

# ALTA / ACSM LAND TITLE SURVEY

LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 926, BEING PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

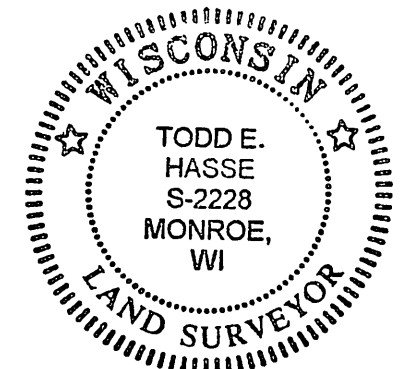
PLAT OF SURVEY  
BY: TODD E. HASSE  
DATED: 5-15-1999

## SURVEYOR'S CERTIFICATE:

TO: ST. MORITZ APARTMENTS, LLC, THE WIEGEL GROUP, EKUM ABSTRACT & TITLE & THE BANK OF BRODHEAD:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOVEMBER 15TH, 2006



*Todd E. Hasse*  
TODD E. HASSE R.L.S. - 2228

TITLE COMMITMENT NUMBER: GR1289

### SCHEDULE "B" ITEMS:

- [K] UTILITY EASEMENT from F.B. Luchsinger and May L. Luchsinger, his wife to Wisconsin Power & Light Company dated June 7, 1937 and recorded in the office of the Register of Deeds for Green County, WI on December 7, 1937 in Vol. E Page 143. (Blanket Easement)
- [N] APPARENT SANITARY SEWER that falls 3.8' outside of the utility easement area as depicted by Mortgage Inspection prepared by Ekum Abstract & Title, Inc. dated November 28, 1984.
- [O] APPARENT SANITARY SEWER located approximately 40 feet from the Northerly line of the insured property as depicted by Mortgage Inspection by Ekum Abstract & Title, Inc. dated November 28, 1984.
- [P] AN UNDERGROUND ELECTRIC EASEMENT from Chris E. Alston and Donald J. Alston to Wisconsin Power & Light Company by an instrument dated February 13, 1985 and recorded in the office of the Register of Deeds for Green County, WI on March 27, 1985 in Vol. 385 Records, Page 215 as Doc. No. 298829... a strip of land 12 feet in width lying 6 feet each of the above insured real estate.
- [R] UTILITY EASEMENTS as depicted on Certified Survey Map No. 926 dated July 13, 1987 and prepared by R.H. Batterman & Co., Inc.

TITLE COMMITMENT NUMBER: GR1289

### SCHEDULE "C" LEGAL DESCRIPTION:

Lots One, Two and Three of Certified Survey Map No. 926 as recorded in Volume Three of Certified Survey Maps of Green County on Page 90 being in the City of Monroe, Green County, Wisconsin.

### TAX PARCEL NUMBERS:

23-251-3230.0  
23-251-3231.0  
23-251-3232.0

### GENERAL NOTES AND POSSIBLE ENCROACHMENTS:

- ① A SANITARY SEWER LINE MAY BE LOCATED 1.0' SOUTH OF THE NORTH PROPERTY LINE.
- ② SEVERAL UNDERGROUND UTILITIES EXIST AND NO EASEMENTS OF RECORD WERE SUPPLIED.
- ③ THE CENTER OF A SANITARY SEWER MANHOLE IS LOCATED .5' EAST OF THE WESTERLY PROPERTY LINE.
- ④ THE EXISTING EVERGREEN TREES AS GRAPHICALLY SHOWN ARE LOCATED 1.5' SOUTH OF THE NORTH PROPERTY LINE.
- ⑤ THE SHED AS GRAPHICALLY SHOWN IS LOCATED WITHIN THE RIGHT-OF-WAY OF THE WISCONSIN & SOUTHERN RAILROAD.
- ⑥ A PORTION OF THE BITUMINOUS PARKING LOT IS LOCATED WITHIN THE RIGHT-OF-WAY OF THE WISCONSIN & SOUTHERN RAILROAD.
- ⑦ A WHITE P.V.C. FENCE LINE AS GRAPHICALLY SHOWN IS LOCATED WITHIN THE RIGHT-OF-WAY OF THE WISCONSIN & SOUTHERN RAILROAD.
- ⑧ A STORM SEWER LINE AS GRAPHICALLY SHOWN EXISTS ON THE PROPERTY AND NO EASEMENT OF RECORD WAS SUPPLIED. I BELIEVE THIS ITEM IS ALSO NOTED AS ITEM "O" UNDER THE SCHEDULE B SECTION.

### CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	2937.00'	5°46'36"	296.11'	295.99'	N51°16'16"E	② N48°22'58"E
3-4	70.00'	62°12'26"	76.00'	72.32'	S80°18'13"W	④ N68°35'34"W
4-5	210.00'	26°11'48"	96.02'	95.18'	N22°44'30"W	⑤ N 9°38'36"W

### LEGEND:

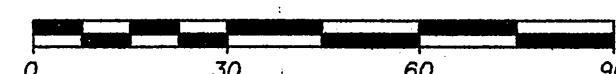
- 3/4" SOLID ROUND IRON ROD FOUND.
- 1 1/4" SOLID ROUND IRON ROD FOUND.
- 3/4" X 24" SOLID ROUND IRON ROD SET, WEIGHING 1.50 LBS PER LINEAL FT.
- ⊖ EDGE OF PAVEMENT.
- ☼ EVERGREEN TREE.
- SCHEDULE "B" ITEMS.
- GENERAL NOTES AND POSSIBLE ENCROACHMENTS.
- G — GAS
- W — WATER
- S — SANITARY SEWER
- ST — STORM SEWER
- E — UNDERGROUND ELECTRIC (UNLESS NOTED)
- T — UNDERGROUND TELEPHONE (UNLESS NOTED)
- — — — — UTILITY EASEMENT (WIDTH NOTED)
- — — — — EXISTING PROPERTY LINE.
- \* — \* — EXISTING FENCE LINE.

### NOTES:

- BEARINGS ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF 1ST STREET, WHICH WAS ASSUMED TO BEAR S49°12'00"W.
- ALL UTILITIES SHOWN HEREON WERE FIELD LOCATED BY THE LOCAL UTILITIES THROUGH DIGGERS HOTLINE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

SCALE: 1" = 30'

GRAPHIC BAR SCALE:



PREPARED FOR:  
ST. MORITZ APARTMENTS, LLC  
C/O VANCE MILLER & DENNIS KUESTER  
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MONROE, WI 53566  
(608) 325-6073

JOB NO. 06107  
DRAWING C: \DRAWINGS\PLATS\06107.DWG

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