

**LEGAL DESCRIPTION:**

TRACT A:  
PART OF THE VACATED PLAT OF "CLINTON AND CO'S ADDITION TO BROADHEAD" AS RECORDED ON MAY 21, 1951 IN VOLUME 1 OF PLATS, PAGE 72, GREEN COUNTY REGISTER, LYING IN THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, T2N, R9E, CITY OF BROADHEAD, GREEN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE S01°02'31"W, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 36, 663.21 FEET TO THE NE CORNER OF SE 1/4, NE 1/4, NW 1/4 OF SAID SECTION 36; THENCE N 88°49'58"W, ALONG THE NORTH LINE OF THE SE 1/4, NE 1/4, NW 1/4 OF SAID SECTION 36, 54.34 FEET TO AN IRON STAKE SET AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 11; THENCE N 88°49'58"W, 303.26 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S1°00'20"W, 1327.35 FEET, TO AN IRON STAKE SET ON THE SOUTH LINE OF THE NE 1/4, SE 1/4, NW 1/4 OF SAID SECTION 36; THENCE N 88°59'51"W, 302.49 FEET TO AN IRON STAKE; THENCE N 00°58'12"E, 1326.13 FEET TO AN IRON STAKE SET ON THE NORTH LINE OF THE SE 1/4, NE 1/4, NW 1/4 OF SAID SECTION 36; THENCE S 88°49'58"E, ALONG SAID NORTH LINE 303.27 FEET TO AN IRON STAKE MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT: THE NORTH 33 FEET THEREOF DEDICATED FOR STREET PURPOSES AS DESCRIBED IN VOLUME 328 RECORDS, PAGE 510 GREEN COUNTY REGISTER OF DEEDS, GREEN COUNTY, WISCONSIN.

EXCEPT: THE WEST 33 FEET THEREOF DEDICATED FOR STREET PURPOSES AS DESCRIBED IN VOLUME 368 RECORDS, PAGE 662 OF THE GREEN COUNTY REGISTER OF DEEDS, GREEN COUNTY, WISCONSIN.

TRACT B:  
BLOCKS 230 AND 234 AND PART OF BLOCKS 229 AND 233; VACATED WEST SECOND AVENUE AND PART OF VACATED TWENTIETH STREET OF THE ORIGINAL PLAT, CITY OF BROADHEAD, GREEN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN AT THE NW CORNER OF SAID BLOCK 230; THENCE S 88°46'10"E, ALONG THE NORTH LINE OF SAID BLOCK 230 AND 229, A DISTANCE OF 597.36 FEET TO AN IRON PIN ON A LINE PARALLEL TO AND 40 FEET WEST OF A REFERENCE LINE FOR STATE TRUNK HIGHWAY "11", AS ESTABLISHED ON PREVIOUS CERTIFIED SURVEY MAPS; THENCE S 0°58'45"W, ALONG SAID PARALLEL LINE, 597.26 FEET TO THE SOUTH LINE OF SAID BLOCK 233; THENCE N 88°49'58"W, ALONG THE SOUTH LINE AND THE SOUTH LINE OF SAID BLOCK 234, A DISTANCE OF 583.47 FEET TO AN IRON PIN AT THE SW CORNER OF SAID BLOCK 234; THENCE N 1°05'05"E ALONG THE WEST LINE OF SAID BLOCKS 234 AND 231, A DISTANCE OF 597.90 FEET TO THE PLACE OF BEGINNING.

TRACT C:  
PART OF BLOCKS 229 AND 233 AND PART OF VACATED TWENTIETH STREET OF THE ORIGINAL PLAT, CITY OF BROADHEAD, GREEN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NE CORNER OF SAID BLOCK 229; THENCE S 1°02'31"W ALONG THE EAST LINE OF SAID BLOCK AND THE EAST LINE OF BLOCK 233, A DISTANCE OF 597.26 FEET TO AN IRON PIN AT THE SE CORNER OF SAID BLOCK 233; THENCE N 88°49'58"W ALONG THE SOUTH LINE OF SAID BLOCK, 4.37 FEET TO AN IRON PIN ON A LINE PARALLEL TO AND 40 FEET WEST OF A REFERENCE LINE FOR STATE TRUNK HIGHWAY "11", AS ESTABLISHED ON PREVIOUS CERTIFIED SURVEY MAPS; THENCE N 0°58'45"E ALONG SAID PARALLEL LINE, 597.26 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID BLOCK 229; THENCE S 88°46'10"E ALONG SAID NORTH LINE, 5.0 FEET TO THE PLACE OF BEGINNING.

