

23-a 51-3545-1000



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
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JMB April 16, 2014 Ver 14 pg 76

LEGAL DESCRIPTION:
Lot 2 of Certified Survey Map No. 1298, recorded June 5, 1992 in Volume 4 of Certified Survey Maps, Page 177, as Document No. 335743, being part of Lot 10 and part of Lots 3, 4 and 5 of Freeway Park, in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 2 North, Range 7 East, in the City of Monroe, Green County, Wisconsin.
Address: 101 7 1/2 Street, Monroe, WI 53566
Tax Key: 23-251-3545.1000
Containing 33,417 Sq. Ft. or 0.767 Acres

SURVEYOR'S CERTIFICATION:
CERTIFICATE
TO: Wintrust Financial Corporation, an Illinois Corporation, Talmer Bank and Trust, a Michigan Corporation and Knight Barry Title Group and Chicago 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, 3, 4, 7(a)(1), 8 and 11(a)(b) of table A thereof. The field work was completed on May 22, 2014.

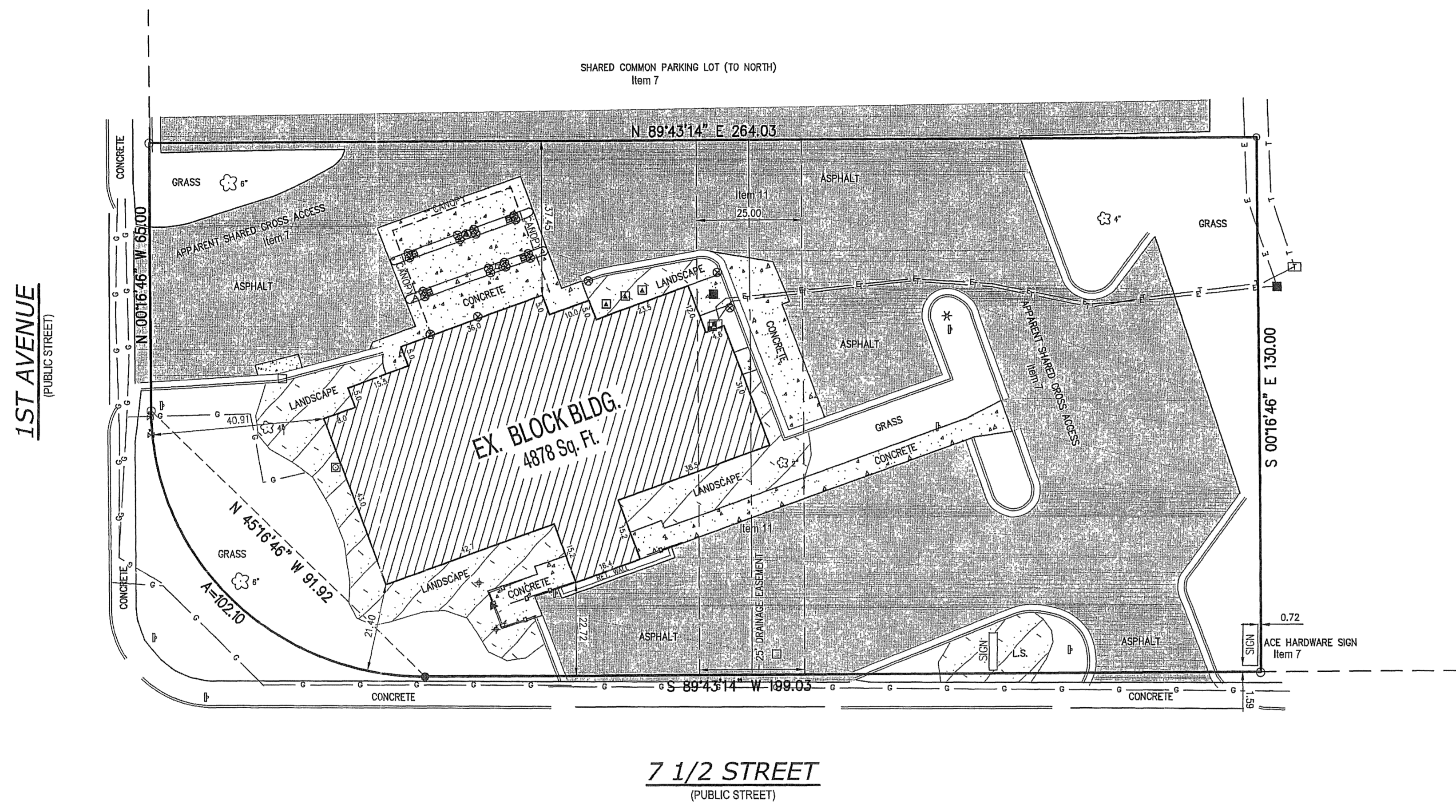
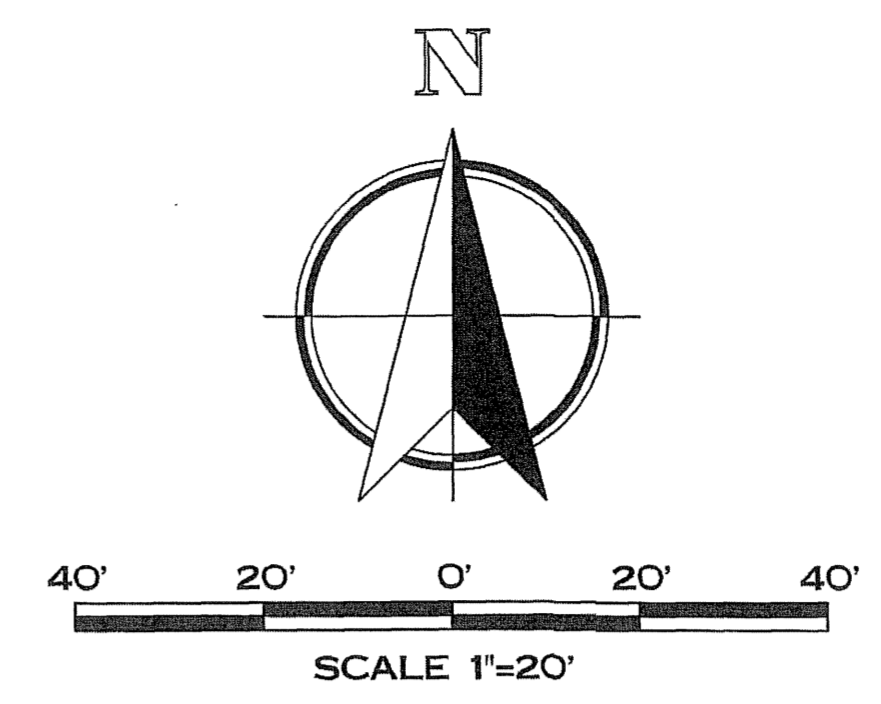
May 30, 2014

