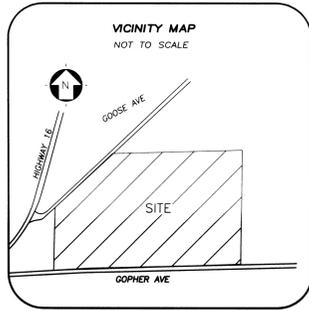


ALTA/NSPS LAND TITLE SURVEY

CSR 2577



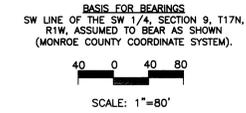
NOTES

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DIGGERS HOT LINE (800) 242-8511.
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE CUSTOMER OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- FLOOD ZONE DESIGNATION IS ZONE X, FROM FIRM MAP, COMMUNITY PANEL NUMBER 55081C-0384D, EFFECTIVE DATE OF 01/20/2010.
- ZONING INFORMATION PROVIDED BY SHANE ROUFF, CITY OF TOMAH BUILDING/ZONING/FLOODPLAIN ADMINISTRATOR. DATED 10/25/2017

DESCRIPTION

TITLE COMMITMENT DESCRIPTION:
LOT 11 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 27 CSM, ON PAGE 230, AS DOCUMENT NO. 668472, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SE 1/4), SECTION EIGHT (8) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4), SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE ONE (1) WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN. (SAID PARCEL LOCATED IN LOT 1 AND OUTLOT 1 OF VOL. 26 CSM, PAGE 041, DOCUMENT NO. 641297 AND LOT 1 OF VOL. 8 CSM, PAGE 197 DOCUMENT NO. 416998)

AS SURVEYED DESCRIPTION:
ALL OF LOT 11 OF CERTIFIED SURVEY MAP VOL. 27, PAGE 230, DOCUMENT NO. 668472, RECORDED IN THE REGISTER OF DEEDS, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND POINT OF BEGINNING; THENCE S89°23'28"W, 398.05 FEET ALONG THE SOUTH LINE OF THE SE 1/4-SE 1/4 SECTION 8 TO THE SOUTHWEST CORNER OF SAID LOT 1, CSM VOL. 26 PG. 41; THENCE N00°23'15"W, 601.28 FEET TO THE CENTERLINE OF GOOSE AVENUE; THENCE N48°07'43"E, 153.92 FEET ALONG THE CENTERLINE OF GOOSE AVENUE AS DEPICTED ON CSM VOL. 11, PG. 237; THENCE N00°25'31"W, 3.52 FEET ALONG SAID CENTERLINE OF GOOSE AVENUE; THENCE N48°07'43"E, 153.92 FEET ALONG SAID CENTERLINE OF GOOSE AVENUE TO THE NORTHWEST CORNER OF LOT 1, CSM VOL. 26, PG. 41; THENCE N88°44'53"E, 1211.47 FEET TO THE EAST LINE OF THE SW 1/4-SW 1/4 OF SAID SECTION 9; THENCE S00°14'47"W, 390.79 FEET ALONG SAID EAST LINE; THENCE S00°22'38"E, 678.77 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE SW 1/4-SW 1/4 OF SAID SECTION 9; THENCE S88°44'01"W, 1321.71 FEET ALONG THE SOUTH LINE OF THE SW 1/4-SW 1/4 SECTION 9 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE LANDS AS DESCRIBED IN CSM VOL. 8, PG. 8, AND LOT 12, CSM VOL. 27, PG. 230.



LEGEND

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON BAR
- ⊙ SECTION CORNER
- () RECORDED AS BEARINGS AND/OR DISTANCES
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- T/PED TELEPHONE PEDESTAL
- PLATTED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- ⊕ SANITARY SEWER MANHOLE
- ⊖ SANITARY SEWER LINE
- SECTION OR QUARTER LINE
- WATER VALVE
- ⊕ HYDRANT
- ⊖ UTILITY PEDESTAL
- ⊕ GAS METER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- ⊖ UTILITY POLE
- EDGE OF WETLANDS

CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION, MONROE COUNTY TITLE, INC., ASSOCIATED BANK, NATIONAL ASSOCIATION AND TOMAH MEMORIAL HOSPITAL.

