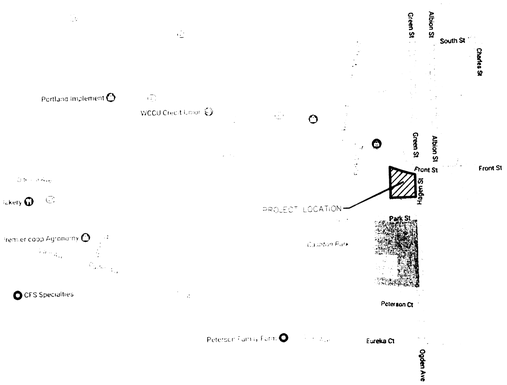
ALTA/NSPS LAND TITLE SURVEY

CSR 2576

VICINITY MAP



LEGEND

SURVEY LEGEND

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HAGEN STREET AND FRONT STREET.
ELEVATION = 1371.83

BENCHMARK #2
PUMPER SPOUT ON HYDRANT LOCATED ON THE EAST SIDE OF HAGEN STREET APPROXIMATELY 185 FEET SOUTH OF FRONT STREET.
ELEVATION = 1367.51

BENCHMARK #3
60D SET ON SOUTHEAST SIDE OF POWER POLE LOCATED ON THE SOUTH SIDE OF FRONT STREET APPROXIMATELY 260 FEET WEST OF HAGEN STREET.
ELEVATION = 1369.88

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.
(TICKET #20173006562)

SURVEYOR

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SURVEYOR'S CERTIFICATE

TO: GOLDEN WARRIORS, LLC & FIRST AMERICAN 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 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, 5, 6a, 7a, 7b1, 7b2, 7c, 8, 9, 11, 16, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27-28, 2017.

OCT. 19, 2017
DATE

JORDAN G. BROST,
PROFESSIONAL LAND SURVEYOR #3009

WISCONSIN
JORDAN G. BROST
S-3009
MOSINEE, WI
LAND SURVEYOR

RECORD DESCRIPTION

PARCEL I:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP [illegible] NORTH, RANGE 3 WEST, VILLAGE OF CASHTON, MONROE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION [illegible]; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4, 24.75 FEET; THENCE S4°28' EAST 193.6 FEET, THENCE S88°8' WEST 200.25 FEET; THENCE N4°28' WEST 204.09 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG RIGHT OF WAY LINE 217.81 FEET TO THE POINT OF BEGINNING.

PARCEL II:
LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 113 AND DOCUMENT NO. 380440 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP [illegible] NORTH, RANGE 3 WEST, VILLAGE OF CASHTON, MONROE COUNTY, WISCONSIN **EXCEPT** THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S13°39'28" WEST ALONG THE EAST LINE OF SAID LOT 2, 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 0°36'26" AND A RADIUS OF 1557.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SOUTH LINE OF SAID LOT 2, 16.50 FEET; THE CHORD OF SAID CURVE BEARS N76°29'21" WEST 16.50 FEET; THENCE N09°59'45" EAST 51.79 FEET TO THE NORTH LINE OF SAID LOT 2; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1507.11 FEET, AND A CENTRAL ANGLE OF 1°07'32", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND NORTH LINE OF SAID LOT 2, 29.60 FEET TO THE POINT OF BEGINNING. THE CHORD OF SAID CURVE BEARS S76°14'42" EAST 29.60 FEET.

