

ALTA \ ACSM LAND TITLE SURVEY

TO: BANK OF MONTICELLO;
EKUM ABSTRACT & TITLE;

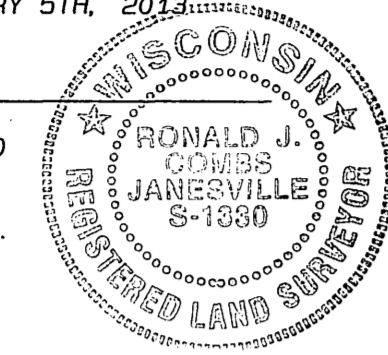
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA \ ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 7A, 8 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30TH, 2013.

DATE OF PLAT OR MAP: FEBRUARY 5TH, 2013

Ronald J. Combs

RONALD J. COMBS, RLS NO. 1330

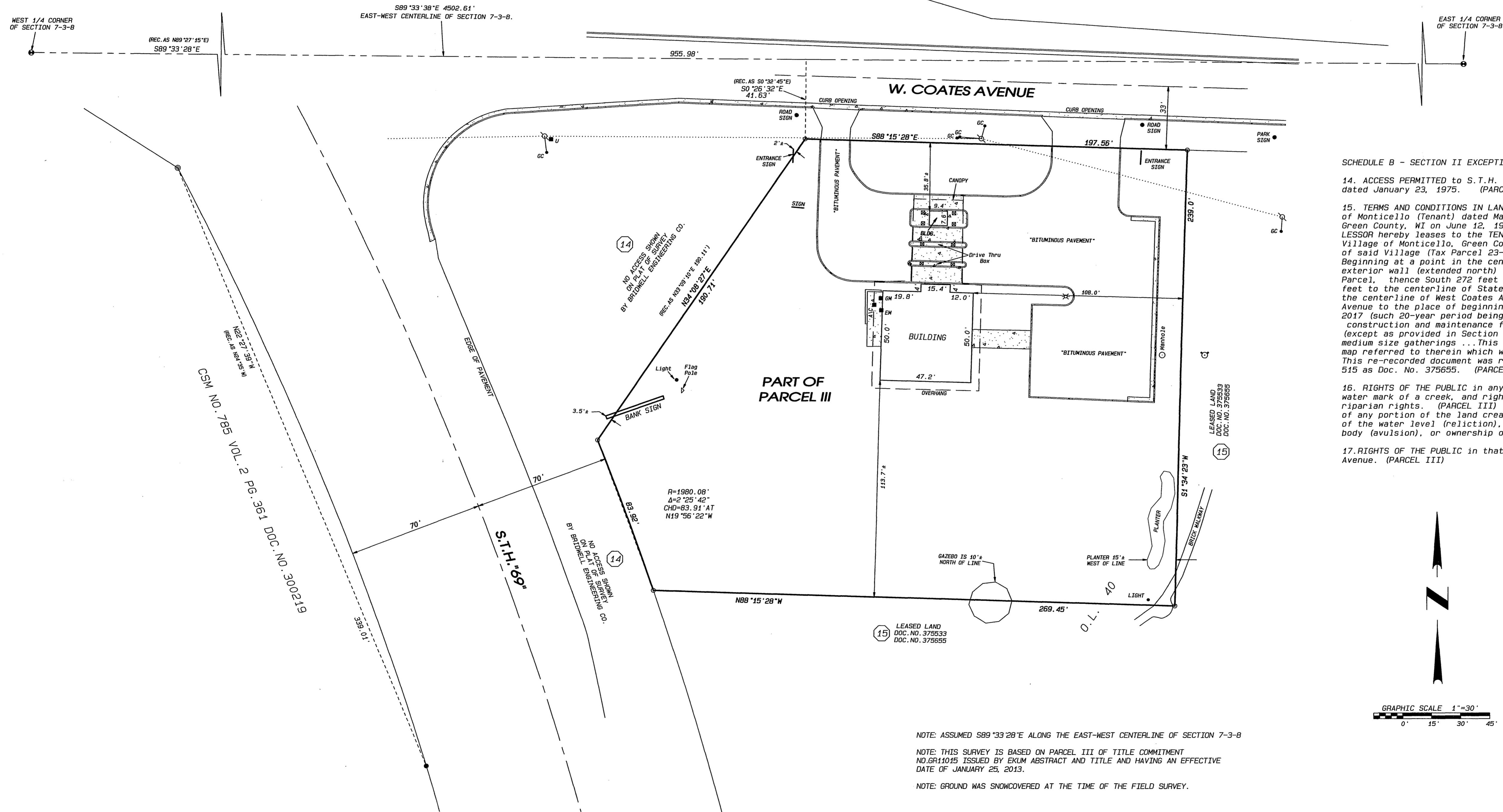
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.