REGARDING TITLE COMMITMENT NUMBER 17-50605MO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON FEBRUARY 23, 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



JACOB K. STEPHENSON, P.L.S. #3076

NOTES REGARDING SCHEDULE TABLE A

- COMMITMENT NO. 17-50605MO
9. THERE IS NO PARKING LOTS ON PROPERTY.
 10. THERE ARE NO PARTY WALLS ON PROPERTY.
 13. ADJOINING LAND OWNERS NAMES OBTAINED FROM MONROE COUNTY GIS-ON 11-8-17.
 14. PARCEL BOARDERS GOPHER AVENUE AND GOOSE AVENUE.
 16. ENTIRE SITE IS UNDER CONSTRUCTION AND IN TURN ENTIRE SITE IS BEING CONSIDERED A CONSTRUCTION SITE.

NOTES REGARDING SCHEDULE B, SECTION II EXCEPTIONS

COMMITMENT NO. 17-50605MO

- #1-DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FULFILLMENT OF RECORD OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT-NOT PLOTTABLE.
- #2-SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS-NOT PLOTTABLE.
- #3-LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY. THE COMPANY ASSURES THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY SUCH LIEN, CHARGE OR FEE-NOT PLOTTABLE.
- #4-ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD-NOT PLOTTABLE.
- #5-RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD-NOT PLOTTABLE.
- #6-ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND-AS PLATTED.
- #7-EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS-NOT PLOTTABLE.
- #8-ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT-NOT PLOTTABLE.
- #9-GENERAL TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS-NOT PLOTTABLE.
- #10-PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION FOR THE SUBJECT PREMISES AS MAY BE USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES-NOT PLOTTABLE.
- #11-EASEMENT GRANTED TO CITY OF TOMAH, A MUNICIPAL CORPORATION BY AND INSTRUMENT DATED MAY 14, 1971 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN, ON DECEMBER 28, 1971 AT 1:10PM., IN VOL. 63 OF MISC., ON PAGE 27, AS DOCUMENT NO. 305152-AS PLATTED.
- #12-EASEMENT GRANTED TO NORTH-WEST TELEPHONE COMPANY BY AN INSTRUMENT DATED MARCH 9, 1977 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN, ON MARCH 25, 1977 AT 8:00AM, IN VOL. 76 OF MISC., ON PAGE 421, AS DOCUMENT NO. 330470-BLANKET IN NATURE ACROSS ENTIRE PARCEL.
- #13-HOLDING TANK AGREEMENT BY AN INSTRUMENT DATED NOVEMBER 30, 1993 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN, ON DECEMBER 28, 1993 AT 1:55PM, IN VOL. 174 OF RECORDS, ON PAGE 724, AS DOCUMENT NO. 430049-NOT PLOTTABLE.
- #14-COMVEYANCE OF LANDS FOR HIGHWAY PURPOSES TO MONROE COUNTY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN ON JULY 13, 1931 IN VOL. 143 OF DEEDS, ON PAGE 240, AS DOCUMENT NO. 182363-NOT PLOTTABLE.
- #15-CONDITIONS AND MATTERS CONTAINED IN THE CERTIFICATE OF ANNEXATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN ON JUNE 19, 2014 AT 9:43 AM AS DOCUMENT NO. 642352-NOT PLOTTABLE, ALL LANDS ARE IN CITY OF TOMAH.
- #16-CONDITIONS AND MATTERS CONTAINED IN THE CERTIFICATE OF ANNEXATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN ON NOVEMBER 28, 2016 AT 9:58 AM AS DOCUMENT NO. 661634-NOT PLOTTABLE, ALL LANDS ARE IN CITY OF TOMAH.
- #17-POSSIBLE LIEN OR REASSESSMENT PURSUANT TO SEC 74.486 WI STATS. FOR CONVERSION OF LAND'S USE FROM AGRICULTURAL-NOT PLOTTABLE.

REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
1000 W. WISCONSIN AVENUE, SUITE 200, CHOCOMA, WI 54603
TEL: 608.781.3110, FAX: 608.781.3197, Paragon-Associates.com

ALTA / NSPS SURVEY
TOMAH MEMORIAL HOSPITAL
LOT 11 CSM VOL. 27, PG. 230
TOMAH, WISCONSIN 54660

DRAWN	J.K.S.
DATE	11-8-17
SCALE	1"=80'
CAD FILE	17-091 TOMAH MEMORIAL
PROJECT NUMBER	17-091
SHEET	

