

SURVEY LEGEND	
	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	BURIED ELECTRIC
	BURIED GAS
	BURIED TELEPHONE
	BURIED TELEVISION
	WATERMAIN
	FIBER OPTICS
	IRRIGATION LINE
	CHAIN LINK FENCE
	WOOD FENCE
	EDGE OF BITUMINOUS
	CONTOUR LINE
	F.F.E. = FINISHED FLOOR ELEVATION
	RECTANGULAR CATCH BASIN
	CIRCULAR CATCH BASIN
	STORM SEWER OUTFALL
	STORM MANHOLE
	SANITARY MANHOLE
	WATER SPIGOT
	WATER VALVE
	HYDRANT
	ELECTRIC OUTLET
	LIGHTPOLE
	POWERPOLE
	FLOOD LIGHT
	SIGN
	FLAGPOLE
	MAILBOX
	ROOF DRAIN
	PLAY EQUIPMENT
	LANDSCAPE BORDER
	BIRD HOUSE
	BUSH/SHRUB
	HEDGE
	TREE
	PINE TREE
	GRAVEL AREA
	LANDSCAPE AREA
	1/4" O.D. X 18" IRON BAR SET
	1" O.D. IRON PIPE FOUND
	1-1/4" O.D. IRON PIPE FOUND
	1-1/2" O.D. IRON PIPE FOUND
	3/4" O.D. IRON BAR FOUND
	1-1/4" O.D. IRON BAR FOUND
	RAILROAD SPIKE FOUND
	HARRISON MONUMENT FOUND
	STONE MONUMENT FOUND
	RECORDED AS

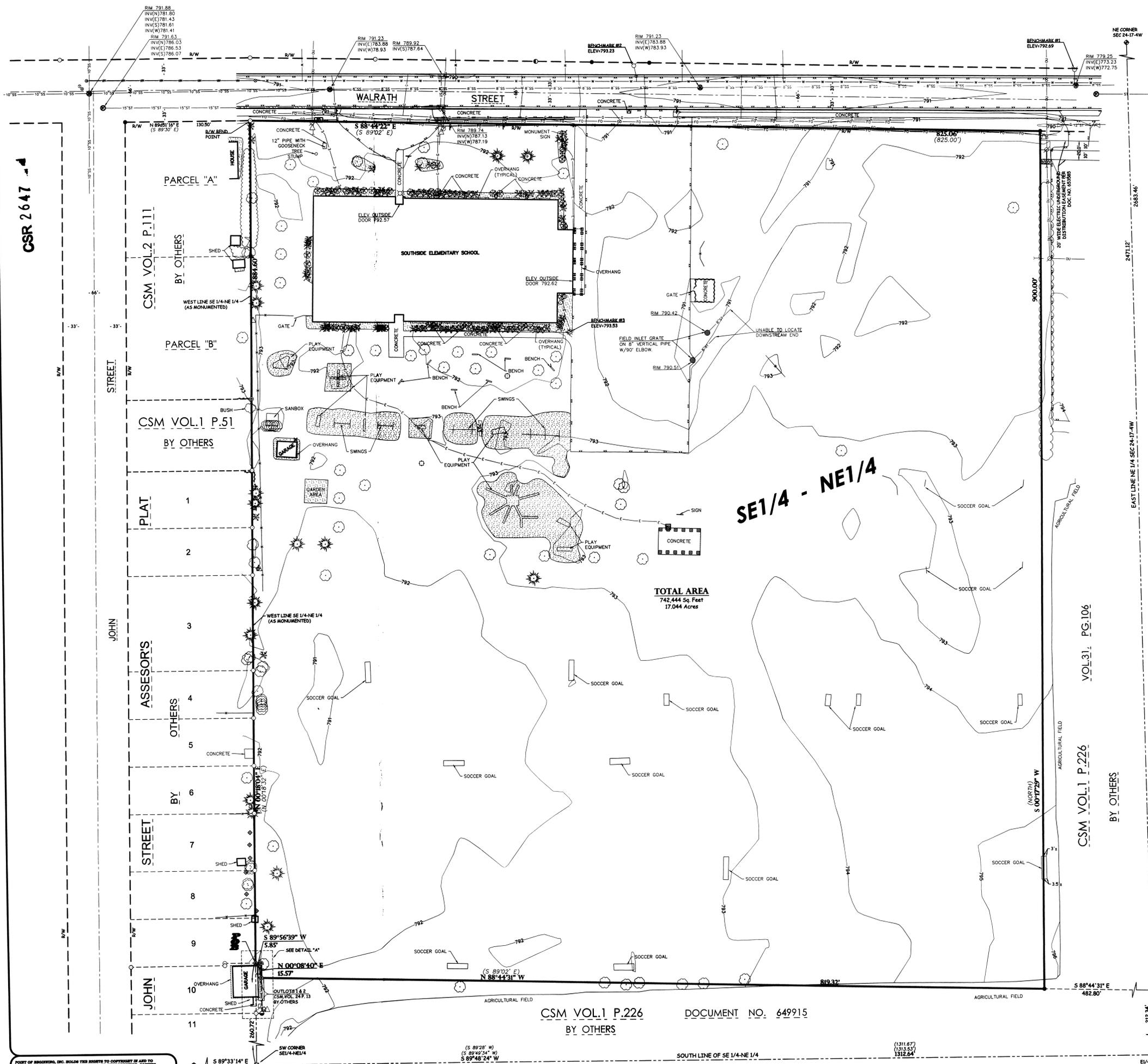
CHECKED: JORDAN BROST
DRAWN: KATE LOEBKE
DATE: 08/31/2018
PROJECT NO. 18-476

