CSR 2265

PLAT OF ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NW ¼ - NE ¼ AND THE NE ¼ - NW ¼ OF SECTION 11, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN

ALTA LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- ABUTTING SURVEY
- SETBACK LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- GAS LINE
- FENCE LINE
- BRUSH LINE
- ACCESS RESTRICTION

- CABLE TV PEDESTAL, FIELD VERIFY
- CATCH BASIN
- CURB INLET
- CURB STOP
- ELECTRIC MANHOLE
- ELECTRIC METER, FIELD VERIFY
- FIBER OPTIC PEDESTAL, FIELD VERIFY
- GAS METER, FIELD VERIFY
- HYDRANT
- POWER POLE
- ROAD SIGN
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- POTABLE WELL
- LIGHT POLE

- STORM MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL, FIELD VERIFY
- TELEPHONE MANHOLE
- UTILITY VAULT
- WATER MANHOLE
- ELECTRIC TRANSFORMER
- UTILITY POLE GUY ANCHOR
- FOUND GOVERNMENT MONUMENT
- FOUND 1" IRON PIPE
- FOUND 1-1/4" REBAR
- FOUND 3/4" IRON REBAR
- FOUND RAILROAD SPIKE
- ( ) RECORD MEASUREMENT

SURVEYOR'S NOTES:
FROM CITY OF TOMAH ZONING ORDINANCE
SETBACKS: FOR ZONING: M-2 (GENERAL INDUSTRIAL DISTRICT)
FRONT 25 FEET
SIDE 25 FEET
REAR 20 FEET
HEIGHT RESTRICTION: 45 FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MONROE COUNTY (WCCS 9541 MONROE).

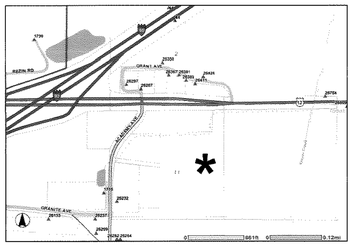
SURVEYOR'S CERTIFICATION

I certify to that I have surveyed the property and easement descriptions, that this survey was made on the ground, that this survey is correct, complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights-of-way, utility lines and connections and municipal set-back lines which affect said property are correctly and accurately shown hereon; that there are no encroachments, overlaps, gaps, easements, streets, roads, rights-of-way, set-back lines or visible improvements which affect the property, which are not shown hereon; and that this plat of survey and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, and NSPS in 2005, meets the accuracy requirements, as defined therein, to the best of my knowledge and belief.

Dated on This: _____, 2010

_____
Marc A. Londo S-2696
In the State of Wisconsin
MSA PROFESSIONAL SERVICES, Inc.
1230 South Boulevard, Baraboo WI, 53913

FLOOD NOTE:
ZONE X - FLOODPLAIN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
ZONE A, NO BASE FLOOD ELEVATION DETERMINED, SPECIAL FLOOD HAZARD AREAS (SFHS'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PANEL 402 OF 750, MAP NUMBER 55081C0402D. EFFECTIVE DATE JANUARY 20, 2010



VICINITY MAP

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com
TICKET #2009-461-0756

0 100 FT 200 FT
GRAPHIC SCALE
1 INCH = 100 FT

US Hwy. "12" Right of Way
DEEDS VOL. 143 PG.243
DOC. 182366 and
DEEDS VOL.211 PG.492
DOC. 270928

U.S.H. "12-16"

N1/4 COR. T1-17-1W

S89°38'22"W 2651.64'

3" IRON PIPE NE COR 11-17-1W

N89°29'11"E 1161.11'

S89°30'05"W 300.11' (N89°38'26"E) (300.00')

N89°46'13"E 776.80'

25' BUILDING SETBACK

LIFT STATION

FORCE MAIN

DRAINAGE DITCH

CURVE A
D=36°39'54"
T=86.89'
R=262.22'
CL=164.95'
CB=N23°15'24"E
L=167.80'

DEEDS VOL. 225
PAGE 523
Commitment No. 1001R0095-1

N40°45'18"E 174.08'

25' BUILDING SETBACK

N41°29'07"E 105.34'

DRAINAGE DITCH

S88°23'39"W (N88°33'06"E)