SURVEYOR'S NOTES

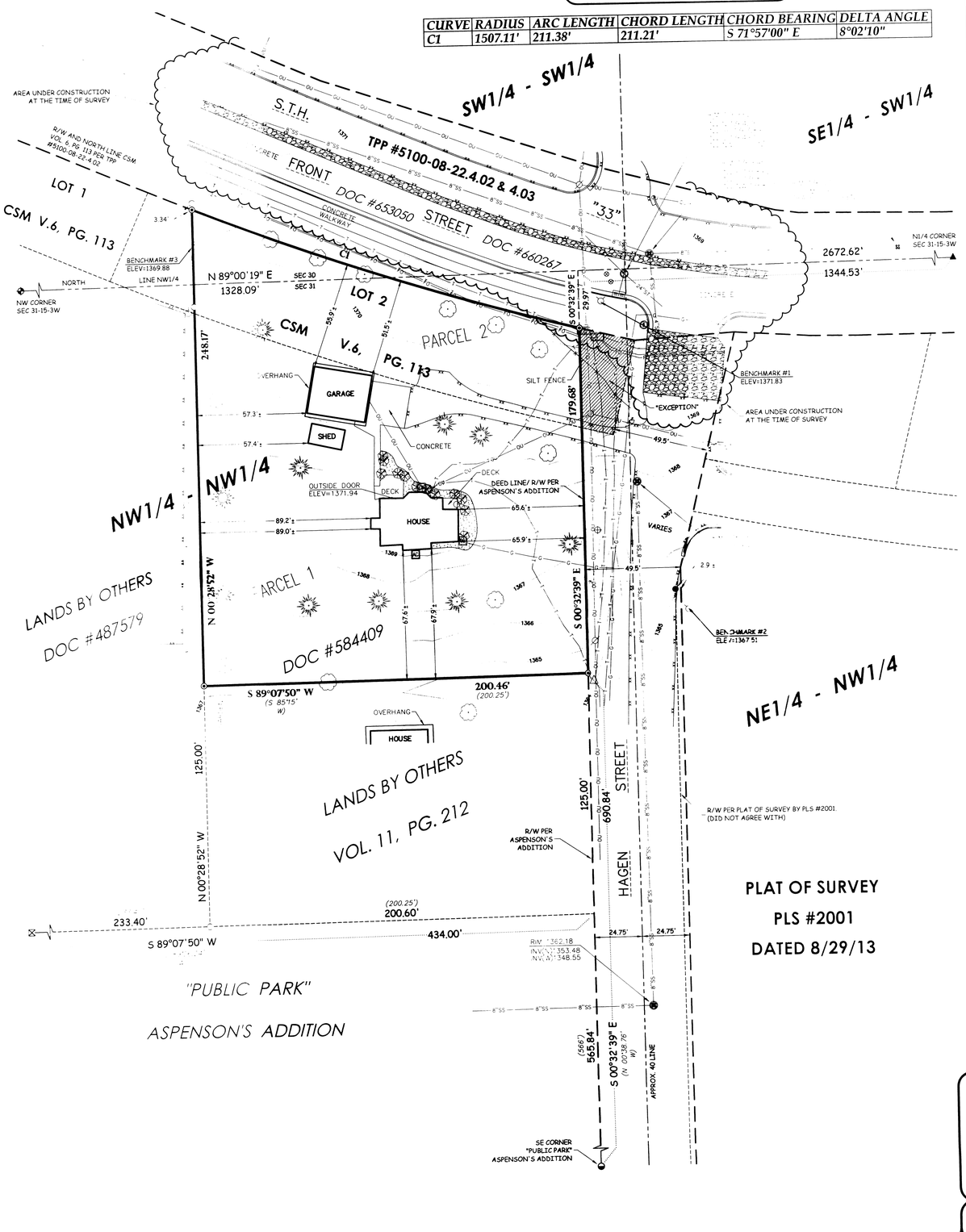
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE NOTED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, T. [illegible] N., R. 15 NORTH, RANGE 3 WEST. ASSUMED BEARING N 89°00'19" E.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND NO AREAS WERE ADDED TO THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
6. AREA OF SUBJECT PROPERTY: 42,[illegible] SQUARE FEET (0.972 ACRES).
7. PER FEMA MAP INDEX NUMBER 55[illegible] WITH AN EFFECTIVE DATE OF JANUARY 20, [illegible] PANEL PRINTED FOR THE AREA THAT THE SUBJECT PROPERTY RESIDES IN.
8. ADDRESS OF PROPERTY: AS PROVIDED BY [illegible] 425 HAGEN STREET, CASHTON, WI.
9. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND OPEN SPACE AREA RESTRICTIONS AS SET FORTH IN THE ZONING CLASSIFICATION HAS NOT BEEN PROVIDED BY THE [illegible]
10. AT THE TIME OF THE ALTA SURVEY, THERE ARE NO WETLAND AREAS DELINEATED.
11. AT THE TIME OF THE SURVEY, THERE ARE NO [illegible] OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-85[illegible] WITH EFFECTIVE DATE OF JULY 03, 2017 AT [illegible] PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS NO EASEMENT EXCEPTIONS IN SCHEDULE B, SECTION TWO.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1507.11'	211.38'	211.21'	S 71°57'00" E	8°02'10"



PLAT OF SURVEY
PLS #2001
DATED 8/29/13

0' 30' 60' 90'
SCALE 1" = 30'

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REVISIONS

JGB	10-19-2017

CHECKED: JORDAN G. BROST
DRAWN: TRAVIS OLDS
DATE SEPTEMBER 6, 2017
PROJECT NO. 17.454

ALTA/NSPS LAND TITLE SURVEY

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DOLLAR GENERAL SITE
VILLAGE OF CASHTON
MONROE COUNTY, WISCONSIN

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Point of Beginning

ALTA