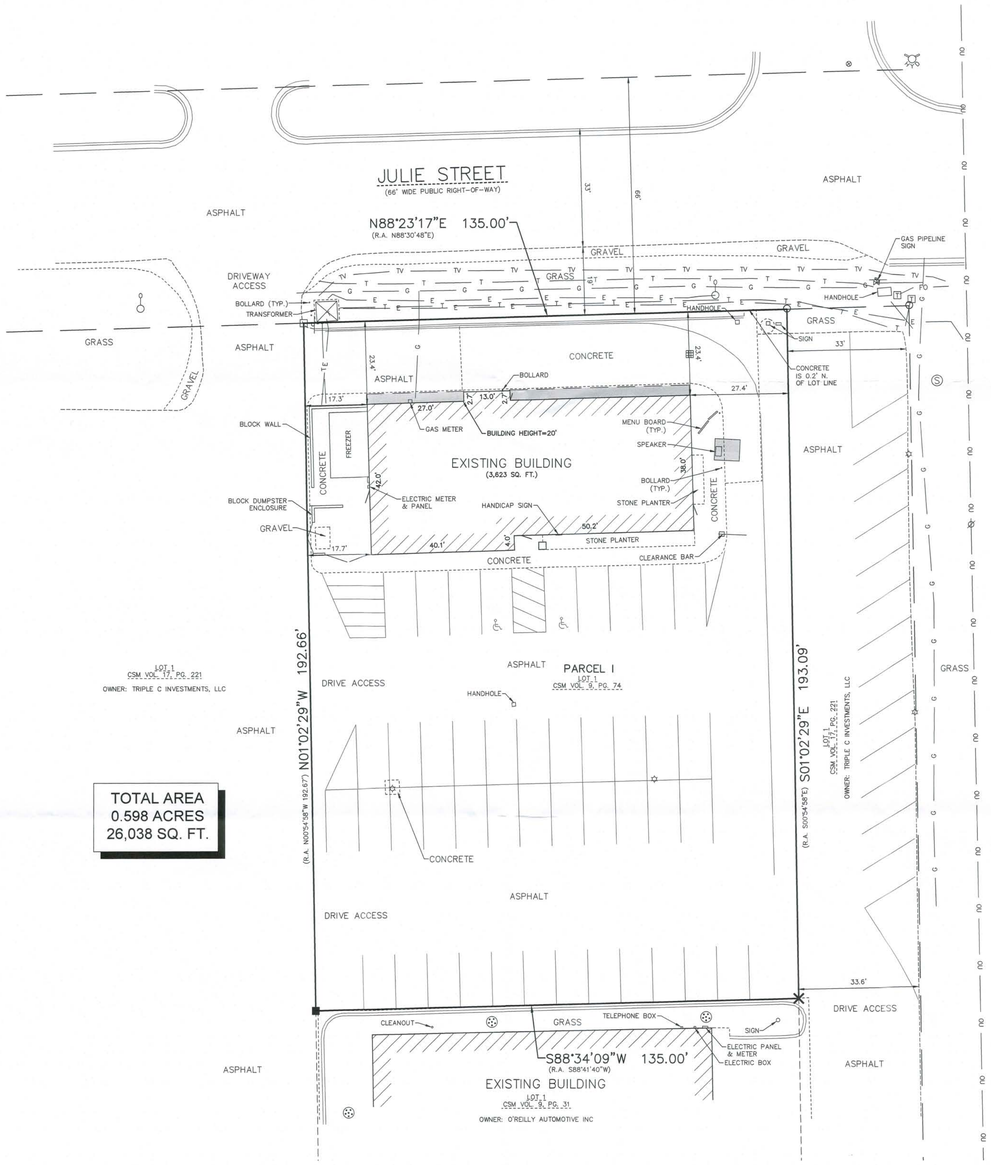
CSR 2715
FILED AUGUST 13, 2019

ALTA / NSPS LAND TITLE SURVEY



LEGEND:

Ⓢ	SANITARY MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
⊗	WATER VALVE IN BOX	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	HYDRANT	E	EXISTING UNDERGROUND ELECTRIC CABLE
	EXISTING ROUND CATCH BASIN	T	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING SQUARE CATCH BASIN	G	EXISTING UNDERGROUND GAS LINE
	UTILITY POLE	TV	EXISTING UNDERGROUND TELEVISION CABLE
	STREET LIGHT		EXISTING CURB AND GUTTER
	TELEPHONE PEDESTAL		PROPERTY LINE
	ELECTRIC TRANSFORMER		RIGHT-OF-WAY LINE
	EXISTING LIGHT POLE		ADJACENT PROPERTY LINE
	EXISTING SIGN		
	HANDICAP PARKING STALL		
	3/4" REBAR FOUND		
	CUT "X" SET		
	NAIL FOUND		
	MAG NAIL SET		

1" = 20' SCALE — 20' 0 20' 40' FEET

NORTH

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S 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.

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) Knight Barry Title, Inc.
(ii) JHGV LLC, an Illinois limited liability company
(iii) DeRosa Development, Inc., a Wisconsin corporation
(iv) Parkway Bank & Trust

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, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on June 27, 2019.

Ryan Wilgreen, P.L.S. No. S-2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1938440

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

Date of Plat or Map: 7/31/19

LANDS DESCRIBED IN COMMITMENT FILE NO. 1040998, PREPARED BY KNIGHT BARRY TITLE, INC. WITH A COMMITMENT DATE OF JUNE 12, 2019, LAST REVISED JUNE 25, 2019;

Parcel I:
Lot 1 of Certified Survey Map recorded in the office of the Register of Deeds for Monroe County, Wisconsin, on July 28, 1993 in Volume 9 of Certified Survey Maps, at Page 74, as Document No. 426194, located in the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 18 North, Range 1 West. Said land being in the City of Tomah, County of Monroe, State of Wisconsin.

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Monroe County. The East line of the Southwest 1/4 of Section 28-18-1 has a bearing of North 00°-45'-31" 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 Digger's 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 Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
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 No. 55081C0245D with an effective date of January 20, 2010, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 0.598 acres (26,038 sq. ft.) of land, more or less.
8. **Knight Barry Title, Inc., Commitment File No. 1040998, with a commitment date of June 12, 2019, last revised June 25, 2019, 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:**

   #201 Utility Easement and other matters contained in the instrument recorded December 6, 1969 as Document No. 298089. **Easement affects the subject property but is general in nature. No specific widths or locations to depict on this survey.**

   #202 Easement Agreement and other matters contained in the instrument recorded July 23, 1993 as Document No. 426100. **Easements affects the subject property but are general in nature. No specific widths or locations to depict 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. 9, the subject property contains 42 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 44 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Monroe County GIS Website on the sheet issue date of this survey.
12. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the southwest corner of the intersection of N. Superior Avenue and Julie Street.
13. 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.
14. 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 Tomah or the current Title Commitment.
15. In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

EXCEL
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
BURGER KING
111 JULIE STREET • TOMAH, WI 54660

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	JULY 10, 2019
REVISIONS	
	JULY 30, 2019
	JULY 31, 2019

JOB NUMBER
1938440

SHEET NUMBER
AL

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