PARCEL III:

A parcel of land in the Southwest quarter of Section 7, T3N, R8E, Green County, Wisconsin, described as follows: Commencing at a cast aluminum monument marking the West 1/4 corner of said Section 7; thence N89°27'15"E along the East-West 1/4 line of said Sec. 7, 955.98 feet to the point of beginning; thence continue N89°27'15"E along said 1/4 line 298.06 feet to the Corporate Limits of the Village of Monticello; thence S01°22'25"E along said Corporate Limits 206.60 feet to a point on the centerline of the creek which is S21°31'45"E 15.94 feet from Meander Corner No. 1; thence Southwesterly and Southerly along the centerline of the creek, 335 feet more or less to a point on the North line of lands formerly owned by the Wisconsin Power and Light Co.; thence S89°15'20"W along said North line 17 feet more or less to Meander Corner No. 2; thence continue S89°15'20"W along said North line, 244.65 feet to the East right of way line of S.T.H. "69"; thence along said right of way line on the arc of a 1980.08 foot radius curve concave Westerly whose long chord bears N17°43'W 322.52 feet; thence N33°09'10"E along said right of way line 190.11 feet; thence N0°32'45"W 41.63 feet to the point of beginning. The Meander line is described as follows: Commencing at the aforementioned Meander Corner No. 1; thence S43°31'35"W 129.42 feet; thence S07°59'35"E 224.26 feet to Meander Corner No. 2. The above described parcel of land is also described as a portion of Outlot 40 of the Assessor's Plat to the Village of Monticello, Green County, Wisconsin.

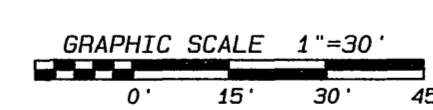
NOTE: SURVEYOR HAS SURVEYED ONLY A PORTION OF PARCEL III DESCRIBED ABOVE. IT WAS AGREED THAT SURVEYOR ONLY SURVEY THE LANDS DESCRIBED AS THE EXCEPTION IN THE LAND LEASE AGREEMENT AS DOCUMENT NO. 375655 AND FURTHER EXCEPTING WEST COATES AVENUE AND S.T.H. "69".



SCHEDULE B - SECTION II EXCEPTIONS:

14. ACCESS PERMITTED TO S.T.H. "69" as depicted on survey prepared Bridwell Engineering Co., Inc. dated January 23, 1975. (PARCEL III) LOCATION SHOWN ON MAP.
15. TERMS AND CONDITIONS IN LAND LEASE AGREEMENT between Bank of Monticello (Lessor) to the Village of Monticello (Tenant) dated May 1, 1997 and recorded in the office of the Register of Deeds for Green County, WI on June 12, 1997 in Vol. 559 of Records, Page 250 as Doc. No. 375533. That the LESSOR hereby leases to the TENANT approximately two acres of land owned by the Lessor in the Village of Monticello, Green County, Wisconsin, which is part of Out 40 of the Assessor's Plat of said Village (Tax Parcel 23-151-302, 2000) and which is all of such Tax Parcel except: Beginning at a point in the center of West Coates Avenue which is 108 feet east of the east exterior wall (extended north) of the present Bank of Monticello building situated on such Tax Parcel, thence South 272 feet parallel to said east exterior wall to a point, thence West 333 feet to the centerline of State Highway 69, thence along such centerline until it intersects with the centerline of West Coates Avenue, thence easterly along the centerline of West Coates Avenue to the place of beginning... for a term beginning on May 1, 1997 and ending April 30, 2017 (such 20-year period being hereinafter called the "Lease Term"), for the purpose of the construction and maintenance for a floral park or garden to the public without charge (except as provided in Section 2 hereof) including walkways, sitting areas, open spaces for medium size gatherings... This LAND LEASE AGREEMENT is being re-recorded to include the map referred to therein which was not attached to such Agreement as originally recorded. This re-recorded document was recorded on June 17, 1997 in Vol. 559 of Records, Page 515 as Doc. No. 375655. (PARCEL III) LOCATION SHOWN ON MAP.
16. RIGHTS OF THE PUBLIC in any portion of the subject premises lying below the ordinary high water mark of a creek, and rights of the government to regulate the use of the shore and riparian rights. (PARCEL III) THE COMMITMENT/POLICY does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.
17. RIGHTS OF THE PUBLIC in that portion of the subject premises lying within Coates Avenue. (PARCEL III)

- ### LEGEND:
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND IRON PIN
 - ⊙ FOUND IRON PIPE
 - ⊙ FOUND BRASS CAP IN CONCRETE
 - ⊙ UTILITY POLE
 - GC ● GUY CABLE ANCHOR
 - ⊙ LIGHT POLE
 - U ■ UTILITY BOX
 - GM ■ GAS METER
 - EM ■ ELECTRIC METER
 - A/C ■ AIR CONDITIONER
 - ⊙ FIRE HYDRANT
 - OVERHEAD UTILITY LINES
 - ⑮ SCHEDULE B - SECTION II IDENTIFIER
 - CONCRETE



NOTE: ASSUMED S89°33'28"E ALONG THE EAST-WEST CENTERLINE OF SECTION 7-3-8
NOTE: THIS SURVEY IS BASED ON PARCEL III OF TITLE COMMITMENT NO. 6H11015 ISSUED BY EKUM ABSTRACT AND TITLE AND HAVING AN EFFECTIVE DATE OF JANUARY 25, 2013.
NOTE: GROUND WAS SNOWCOVERED AT THE TIME OF THE FIELD SURVEY.

Field March 18, 2013 DCR 13 pg 131

Combs & Associates 109 N. Milwaukee St. Janesville, WI 53448 www.combsurvey.com	LAND SURVEYING	DATE	02/05/13
	LAND PLANNING	BY	s11
	CIVIL ENGINEERING	PROJECT NO.	113-006
		CLIENT	BANK OF MONTICELLO
		TEL: 608 752-0575	
		FAX: 608 752-0534	