

PLAT OF SURVEY

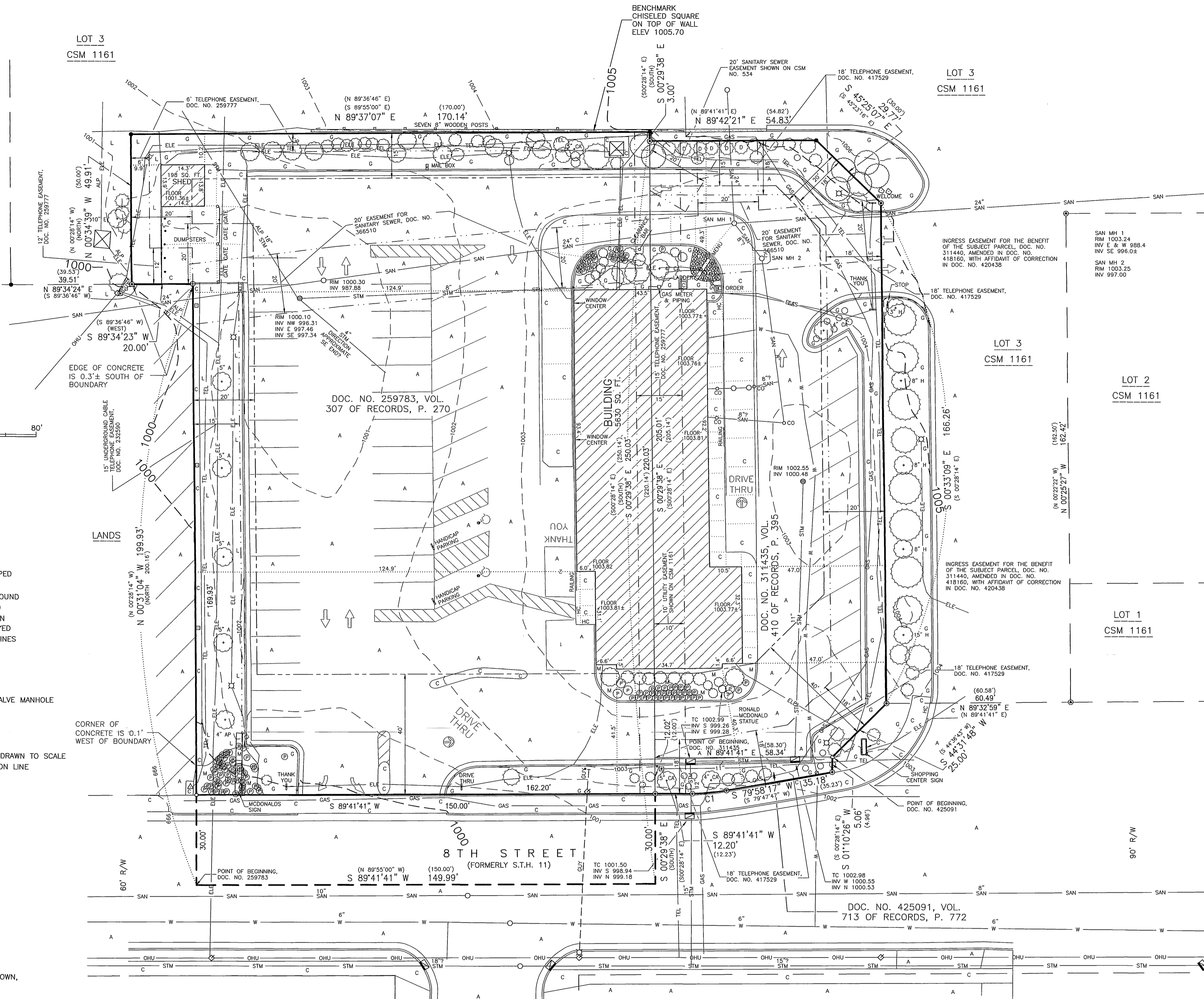
Part of the SE 1/4 of the NW 1/4 of Section 34,
T2N, R7E, City of Monroe, Green County, Wisconsin