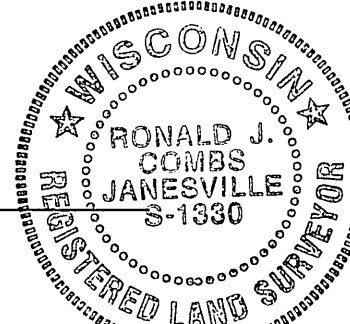
**CERTIFICATION:**

To: BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS;  
ASSET DEVELOPMENT GROUP, INC.;  
KNIGHT BARRY TITLE SERVICES, LLC;  
STEWART TITLE GUARANTY COMPANY;  
MEADOWS DEVELOPMENT GROUP, LLC;  
COMMONWEALTH LAND 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 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, 8, 9, 11a, 13, 14, 16, 17 and 18 of table a thereof. The field work was completed on May 7th, 2013.

DATE OF PLAT OR MAP: MAY 24TH, 2013  
REVISED: JUNE 4TH, 2013  
REVISED: JUNE 5TH, 2013  
REVISED: JUNE 10TH, 2013

*Ronald J. Combs*  
RONALD J. COMBS, PLS NO.1330



NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

(TABLE A ITEM 16) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.  
(TABLE A ITEM 17) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
(TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A DUMP, SUMP, OR LANDFILL.

**SCHEDULE B-II EXCEPT 3:**

14. Right-of-Way Easement from Cardinal Land Co., Inc. by Bruce W. Timm, President, and Burton Coplien, Secretary, to General Telephone Company of Wisconsin and Broadhead Water & Light Commission by an instrument dated November 5, 1980 and recorded in the office of the Register of Deeds for Green County, Wisconsin, on November 19, 1980 in Volume 348 Records Page 665 as Document No. 280116 being 12 feet in width being part of the vacated plat of Clinton & Co's Addition. (TRACT B) (LOCATIONS SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT A, NOT TRACT B).

15. Utility Easement from Cardinal Land Company, Inc. by Bruce W. Timm, President, and Burton Coplien, Secretary, to Wisconsin Gas Company by an instrument dated January 15, 1991 and recorded in the office of the Register of Deeds for Green County, Wisconsin on January 23, 1991 in Volume 350 Records Page 145 as Document No. 280831 to lay, maintain, operate, repair and remove pipes over the above insured real estate. (TRACT B) (LOCATIONS SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT A, NOT TRACT B).

16. Limited Sewer Easement from Cardinal Land Co., by Burton Coplien, Secretary, and Bruce W. Timm, President, to City of Broadhead, by an instrument dated June 27, 1983 and recorded in the office of the Register of Deeds for Green County, Wisconsin, on July 28, 1983 in Volume 371 Records Page 489 as Document No. 291730 for the purpose of installing and maintaining a sanitary sewer and electrical line and poles over the above insured real estate. (TRACT B) (LOCATIONS SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT A, NOT TRACT B).

