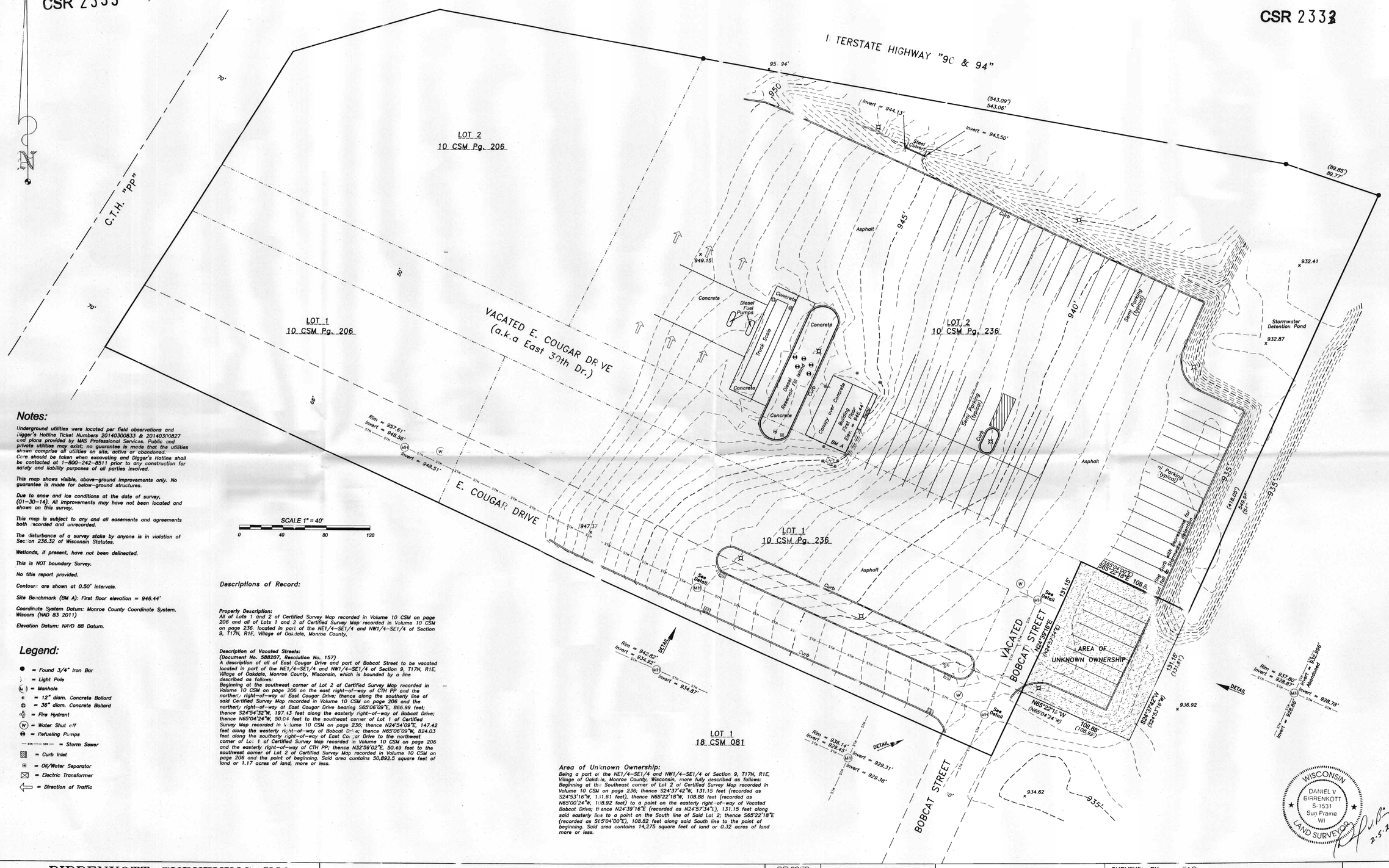
CSR 2333

CSR 2332

CSR 2333

CSR 2332



Notes:

Underground utilities were located per field observations and Digger's Hotline Ticket Numbers 20140300833 & 20140310827 and plans provided by MAS Professional Services. Public and private utilities may exist; no guarantee is made that the utilities shown comprise all utilities on site, active or abandoned. Care should be taken when excavating and Digger's Hotline shall be contacted at 1-800-242-8511 prior to any construction for safety and liability purposes of all parties involved.

