ALTA/NSPS LAND TITLE SURVEY

CSR 2667

FILED JANUARY 8, 2019

LEGAL DESCRIPTION FROM COMMITMENT NO. DM0002376, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2018.
Property situated in the County of Monroe and State of Wisconsin, described as follows:

Parcel I:
Lot 1 of Volume 24, Certified Survey Maps, Page 110 as Document No. 611926, being located on Lots 15, 16, 17, 25, 26, 27 and a portion of Discontinued Deer Creek Street, Deer Creek Estates, located in part of the NW 1/4 of the NE 1/4 of Section 33, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin.

Parcel II:
Lot 53 of Volume 23, Certified Survey Maps, Page 126 as Document No. 599641, being located on Lot 21, Deer Creek Estates, and Lots 50 & 51 of Volume 23 of Certified Survey Maps, Page 011 as Document No. 592260, City of Tomah, Monroe County, Wisconsin.

Parcel III:
Lot 1 of Volume 19, Certified Survey Maps, Page 070, as Document No. 553775, being Lots 37 & 38, Deer Creek Estates, City of Tomah, Monroe County, Wisconsin

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT
DM0002378, DATED 11/02/2018
SCHEDULE B – II EXCEPTIONS

COMMENTS:
3: POSSIBLE ENCROACHMENTS PLOTTED ON SURVEY.

9: RESTRICTIONS, NOTES, EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS AS MAY BE SHOWN ON THE RECORDED PLAT/CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY. VARIOUS UTILITY EASEMENTS WERE DISCONTINUED IN RESOLUTION #2010-12-14-51. REMAINDERS ARE PLOTTED ON SURVEY.

11: RESOLUTION NO. 2010-12-14-51 APPROVING DISCONTINUANCE OF A PORTION OF DEER CREEK STREET, FORMER LOCATION AS SHOWN ON SURVEY.

12: EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY, RECORDED 12/24/1931, IN VOLUME 144 DEEDS, PAGE 282, AS DOCUMENT NO. 183457, BLANKET EASEMENT, NOT PLOT-ABLE ON SURVEY.

13: EASEMENT TO NORTHWEST TELEPHONE COMPANY, RECORDED 03/06/1970, IN VOLUME 60 OF MISC. RECORDS, PAGE 51, AS DOCUMENT NO. 298090, BLANKET EASEMENT, NOT PLOT-ABLE ON SURVEY.

NOTES:

– This ALTA/NSPS Land Title Survey is for that certain Commitment Policy No. DM0002378, an effective date of November 2, 2018.

– UNDERGROUND UTILITIES:
Underground utility locations shown on survey were obtained from a combination of field measurements, shown approximate locations, and available utility drawings. Their accuracy and completeness may vary. Therefore, the contractor shall be responsible for determining the exact location of all existing utilities, whether shown on this survey or not, before commencing any work and shall be fully responsible for any and all damage caused by contractor's failure to exactly locate and preserve any and all utilities.
CALL DIGGERS HOT LINE (800) 242-8511.

– Parcel is zoned R-3 Multifamily Residential District
Regulations for R-3 Residential District:
- Minimum LOT AREA: 7,200 square feet, 1800 sq. ft. minimum lot area per dwelling, Maximum 60% Lot coverage.
- HEIGHT REGULATIONS: Maximum 3 stories, 40 feet in height.
- FRONT YARD: 25 foot all buildings
- SIDE YARDS: 10 foot each side for principal buildings, 3 foot side for accessory buildings.
- REAR YARDS: 20 feet for principal buildings, 3 foot rear for accessory buildings.

(Information obtained from the City of Tomah website.)

