

ALTA / ACSM LAND TITLE SURVEY

LOT 1, OF CERTIFIED SURVEY MAP NO. 4747, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY, ON PAGES 290-292, AS DOCUMENT NO. 553396, BEING PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

To: Quest Industrial, LLC.; Woodford State Bank; Ekum Abstract & Title, 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, 6 (a) & (b), 8, 11 (a) & (b), 13 & 20 (a) of Table A thereof. The field work was completed on July 18th, 2013.

July 18th, 2013

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



TITLE COMMITMENT NUMBER: GR11099 - REVISED

SCHEDULE A - LEGAL DESCRIPTION:

Lot One (1) of Certified Survey Map No. 4747 recorded in Vol. 20 of Certified Survey Maps of Green County, Wisconsin on Page 290.

TAX PARCEL NUMBER: 23-251-5001.1500 (P)

SCHEDULE B - SECTION II EXCEPTIONS:

☐ UTILITY EASEMENT as depicted on Certified Survey Map No. 4747, by Todd E. Hasse, Wisconsin Land Surveyor as follows:
A 15 foot AND 30 foot wide Utility Easement (this easement is graphically shown on this survey).

FLOOD ZONE CLASSIFICATION:

The National Flood Insurance Rate Maps 55045C02826 & 55045C0301G, both with an effective date of May 18th, 2009 were reviewed for this site for Item 4, of the Table A requirements and this site is listed as being in Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

CURRENT ZONING CLASSIFICATION AND BUILDING REQUIREMENTS:

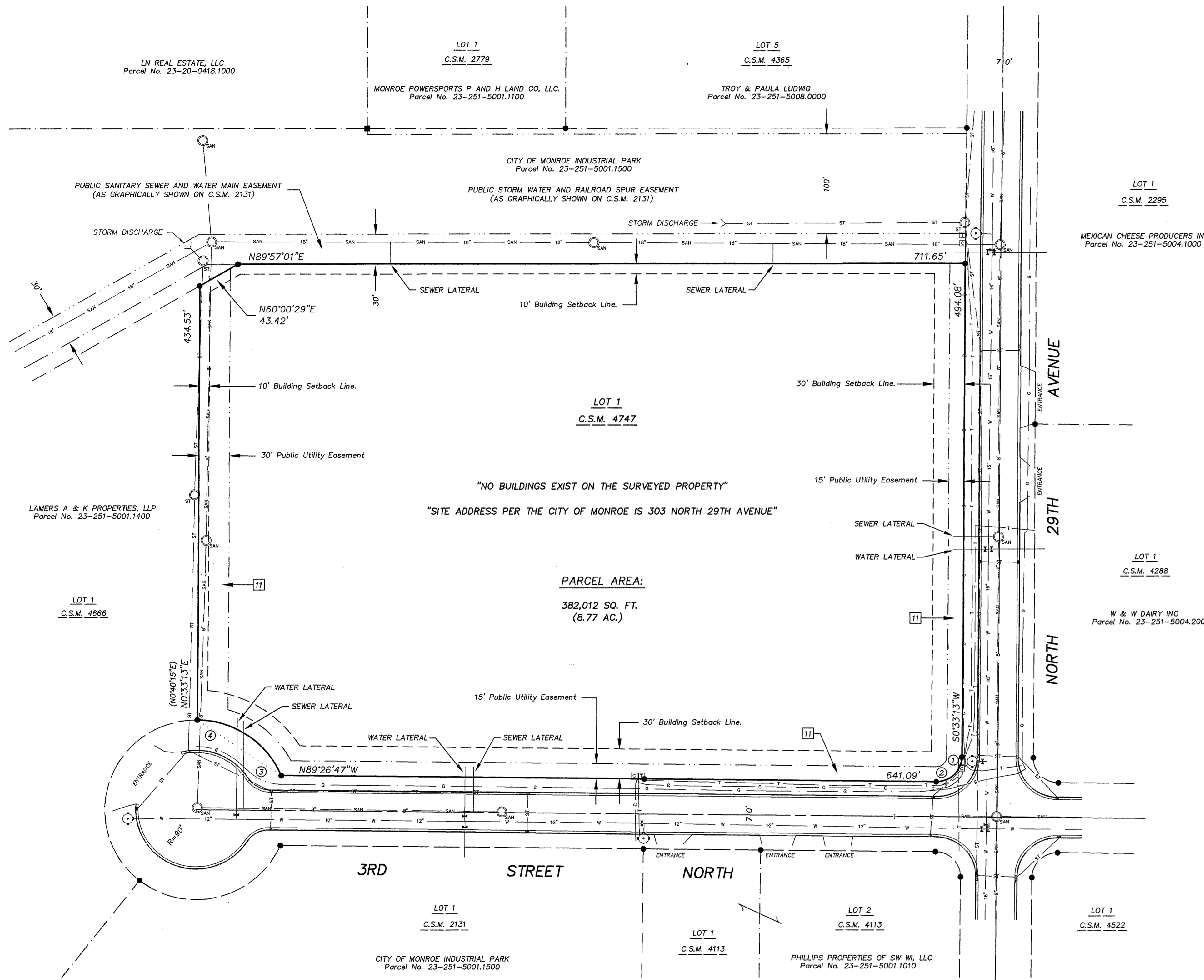
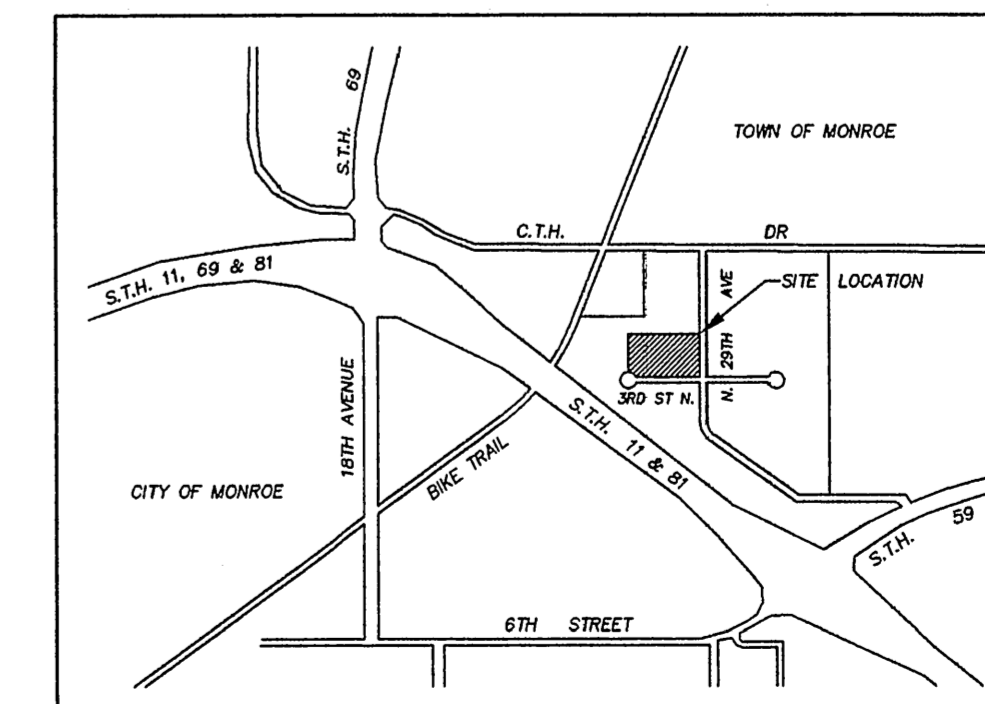
This parcel is currently zoned M-3 (Industrial Park District).

