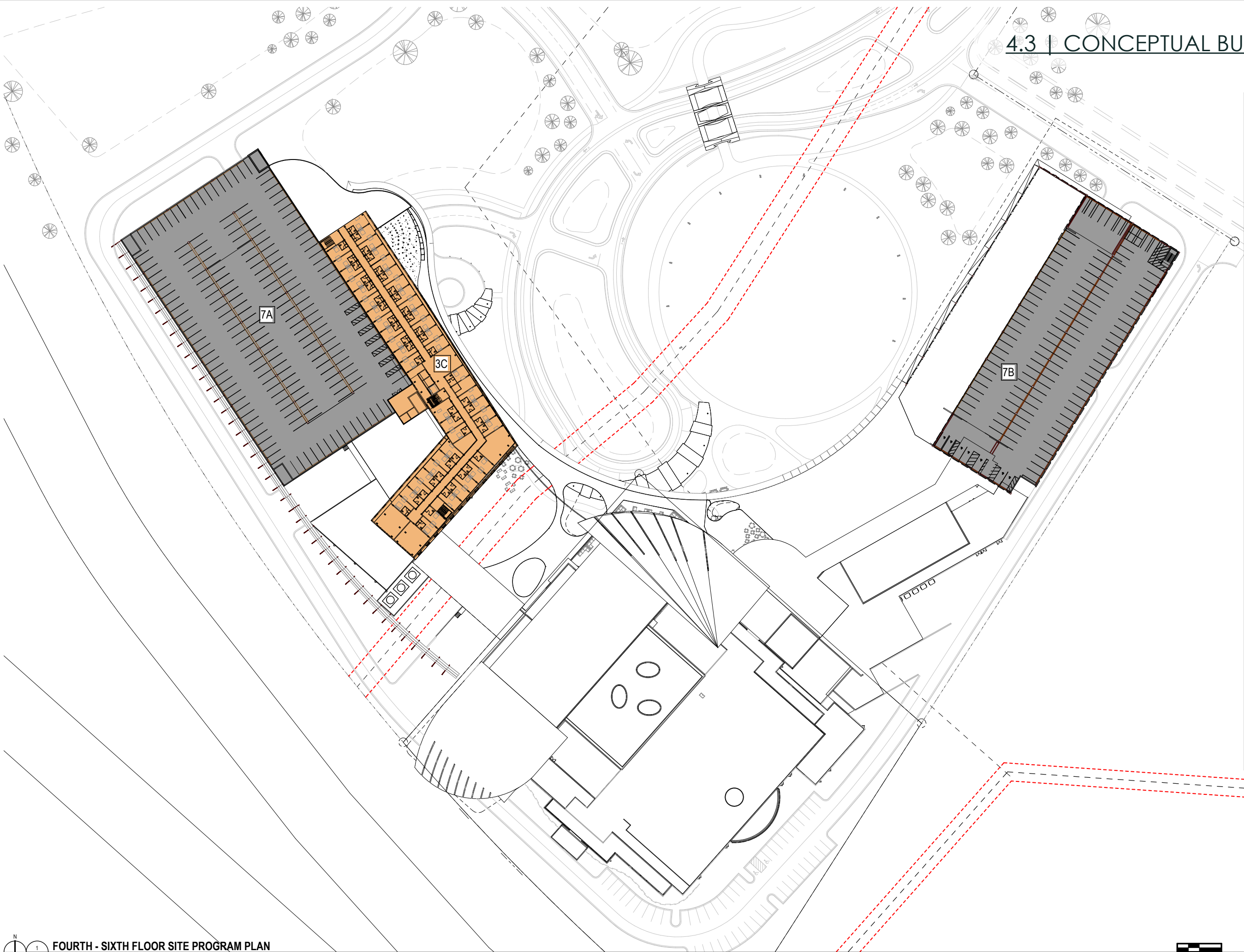
SHEET NO.

5.4.2



THIRD FLOOR SITE PROGRAM PLAN
SCALE: 1" = 50'-0" ON 22X34 SHEET
SCALE: 1" = 100'-0" ON 11X17 SHEET

4.3 | CONCEPTUAL BUILDING FLOOR PLANS



PROGRAM SUMMARY - LEVEL 4 - 6

- DESCRIPTION - TOTAL AREA - LEVELS

- 0A - HOTEL LOADING / RECEIVING
- 0B - CASINO LOADING / RECEIVING
- 0C - F&B LOADING / RECEIVING
- 0D - CONFERENCE CENTER LOADING / RECEIVING
- 0E - BRIDGE
- 0G - HOTEL DROP OFF
- 0H - CASINO DROP OFF
- 0J - OUTDOOR EVENT SPACE

- 1A - CASINO LOBBY ADDITION - 16,000 SF - 2
- 1B - CASINO GAMING & SUPPORT ADDITION - 69,900 SF - 2
- 1B - CASINO FLOOR - EXISITING - 40,550 SF - 1
- 1C - CASINO TEAM - 33,750 SF - 1
- 1D - ADMIN TEAM - 9,000 SF - 1

- 2A - FOOD COURT - 7,500 SF - 1
- 2B - 150 SEAT RESTAURANT - 8,560 SF - 1
- 2C - BAR / CLUB - 4,600 SF - 2
- 2D - F & B LOCAL RESTAURANT - 9,400 SF - 1

- 3A - HOTEL LOBBY - 7,844 SF - 1
- 3B - HOTEL POOL, SPA, LOUNGE & SUPPORT - 34,720 SF - 1
- 3C - HOTEL GUEST ROOMS - 87,600 SF - 3

- 4A - CONFERENCE CENTER - 40,800 SF - 1
- 4B - TENANT SPACE - 5,400 SF - 1

- 5A - HERITAGE CENTER - 26,700 SF - 2

- 6A - SPORTS FACILITY - 111,000 - 2

- 7A - 970 CAR PARKING RAMP - 210,000 SF - 4
- 7B - 910 CAR PARKING RAMP - 210,000 SF - 3-6 (PHASE 2)
- 7C - 53 CAR SURFACE PARKING LOT

- 8A - CENTRAL PLANT - 16,500 SF - 1



PROJECT TITLE
HO CHUNK GAMING MADISON

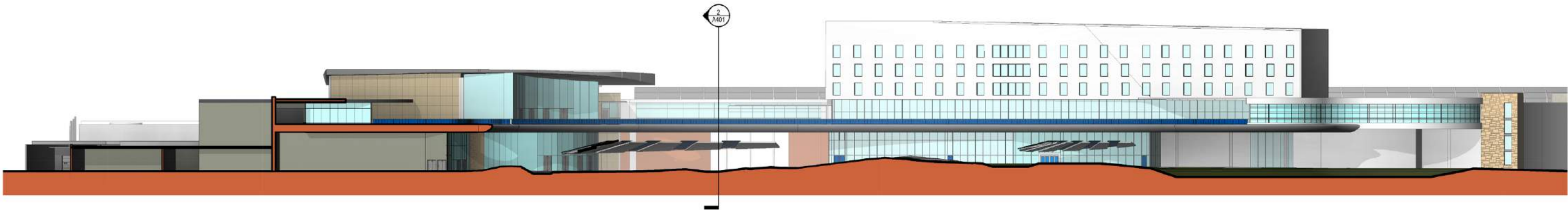
MADISON, WISCONSIN

SHEET NAME
TYPICAL HOTEL ROOM FLOORS 4 - 6 - SITE PROGRAM PLAN

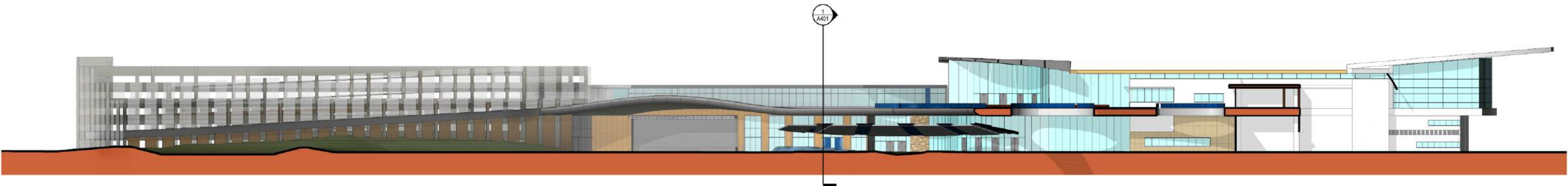
PROJECT NO. 2017044

DATE: 01/23/2019 SHEET NO.