This map shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Due to snow and ice conditions at the date of survey, (01-30-14). All improvements may have not been located and shown on this survey.

This map is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This is NOT boundary Survey.

No title report provided.

Contours are shown at 0.50' intervals.

Site Benchmark (BM A): First floor elevation = 946.44'

Coordinate System Datum: Monroe County Coordinate System, Wisconsin (NAD 83 2011)

Elevation Datum: NAVD 88 Datum.

Legend:

- = Found 3/4" Iron Bar
- = Light Pole
- = Manhole
- = 12" diam. Concrete Bollard
- = 36" diam. Concrete Bollard
- = Fire Hydrant
- = Water Shut off
- = Refueling Pumps
- STN — STN — = Storm Sewer
- = Curb Inlet
- = Oil/Water Separator
- = Electric Transformer
- = Direction of Traffic

Descriptions of Record:

Property Description:
All of Lots 1 and 2 of Certified Survey Map recorded in Volume 10 CSM on page 206 and all of Lots 1 and 2 of Certified Survey Map recorded in Volume 10 CSM on page 236, located in part of the NE1/4-SE1/4 and NW1/4-SE1/4 of Section 9, T17N, R1E, Village of Oakdale, Monroe County,

Description of Vacated Streets:
(Document No. 588207, Resolution No. 157)
A description of all of East Cougar Drive and part of Bobcat Street to be vacated located in part of the NE1/4-SE1/4 and NW1/4-SE1/4 of Section 9, T17N, R1E, Village of Oakdale, Monroe County, Wisconsin, which is bounded by a line described as follows:
Beginning at the southwest corner of Lot 2 of Certified Survey Map recorded in Volume 10 CSM on page 206 on the east right-of-way of CTH PP and the northerly right-of-way of East Cougar Drive; thence along the southerly line of said Certified Survey Map recorded in Volume 10 CSM on page 206 and the northerly right-of-way of East Cougar Drive bearing S65°06'09"E, 866.99 feet; thence S24°54'32"W, 197.43 feet along the easterly right-of-way of Bobcat Drive; thence N65°04'24"W, 50.04 feet to the southeast corner of Lot 1 of Certified Survey Map recorded in Volume 10 CSM on page 236; thence N24°54'09"E, 147.42 feet along the westerly right-of-way of Bobcat Drive; thence N65°06'09"W, 824.03 feet along the southerly right-of-way of East Cougar Drive to the northwest corner of Lot 1 of Certified Survey Map recorded in Volume 10 CSM on page 206 and the easterly right-of-way of CTH PP; thence N32°59'02"E, 50.49 feet to the southwest corner of Lot 2 of Certified Survey Map recorded in Volume 10 CSM on page 206 and the point of beginning. Said area contains 50,892.5 square feet of land or 1.17 acres of land, more or less.

Area of Unknown Ownership:
Being a part of the NE1/4-SE1/4 and NW1/4-SE1/4 of Section 9, T17N, R1E, Village of Oakdale, Monroe County, Wisconsin, more fully described as follows:
Beginning at the Southeast corner of Lot 2 of Certified Survey Map recorded in Volume 10 CSM on page 236; thence S24°37'42"W, 131.15 feet (recorded as S24°53'16"W, 131.61 feet), thence N65°22'18"W, 108.88 feet (recorded as N65°00'24"W, 108.92 feet) to a point on the easterly right-of-way of Vacated Bobcat Drive; thence N24°39'16"E (recorded as N24°57'34"E), 131.15 feet along said easterly line to a point on the South line of Said Lot 2; thence S65°22'18"E (recorded as S65°04'00"E), 108.82 feet along said South line to the point of beginning. Said area contains 14,275 square feet of land or 0.32 acres of land more or less.

WISCONSIN
DANIEL V BIRRENKOTT
S-1531
Sun Prairie
WI
LAND SURVEYOR

2-5-2014

BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

TOPOGRAPHIC SITE MAP

February 5, 2014

REVISED

SITE ADDRESS:
LOVES TRUCK TIRE CARE
220 N. OAKWOOD ST.
OAKDALE, WI 54660

PREPARED FOR:
UNITED ENGINEERING GROUP
3205 W. RAY ROAD
CHANDLER, AZ 85226

SURVEYED BY TAS
DRAWN BY TJK
CHECKED BY DVB.
APPRV'D BY DVB.

DIGGERS HOTLINE
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