The building setback requirements are as follows per the City of Monroe Building Inspector on July 15th, 2013: 30 feet from any public right-of-way and at least 10' from all other property lines. There are no restrictions for height and or floor space area for this parcel.

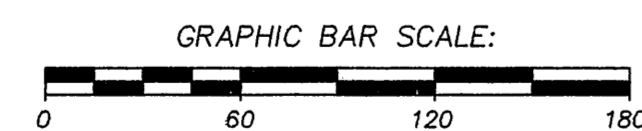
NOTES:

- Bearing shown in parenthesis, indicates recorded as data.
- Bearings are referenced to the Northerly right-of-way line of 3rd Street North, which was assumed to bear N89°26'47"W.
- This survey references Title Commitment Number GR11099 - Revised, effective date: June 27th, 2013 at 4:30 P.M. and revised on July 11th, 2013. Insured by Chicago Title Insurance Company and issued by Ekum Abstract and Title, Inc. 912 17th Avenue, Monroe, Wisconsin.
- All 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 number for this project was 20132809518.

VICINITY MAP:
NOT TO SCALE



SCALE: 1" = 60'



CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	25.00'	90°00'00"	39.27'	35.36'	S45°33'13"W	
3-4	90.00'	67°06'52"	105.42'	99.50'	N55°53'21"W	③ N22°19'55"W ④ N89°26'47"W

LEGEND:

- 1" iron pipe found.
- 3/4" solid round iron rod found.
- ☐ Cable TV Pedestal.
- ☐ Telephone Pedestal.
- _{san} Sanitary Sewer Manhole.
- _{st} Storm Sewer Manhole.
- ⊕ Storm Sewer Inlet.
- ⊙ Fire Hydrant.
- ⊕ Water Valve.
- Existing Property Line.
- Existing Right-of-Way.
- _{san} Existing Sanitary Sewer (size shown).
- _w Existing Water Main (size shown).
- _{st} Existing Storm Sewer.
- Building Setback Line.
- _g Underground Gas Line.
- _c Underground Cable TV Line.
- _t Underground Telephone Line.
- Public Utility Easement Line.

PREPARED FOR:

Quest Industrial, LLC.
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(608) 325-5850

JOB NO. 13068
DRAWING C:\DRAWINGS\PLATS\13068.DWG

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