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1 OVERALL ELEVATION/SECTION - NE
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SCALE: 1/64" = 1'-0" ON 11X17 SHEET

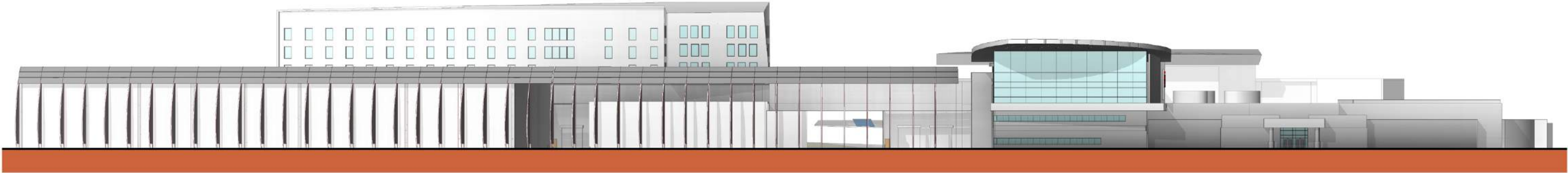


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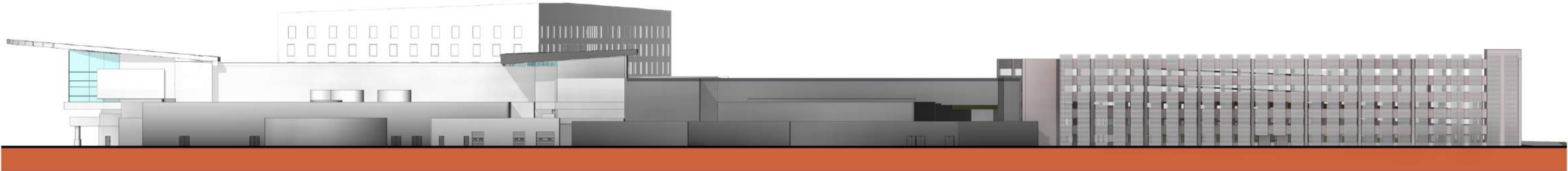


PROJECT TITLE	
HO CHUNK GAMING MADISON	
MADISON, WISCONSIN	
SHEET NAME	
SITE ELEVATIONS/SECTIONS	
PROJECT NO.	2017044
DATE	01/23/2019
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	A401





1 OVERALL ELEVATION/SECTION - SW
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SCALE: 1/64" = 1'-0" ON 11X17 SHEET

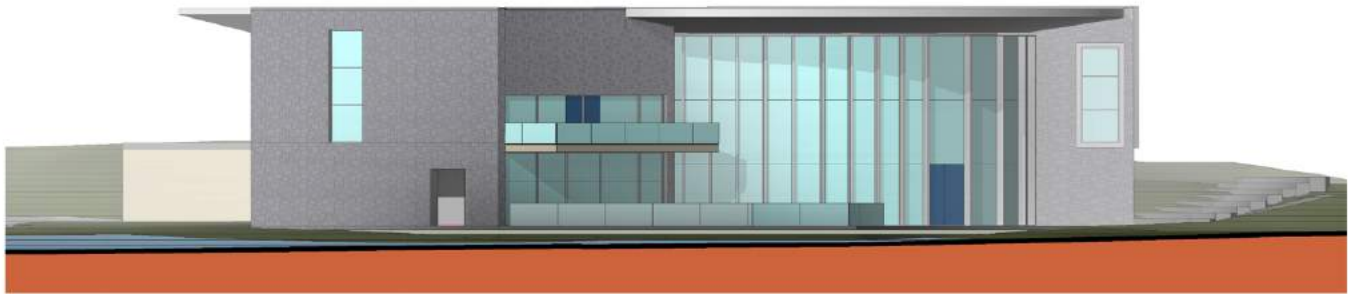


2 OVERALL ELEVATION/SECTION - SE
SCALE: 1/32" = 1'-0" ON 22X34 SHEET
SCALE: 1/64" = 1'-0" ON 11X17 SHEET



PROJECT TITLE	
HO CHUNK GAMING MADISON	
MADISON, WISCONSIN	
SHEET NAME	
SITE ELEVATIONS/SECTIONS	
PROJECT NO.	2017044
DATE	01/23/2019
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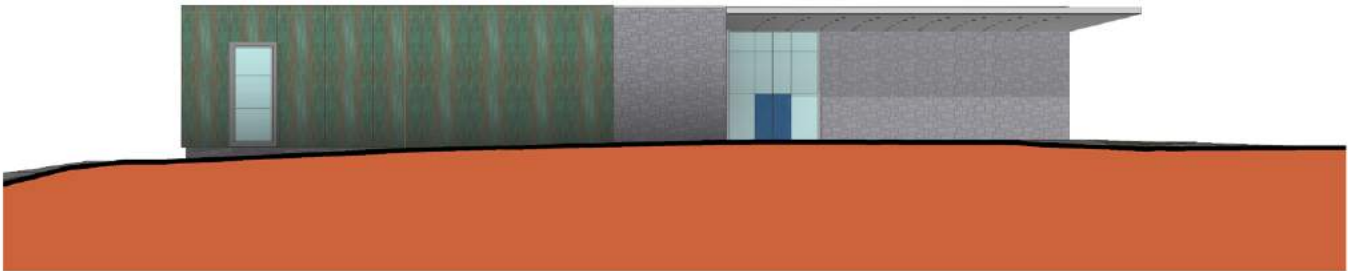




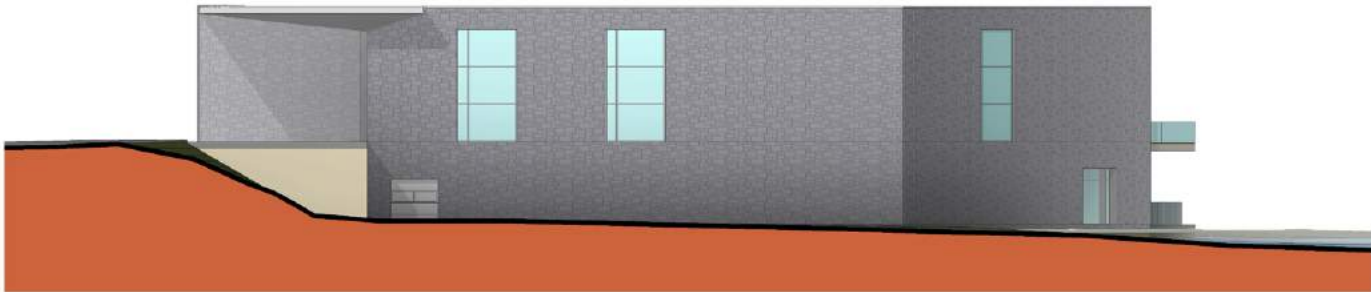
1 ELEVATION - HERITAGE CENTER - WEST
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



3 ELEVATION - HERITAGE CENTER - SOUTH
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



2 ELEVATION - HERITAGE CENTER - EAST
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



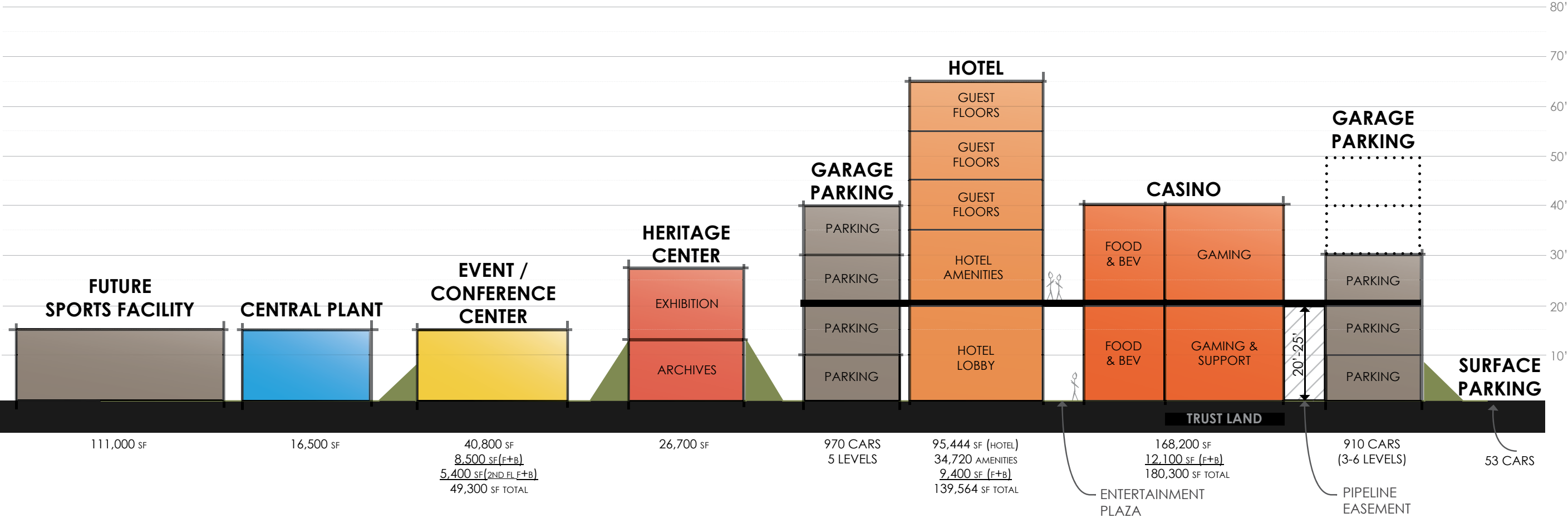
4 ELEVATION - HERITAGE CENTER - NORTH
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



PROJECT TITLE HO CHUNK GAMING MADISON		
MADISON, WISCONSIN		
SHEET NAME EXTERIOR ELEVATIONS - HERITAGE CENTER		
PROJECT NO.	2017044	SHEET NO. A409
DATE	01/23/2019	
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4.5 | BUILDING RELATIONSHIP AND HEIGHT DIAGRAM









As one approaches the site from the east along Millpond Road, one experiences an unfolding vision of the project. An entry gateway element and a water feature greets the visitor, framing views of the campus and the restored landscape beyond.