DESCRIPTION:
The land described in Document No. 259783, recorded in Volume 307 of Records on Page 270, as follows:
"A parcel of land located in the SE 1/4 of the NW 1/4 of Section 34, T2N, R7E, City of Monroe, Green County, Wisconsin, described as follows:
Commencing at the W 1/4 corner of said Section 34; thence N89°59'24"E, 1329.93 feet to a spike in the centerline of STH 11; thence S89°55'00"E along the centerline of STH 11, 644.15 feet to the point of beginning; thence North 200.16 feet; thence West 20.00 feet; thence North 50.00 feet; thence S89°55'00"E, 170.00 feet; thence South 250.14 feet to the centerline of STH 11; thence N89°55'00"W along the centerline of STH 11, 150.00 feet to the point of beginning. This parcel contains 0.88 acres. Subject to an easement for highway purposes across the Southerly 30.0 feet thereof."

AND
The land described in Document No. 311435, recorded in Volume 410 of Records on Page 395, as follows:
"Part of Lot 2 of certified survey map number 534 as recorded in Volume 2 of certified survey maps of Green County, Pages 67, 68 and 69, being part of the southeast 1/4 of the northwest 1/4 of Section 34, T2N, R7E, City of Monroe, Green County, Wisconsin, bounded and described as follows: Beginning at the southwest corner of said Lot 2; thence N0°28'14"W, 205.14 feet along the west line of said Lot 2; thence N89°41'41"E, 54.82 feet; thence S45°23'16"E, 30.00 feet; thence S0°28'14"E, 166.26 feet; thence S44°36'43"W, 25.00 feet to the north line of 8th Street; thence S89°41'41"W, 58.30 feet along said north line to the point of beginning.

Said parcel contains 15,210 square feet."
AND
The land described in Document No. 425091, recorded in Volume 713 of Records on Page 772, as follows:
"Part of Eighth Street, originally being part of Lot 1 of Certified Survey Map No. 491, as recorded in Volume Two of Certified Survey Maps of Green County, Pages 17 and 18, located in Southeast 1/4 of the Northwest 1/4 of Section 34, Township 2 North, Range 7 East, City of Monroe, Green County, Wisconsin, bounded and described as follows: Commencing at the Southerly most Southwest corner of Lot 3 of Certified Survey Map Number 1161 as recorded in Volume 4 of Certified Survey Maps on Page 5; thence S44°36'43"W, 25.00 feet along a Northerly right of way line of Eighth Street (formerly S.T.H. "11") to the point of beginning; thence S0°28'14"E, 4.96 feet; thence S79°47'47"W, 35.23 feet to the start of a 66.00 foot radius curve to the right; thence along the arc of said curve on a chord which bears S84°44'44"W, and is 11.39 feet in length to the termination point of said curve; thence S89°41'41"W, 12.23 feet to a point on the East line of the lands described in Volume 307, Page 270; thence N00°28'14"W, 12.00 feet along said East line to a point on said Northerly right of way line of Eighth Street; thence N89°41'41"E, 58.30 feet along said Northerly right of way line to the point of beginning. Said Parcel contains 557 square feet (0.0128 acres) of land more or less."

NOTES:
1. The official Zoning Map of the City of Monroe indicates the subject parcel is within the General Business District (B2) zoning district. According to City of Monroe zoning ordinance the following setbacks apply in the B2 district:
a. The front yard building setback from all streets is 40 feet with the front 10 feet devoted to landscaping.
b. The side yard building setback is 20 feet.
c. The rear yard building setback is 15 feet.
d. "Accessory buildings and garden sheds shall not be erected in any yard except a rear yard, and shall be at least six feet (6') from the rear lot line, two feet (2') from any interior lot line, and ten feet (10') from any principal building."
2. Elevations on this survey are referenced to a benchmark on the north flange bolt of the hydrant at the southwest corner of 8th Street and 3rd Avenue, having an elevation of 1000.43, as provided by the City of Monroe Engineering Department. Other benchmarks were established as shown hereon.
3. 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.
4. The inverts of some sanitary sewer features are approximate since it is not possible to measure vertically from the structure opening down to the invert.
5. Buried telecommunication lines may be fiber optic.
6. There may be multiple underground electric lines within the same trench where shown as a single underground electric line on this map.
7. A title report has not been provided by the client for this survey. As a result, there may be more recorded easements affecting the property than are shown hereon.
8. The exterior of the buildings shown hereon is the exterior surface of the siding, brick or masonry surfaces as appropriate for each building.
9. The telephone easement recorded as Doc. No. 259777 grants the right for specific overhead telephone lines across the subject property. Those overhead facilities are no longer present.
10. The land area of the parcels surveyed is 49,745 square feet excluding the portion within the Eighth Street right of way and 54,245 square feet including the portion with the Eighth Street right of way.

