

**LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 of Gettling's Addition to the City of Monroe, Green County, Wisconsin.

Also all of vacated alley lying West of Lots 25, 26, and 27 of Gettling's Addition, City of Monroe, Green County, Wisconsin.

Also all of vacated alley lying West of Lots 28, 29, 30, and 31 of Gettling's Addition, City of Monroe, Wisconsin, being a strip of land 16 feet x 240 feet.

Also all of vacated alley lying West of Lots 39, 40, and 41 of Gettling's Addition, City of Monroe, Wisconsin.

Also that part of vacated 21st Avenue lying West of Lots 35, 36, 37, and 38 of Gettling's Addition and part of Lot 2, Block 27 of Tallman's Addition being the North 275 feet of said 21st Avenue South of 5th Street.

Also 21st Avenue lying North of the North right of way of Fifth Street a distance of 297 feet in length and 60 feet in width.

Also a portion of 20th Avenue North of 5th Street with easement to be granted for water line and maintenance agreement provided as follows (Parts to be vacated) Starting at the Southwest corner of Lot 20, Gettling's Addition, City of Monroe, Green County, Wisconsin, West 104.00 feet to the Point of Beginning, thence North 104 feet, thence West 60.00 feet, thence South 104.00 feet, thence East 60.00 feet to the Point of Beginning.

Also East 1/4 of vacated alley lying North of 5th Street between 19th and 20th Avenues, more particularly described as an alley 16 feet wide and 150 feet in length lying between Lots 6, 7, and 8 and Lots 11, 12, and 13 of Gettling's Addition, City of Monroe, Green County, Wisconsin.

Also the alley lying North of 5th Street between 22nd Avenue and 26th Avenue, more particularly described as an alley 16 feet wide and 150 feet in length lying East of Lots 46, 47, and 48 of Gettling's Addition, City of Monroe, Green County, Wisconsin.

Lots 1, 2, 3, 4 and 5 and the East 16 feet of Lots 6 and 7 and the West 30 feet of Lot 8, of Block 20 Tallman's Addition to the City of Monroe, Green County, Wisconsin.

Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 27 Tallman's Addition to the City of Monroe, Green County, Wisconsin.

Commencing at the Northeast corner of Lot 49 of Gettling's Addition, City of Monroe, Wisconsin, thence South 60 feet to iron stake, thence East 578.65 feet to iron stake, thence North 368.15 feet to iron stake, thence North 894.29W, 1216.1 feet to iron stake, thence South 318.75 feet to iron stake on North line of Gettling's Addition, thence East along North line of Gettling's Addition 104.00 feet to the Point of Beginning, thence South 27.42, 42, 44, and 47, all of Outlots 48, and 49 in the Northwest Quarter and the Northeast Quarter of the Northeast Quarter of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

EXCEPTING: 4th Street as dedicated in Certified Survey Map No. 1077 recorded in Vol. 338 of Certified Survey Maps of Green County, on Page 56, being dedicated in the office of the Register of Deeds for Green County, Wisconsin.

ALSO EXCEPTING: Lot 2 of Certified Survey Map No. 1777 recorded in Vol. 5 of Certified Survey Maps of Green County on Page 271 in the office of the Register of Deeds for Green County, Wisconsin.

EXCEPTING: land conveyed for street purposes from St. Clare Hospital of Monroe Wisconsin, Inc. the City of Monroe by an instrument dated December 1, 1970 and recorded in the office of the Register of Deeds for Green County, Wisconsin on February 24, 1971 in Vol. 243 of Records, Page 103 as Doc. No. 234055.

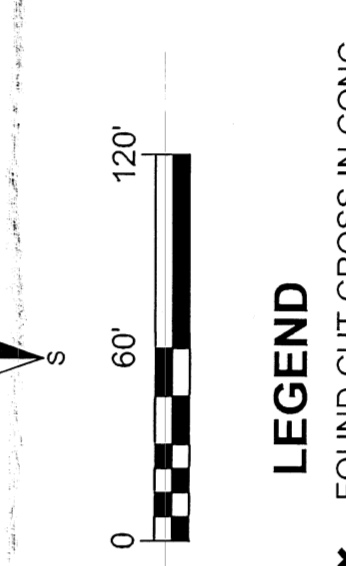
EXCEPTING: 4th Street as dedicated in Certified Survey Map No. 1077 recorded in Vol. 338 of Certified Survey Maps of Green County, on Page 56, being dedicated in the office of the Register of Deeds for Green County, Wisconsin.

