

ALTA / NSPS LAND TITLE SURVEY



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SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. Old Republic National Title Insurance Company
 2. JJDA Investments, LLC, a Wisconsin limited liability company
 3. Bayshore Townhomes Sparta, LLC, a Wisconsin limited liability company
 4. Cinnaire Fund for Housing Limited Partnership 31

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 11, 16 & 17 of Table A thereof. The field work was completed on August 15, 2016.

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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1621640



Date of Plat or Map: 1/24/17

LANDS DESCRIBED IN COMMITMENT NO. 701568, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 01, 2016.

Lot 1 of Certified Survey Map recorded in Vol. 27 of CSM at Page 120 as Document Number 661170, located in Lot 2 of CSM in Vol. 17 on Page 77, Lot 23 and Lot 24 and part of a vacated alley, all of J. L. Mather's Addition to the City of Sparta, Monroe County, Wisconsin.

Parcel No. 281-01785-0000
Parcel No. 281-01791-0000

ALTA NOTES:

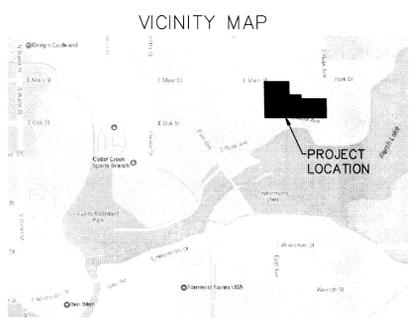
1. Bearings are referenced to the Wisconsin County Coordinate System, Monroe County. The East line of the Southwest 1/4 has a recorded bearing of North 00°45'59" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Diggers hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Diggers Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers Hotline at 811 or (800) 242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55081C0333D with an effective date of January 20, 2010, a portion of the property falls within Zone "AE" (areas of 1% annual chance flood with base elevations determined), a portion of the property falls within Zone "AE"-Floodway (channel of a stream plus any adjacent floodplain area that must be kept free of encroachment for conveyance of the 1% annual chance flood) and a portion of the property falls within Zone "X"-Unshaded (areas determined to be outside the 0.2% annual chance floodplain). A portion of the property was removed from flood zone "AE" by a Federal Emergency Management Agency Letter of Map Amendment Determination Document, Case No. 99-05-1688A, dated March 17, 1999. That portion of the property specified had been amended to Zone "X"-Unshaded (areas determined to be outside of the 0.2% annual chance floodplain). The revised floodplain line has been depicted on this survey.
7. The property described hereon contains 2.594 acres (112,976 sq. ft.), more or less.
8. **Old Republic National Title Insurance Company, Commitment No. 701568, with an effective date of November 01, 2016 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - #6 Easement granted to City of Sparta by instrument dated December 23, 1952 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on January, 12, 1953 at 1:10 PM in Volume 191 of Deeds on page 9, as Document Number 243777. Sewer line referred to in this document is depicted on this survey. Easement is general in nature with no specific width given to depict on this survey.
 - #7 Easement granted to Northern States Power Company by an instrument dated August 4, 1994 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on August 4, 1994 at 10:50 AM in Volume 184 of Records, on page 831, as Document Number 434776. Easement is depicted on this survey.
9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
11. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Sparta or the current Title Commitment.

ALTA/NSPS LAND TITLE SURVEY
BAYSHORE TOWNHOMES
SPARTA, WI

LEGEND:

⊗	WATER VALVE IN BOX		WOODED AREA
⊗	WATER SERVICE VALVE		EXISTING WOOD FENCE
⊗	ELECTRIC MANHOLE		EXISTING BARBED WIRE FENCE
⊗	EXISTING ROUND CATCH BASIN		EXISTING STORM SEWER AND MANHOLE
⊗	EXISTING CURB INLET		EXISTING SANITARY SEWER AND MANHOLE
⊗	UTILITY POLE		EXISTING WATER LINE AND HYDRANT
⊗	UTILITY POLE WITH GUY WIRE		EXISTING OVERHEAD UTILITY LINE
⊗	TELEPHONE PEDESTAL		EXISTING UNDERGROUND FIBER OPTIC LINE
⊗	ELECTRIC PEDESTAL		EXISTING UNDERGROUND ELECTRIC CABLE
⊗	CABLE TV PEDESTAL		EXISTING UNDERGROUND TELEPHONE CABLE
⊗	EXISTING LIGHT POLE		EXISTING UNDERGROUND GAS LINE
⊗	EXISTING SIGN		EXISTING UNDERGROUND TELEVISION CABLE
⊗	GAS VALVE		EXISTING CURB AND GUTTER
⊗	1-1/4" REBAR FOUND		PROPERTY LINE
⊗	3/4" REBAR FOUND		RIGHT-OF-WAY LINE
⊗	DRILLHOLE IN CONCRETE		ADJACENT PROPERTY LINE
⊗	1" IRON PIPE FOUND		
⊗	MAG NAIL SET		