The Heritage Center is located on a rise in the land to the east of the entrance drive. One enters the Heritage Center on the upper level, and looks out over the circular Great Room towards a framed vista of the restored native landscape and the Casino-Hotel-Conference Center campus beyond.



The Casino and Hotel Entrance Plaza is an open covered pedestrian activated public space that accommodates vehicular dropoff, large groups of people entering and exiting the Casino and Hotel, and pleasant outdoor dining. Reflecting the Ho-Chunk name "DeJope" which means "Four Lakes", a chain of bio-retention basins, dry streams, landscape and hardscape forms and water features come together to represent the metaphor of Madison's chain of lakes that has graced the Ho-Chunk Nation's ancestral homeland for millennia..




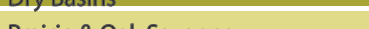

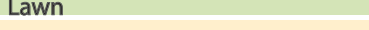






Rooftop dining and gaming spaces provide guests with panoramic views of the Entrance Plaza, the Great Circle and the restored wetlands.



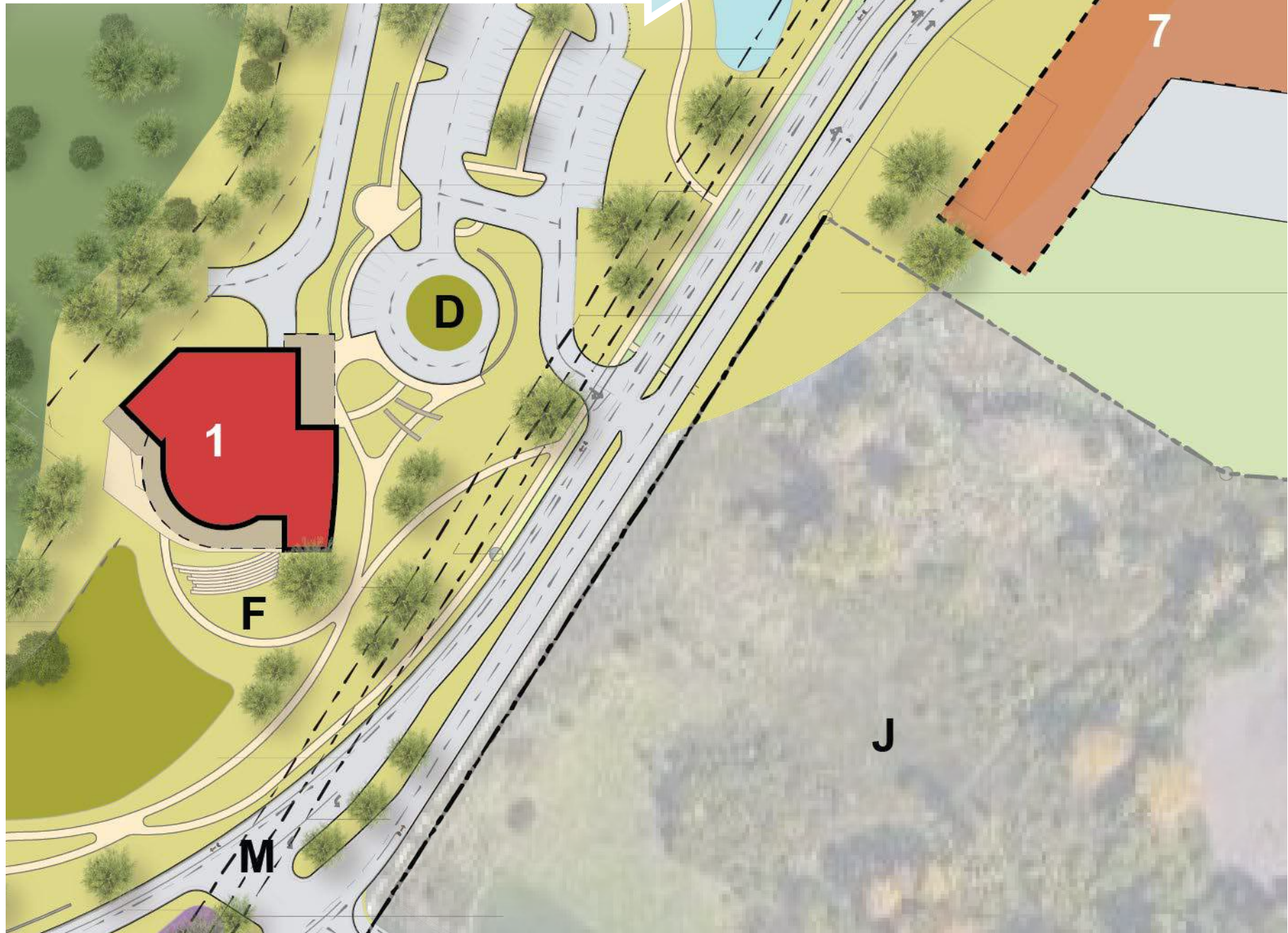
The Great Circle is a large circular lawn-covered green space that will be the venue for celebrations and performances. On axis with the Great Circle is a large overhead garage door that opens up the Conference Center to the outside, creating a stage for performances and celebrations. The Great Circle lawn will provide ample space for audiences.



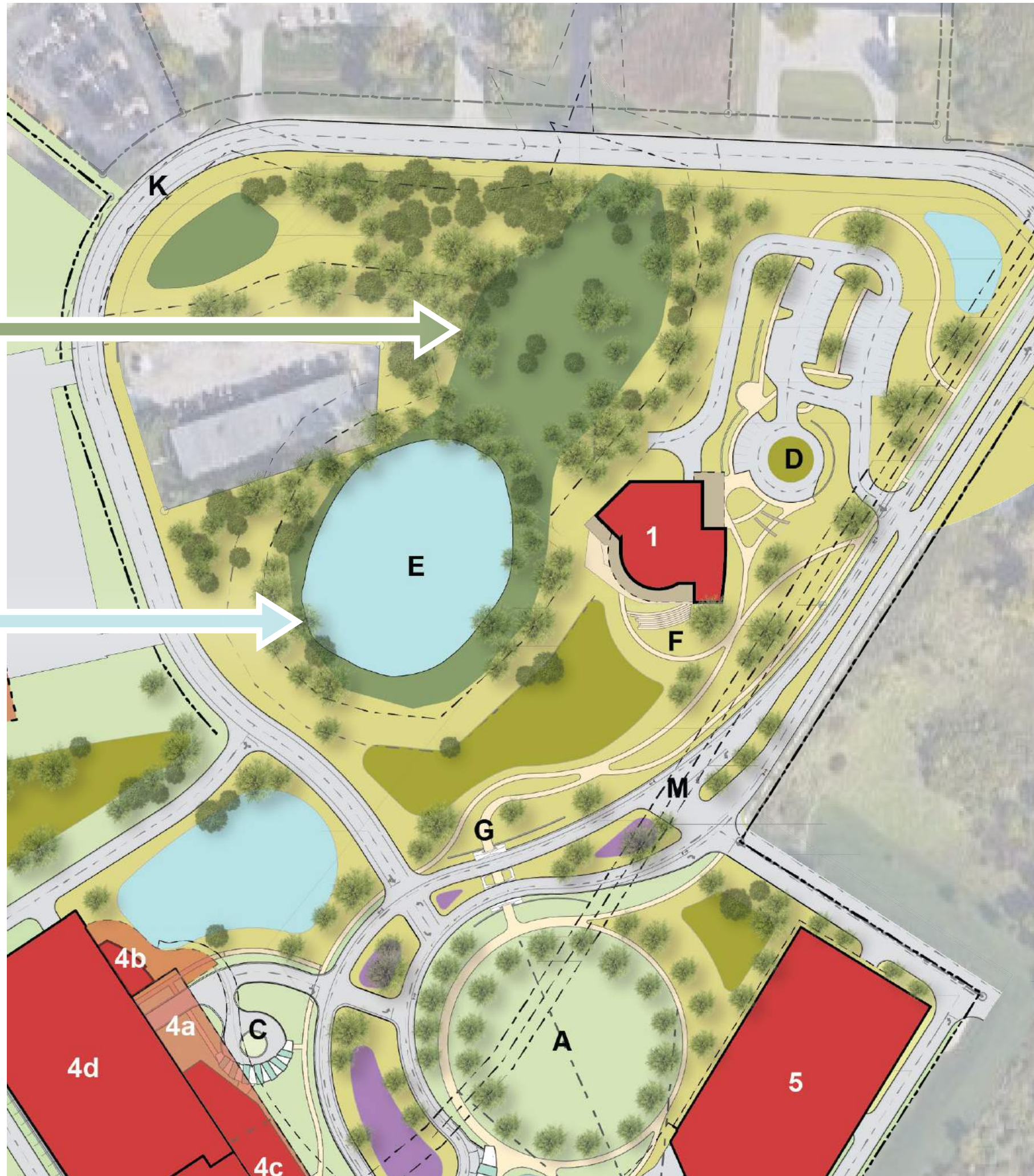
LEGEND	
Open Water	
Wetlands	
Dry Basins	
Prairie & Oak Savanna	
Lawn	
Walkways	
Hardscape Under Canopy	
Dry Stream	
Coniferous Tree	
Deciduous Tree	

