ALTA/NSPS LAND TITLE SURVEY

LOT 2, CERTIFIED SURVEY MAP No. 2328, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 01 NORTH, RANGE 07 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CONCRETE PILLAR
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- SANITARY MANHOLE
- WATER MANHOLE
- WATERMAIN OR GASMAIN VALVE
- CURB INLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- POWER POLE
- TELEPHONE PEDESTAL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 06, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), GREEN COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER BEARS N 89°43'27" W.
3. 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. DIGGER'S HOTLINE TICKET NO.'s 20163609964, 20163609975, 20163609991, 20163609998, 20163610044, 20163610051, 20163610697, 20163610711AND 20163610744, WITH A CLEAR DATE OF SEPTEMBER 06, 2016.
4. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   CITY OF MONROE
   ALLIANT ENERGY
   WE ENERGIES
   TDS TELECOM – MONROE
   CHARTER COMMUNICATIONS
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
6. PARCEL 1 IS SUBJECT TO A WELL WATER USE AGREEMENT, DOCUMENT No. 574551.
7. LOT 1, CERTIFIED SURVEY MAP No. 3439, DOCUMENT No. 435100 IS SUBJECT TO A RIGHT OF FIRST REFUSAL, DOCUMENT No. 574552.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 11 NOTE TO CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW 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 PLAT 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.

NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–809951–MAD, COMMITMENT DATE: AUGUST 31, 2016 AT 7:30 A.M.)

(10) DRAINAGE EASEMENT AND AGREEMENT RECORDED MARCH 19, 1959 IN VOLUME 43 OF MISC. PAGE 134 AS DOCUMENT No. 199164.

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

(11) GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY RECORDED MAY 9, 1978 IN VOLUME 323 OF RECORDES, PAGE 244 AS DOCUMENT No. 267146

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

(12) GRANT OF EASEMENT TO AMERICAN TRANSMISSION COMPANY LLC RECORDED FEBRUARY 17, 2011 IN VOLUME 1161 OF RECORDS, PAGE 938 AS DOCUMENT No. 533098.

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

(15) GRANT OF EASEMENT CONTAINED IN MEMORANDUM OF LAND LEASE BY AND BETWEEN CRAIGO GRAIN CO. INC. AND SBA TOWER III LLC RECORDED SEPTEMBER 22, 2014 AS DOCUMENT No. 536105, 537778 AND 561415.

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

(16) GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY RECORDED FEBRUARY 7, 1978 IN VOLUME 320 OF RECORDS, PAGE 41 AS DOCUMENT No. 265607.

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

(17) GRANT OF EASEMENT TO CITY OF MONROE RECORDED AUGUST 6, 1956 IN VOLUME 37 OF MISC, PAGE 342 AS DOCUMENT No. 193068.

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

(18) GRANT OF EASEMENT TO T. LEE CRAIGO AND KAREN CRAIGO RECORDED JULY 20, 2015 AS DOCUMENT No. 566879.

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

(19) GRANT OF EASEMENT TO T. LEE CRAIGO AND KAREN CRAIGORECORDED NOVEMBER 10, 201AS DOCUMENT No. 568937.

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

LEGAL DESCRIPTION (AS FURNISHED)
(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 141015, EFFECTIVE DATE: APRIL 08, 2014 AT 12:01 A.M., ISSUE DATE: APRIL 11, 2014)

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, 2073.04 FEET; THENCE S0°15'44"E, 31.23 FEET, TO AN IRON STAKE AND THE TRUE POINT OF BEGINNING OF THE LANDS BEING DESCRIBED; THENCE S0°15'44"E, 476.10 FEET TO AN IRON STAKE; THENCE S0°19'03"E, 83.51 FEET TO AN IRON STAKE; THENCE N89°53'17"W, 284.92 FEET TO AN IRON STAKE; THENCE S0°39'17"W, 462.59 FEET TO AN IRON STAKE; THENCE N89°40'42"E, 425.97 FEET TO AN IRON STAKE; THENCE N0°12'37"W, 438.40 FEET TO AN IRON STAKE; THENCE N89°36'12"E, 110.00 FEET TO AN IRON STAKE; THENCE N0°17'54"W, 579.56 FEET TO AN IRON STAKE; THENCE N89°52'47"W, 243.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS REFERENCED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 566879.

EXCEPT: LOT 1 OF CERTIFIED SURVEY MAP NO. 3439, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY ON PAGES 320 AND 321 AS DOCUMENT NO. 435100.

ALSO EXCEPT: COMMENCING AT A POINT 694 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 7 EAST, RUNNING THENCE SOUTH A DISTANCE OF 21 FEET TO AN IRON STAKE, CONTINUING SOUTH ALONG THE SAME LINE A DISTANCE OF 1019.1 FEET TO AN IRON STAKE ON THE LINE FENCE RUNNING EAST AND WEST; RUNNING THENCE WEST A DISTANCE OF 292.5 FEET; THENCE N0°58'E 465 FEET TO THE POINT OF BEGINNING; THENCE EAST 220 FEET TO A POINT; THENCE SOUTH 130 FEET TO A POINT; THENCE WEST APPROXIMATELY 220 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE GRANTOR, THENCE NORTH 130 FEET TO THE POINT OF BEGINNING, BEING A PARCEL OF REAL ESTATE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

PARCEL 2:

LOT 2 OF CERTIFIED SURVEY MAP NO. 2328, AS RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY ON PAGES 33 AND 34 AS DOCUMENT NO. 376534.

TAX PARCEL NUMBER: 23–251–2354.0063 AND 23–251–2769.1000

SURVEYOR'S CERTIFICATE

TO:
i) THE CRAIGO GRAIN CO., INC.,
ii) MONROE VENTURES II, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,
ii) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, ,2, 4, 7(a), 7(b)(1) AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 06, 2016.

JOHN KREBS, S–1878
PROFESSIONAL LAND SURVEYOR

9/9/16
DATE

WISCONSIN JOHN KREBS S–1878 McFARLAND, WISCONSIN LAND SURVEYOR

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

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
www.jsdinc.com

SERVICES PROVIDED TO:

DEWITT
ROSS & STEVENS
2 EAST MIFFLIN ST., STE. 600
MADISON, WI 53703

PROJECT:
816 30th STREET

PROJECT LOCATION:
CITY OF MONROE
GREEN COUNTY, WI

JSD PROJECT NO.: 16–7543

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:		
DRAWN:	JK	09–08–16
APPROVED:	TJB	09–09–16

PLAN MODIFICATIONS:	

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

MAP NO: E–312

SHEET NUMBER: 1

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

Filed Aug. 22, 2017 Vol 15 Pg 101