

ALTA \ ACSM LAND TITLE SURVEY

Lot 1 of Certified Survey Map Number 3573, as recorded in Volume 13 of Green County Certified Survey Maps of Green County on Page 225, being part of the East Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, Town 2 North, Range 7 East, Town of Monroe, Green County, Wisconsin.

The above described property is subject to an access easement for purposes of ingress and egress 20 feet on either side of the following described centerline; commencing at the NE corner of Lot 1 of Certified Survey Map Number 3573 (Volume 13 of Green County Certified Survey Maps, on Page 225) and the Southerly right-of-way of Aebly Road; thence N89°37'10" W along said right-of-way, 150.0 feet to the point of beginning of this description; thence S1°05' W, 399.85 feet to the South line of said Lot 1 and the end of this description.

EXCEPT: That portion of the above described premises which is part of Lot 1 of a Certified Survey Map No. 4720, as recorded in Volume 20 of Certified Survey Maps of Green County on Pages 228-230 as Document No. 550842.

TO: HELENA CHEMICAL COMPANY;
BURCH, PORTER & JOHNSON, PLLC;
GREEN COUNTY TITLE & ABSTRACT;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
SMITH AND SPIDAHL ENTERPRISES, INC.;

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, 2, 3, 4, 6B, 7A, 7B1, 7C, 8, 9, 11A, 13, 14, 16, 17, 18, 21, 22, 23, 24, 25 AND 26 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 25TH, 2013.

DATE OF PLAT OR MAP: MARCH 26TH, 2013
REVISED 3/28/2013
REVISED 4/02/2013

Ronald J. Combs
RONALD J. COMBS, RLS NO. 1330

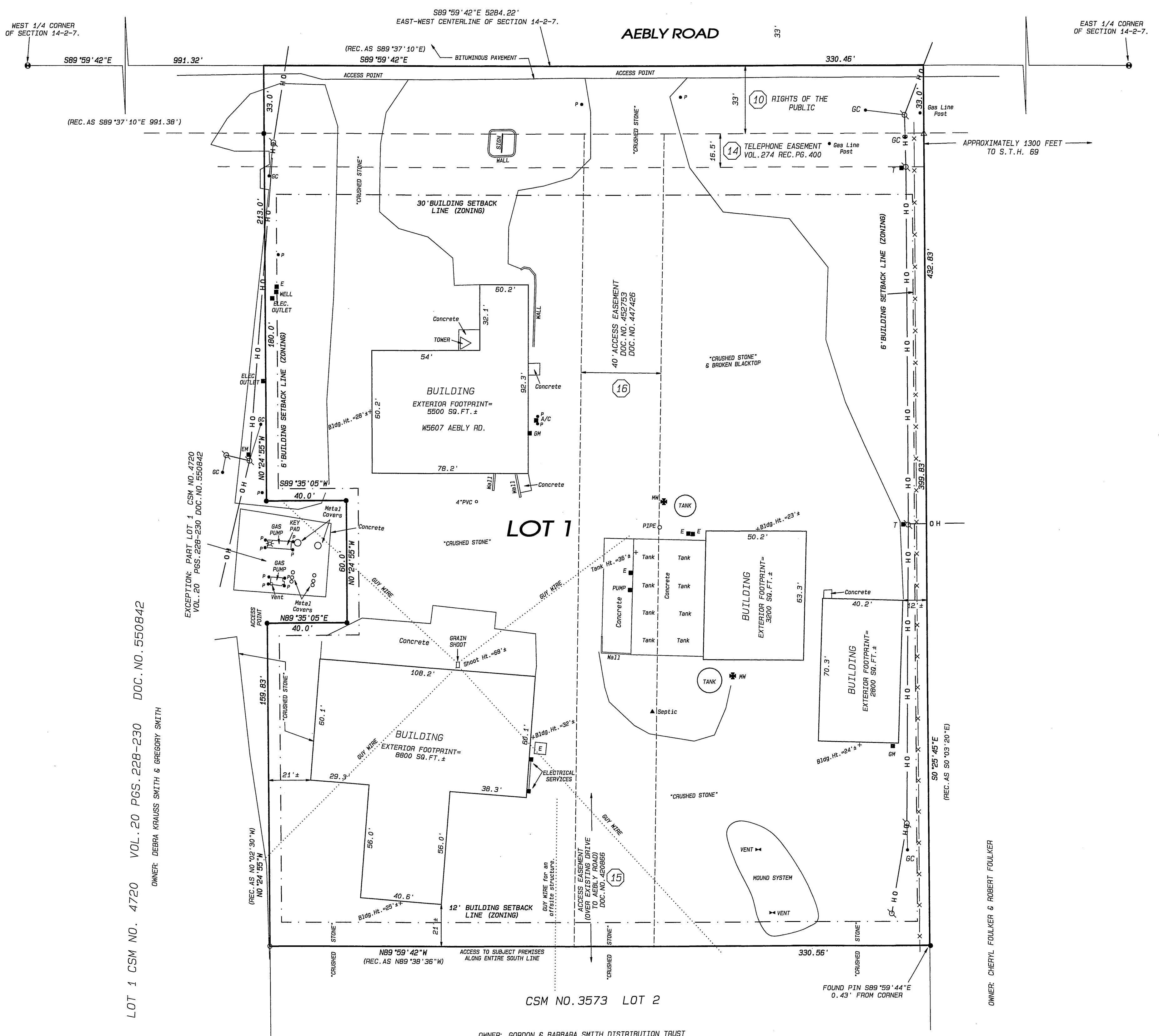
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