Landscape Plan

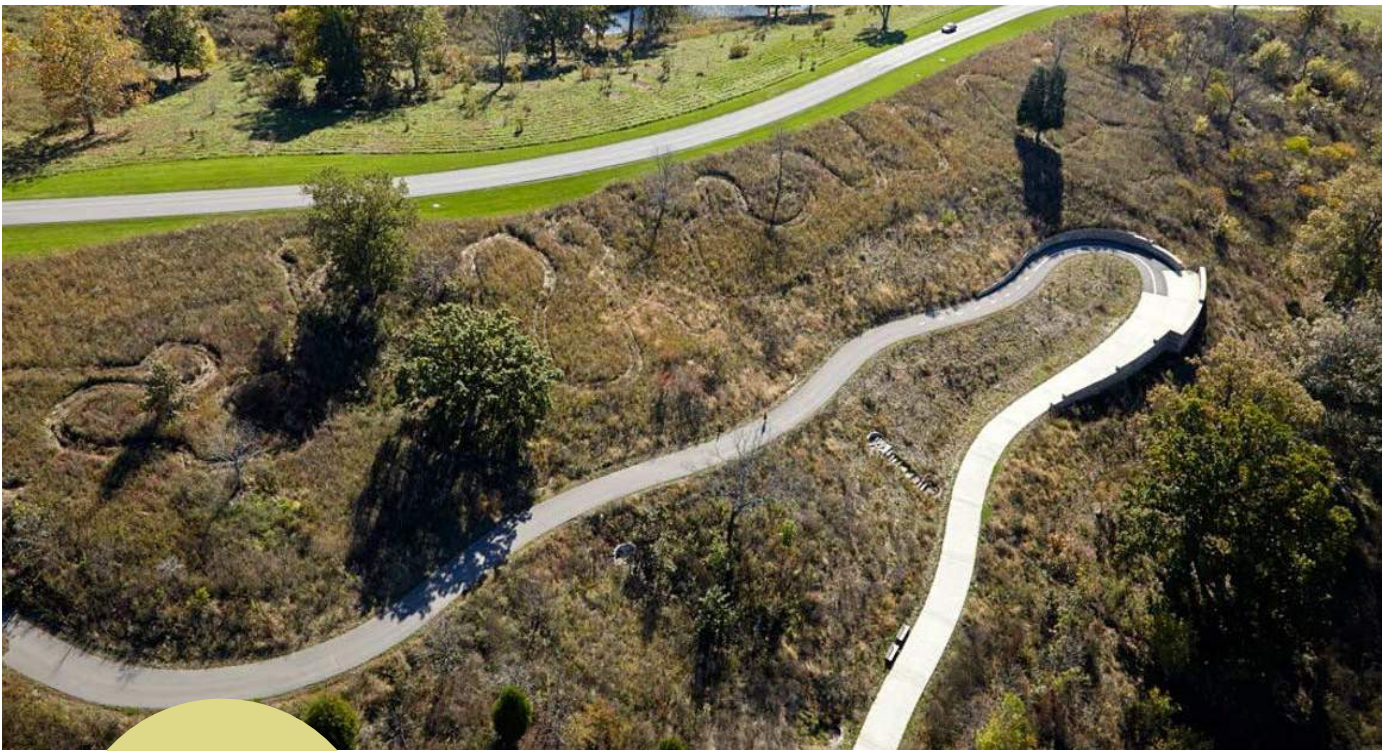




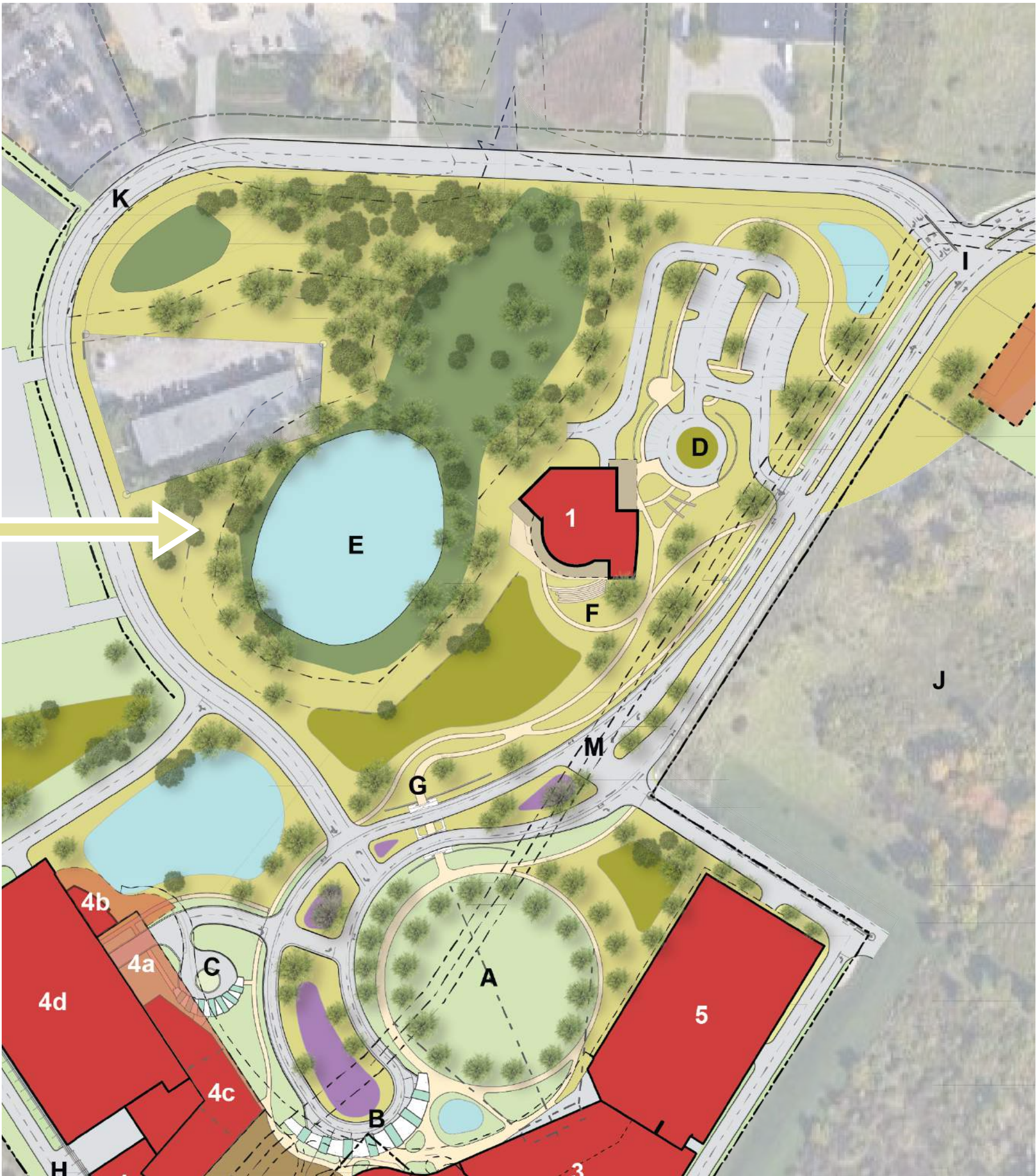