Also a parcel of land commencing at the Northwest corner of Lot 6 of Gettling's Addition to the City of Monroe, thence East along the South line of Outlot 46 a distance of 519 feet, thence North at right angles a distance of 260 feet, thence Southwesterly along the East line of Outlot 46 a distance of 519 feet, thence North at right angles a distance of 260 feet, thence Southwesterly along the South line of S.T.H. #69 right of way a distance of 41.4 feet to an iron pipe, thence East along a line parallel to the South line of Outlot 46 a distance of 72.8 feet to an iron pipe, thence South at right angles a distance of 220 feet to an iron pipe on the South line of Outlot 46 a distance of 72.8 feet to an iron pipe, thence South at right angles a distance of 220 feet to the point of beginning of this description. This parcel consists of parts of Outlots 44, 45, 46, and 47 of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

EXCEPTING: Commencing at the Northwest corner of Lot 5 of Gettling's Addition to the City of Monroe, thence West along the South line of Outlot 46, 30 feet, thence North along the West line of Outlot 46, 30 feet, thence East along the South line of Book 153, Page 489 in the Office of the County Recorder, Green County, Wisconsin 122.38 feet to the point of beginning of the line continuing S89°56'40"W 73.80 feet to a point on the east right of way line of S.T.H. #69, thence N14°55'45"E along said East line 41.40 feet to a point on the north line of said tract recorded in Book 153, Page 489 in the Office of the County Recorder, being said North line 212.13 feet, thence S07°18'50"W 140.28 feet, thence N89°14'05"W 148.31 feet to the point of beginning, being in the City of Monroe, Green County, Wisconsin.

Let 3 and the West 4 feet of Lot 4 of Block 28 of Tallman's Addition to the City of Monroe, Green County, Wisconsin.

Commencing at the Southwest corner of Lot 48, Gettling's Addition to the City of Monroe, thence East along the North line of Fifth Street a distance of 63 feet, thence N73°6'E a distance of 135 feet, thence West along the West line of Lot 49, Gettling's Addition, thence South along East line of Lot 49, a distance of 135 feet to the place of beginning and being part of Outlot 27 in the Northwest Quarter of the Northeast Quarter of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.



- LEGEND**
- ✖ FOUND CUT CROSS IN CONC.
  - ⊙ FOUND T IRON PIPE
  - ⊕ FOUND 1-1/4" REBAR
  - ⊔ FOUND 3/4" IRON REBAR
  - ⚠ SET MAG NAIL IN CONC.
  - SET 1-1/4" BY 18" SOLID ROD-1.50 LBS./FT.
  - ⊘ SET 3/4" BY 18" SOLID ROD-1.50 LBS./FT.
  - ⊚ SET OUT CROSS IN CONC.
  - ( ) RECORD INFORMATION
  - ZONING BOUNDARY

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO MY CLIENT(S) THAT I HAVE RECYCLED AND REPERFECTED THE BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN FOR MINIMUM STANDARDS FOR PROPERTY SURVEYS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Bradley L. Tisdale*  
 MSA PROFESSIONAL SERVICES, INC.  
 BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR NUMBER 2824