James E. Robinson
Registered Land Surveyor
State of Wisconsin
Registered No. 1283

EXCEPTIONS:
From KNIGHT BARRY COMMITMENT FOR TITLE FILE # X712787 Dated May 5, 2014 SCHEDULE B-SECTION II EXCEPTIONS
Item 7 Easements or claims of easements not shown by the public records.
Item 10 Public or private rights, if any, in such portion of the Lands as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
Item 11 Easements, restrictions and other matters shown on Certified Survey Map No. 1298 recorded June 5, 1992 as Document No. 335743. (As Shown)
Item 12 Sanitary Sewer Easement and other matters contained in the instrument recorded November 19, 1987 as Document No. 312274. (Does not apply to this Lot)

FLOODPLAIN NOTE:
By graphic plotting only, this property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 5501620281G, which bears an effective date of May 18, 2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from FEMA

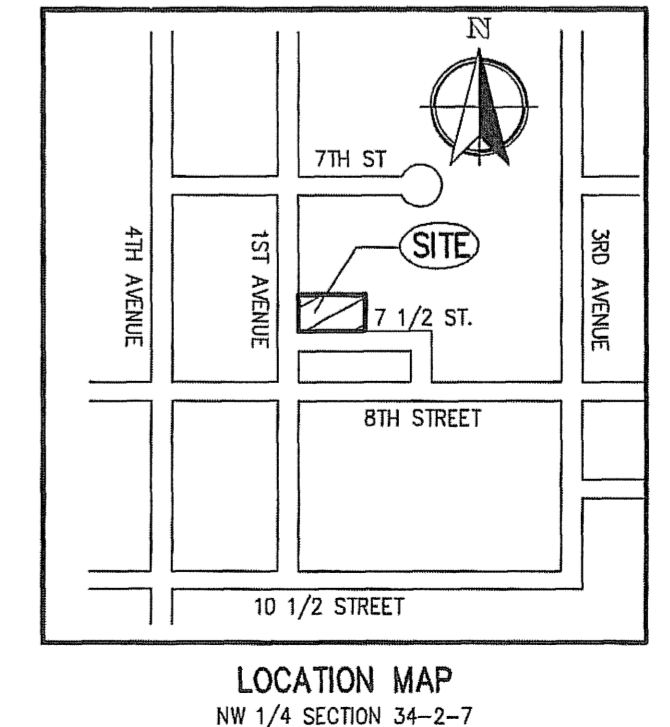
UTILITY NOTE:
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



BEARING BASE: THE WEST LINE OF THE NW 1/4 OF SECTION 34-2-7 CALLED N 00°01'40" W

DIGGERS HOTLINE
Call 800 or (800) 242-8511
www.DiggersHotline.com

- LEGEND:**
- | | | | |
|-------------------|--------------------|-------------------------|---------------|
| ○ FOUND IRON PIPE | ● DECIDUOUS TREE | ■ PAD MOUNT TRANSFORMER | — GAS MAIN |
| □ CATCH BASIN | ● SET IRON PIPE | □ TELEPHONE PEDESTAL | — HAND RAIL |
| ⊗ PNEUMATIC TUBE | ■ ELECTRIC METER | ▶ FLAG POLE | ⊕ CLEAN OUT |
| ■ BRICK | — E ELECTRIC LINE | ▶ GAS METER | ⊕ FLOOD LIGHT |
| ■ CONCRETE | ⊙ LIGHT POLE | □ SIGN | |
| ■ ASPHALT | — T TELEPHONE LINE | ⊙ GUARD POST | |
| ■ LANDSCAPE | ⊕ WATER VALVE | ▲ HVAC | |



NO.	REVISION	BY	DATE

PROJ. MGR: _____ MBM
DRAFTED: _____ SCB
DATE: 5-28-14
CHECKED: _____
DATE: _____

2014.0053.01
SHEET
1 OF **1**