

CSR 2714

FILED July 30, 2019

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. Old Republic National Title Insurance Company
 2. JDA Investments, LLC, a Wisconsin limited liability company
 3. Bayshore Townhomes Sparta, LLC, a Wisconsin limited liability company
 4. Cinnaire Fund for Housing Limited Partnership 31

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 16 & 17 of Table A thereof. The field work was completed on January 9, 2018.

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Project Number: 1621640



Date of Plat or Map: 8/29/18

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PROJECT INFORMATION
PROJECT NUMBER 1621640

ALTA/NSPS LAND TITLE SURVEY
BAYSHORE TOWNHOMES
SPARTA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE MAR. 27, 2018

REVISIONS

AUG. 29, 2018

SHEET INFORMATION

ALTA/NSPS
LAND TITLE SURVEY
SHEET NUMBER

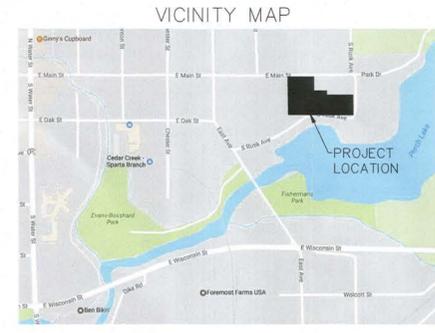
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ALTA / NSPS LAND TITLE SURVEY

TOTAL AREA
2.594 ACRES
112,976 SQ. FT.

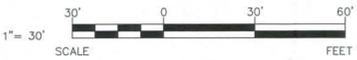
CURRENT ZONING: Multi-Family Zoning District
Land use or activity: Residential

The current Zoning Classification has been listed per the City of Sparta Zoning letter dated January 12, 2016. Zoning setback requirements, height and floor space area restrictions, and parking requirements were not included in the zoning letter and are not depicted on this survey.