Commitment No. 1001R0095-2
LOT 2
CSM VOL. 20, PG. 13
DOC. 561607

CURVE E
D=40°30'27"
T=193.89'
R=525.44'
CL=363.79'
CB=N20°49'42"E
L=371.48'

OWNER:
STATE OF WISCONSIN
DEPARTMENT OF
NATURAL RESOURCES

CURVE B
D=25°27'26"
T=118.689'
R=525.44'
CL=231.55'
CB=N28°21'12"E
L=233.46'

CURVE C
D=05°29'03"
T=25.17'
R=525.44'
CL=50.28'
CB=N12°55'09"E
L=50.29'

CURVE D
D=09°33'58"
T=43.97'
R=525.44'
CL=87.63'
CB=N05°21'28"E
L=87.73'

50 FT WIDE ACCESS EASEMENT, AS SHOWN ON CSM VOL. 17 PG. 057, DOC. 535078

OWNER:
CITY OF TOMAH

O. LOT 1
CSM VOL. 20, PG. 13
DOC. 561607
Commitment No. 1001R0095
Parcel C

140.24'
N07°14'13"E
(N07°20'37"E)
(140.24')

LOT 1
CSM VOL. 3, PG.88
DOC.NO.327454
Commitment No. 1001R0095-2

OWNER:
TOMAH AREA
SCHOOL DISTRICT

C.T.H. "CA"

N00°14'46" E 364.49'

TIMBER PUPS PRESCHOOL
VOL. 59 (R) PG. 405

GRAVEL SURFACE

PLAYGROUND AREA

SIGN WITH CONCRETE PAD

N00°16'14"W 52.30'
(N00°24'59"E) (52.37')

25' BUILDING SETBACK

WOODED

CITY OF TOMAH WELL #11

GENERATOR ON CONCRETE PAD

ELEC TRANSFORMER ON CONCRETE PAD

LOT 1
CSM VOL. 17, PG. 57
DOC. NO. 535078
Commitment No. 1001R0095
Parcel B

OWNER:
CITY OF TOMAH

(S89°27'39"W)
N89°20'35"E
248.36'

NW1/4-NE1/4

NE1/4-NW1/4

1/4 LINE

AREA:
61.18 AC±
2665247 SF±

ZONE X
FIRM MAP

ZONE A
FIRM MAP

LOT 1
CSM VOL.7PG.252
DOC. 402216
Commitment No. 1001R0095
Parcel A

NORTH LINE OF ELECTRIC LINE EASEMENT PER VOL. 57 MISC, PAGE 489

KRAMER CREEK

LOT 1
CSM VOL. 17 PG.56
DOC. #535077

S10°31'34"W (N10°41'10"E)

OVERHEAD ELETRIC LINE AS SHOWN ON CSM VOL. 17 PG 57 DOC 535078

ELETRIC LINE EASEMENT PER CSM VOL. 17 PG. 56

20' BUILDING SETBACK

S89°48'12"W (S89°59'41"W)

1320.74' (1319.44')

1/16TH COR.

N89°19'40"W (N89°12'09"W)

777.40'

OWNER: BRIAN BLAZEK

SE1/4-NW1/4

SW1/4-NE1/4

(N00°24'05"E) N00°12'50"E 51.54' (51.58')

S89°54'41"W 32.97'

(N34°16'09"E) N34°51'16"E 61.00'

N89°19'40"W (N89°12'09"W) 549.94'

(550.00')

(S00°24'44"E) N00°34'00"W

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-362-4505 Fax: 608-356-2770
© MSA PROFESSIONAL SERVICES

MSA PROFESSIONAL SERVICES

NO	DATE	REVISION	BY
1	12/8/2010	TITLE COMMITMENT REVISIONS	MAL

PROJECT NO. 06744002
F.B. 06744002
PLOT DATE Feb. 8, 2010
DRAWN BY MTS
SCALE AS SHOWN
CHECKED BY MAL

PLAT OF ALTA/ACSM LAND TITLE SURVEY
CITY OF TOMAH,
MONROE COUNTY, WISCONSIN

FILE NO 22-82-17
SHEET 1 OF 2