

PLAT OF SURVEY

LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 785, RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY, ON PAGE 361, AS DOCUMENT NO. 300219, BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 8 EAST, VILLAGE OF MONTICELLO, GREEN COUNTY, WISCONSIN.

I, Todd E. Hasse, Registered Land Surveyor, S-2228, hereby certify that I have made this Plat of Survey under the direction of Steve Stenbroten and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

January 10th, 2013

Todd E. Hasse
Todd E. Hasse R.L.S. - 2228



LOT INFO FOR C.S.M. 785:

LOT 1	97,190 SQ. FT. (2.23 AC.)
LOT 2	246,214 SQ. FT. (5.65 AC.)

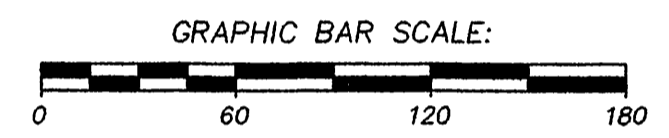
PLAT OF SURVEY
By: Harry M. Bridwell
Dated: 1-23-1975

STORM SEWER INFORMATION:

STORM PIPE	TYPE	LOCATION	ELEVATION
12" CULVERT	CMP	NW INVERT	838.72'
20" CULVERT	CMP	NW INVERT	837.61'
20" CULVERT	CPP	SE INVERT	835.91'
24" CULVERT	CONC	N INVERT	835.87'
24" CULVERT	CONC	S INVERT	835.93'
30" CULVERT	CMP	W INVERT	833.71'
30" CULVERT	CMP	E INVERT	832.64'

CONTOUR INTERVAL = 1'

SCALE: 1" = 60'



LEGEND:

- P.V.C. monument with brass cap found.
- Concrete monument with brass cap found.
- 1" iron pipe found.
- 3/4" solid round iron rod found.
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.
- Building Setback Line.
- Existing Property Line.
- Existing Fence Line.
- Underground Telephone.
- Underground Electric.
- Underground Gas.
- Overhead Electric.
- Proposed Lot Line.
- Telephone Pedestal.
- Evergreen Tree.
- Fire Hydrant.
- Power Pole.
- Light Pole.

EXISTING EASEMENTS:

1. EASEMENT as set forth in an EASEMENT AGREEMENT from John Elmer and Leona Elmer to Wisconsin Power and Light Company, Dated November 16th, 1956 and recorded in the office of the Register of Deeds for Green County, WI on December 1st, 1956 in Vol. 35 of Misc., on Page 170 ...to erect and maintain poles, wires, anchors, and other equipment necessary in the conduct of its business... on the above described real estate. This is a blanket easement and unable to graphically show on this survey.
2. EASEMENT as set forth in an EASEMENT AGREEMENT from Ralph Enterprises, Inc. to United Telephone Company, Dated August 5th, 1976 and recorded in the office of the Register of Deeds for Green County, WI on August 10th, 1976 in Vol. 301 of Records, on Page 637 ...to place, replace, maintain or remove an underground cable telephone line, including associated appliances... on the above described real estate. This is a blanket easement and unable to graphically show on this survey.
3. EASEMENT as set forth in an WARRANTY DEED from Charles A. Rolph and Elizabeth A. Rolph to Donald M. Flannery and Delea N. Flannery, Dated July 9th, 1985 and recorded in the office of the Register of Deeds for Green County, WI on July 11th, 1985 in Vol. 387 of Records, on Page 672 ...buyer shall be granted a 30 foot wide easement for driveway purposes from subject premises to the public road located to the North of the premises to be conveyed over land of the seller... on the above described real estate. This is a blanket easement and unable to graphically show on this survey.
4. EASEMENT as set forth in an EASEMENT AGREEMENT from Ralph Enterprises, Inc. to Wisconsin Gas Company, Dated January 26th, 1987 and recorded in the office of the Register of Deeds for Green County, WI on February 6th, 1987 in Vol. 403 of Records on Page 401 ...a perpetual easement or right-of-way in, through, upon and over a strip of land 10 feet in width... on the above described real estate. This easement is graphically shown on this survey.

NOTES:

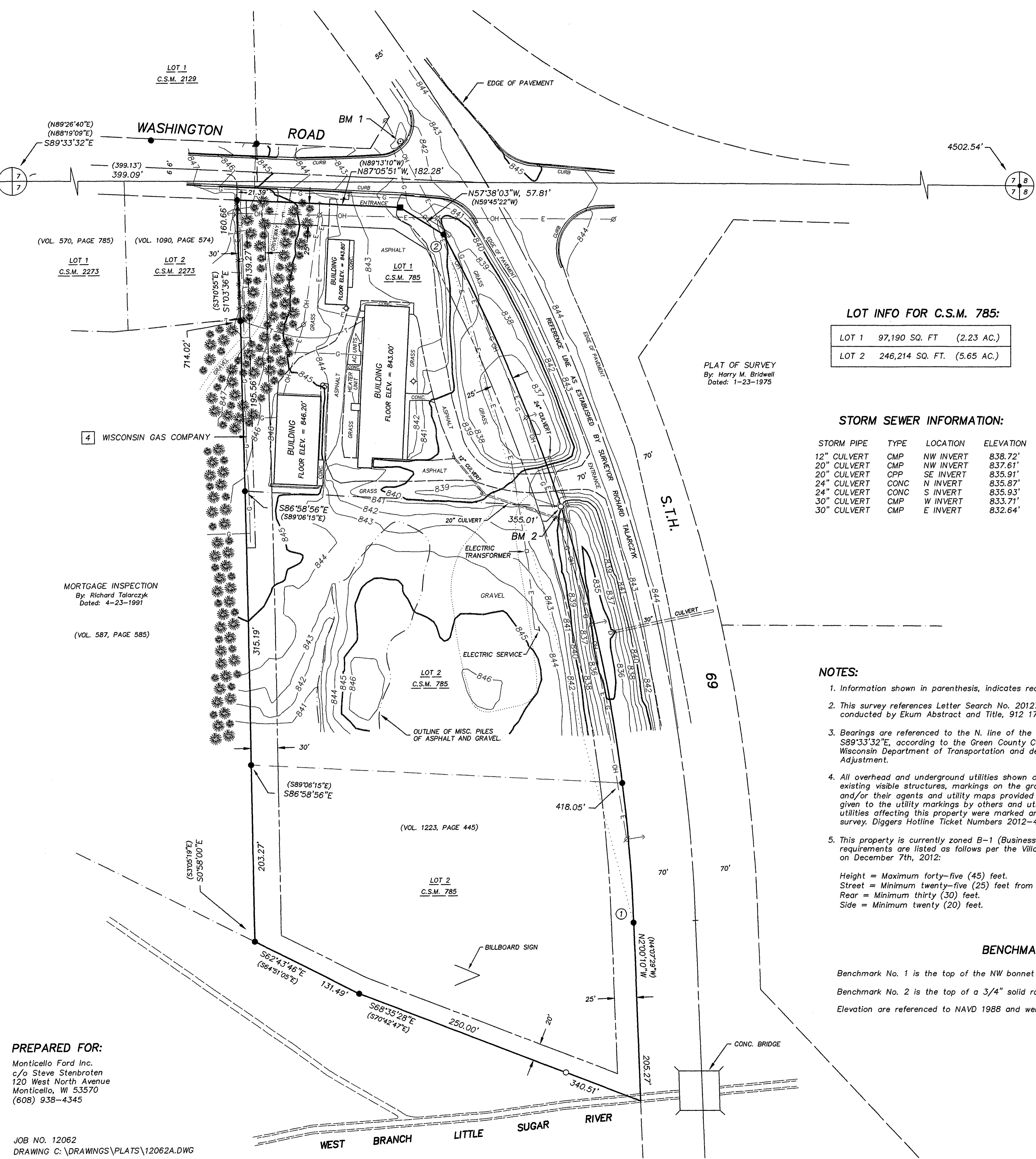
1. Information shown in parenthesis, indicates recorded as data.
2. This survey references Letter Search No. 2012727, Dated November 5th, 2012 conducted by Ekum Abstract and Title, 912 17th Avenue, Monroe, Wisconsin.
3. Bearings are referenced to the N. line of the SW 1/4 of Section 7, which bears S89°33'32"E, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.
4. All overhead and underground utilities shown on this survey were field located from existing visible structures, markings on the ground placed by utility companies and/or their agents and utility maps provided by utility companies. No warranty is given to the utility markings by others and utility maps or that all underground utilities affecting this property were marked and subsequently located for this survey. Diggers Hotline Ticket Numbers 2012-43-13174 & 2012-43-13178.
5. This property is currently zoned B-1 (Business District) and the building setback requirements are listed as follows per the Village of Monticello Clerk, Ryan Wiesen on December 7th, 2012:
 Height = Maximum forty-five (45) feet.
 Street = Minimum twenty-five (25) feet from property line.
 Rear = Minimum thirty (30) feet.
 Side = Minimum twenty (20) feet.

BENCHMARK INFO:

Benchmark No. 1 is the top of the NW bonnet bolt of the fire hydrant, Elevation = 844.18'.
 Benchmark No. 2 is the top of a 3/4" solid round iron rod, Elevation = 840.20'.
 Elevation are referenced to NAVD 1988 and were established by GPS observation.

CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	1840.13'	25°44'38"	826.80'	819.86'	N14°52'29"W	② N27°44'48"W
LOT 2	1840.13'	15°10'24"	487.31'	485.88'	N 9°35'22"W	N17°10'34"W
LOT 1	1840.13'	10°34'14"	339.49'	339.01'	N22°27'41"W	



PREPARED FOR:
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 c/o Steve Stenbroten
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JOB NO. 12062
 DRAWING C: \DRAWINGS\PLATS\12062A.DWG

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