SCHEDULE B - SECTION 2 EXCEPTIONS:

- Rights of the public in that portion of the subject premises lying within the limits of Aebly Road as depicted on Certified Survey Map Number 3573. (LOCATION SHOWN ON MAP).
- EASEMENT from Mrs. Fred Walter to Wisconsin Power and Light Company, by instrument dated June 4, 1937 and recorded in the Green County Register of Deeds office December 7, 1937 in Volume 1 of Easements on Page 156. (BLANKET-TYPE EASEMENT-NO WIDTH GIVEN - NOT PLOTTABLE).
- EASEMENT from Marie Bechtolt a widow; and William G. Walter, a single person; and Albert L. Walter, a single person to Northern Gas Company, by instrument dated July 26, 1962 and recorded in the Green County Register of Deeds office August 16, 1962 in Volume 51 of Misc. on Page 141. (BLANKET-TYPE EASEMENT-NO WIDTH GIVEN - NOT PLOTTABLE).
- EASEMENT from Nathan Bechtolt, Donna Bechtolt and Marie Bechtolt to Wisconsin Power and Light Company, by instrument dated August 4, 1964 and recorded in the Green County Register of Deeds office on September 9, 1964 in Volume 185 on Page 472. EASEMENT ASSIGNMENT between Wisconsin Power and Light Company and American Transmission Company, LLC, by instrument dated January 1, 2001 and recorded in the Green County Register of Deeds office on January 3, 2001 in Volume 654 of Records on Page 704 as Document No. 411403. (IN SURVEYOR'S OPINION THIS EASEMENT IS NOT LOCATED ON SUBJECT PREMISES.)
- EASEMENT from Rolling Acres Estates, by L. M. Johnson and Burnette B. Bahe to United Telephone Company, by instrument dated March 1, 1974 and recorded in the Green County Register of Deeds office March 12, 1974 in Volume 274 of Records on Page 400. (LOCATION SHOWN ON MAP)
- EASEMENT from Smith and Spidahl Enterprises, Inc., by Ronald G. Smith, President and Barbara A. Smith, Secretary to Green County Grain, Inc., Monroe Wisconsin, by Ronald G. Smith, President and Anne M. Schultz, Secretary, by instrument dated October 1, 2001 and recorded in the Green County Register of Deeds office October 18, 2001 in Volume 693 of Records on Page 283 as Document No. 420866. (LOCATION SHOWN ON MAP).
- Easement for ingress and egress as contained in Quit Claim Deed from Smith & Spidahl Enterprises, Inc., a Wisconsin corporation to Ronald G. Smith and Barbara A. Smith, husband and wife as marital property, by instrument dated September 18, 2003 and recorded in the Green County Register of Deeds office on September 22, 2003 in Volume 840 of Records on Page 20 as Document No. 452753. (LOCATION SHOWN ON MAP).

OWNER: DAVID & EUNICE KONING



NOTE: THIS SURVEY IS BASED ON A TITLE COMMITMENT NO. AMENDED A-T 5523 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MARCH 26, 2013.

NOTE: THERE WAS 6 TO 12 INCHES OF SNOW ON GROUND PLUS SNOW PILES WERE PRESENT AT THE TIME OF THE FIELD SURVEY.

NOTE: ASSUMED S89°59'44"E ALONG THE EAST-WEST CENTERLINE OF SECTION 14-2-7.

NOTE: SUBJECT PREMISES IS NOT LOCATED IN A FLOOD ZONE ON FLOOD INSURANCE RATE MAP DATED MAY 18, 2009 AS COMMUNITY PANEL NO. 55045C01756.

NOTE: A LETTER DATED MARCH 21, 2013 FROM THE GREEN COUNTY ZONING AND LAND USE DEPARTMENT STATES:

THE PROPERTY IS ZONED INDUSTRIAL. THIS IS A LEGAL CONFORMING AND A PERMITTED USE FOR THIS PROPERTY. SEE EXHIBIT A.

NOTE: BUILDING SETBACKS WERE PROVIDED BY THE GREEN COUNTY ZONING AND LAND USE DEPARTMENT.

NOTE: THE TOWN OF MONROE STATES THAT THERE ARE NO PROPOSED CHANGES IN THE RIGHT-OF-WAY LINES.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: THE SUBJECT PREMISES CONTAINS 140650 SQ. FT. (3.23 ACRES) WHICH INCLUDES THE 33' RIGHT-OF-WAY.

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIN
- ⊙ FOUND ALUMINUM MONUMENT
- △ FOUND SPIKE NAIL
- MW MONITORING WELL
- U UTILITY POLE
- GC GUY CABLE ANCHOR
- E ELECTRIC BOX
- T TELEPHONE BOX
- ✱ LIGHT POLE
- A/C AIR CONDITIONER
- GM GAS METER
- EM ELECTRIC METER
- P GUARD POST
- ⊞ ELECTRIC TRANSFORMER
- OH OVERHEAD UTILITY LINES
- X FENCE

GRAPHIC SCALE 1"=30'
0' 15' 30' 45'

Combs & Associates 109 W. Milwaukee St. Janesville, WI 53408 www.combsurvey.com	• LAND SURVEYING	DATE 02/26/13
	• LAND PLANNING	REVISED 03/28/13
	• CIVIL ENGINEERING	BY S11
		PROJECT NO. 113-061
	CLIENT BURCH ...	
	tel: 608 752-0575	
	fax: 608 752-0534	

Filed May 2, 2013 Vol 14 pg 1