TOPOGRAPHIC SURVEY

SPARTA AREA SCHOOL DISTRICT
 SOUTHSIDE ELEMENTARY SCHOOL
 CITY OF SPARTA
 MONROE COUNTY, WISCONSIN

Civil Engineering
 Land Surveying
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (ph) 715.344.9922 (fx)

POB
 Point of Beginning
TOPO



LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 WEST, COUNTY OF MONROE, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 WEST;
 THENCE S 89°42'24" ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 1312.64 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE N 00°18'04" E, 260.72 FEET TO THE NORTHWEST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP VOLUME 24, PG. 13 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
 THENCE N 00°18'04" E, 884.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WALRATH STREET;
 THENCE S 88°44'22" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 925.08 FEET;
 THENCE S 00°17'29" W, 900.00 FEET;
 THENCE N 88°44'31" W, 819.32 FEET TO A POINT ON THE EAST LINE OF CERTIFIED SURVEY MAP VOLUME 24, PG. 13;
 THENCE N 89°08'40" E ALONG SAID EAST LINE, 15.57 FEET TO THE NORTHEAST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP, VOLUME 24, PG. 13;
 THENCE S 89°58'39" W ALONG THE NORTH LINE OF SAID OUTLOT 1, 5.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 742,444 SQUARE FEET - 17.044 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

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 HAVE BEEN LOCATED AND ARE SHOWN ON THIS 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 #2018301473)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
 BURY BOLT ON HYDRANT LOCATED ON NORTH SIDE OF WALRATH STREET, OPPOSITE DRIVE ENTRANCE TO 1213 WALRATH STREET.
 ELEVATION = 792.69

BENCHMARK #2
 BURY BOLT ON HYDRANT LOCATED ON NORTH SIDE OF WALRATH STREET, DIRECTLY NORTH OF ELEMENTARY SCHOOL MAILBOX.
 ELEVATION = 793.23

BENCHMARK #3
 SQUARE CUT IN BASE OF LIGHTPOLE LOCATED 10'± SOUTHWEST OF SOUTHEAST CORNER OF ELEMENTARY SCHOOL BUILDING.
 ELEVATION = 793.53

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF HSR ASSOCIATES, INC. AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-17 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

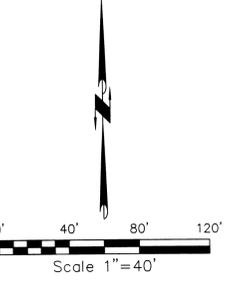
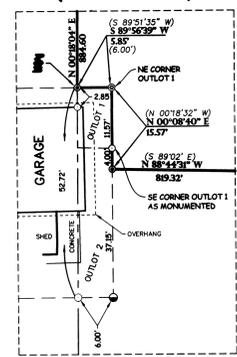
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON AUGUST 1-3, 2018.

DATED THIS 31st DAY OF AUGUST, 2018

JORDAN G. BROST
 PROFESSIONAL LAND SURVEYOR NO. 3009



DETAIL "A" (NOT TO SCALE)



BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 WEST, BEARS N 00°00'00" E AS REFERENCED TO THE MONROE COUNTY COORDINATE SYSTEM, NAD83 (2011).

CLIENT
 HSR ASSOCIATES, INC.
 C/O TIM RUPPERT
 100 MILWAUKEE STREET
 LACROSSE, WI 54603

OWNER
 SPARTA AREA SCHOOL DISTRICT
 201 E. FRANKLIN STREET
 SPARTA, WI 54656

PORT OF BRUSARD, INC. BEARS THE BURDEN OF COVENANTS IF ANY TO FORMER PARTS, GRANTORS AND SUCCESSORS, NO REPRESENTATION, COVENANT, WARRANTY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSES OR ASSURANCE OF THIS BASIS MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF PORT OF BRUSARD, INC.

RIM 791.88
 INV(N)781.80
 INV(E)781.43
 INV(S)781.61
 RIM 791.63
 INV(N)786.03
 INV(E)786.53
 INV(S)786.07

CSR 2647

JOHN STREET

JOHN STREET

JOHN STREET

SE1/4 - NE1/4

TOTAL AREA
 742,444 Sq. Feet
 17.044 Acres

CSM VOL.1 P.226 DOCUMENT NO. 649915
 BY OTHERS

Scale 1" = 40'

BASIS OF BEARINGS