Entry Water Feature

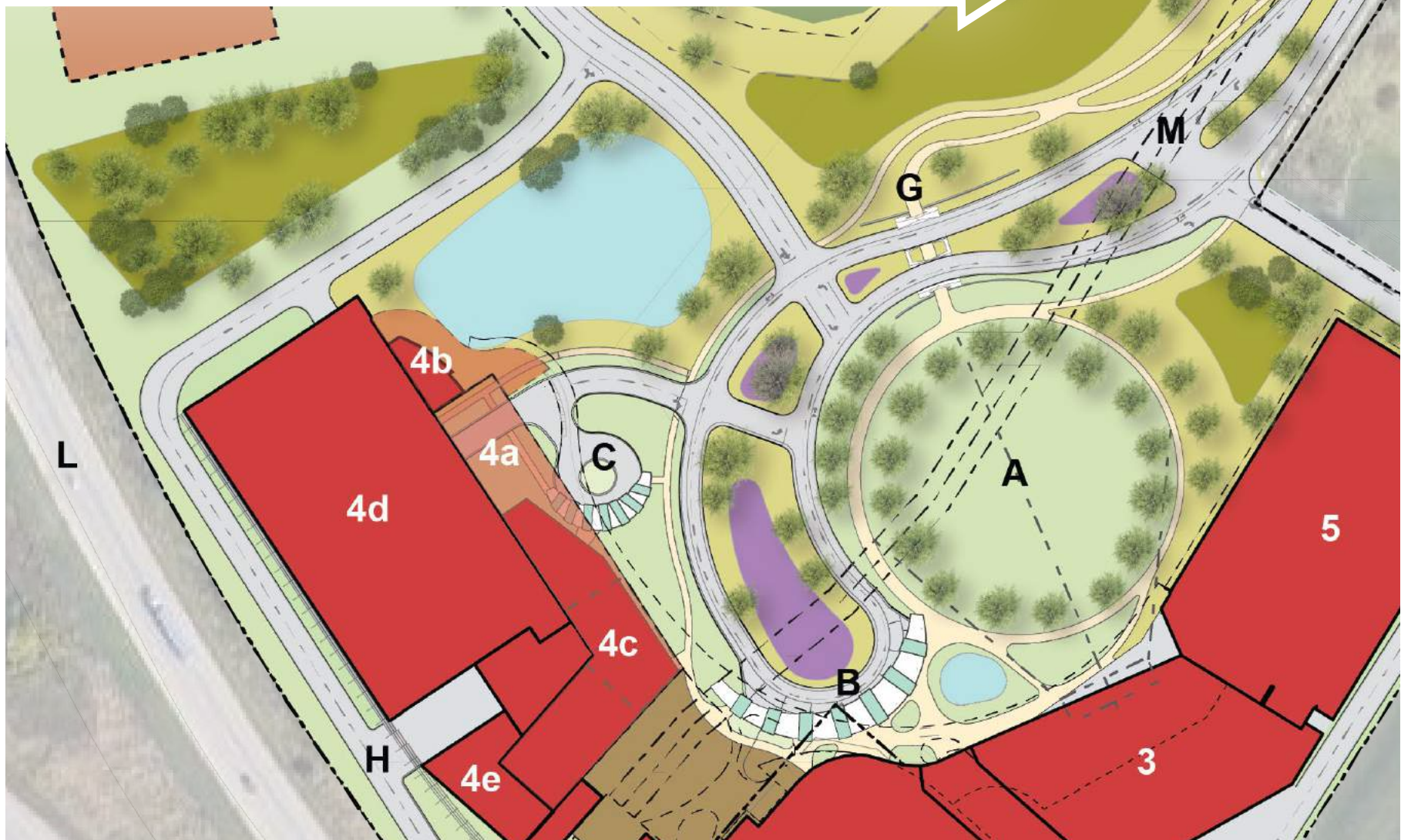
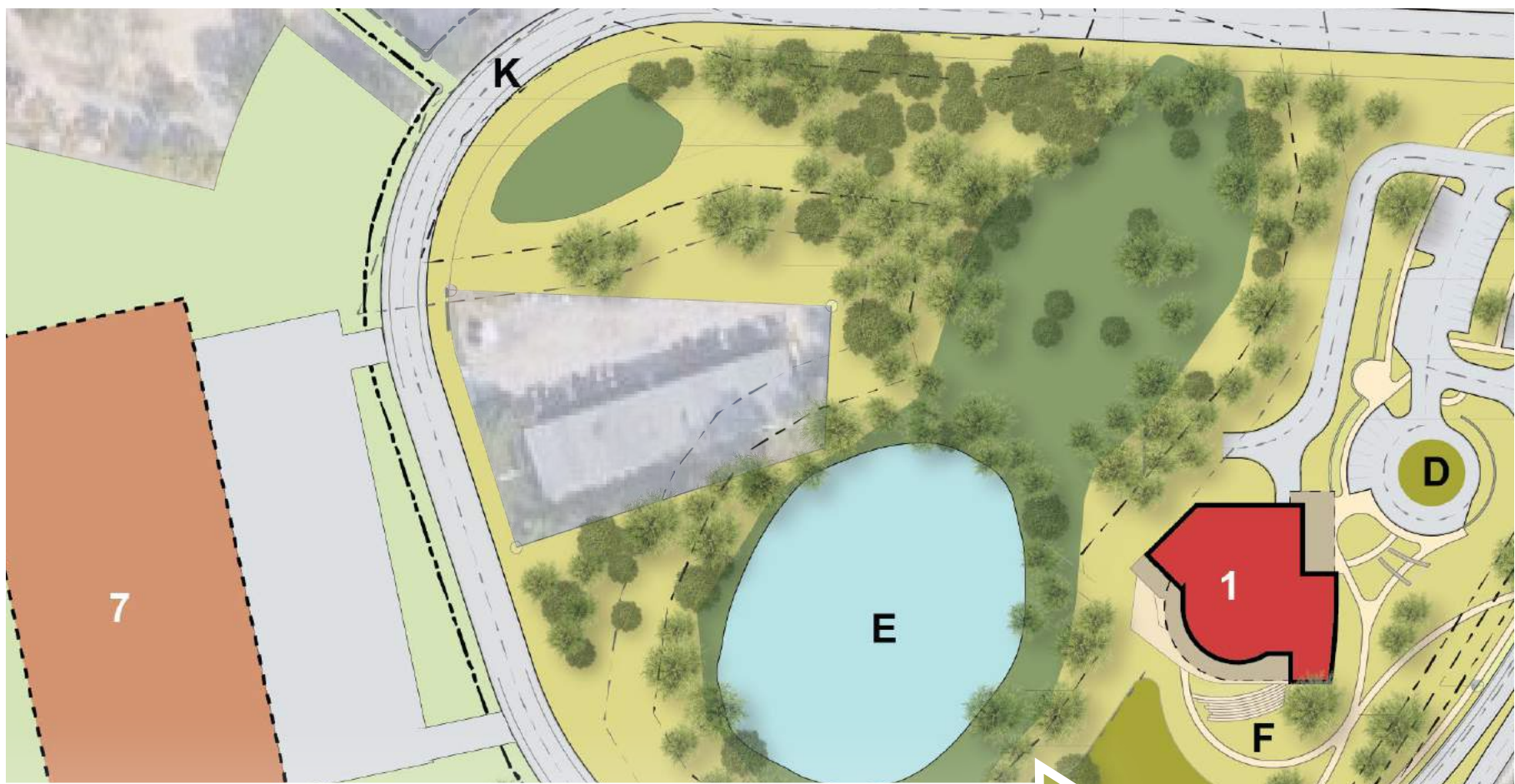