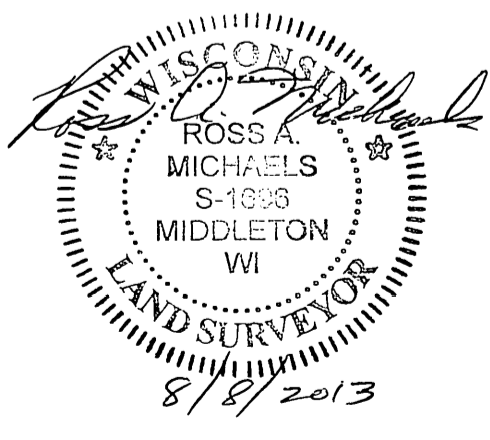


LEGEND

- ⊙ CHISELED "T" SET IN CONCRETE
- RESET 1" IRON PIPE FOUND TIPPED
- "MAG" NAIL FOUND IN ASPHALT
- 3/4" SOLID ROUND IRON ROD FOUND
- 1" INSIDE DIA. IRON PIPE FOUND
- PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINES
- EASEMENT LINES
- BUILDING SETBACK LINES
- SAN --- SANITARY SEWER WITH MANHOLE
- SCD --- SANITARY SEWER CLEANOUT
- W --- WATER MAIN OR SERVICE WITH VALVE MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STM --- STORM SEWER WITH MANHOLE
- STORM SEWER INLET, ROUND
- STORM INLET IN CURB, CASTING DRAWN TO SCALE
- TEL --- UNDERGROUND TELECOMMUNICATION LINE
- △ PHONE PUBLIC
- ELE --- UNDERGROUND ELECTRIC LINE
- GAS --- UNDERGROUND GAS LINE
- TEL --- TELEPHONE PEDESTAL
- ELECTRIC BOX, TO SCALE ±
- OHU --- OVERHEAD UTILITY
- UTILITY POLE WITH GUY ANCHOR
- UTILITY POLE WITH STREET LIGHT
- LIGHT POLE
- LIGHT POLE BASE, NO POLE
- BOLLARD
- SIGN, DESCRIBED ON MAP
- LANDSCAPE BOULDER
- ANNUAL PLANT
- PERENNIAL PLANT
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DEAD EVERGREEN SHRUB
- DECIDUOUS TREE, TRUNK DIA. SHOWN, CANOPY NOT DRAWN TO SCALE
- A = WHITE ASH
- AP = APPLE TREE
- CA = CRABAPPLE
- E = SIBERIAN ELM
- H = HONEY LOCUST
- ALP --- UTILITY LOCATION IS APPROXIMATE, DRAWN USING PLANS OR RECORDS
- C --- CONCRETE SURFACE
- A --- ASPHALT SURFACE
- G --- GRAVEL SURFACE
- M --- BARK MULCH SURFACE
- L --- LAWN SURFACE
- HC --- BASE OF HANDICAP ACCESSIBLE RAMP
- 6" CONCRETE CURB
- 24" CONCRETE CURB & GUTTER
- 30" CONCRETE CURB & GUTTER
- CONCRETE JOINT
- CONCRETE RETAINING WALL

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	66.00'	09°51'14" (09°53'54")	11.35' (11.40)'	S 84°31'24" W (S 84°44'44" W)	11.34' (11.39)'

SURVEYOR'S CERTIFICATE:
I, Ross A. Michaels, Wisconsin Registered Land Surveyor No. S-1696, hereby certify that I have surveyed the property described hereon, that I have surveyed the physical features and elevations 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 1, 2013



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

PREPARED FOR: M. McDonald's USA, LLC
DRAWN BY: RAM
STD ISSUE DATE: 08/08/2013
REVIEWED BY: RAM
DATE ISSUED: 08/08/2013
TITLE: MONROE, WI SITE PLAN
DESCRIPTION: SITE SURVEY
SITE ADDRESS: 425 8TH STREET, MONROE, WI 53566
SHEET NO. 480094
BE #130205