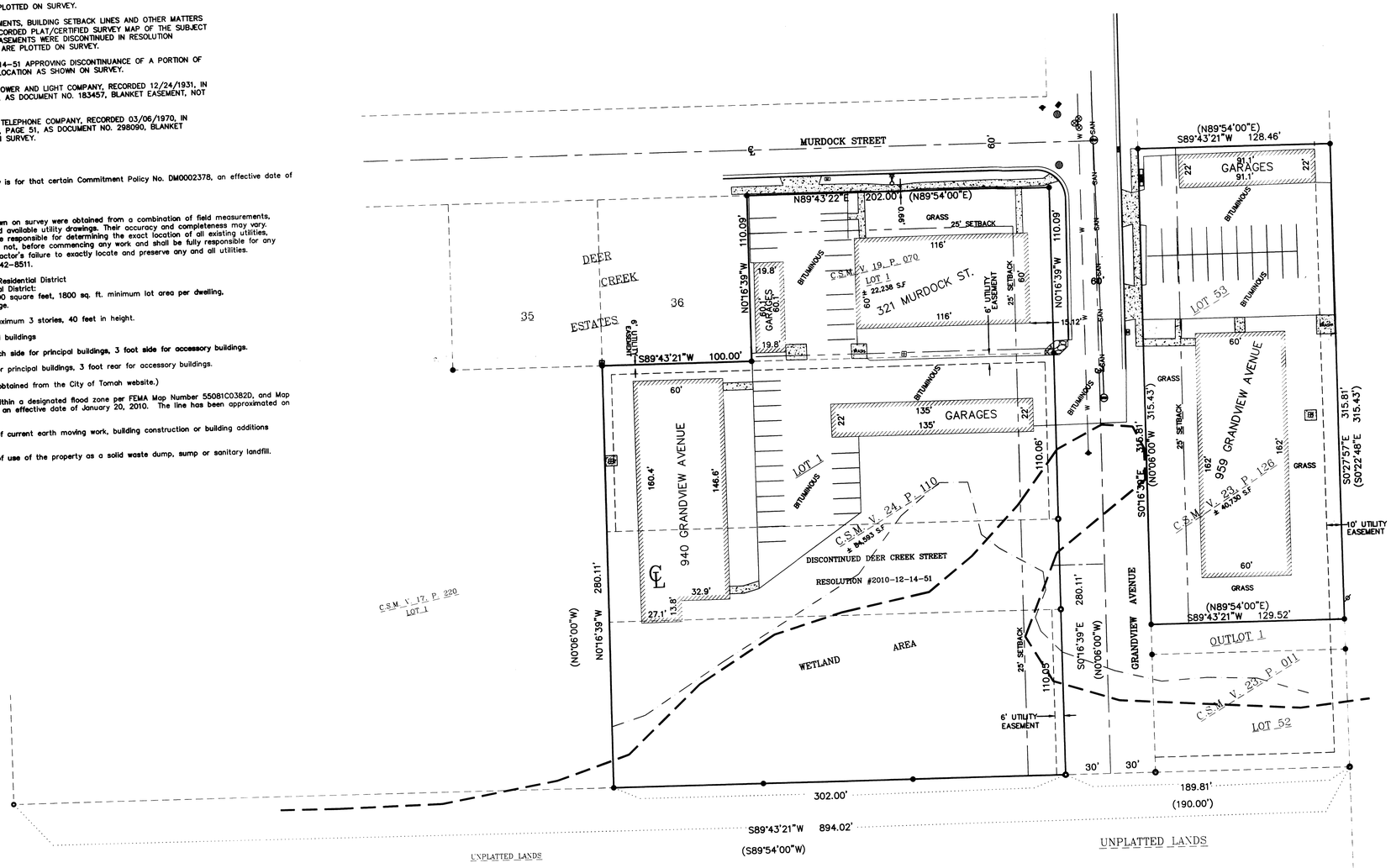
– Portions of this Parcel appear within a designated flood zone per FEMA Map Number 55081C0382D, and Map Number 55081C0401D, both with an effective date of January 20, 2010. The line has been approximated on the survey.

– There is no observed evidence of current earth moving work, building construction or building additions at the property.

– There is no observed evidence of use of the property as a solid waste dump, sump or sanitary landfill.

PARKING STALLS:

ON PROPERTY:
50 STANDARD STALLS
1 HANDICAP STALL
25 GARAGE STALLS



SURVEYOR'S CERTIFICATE

To Premier Tomah, LLC, MurdockPen, LLC, each a Wisconsin Limited Liability Company, Dominion Title & Exchange Services, LLC, North Shore Bank FSB, and First American Title Insurance Company, its successors and assigns:

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, 6a, 6b, 7a, 7b1, 7b2, 8, 9, 11, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on November 12, 2018.

Executed this 13th day of November, 2018.

SIGNATURE:

PRINTED NAME: FREDERICK J. HILBY

P.L.S. NO. 2841

WISCONSIN FREDERICK J. HILBY S-2841 ONALASKA WIS. LAND SURVEYOR

LEGEND

- SET 3/4" x 18" IRON BAR, 1.5#/FT.
- SET DRILL HOLE
- SET MAG NAIL
- FOUND 1" I.P./UNLESS NOTED OTHERWISE
- ( ) RECORDED MEASUREMENT
- UGF — UNDERGROUND FIBER OPTIC
- GAS — UNDERGROUND GAS MAIN
- UGE — UNDERGROUND ELECTRIC
- OVHD — OVERHEAD LINE
- WATERMAIN
- STM — STORM SEWER
- SAN — SANITARY SEWER
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE SHUT OFF VALVE
- LIGHT POLE
- UTILITY POLE
- FLOOD ZONE AE BOUNDARY
- DELINEATED WETLAND AREA
- ELECTRICAL TRANSFORMER
- CONCRETE
- ROCK LANDSCAPING
- MAILBOX

BEARING REFERENCE
MONROE COUNTY
COORDINATE SYSTEM
NAD 83 (91 ADJ.)

1"=40'
0 20 40

PREPARED FOR:
PREMIER TOMAH, LLC
3120 GATEWAY ROAD
BROOKFIELD, WI 53045

SURVEYED BY:
LA CROSSE ENGINEERING & SURVEYING CO., INC
1212 S. 3RD ST
LA CROSSE, WI 54601
(608) 782-3433