Ponds & Wetland

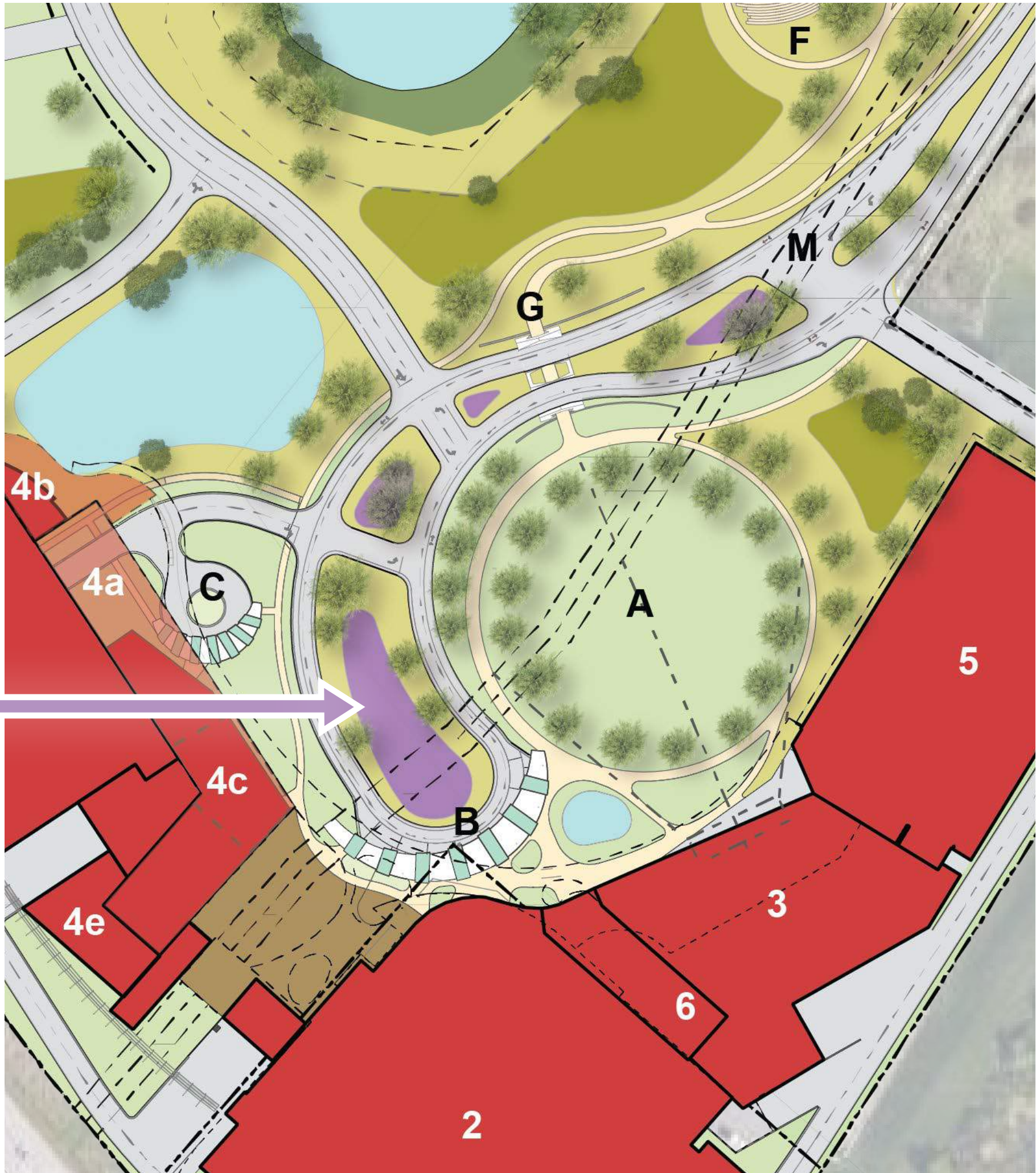


Prairie & Oak Savanna

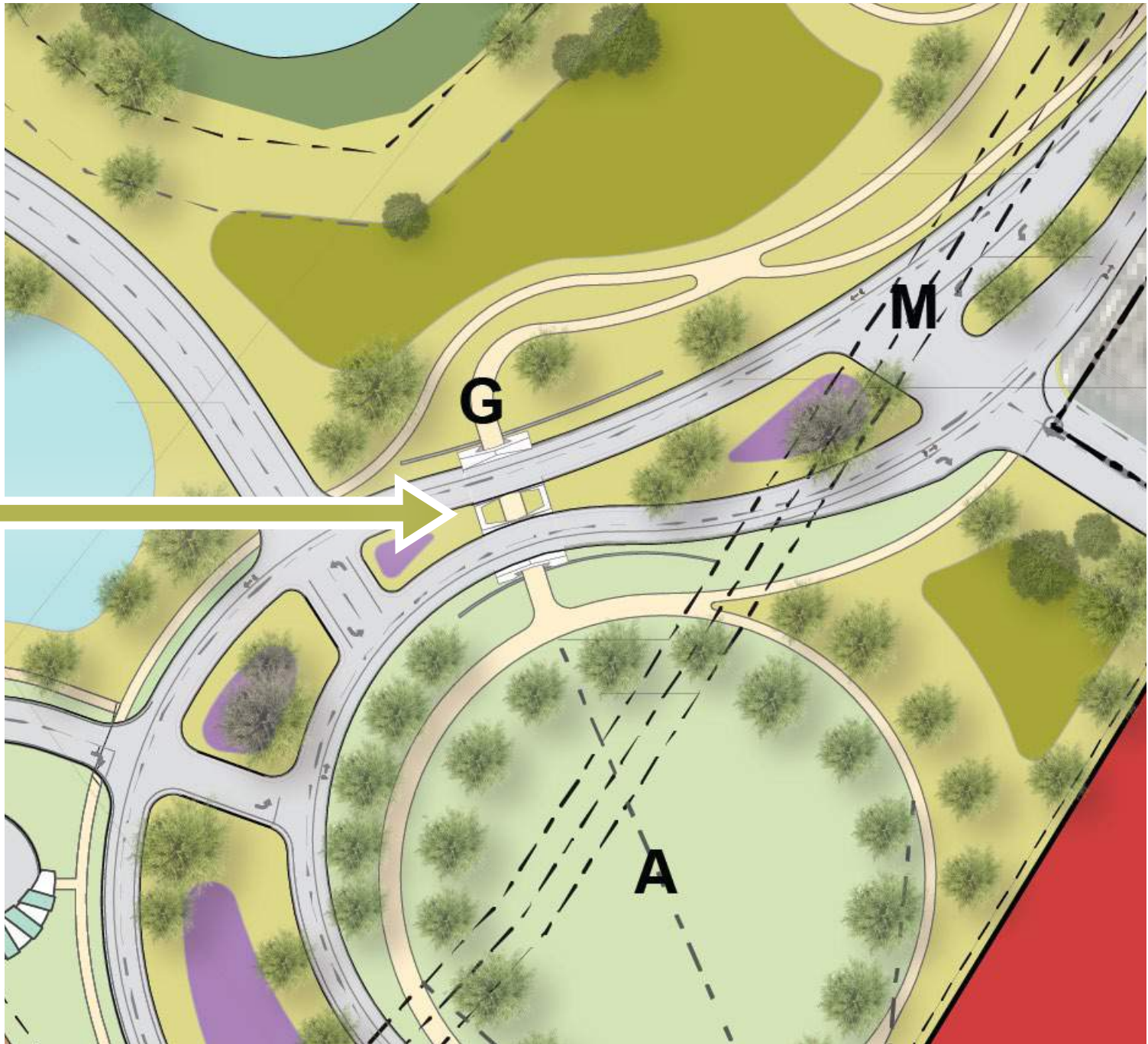




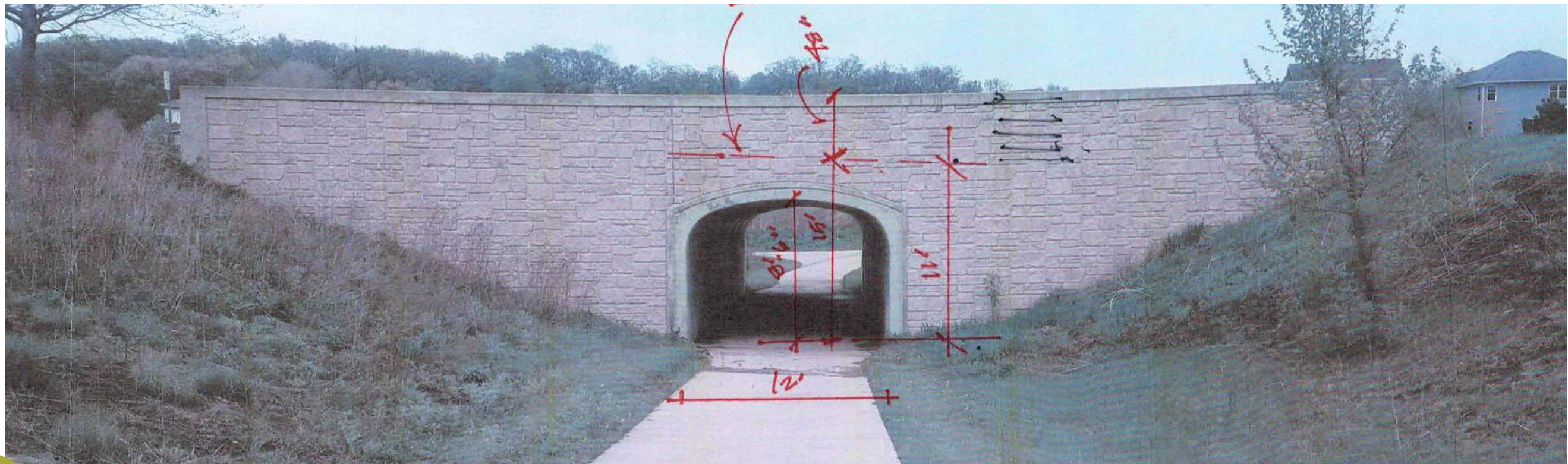
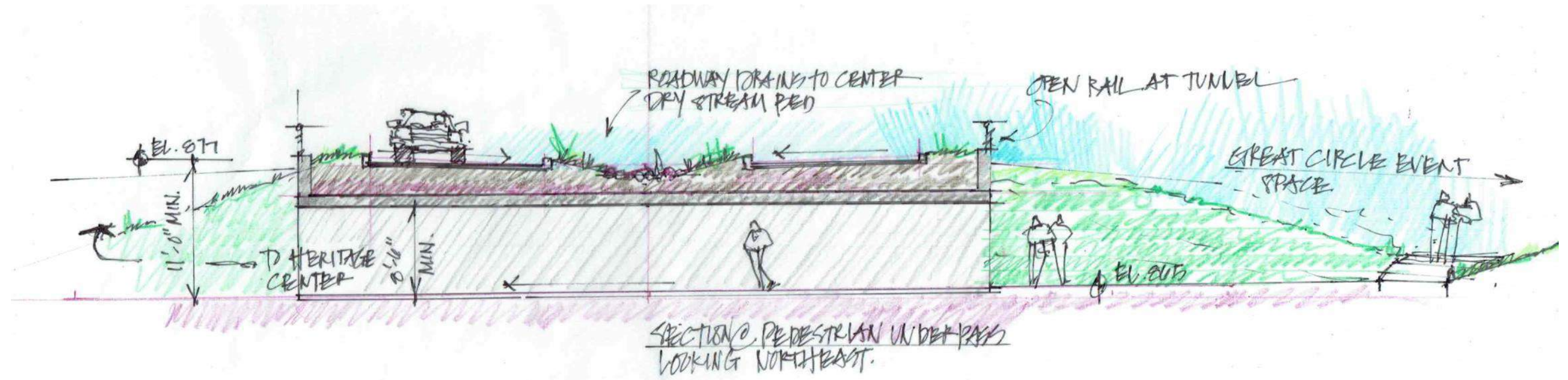
Dry Basins