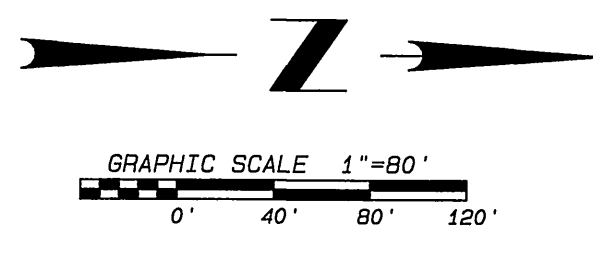
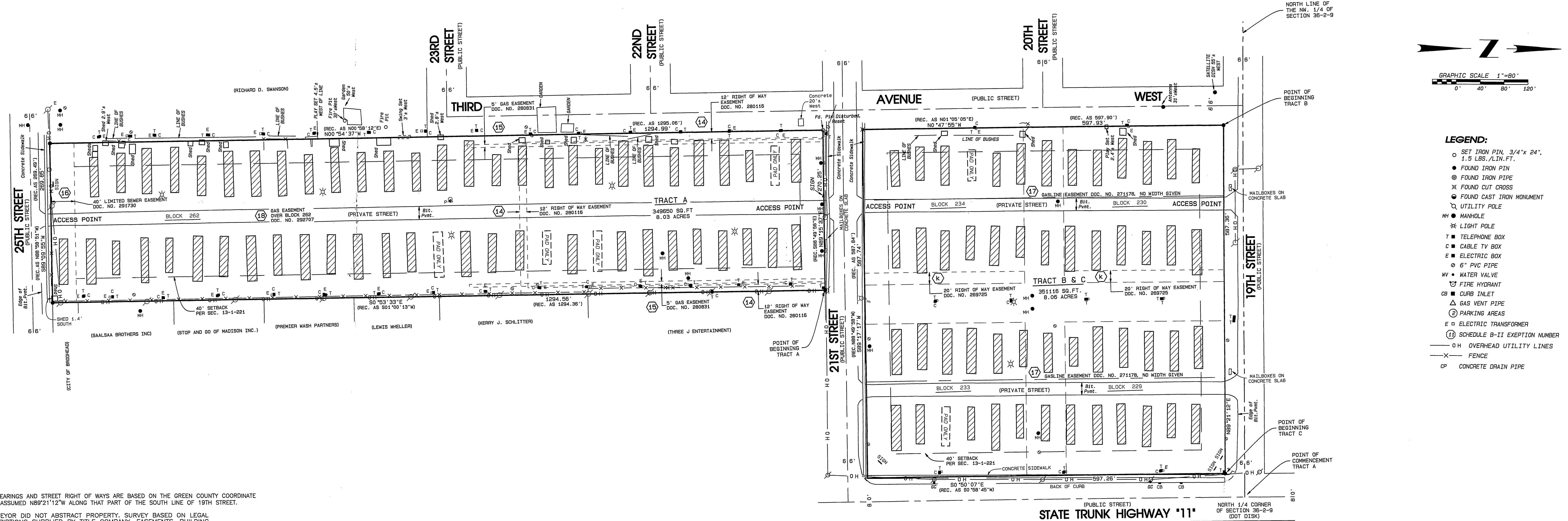
17. Utility Easement from Cardinal Land Company, Inc. by Bruce W. Timm, President, and Burton Coplien, Secretary, to Wisconsin Gas Company dated December 19, 1978 and recorded in the office of the Register of Deeds for Green County, Wisconsin on January 18, 1979 in Volume 331 Records Page 297 as Document No. 271178 for the purpose of laying, maintaining, operating and repairing over the above insured real estate (TRACT A) (LOCATIONS SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT B, NOT TRACT A).

18. Utility Easement from Cardinal Land Company, Inc. by Bruce W. Timm, President, and Burton Coplien, Secretary, by an instrument dated September 27, 1983 and recorded in the office of the Register of Deeds for Green County, Wisconsin on October 4, 1983 in Volume 373 Records Page 344 as Document No. 292707 for the purpose of laying, maintaining, operating, repairing and removing pipes over the above insured real estate (TRACT B) (LOCATION SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT A, NOT TRACT B).

19. Right-of-Way Easement from Cardinal Land Company, Inc. by Bruce W. Timm, President, and Burton Coplien, Secretary, to General Telephone Company of Wisconsin and Broadhead Water and Commission by an instrument dated September 8, 1978 and recorded in the office of the Register of Deeds for Green County, Wisconsin, on October 6, 1978 in Volume 328 Records Page 440 as Document No. 269725 to place, maintain, operate, remove over the insured real estate (TRACT A) (LOCATION SHOWN ON MAP - IN SURVEYOR'S OPINION THIS AFFECTS TRACT B, NOT TRACT A).

20. Agreement providing for Method of Installation of City Utilities and Responsibility for Payment Thereof by and between City of Broadhead, Broadhead Water and Light Commission, Broadhead Associates, and Cardinal Land Company, by an instrument dated August 11, 1978 and recorded in the office of the Register of Deeds for Green County, Wisconsin on October 11, 1978 in Volume 328 Records page 506 as Document No. 269770. (TRACT B) (SURVEYOR WAS NOT FURNISHED A COPY OF THIS DOCUMENT. APPEARS TO BE A NON-SURVEY ISSUE?)

32. Grant of Easement and other matters contained in the instrument recorded March 16, 2009 as Document No.513903. (BLANKET-TYPE EASEMENT AFFECTING THE SUBJECT PREMISES - NOT PLOTTABLE).