7-28-2017

**EASEMENTS:**

- A - 5' WIDE SANITARY SEWER EASEMENT, DOC. NO. 326330
- B - 5' WIDE WATER MAIN EASEMENT, DOC. NO. 510708
- C - 20' WIDE WATER MAIN EASEMENT, DOC. NO. 462247
- D - 10' WIDE WATER MAIN EASEMENT, DOC. NO. 509518
- E - 10' WIDE WATER MAIN EASEMENT, DOC. NO. 458629
- F - UTILITY EASEMENT, DOC. NO. 338541 AND 338542
- G - UTILITY EASEMENT, DOC. NO. 338541 AND 338542
- H - UTILITY EASEMENT, DOC. NO. 338541 AND 338542
- I - 10' WIDE TGS TELECOM EASEMENT, DOC. NO. 459831
- J - 10' WIDE TGS TELECOM EASEMENT, DOC. NO. 459831
- K - 10' WIDE TGS TELECOM EASEMENT, DOC. NO. 459831
- L - 10' WIDE TGS TELECOM EASEMENT, DOC. NO. 459831
- M - UTILITY EASEMENT TO WISCONSIN POWER & LIGHT COMPANY AS DOC. NO. 177314 OVER LOTS 2 & 3 OF BLOCK 27 OF TALLMAN'S ADDITION, CITY OF MONROE, GREEN COUNTY, WI.
- N - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS DOC. NO. 284863 BEHIND THE VACATED ALLEY LYING WEST OF LOT 28, GETTLING'S ADDITION AND THE WEST 10 FEET OF LOT 29, GETTLING'S ADDITION, CITY OF MONROE, GREEN COUNTY, WISCONSIN.
- O - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS DOC. NO. 284863 OVER LOT 25 OF GETTLING'S ADDITION, CITY OF MONROE, GREEN COUNTY, WISCONSIN.
- P - 6' WIDE UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS DOC. NO. 284867 OVER THE VACATED ALLEY LYING WEST OF LOT 28, GETTLING'S ADDITION AND THE WEST 10 FEET OF LOT 29, GETTLING'S ADDITION, CITY OF MONROE, GREEN COUNTY, WISCONSIN.
- Q - UTILITY EASEMENT TO WISCONSIN POWER & LIGHT COMPANY AS DOC. NO. 177315 OVER LOTS 5 AND 6 OF BLOCK 27 OF TALLMAN'S ADDITION.
- R - UTILITY EASEMENT TO WISCONSIN POWER & LIGHT COMPANY AS VOL. 24 WISE, PAGE 34 OVER LOT 25 OF GETTLING'S ADDITION.
- S - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 358 RECORDS, PAGE 85
- T - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 358 RECORDS, PAGE 108
- U - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 358 RECORDS, PAGE 124
- V - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 358 RECORDS, PAGE 29
- W - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 358 RECORDS, PAGE 29
- X - UTILITY EASEMENT TO UNITED TELEPHONE CORPORATION AS VOL. 360 RECORDS, PAGE 43.

**ZONING:**

THE ZONING INFORMATION HEREON IS BASED UPON THE CITY OF MONROE WEBSITE, AS OF JULY 21, 2017. THE ZONING INFORMATION HEREON MAY NOT BE CURRENT AND IS NOT INTENDED TO TAKE THE PLACE OF THE ACTUAL MUNICIPAL CODE FOR THE CITY OF MONROE.

ZONED SINGLE FAMILY RESIDENTIAL (R-1)  
 FRONT YARD SETBACK - NOT LESS THAN 25 FEET, OR A SINGLE GARAGE OR A TOTAL OF LESS THAN 14 FEET BETWEEN ADJACENT BUILDINGS  
 SIDE YARD SETBACK - NOT LESS THAN 30% OF THE DEPTH OF THE LOT PROVIDED IT IS NOT LESS THAN 15 FEET IN DEPTH.  
 REAR YARD SETBACK - NOT LESS THAN 30% OF THE DEPTH OF THE LOT PROVIDED IT IS NOT LESS THAN 15 FEET IN DEPTH.

ZONED DUPLIC RESIDENTIAL (R-2)  
 YARD REQUIREMENTS ARE THE SAME AS THOSE SET FORTH FOR THE R-1 RESIDENCE DISTRICT.

ZONED MULTIPLE FAMILY RESIDENTIAL (R-3)  
 YARD REQUIREMENTS ARE THE SAME AS THOSE SET FORTH FOR THE R-1 RESIDENCE DISTRICT.

ZONED GENERAL BUSINESS DISTRICT (B-2)  
 FRONT YARD SETBACK - NOT LESS THAN 20 FEET ADJACENT TO ANY RESIDENTIAL USE DISTRICT  
 SIDE YARD SETBACK - NOT LESS THAN 20 FEET ON A CORNER LOT  
 REAR YARD SETBACK - NOT LESS THAN 15 FEET

**SURVEYOR'S NOTES:**

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT REFLECT TO SHOW ALL EASEMENTS OR ENCUMBRANCES.
- 2) LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT NO. 0170403 DATED OCTOBER 8, 2009 AND DEEDS OF RECORD.
- 3) FROM TITLE COMMITMENT NO. 0170403 DATED OCTOBER 8, 2009 WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND RESEARCH COMPLETED AT THE GREEN COUNTY SURVEY OFFICE.
- 4) THIS SURVEY REFLECTS ABOVE INDICATIONS OF UTILITIES AND INFORMATION FROM THE UNDERGROUND UTILITIES SURVEY REPORT. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. HOWEVER, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