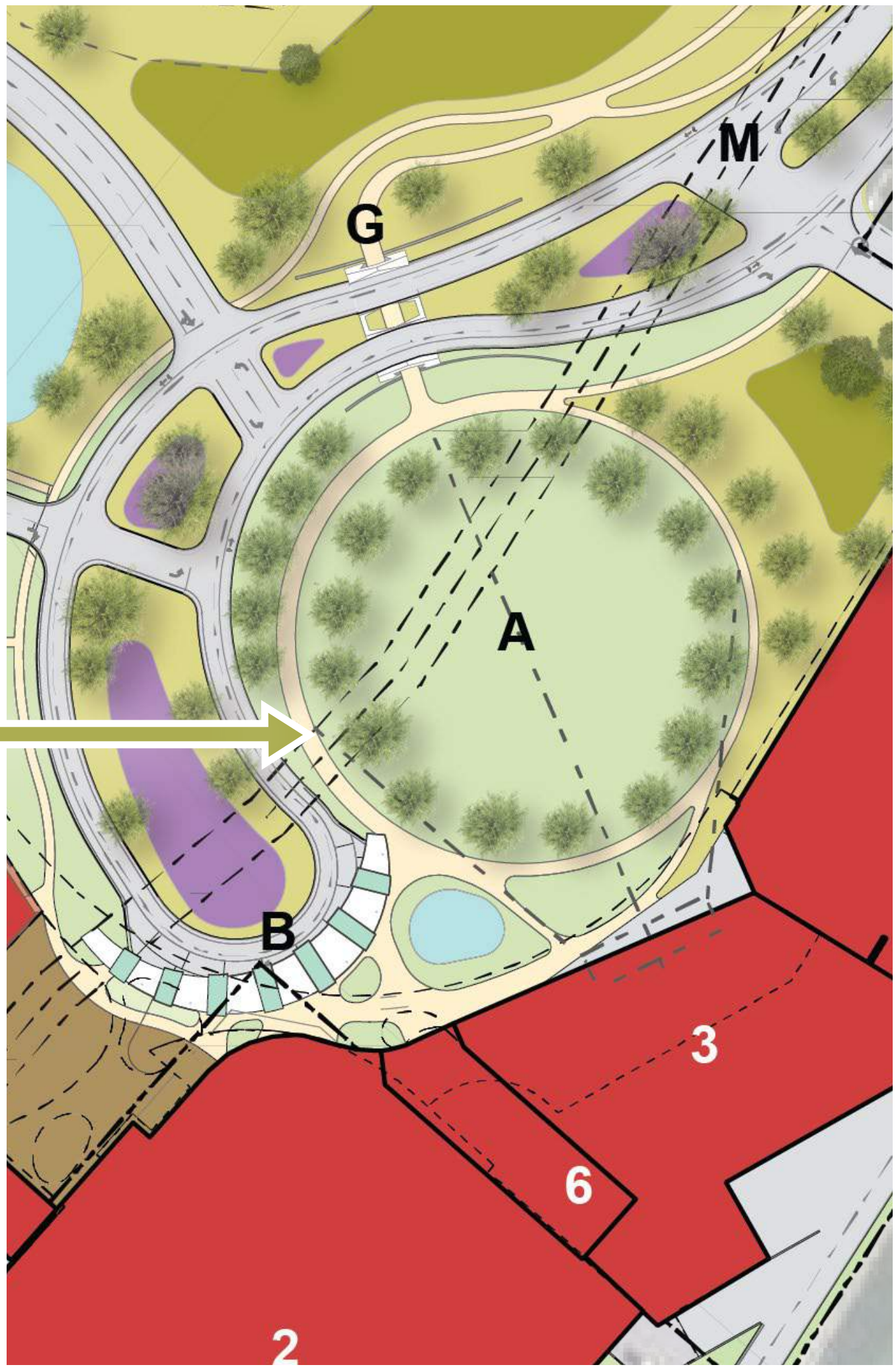
Dry Streams



Pedestrian Tunnel

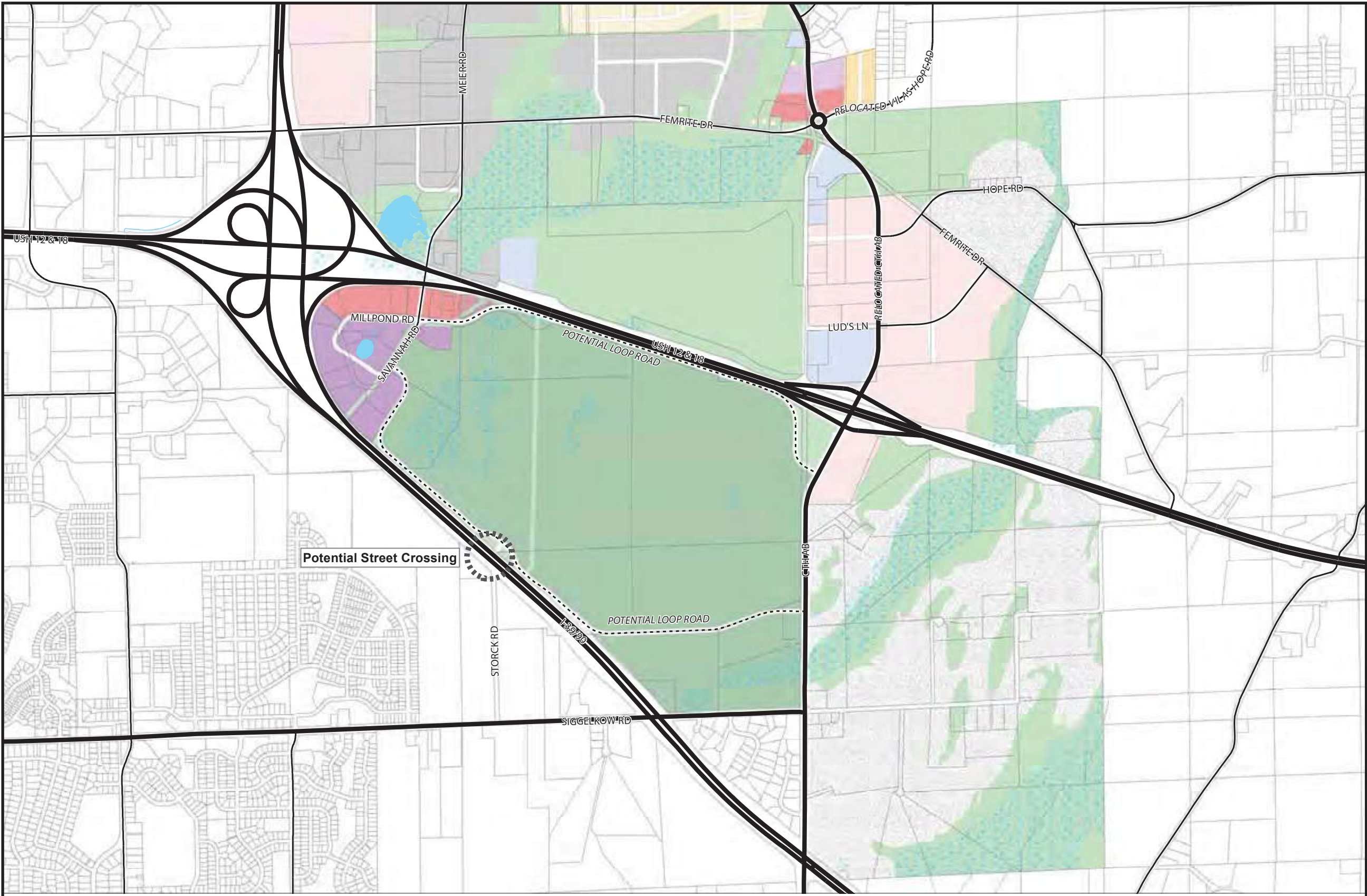


Pedestrian Tunnel



Circular Lawn

4.8 | COMMUNITY
CONNECTIVITY
DIAGRAM



Map 9:
Transportation Plan - Roadways

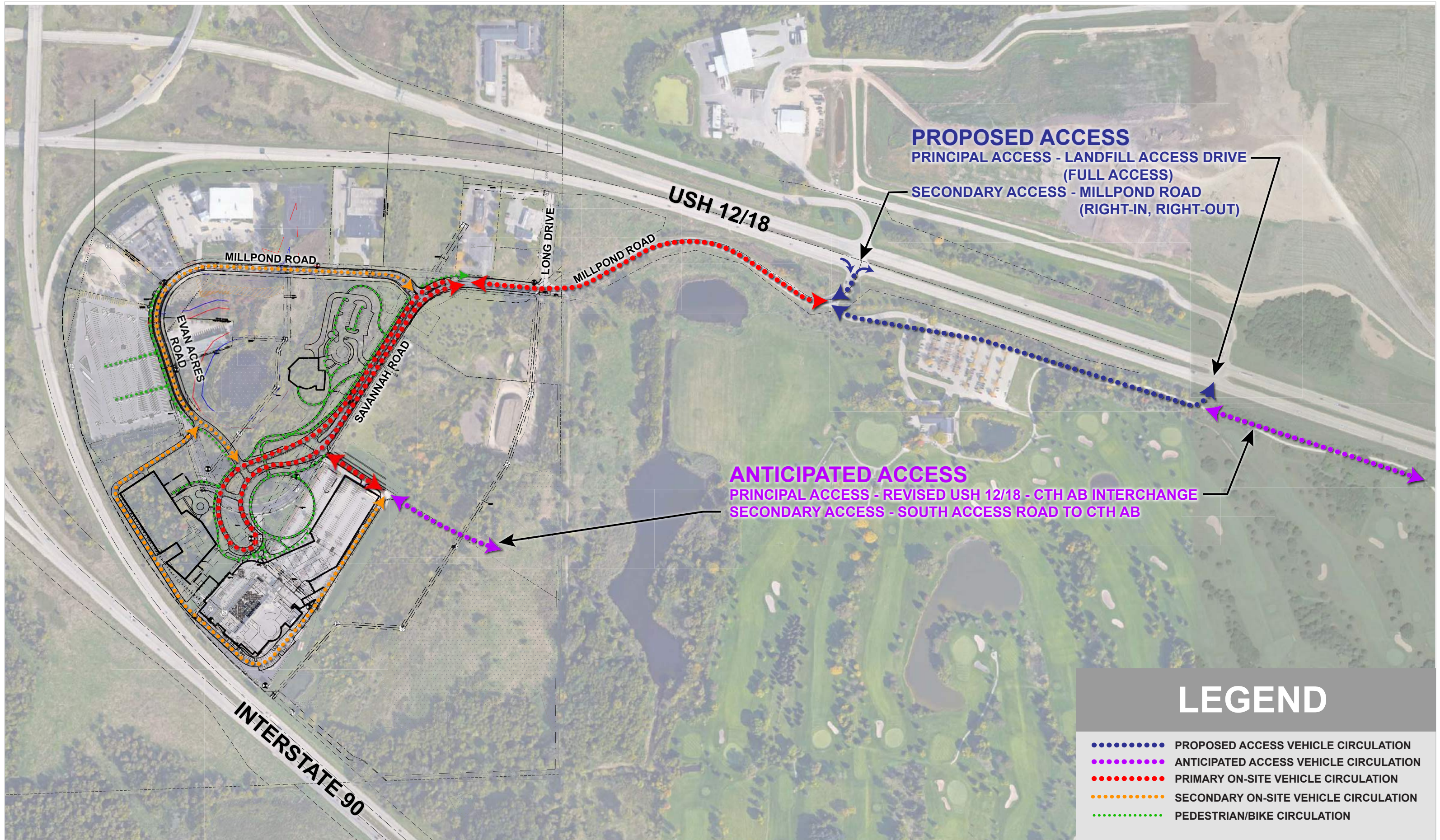
Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planned Street Functional Classification

- Arterial
- Collector