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS. ALUM. FT.
  - FOUND IRON PIN
  - FOUND IRON PIPE
  - ✕ FOUND CUT CROSS
  - FOUND CAST IRON MONUMENT
  - UTILITY POLE
  - ⊙ MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ TELEPHONE BOX
  - ⊙ CABLE TV BOX
  - ⊙ ELECTRIC BOX
  - ⊙ 6" PVC PIPE
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ CURB INLET
  - ⊙ GAS VENT PIPE
  - ⊙ PARKING AREAS
  - ⊙ ELECTRIC TRANSFORMER
  - ⊙ SCHEDULE B-II EXCEPTION NUMBER
  - OH OVERHEAD UTILITY LINES
  - X FENCE
  - CP CONCRETE DRAIN PIPE

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON THE GREEN COUNTY COORDINATE SYSTEM. ASSUMED N89°21'12"W ALONG THAT PART OF THE SOUTH LINE OF 19TH STREET.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FILE NO. X669212 OF KNIGHT BARRY TITLE SERVICES, LLC DATED 5/20/13.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  - NAMES OF ADJOINING OWNERS WERE TAKEN FROM THE GREEN COUNTY GIS WEBSITE.
  - SUBJECT PREMISES CONTAINS 16.09 ACRES.
  - THERE ARE 218 PARKING STALLS - 2 PER MOBILE HOME.
  - COMBS PROJECT NO.113-113

**ZONING:**  
ZONING INFORMATION PROVIDED PER A REPORT FROM P2R DATED 5/22/2013, Deborah Brunk, 405.840.4344, Extension 3342, deborah.brunk@p2r.com.  
Existing Zoning Designation: "R-5" Mobile Home Residential District  
Building Set-Back Lines - Required Existing:  
Front: 40 Feet  
Side: 40 Feet  
Rear: 40 Feet  
Mobile Homes  
From Road: 10 Feet  
Between Mobile Homes: 20 Feet  
Maximum Building Height or Stories: 1 Story or 15 Feet  
Building Site Area Requirements: Minimum Lot Size: 5 Acres  
Minimum Mobile Home Lot Size: 5,000 Square Feet and a minimum of 50 Feet Width x 100 Feet Depth  
Minimum Recreation Area: 10%  
Building Density Formula: None Specified  
Parking Space Formula: 2 spaces per Mobile Home  
1 guest space per each 5 mobile homes  
Parking Spaces Required: 240 Total Parking Spaces

- ENCROACHMENTS:**
- MOBILE HOME ENCROACHES ONTO THE 40' BUILDING SETBACK LINE ALONG 25TH STREET.
  - SHEDS, GARDENS, BUSHES, PLAYSET, FIRE PIT, SWING SET ENCROACH WEST OF LINE ALONG THE WESTERN PORTION OF THE SUBJECT PREMISES, SOUTH OF 23RD STREET.
  - SHED, GARDENS, CONCRETE, PLAY SET, SATELLITE DISH AND ANTENNA ENCROACH WESTERLY ONTO THIRD STREET.
  - MOBILE HOMES AND SHEDS ENCROACH ON TO THE 40 FOOT BUILDING SETBACK LINE ALONG THE WESTERN PORTION OF THE SUBJECT PREMISES AND ALONG THIRD AVENUE.
  - MOBILE HOMES ENCROACH ONTO THE 40 FOOT SETBACK LINE ALONG 19TH STREET.
  - MOBILE HOMES ENCROACH ONTO THE 40 FOOT SETBACK LINE ALONG THE EASTERN PORTION OF THE SUBJECT PREMISES SOUTH OF 21ST STREET.
  - FENCE DOES NOT COINCIDE WITH LOT LINE ALONG THE EASTERN PORTION OF THE SUBJECT PREMISES SOUTH OF 21ST STREET.

**FLOOD NOTE:**  
PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 50045C03820, DATE MAY 18, 2009, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**ALTA/ACSM LAND TITLE SURVEY OF**  
LOCATED IN THE NW 1/4 OF SECTION 36, T.2N., R.9E. OF THE 4TH P.M., CITY OF BROADHEAD, GREEN COUNTY, WISCONSIN.  
ADDRESS: 1006 19TH STREET, BRODHEAD, WI 53520  
SHEET 1 OF 1  
SITE NAME: CARDINAL CREST MHP  
JOB NO: 13-5648 DATE: MAY 24TH 2013 SCALE: 1" = 80'  
REVISIONS:  
NO. DATE DESCRIPTION  
1 6/04/13 ADDED ZONING DATA  
2 6/05/13 ADD EXC. 32 TO B-II  
3 6/10/13 ADDED TO WHO WE CERTIFIED TO

**Landco, L.P.**  
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