

ALTA/NSPS LAND TITLE SURVEY

Known as 520 & 602 8th Avenue and 517 10th Avenue, in the City of Monroe, Green County, Wisconsin.

PARCEL 1

Commencing at a cross cut in the concrete on State Highway 11 marking the Northeast corner of the Southwest Quarter (SW 1/4) of Section 34, Town 2 North, Range 7 East, running thence South 89°55' West a distance of 144 feet to point of beginning, thence South 89°55' West along centerline of Highway 11, 156 feet, thence South 0° 14' West 336 feet to iron stake, thence North 89°55' East 66 feet to iron stake, thence South 0°14' West 132 feet to iron stake, thence North 89°55' East to a point 65 feet West of the centerline of present Highway 69, thence North 1°01' West parallel with the centerline of Highway 69 a distance of 192.11 feet, thence North 89°55' East 25 feet, thence North 1°01' West along right of way of the outside of a 1/4 circle whose radius point is 59 feet West and 56 feet South of the intersection of Highways 11 and 69 centerline, City of Monroe, Green County, Wisconsin. All of the above being part of Outlot 25 in the Southwest Quarter of Section 34, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

PARCEL 2

Lots 1, 2, 3 and 4 of Block 1 in Scott's Addition to the City of Monroe, Green County, Wisconsin. Also the North Half of Vacated 9th Street lying immediately South of Lots 3 and 4 of Block 1 in Scott's Addition to the City of Monroe, Green County, Wisconsin.

PARCEL 3

Lots 1, 2, 3, 4, 5 and 6 of Block 6 of Scott's Addition to the City of Monroe, Green County, Wisconsin. Also the South Half of Vacated 9th Street lying immediately North of Lots 1, 2 and 3 of Block 6 in Scott's Addition to the City of Monroe, Green County, Wisconsin.

Prepared for: Axley Brynelson, LLP

Survey No. 166745-RMK

A. Basis of Bearings

Bearings are based on the North line of the Southwest 1/4 of Section 34-2-7, which is assumed to bear South 89°59'28" West.

B. Title Commitment

This survey was prepared based on Ekum Abstract & Title, Inc. an agent for Chicago Title Insurance Company title commitment number GR10558, effective date of March 1, 2016, which lists the following easements and/or restrictions from schedule B-II:

14. TERMS AND CONDITIONS WITHIN WARRANTY DEED by City of Monroe to Lester M. Johnson and Helen M. Johnson, his wife by an instrument dated December 19, 1967 and recorded in the office of the Register of Deeds for Green County, WI on December 27, 1967 in Vol. 214 of Records, Page 634. (copy enclosed) (Parcel 1). **Affects site by location - shown.**

15. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED from John Decry Pontiac-Buick, Inc. to Dearth Motors, Inc. by an instrument dated December 31, 1970 and recorded in the office of the Register of Deeds for Green County, WI on December 31, 1970 in Vol. 242 of Records, Page 45 as Doc. No. 233650. (copy enclosed) (Parcel 1). **Affects site by location - general in nature, cannot be plotted.**

16. UTILITY EASEMENT from Joseph C. Dearth to United Telequipment Corporation by an instrument dated October 12, 1981 and recorded in the office of the Register of Deeds for Green County, WI on December 3, 1981 in Vol. 358 of Records, Page 91 as Doc. No. 284848. (copy enclosed) (Parcel 2). **Affects site by location - general in nature, cannot be plotted.**

17. EASEMENTS, IF ANY, of the public or any school district, utility, municipality, or person, as provided in Section 66.1005(2) (a) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or services in that portion of the subject premises which were formerly a part of an 9th Street now vacated. (Parcel 2 and Parcel 3). **Affects site by location - shown.**

18. UTILITY EASEMENT from Joe Dearth to United Telequipment Corporation by an instrument dated October 31, 1981 and recorded in the office of the Register of Deeds for Green County, WI on December 3, 1981 in Vol. 358 of Records, Page 89 as Doc. No. 284847. (copy enclosed) (Parcel 3). **Affects site by location - shown.**

19. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED from Miles C. Durfee and Lillian I. Durfee, his wife to Joseph C. Dearth by an instrument dated July 22, 1958 and recorded in the office of the Register of Deeds for Green County, WI on July 23, 1958 in Vol. 166, Page 53. (copy enclosed) (Parcel 3). **Affects site by location - shown.**

C. Flood Note

According to flood insurance rate map of the City of Monroe, community panel number 55045C0282G, effective date of May 18, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 48 regular and 1 handicapped parking spaces marked on this site.

E. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

WISDOT RW Project Number 1691-00-21 Sheet numbers 4.16 and 4.17 were used to establish the boundary.

To: James E. Moeller, Ekum Abstract & Title, Inc., and Chicago 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, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on March 25, 2016.

Date of Plat or Map: March 30, 2016

Revision to Map: April 7, 2016

Stephan G. Southwell

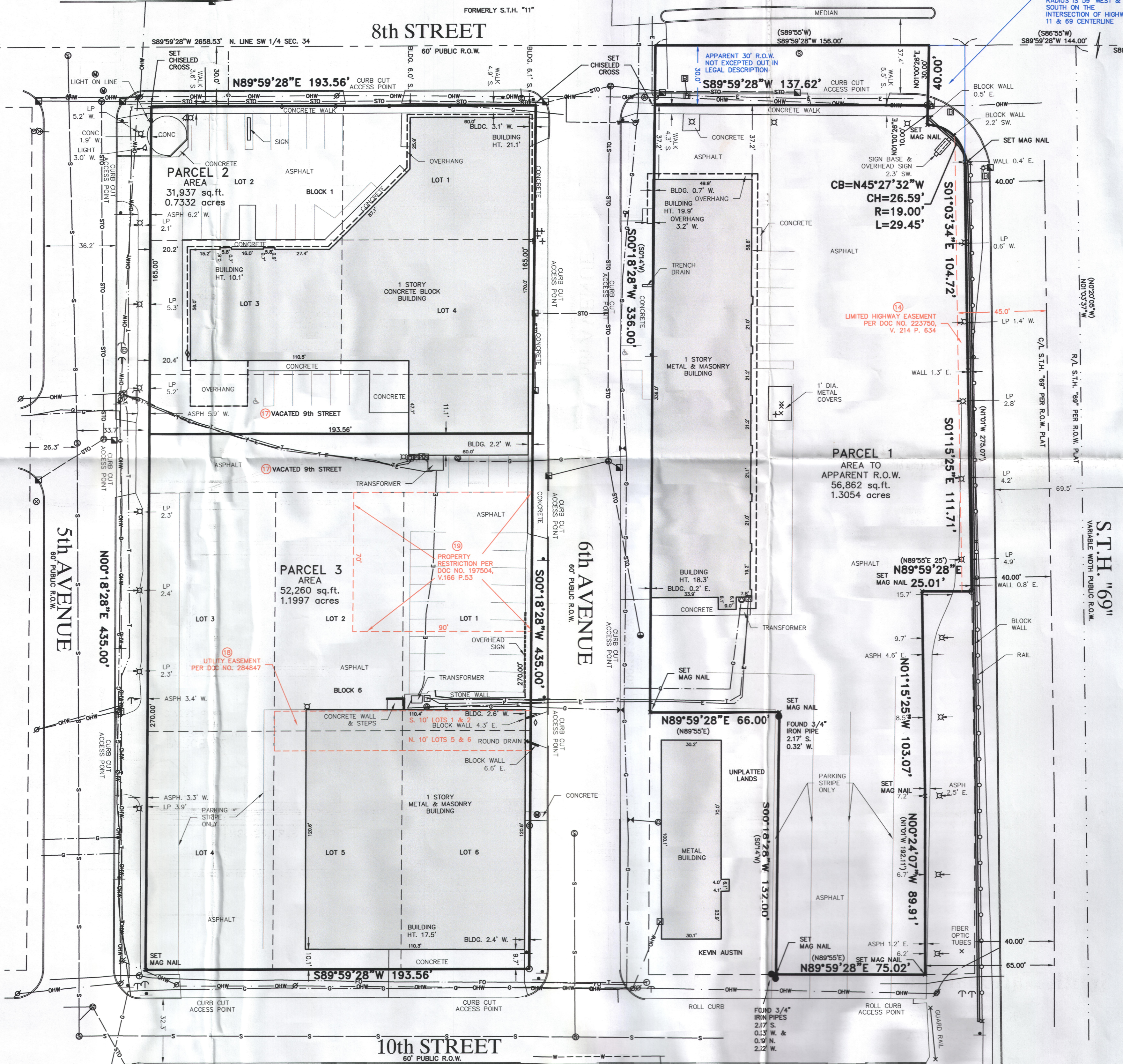
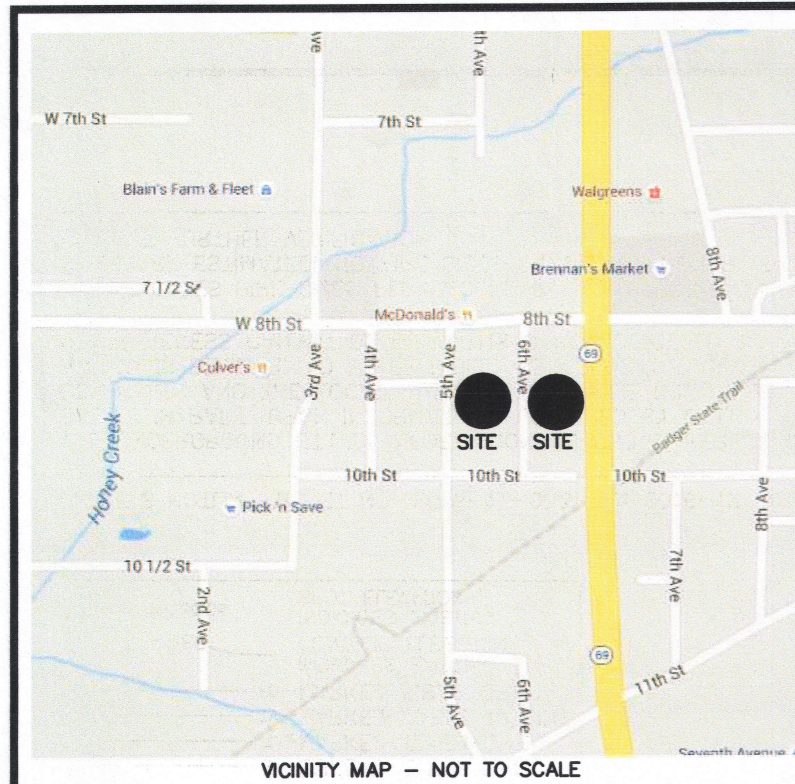
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R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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S:\5166745\dwg\AS111D30.dwg \ 8th AVE & 10th AVE



LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED

1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)

BOLLARD

SOL. BORING/MONITORING WELL

FLAGPOLE

MAILBOX

SIGN

BILLBOARD

AIR CONDITIONER

CONTROL BOX

TRAFFIC SIGNAL

RAILROAD CROSSING SIGNAL

CABLE PEDESTAL

POWER POLE

GUY POLE

GUY WIRE

LIGHT POLE

SPOT YARD/PEDESTAL LIGHT

HANDICAPPED PARKING

ELECTRIC MANHOLE

ELECTRIC PEDESTAL

ELECTRIC METER

ELECTRIC TRANSFORMER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

MARKED FIBER OPTIC

GAS VALVE

GAS METER

GAS WARNING SIGN

STORM MANHOLE

ROUND INLET

SQUARE INLET

STORM SEWER END SECTION

SANITARY MANHOLE

SANITARY CLEANOUT OR SEPTIC VENT

SANITARY INTERCEPTOR MANHOLE

MISCELLANEOUS MANHOLE

WATER VALVE

HYDRANT

WATER SERVICE CURB STOP

WATER MANHOLE

WELL

WATER SURFACE

WETLANDS FLAG

MARSH

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

EDGE OF TREES

S-SANITARY SEWER

STO-STORM SEWER

W-WATERMAIN

G-MARKED GAS MAIN

E-MARKED ELECTRIC

OHV-OVERHEAD WIRES

B-BUREAU ELEC. SERV.

T-MARKED TELEPHONE

TV-MARKED CABLE TV LINE

FO-MARKED FIBER OPTIC

INDICATES EXISTING CONTOUR ELEVATION

INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2016-12-03313 & 2016-12-03334

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

Filed July 28, 2016 UAC 15 16745