- Low density residential development contingent upon vehicular crossing of railroad tracks.

0 300 600 1,200 1,800 Feet





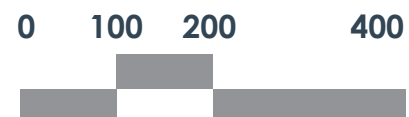
PROJECT NUMBER • 177893

HO-CHUNK GAMING MADISON

MADISON, WI

CIRCULATION EXHIBIT

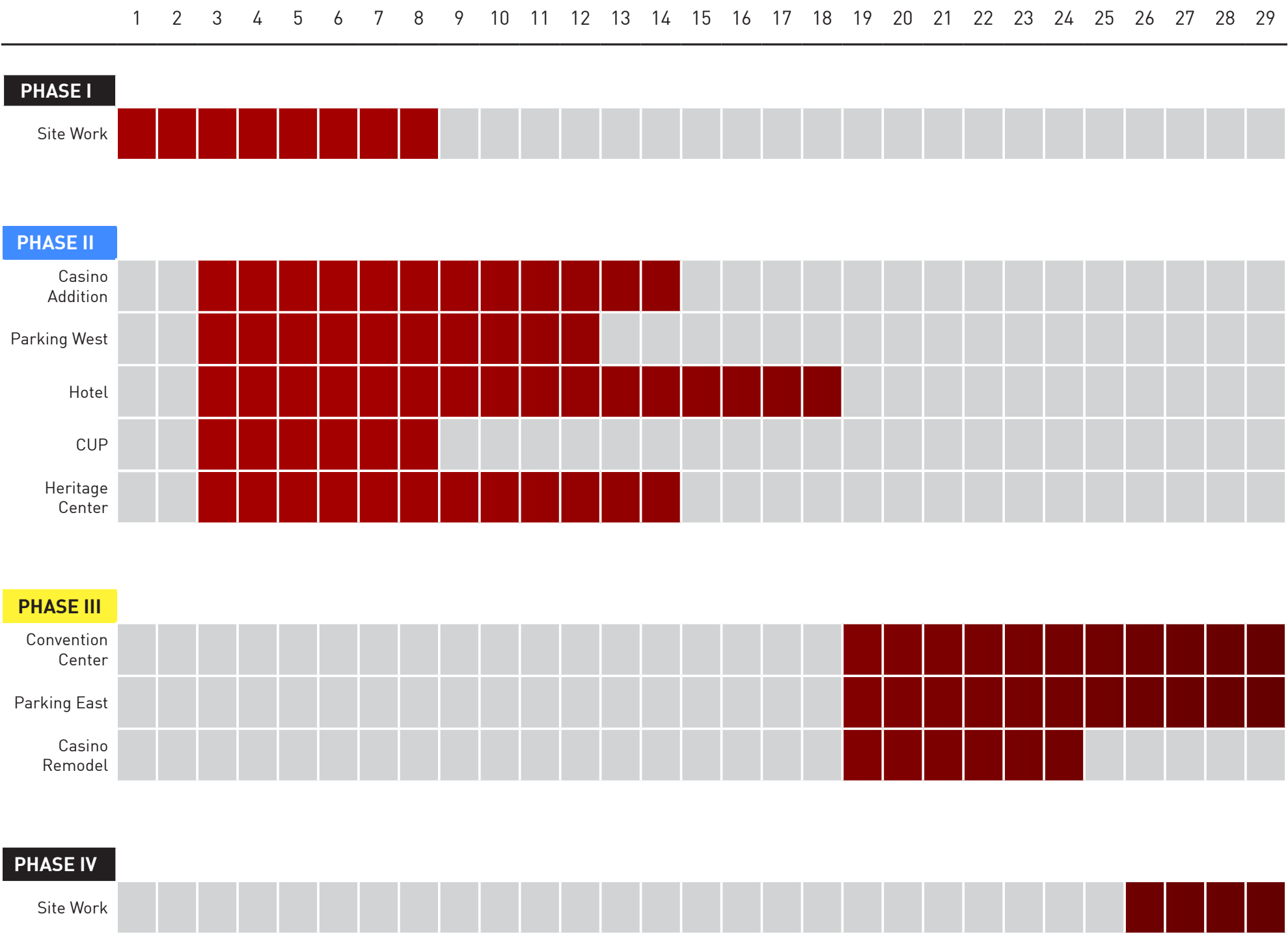
DATE 02.27.19



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



SCHEDULE & PHASING PLAN





SCHEDULE & PHASING PLAN

