

# PLAT OF SURVEY

Lot 1, Certified Survey Map Number 2659, recorded in Volume 9 of Certified Survey Maps of Green County, on Pages 148-149, located in the NW 1/4 of the NE 1/4 of Section 36, T2N, R9E, City of Brodhead, Green County, Wisconsin

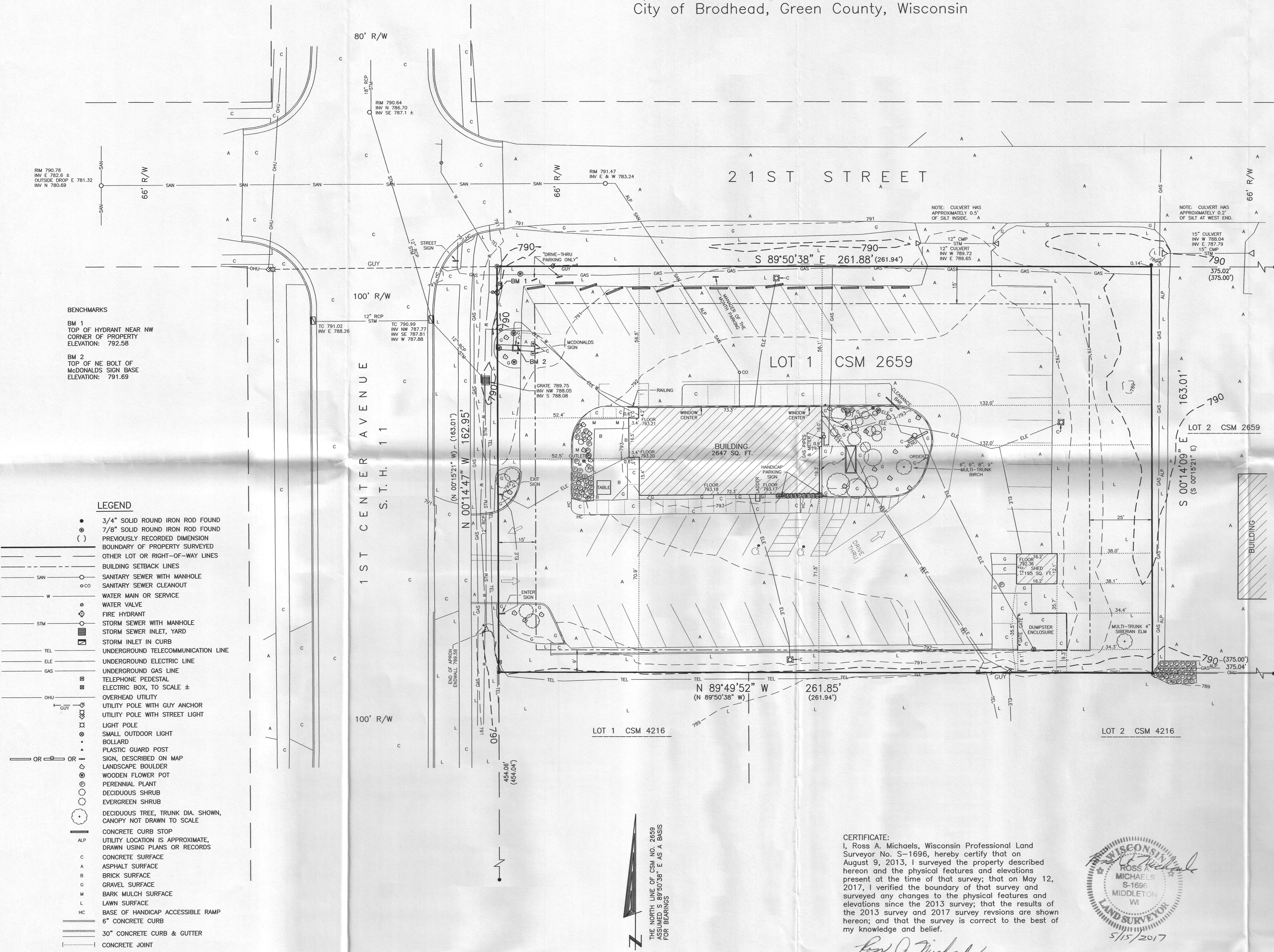
DESCRIPTION:  
Lot 1 of Certified Survey Map Number 2659, recorded in Volume 9 of Certified Survey Maps of Green County on pages 148-149, and located in the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 2 North, Range 9 East, City of Brodhead, Green County, Wisconsin.

NOTE: McDonald's Corporation formerly owned all of Lot 1 of Certified Survey Map Number 1019, recorded in Volume 3 of Certified Survey Maps of Green County on pages 209-211, in the City of Brodhead, Green County, Wisconsin. Lot 1 of Certified Survey Map Number 1019 was divided into two lots (Lot 1 and Lot 2) by Certified Survey Map Number 2659. McDonald's Real Estate Company sold Lot 2 of Certified Survey Map Number 2659 and retained Lot 1 of Certified Survey Map Number 2659.