1" = 30'
SCALE
FEET

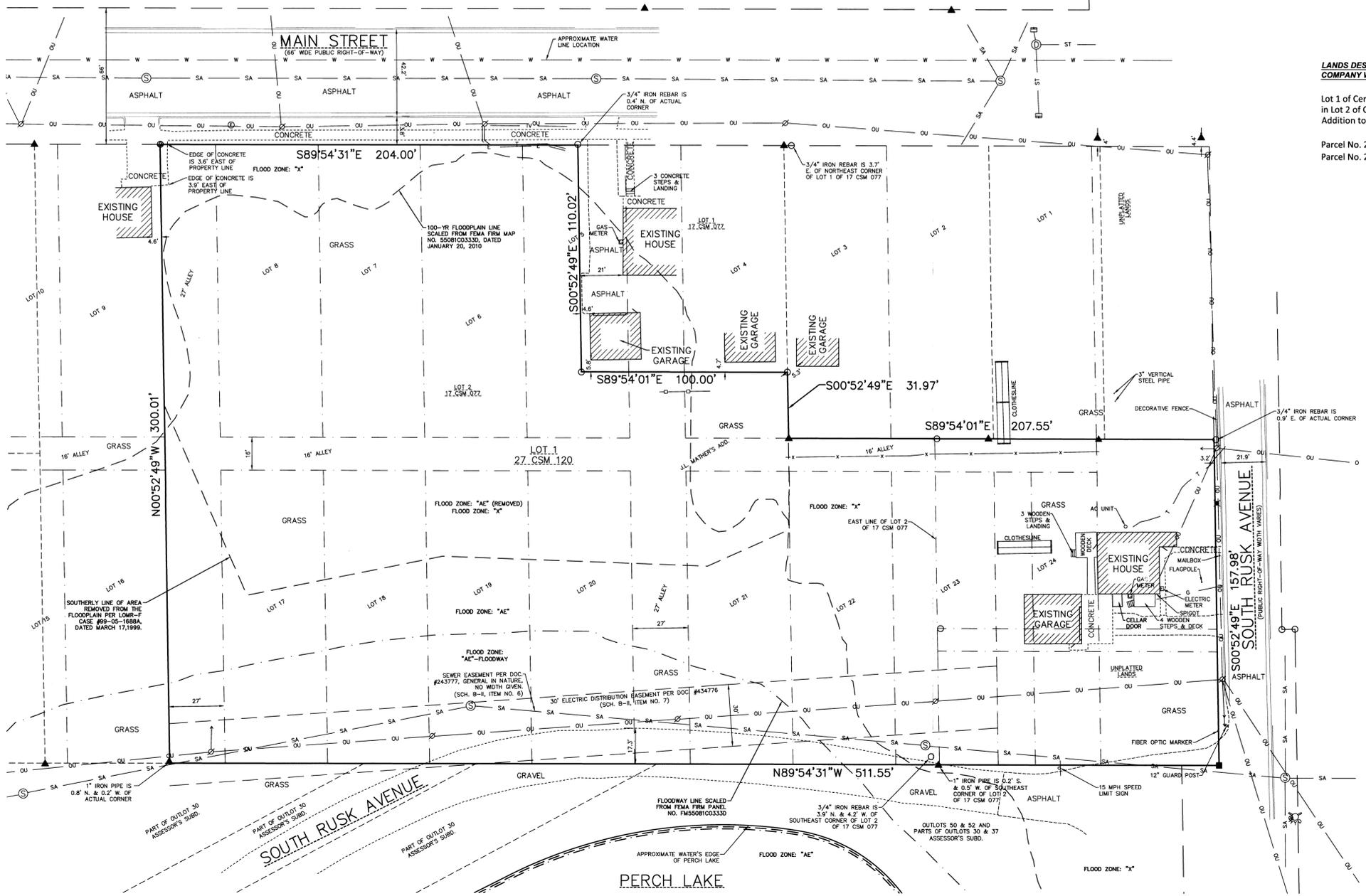


CURRENT ZONING: Multi-Family Zoning District
Land use or activity: Residential

The current Zoning Classification has been listed per the City of Sparta Zoning letter dated January 12, 2016. Zoning setback requirements, height and floor space area restrictions, and parking requirements were not included in the zoning letter and are not depicted on this survey.

TOTAL AREA
2.594 ACRES
112,976 SQ. FT.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGERS' HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JAN. 23, 2017

REVISIONS

SHEET INFORMATION

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

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