SURVEYED FOR:  
Bishop Engineering Co., Inc.  
3501 104th Street  
Des Moines, IA 50322

Northam Michaels  
Surveying, Inc.  
6314 Danna Road  
Madison, WI 53719  
(608) 277-0503

OFFICE MAP NO. 1103-L



**BENCHMARKS**

BM 1  
TOP OF HYDRANT NEAR NW CORNER OF PROPERTY  
ELEVATION: 792.58

BM 2  
TOP OF NE BOLT OF McDONALD'S SIGN BASE  
ELEVATION: 791.69

**LEGEND**

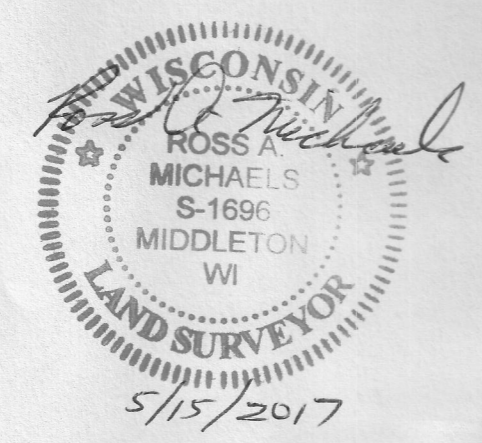
- 3/4" SOLID ROUND IRON ROD FOUND
- ( ) 7/8" SOLID ROUND IRON ROD FOUND
- ( ) PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINES
- BUILDING SETBACK LINES
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN OR SERVICE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER WITH MANHOLE
- STORM SEWER INLET, YARD
- STORM INLET IN CURB
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- TELEPHONE PEDESTAL
- ELECTRIC BOX, TO SCALE ±
- OVERHEAD UTILITY
- UTILITY POLE WITH GUY ANCHOR
- UTILITY POLE WITH STREET LIGHT
- LIGHT POLE
- SMALL OUTDOOR LIGHT
- BOLLARD
- PLASTIC GUARD POST
- SIGN, DESCRIBED ON MAP
- LANDSCAPE BOULDER
- WOODEN FLOWER POT
- PERENNIAL PLANT
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DECIDUOUS TREE, TRUNK DIA. SHOWN, CANOPY NOT DRAWN TO SCALE
- CONCRETE CURB STOP
- UTILITY LOCATION IS APPROXIMATE, DRAWN USING PLANS OR RECORDS
- CONCRETE SURFACE
- ASPHALT SURFACE
- BRICK SURFACE
- GRAVEL SURFACE
- DARK MULCH SURFACE
- LAWN SURFACE
- BASE OF HANDICAP ACCESSIBLE RAMP
- 6" CONCRETE CURB
- 30" CONCRETE CURB & GUTTER
- CONCRETE JOINT

- NOTES:**
- The official Zoning Map of the City of Brodhead indicates the subject parcel is within the General Commercial District, (C-1). According to City of Brodhead zoning ordinance the following setbacks apply in the C-1 district:
    - The front yard building setback from both streets is 15 feet.
    - The side yard building setback is 9 feet for the principal building and 3 feet for accessory buildings.
    - The rear yard building setback is 25 feet.
  - Elevations on this survey are referenced to the existing invert elevation (783.24) of the sanitary sewer manhole in 21st Street just north of this parcel as shown on sheet SP3 of plans for the building on this lot, dated 1-7-94. That invert elevation closely agrees with the rim elevation and north invert of the sanitary sewer manhole on 21st Street just west of 1st Center Avenue, also shown on sheet SP3 of those plans. Other benchmarks were established as shown hereon. The City of Brodhead Engineer was unable to provide elevation benchmarks.
  - Underground utilities locations were mapped hereon based on: surveyed locations of markings made by others; observed evidence of above ground features or features observed in structures such as manholes or inlets; and utility records provided by others. The locations of underground utilities may be approximate. Call Diggers Hotline (800-242-8511) for a markup of utilities before digging.
  - The inverts of some sanitary sewer and storm sewer features are approximate since it is not possible to measure vertically from the structure opening down to the invert.
  - Buried telecommunication lines may be fiber optic.
  - There may be multiple underground electric lines within the same trench where shown as a single underground electric line on this map.
  - A title report has not been provided by the client for this survey. As a result, there may be recorded easements affecting the property. None are shown hereon.
  - The exterior of the buildings shown hereon is the exterior surface of the siding, brick or masonry surfaces as appropriate for each building.
  - The land area of the parcel surveyed is 42,677 square feet, (recorded as 42,696 square feet).

**CERTIFICATE:**  
I, Ross A. Michaels, Wisconsin Professional Land Surveyor No. S-1696, hereby certify that on August 9, 2013, I surveyed the property described hereon and the physical features and elevations present at the time of that survey; that on May 12, 2017, I verified the boundary of that survey and surveyed any changes to the physical features and elevations since the 2013 survey; that the results of the 2013 survey and 2017 survey revisions are shown hereon; and that the survey is correct to the best of my knowledge and belief.

*Ross A. Michaels*  
Ross A. Michaels, Registered Land Surveyor, S-1696  
SURVEYED: August 9, 2013 and May 12, 2017

REFERENCE: Office Map No. 955-L



PREPARED FOR: M. McDonald's USA, LLC

DRAWN BY: RAM

STD ISSUE DATE: 05/15/2017

REVIEWED BY: RAM

DATE ISSUED: 05/15/2017

TITLE: BRODHEAD, WI SITE PLAN

DESCRIPTION: SITE SURVEY

SITE ADDRESS: 2104 1ST CENTER AVE, BRODHEAD, WI 53520

SHEET NO. 480324

BE# 30206

FILED May 19, 2017 Vol 15 Pg 93