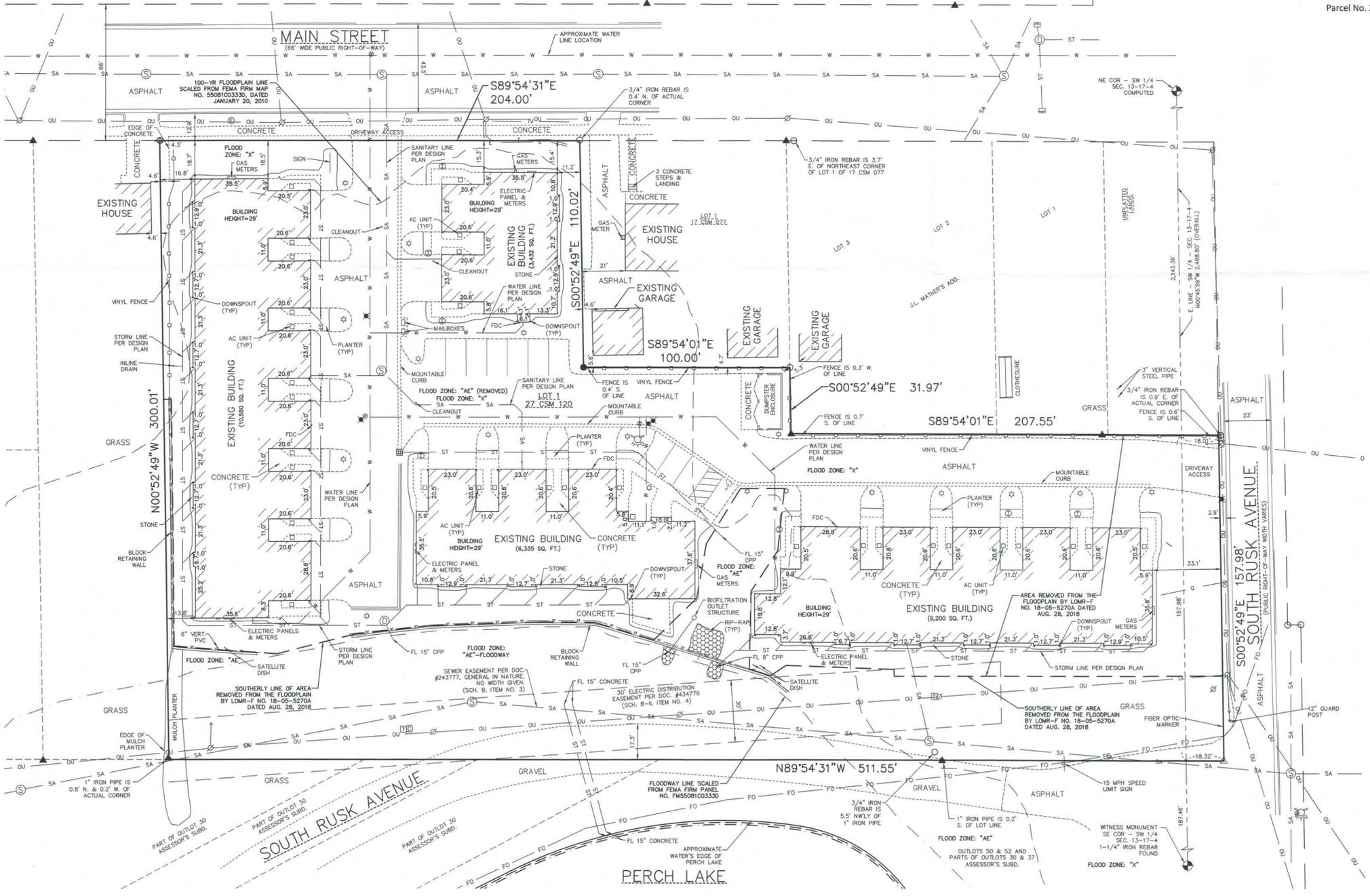


LEGEND:

- | | | |
|-------------------------------|--------|---------------------------------------|
| ⊗ WATER VALVE IN BOX | — ST — | EXISTING VINYL FENCE |
| ⊗ WATER SERVICE VALVE | — SA — | EXISTING STORM SEWER AND MANHOLE |
| ⊗ ELECTRIC MANHOLE | — W — | EXISTING SANITARY SEWER AND MANHOLE |
| ⊗ EXISTING ROUND CATCH BASIN | — OU — | EXISTING WATER LINE AND HYDRANT |
| ⊗ EXISTING CURB INLET | — FO — | EXISTING OVERHEAD UTILITY LINE |
| ⊗ EXISTING SQUARE CATCH BASIN | — E — | EXISTING UNDERGROUND FIBER OPTIC LINE |
| ⊗ UTILITY POLE WITH GUY WIRE | — T — | EXISTING UNDERGROUND ELECTRIC CABLE |
| ⊗ TELEPHONE PEDESTAL | — G — | EXISTING UNDERGROUND TELEPHONE CABLE |
| ⊗ ELECTRIC MANHOLE | — TV — | EXISTING UNDERGROUND GAS LINE |
| ⊗ CABLE TV PEDESTAL | — | EXISTING UNDERGROUND TELEVISION CABLE |
| ⊗ EXISTING LIGHT POLE | — | EXISTING CURB AND GUTTER |
| ⊗ EXISTING SIGN | — | PROPERTY LINE |
| ⊗ IRRIGATION CONTROL VALVE | — | RIGHT-OF-WAY LINE |
| ⊗ 3/4" REBAR SET | — | ADJACENT PROPERTY LINE |
| ⊗ 1-1/4" REBAR FOUND | | |
| ⊗ 3/4" REBAR FOUND | | |
| ⊗ DRILLHOLE IN CONCRETE | | |
| ⊗ 1" IRON PIPE FOUND | | |
| ⊗ MAG NAIL FOUND | | |



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.



ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Monroe County. The East line of the Southwest 1/4 has a recorded bearing of North 00°-45'-59" 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 Diggers 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 Diggers Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers Hotline at 811 or (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 community panel 55081C03330 with an effective date of January 20, 2010, a portion of the property falls within Zone "AE" (areas of 1% annual chance flood with base elevations determined), a portion of the property falls within Zone "AE"-Floodway (channel of a stream plus any adjacent floodplain area that must be kept free of encroachment for conveyance of the 1% annual chance flood) and a portion of the property falls within Zone "X"-Unshaded (areas determined to be outside the 0.2% annual chance floodplain). A portion of the property was removed from flood zone "AE" by a Federal Emergency Management Agency Letter of Map Amendment Determination Document, Case No. 18-05-5270A, dated August 28, 2018. That portion of the property specified had been amended to Zone "X"-Unshaded (areas determined to be outside of the 0.2% annual chance floodplain). The revised floodplain line has been depicted on this survey.
7. The property described hereon contains 2.594 acres (112,976 sq. ft.), more or less.
8. Old Republic National Title Insurance Company, Policy No. OX-11570613, File No. 701568, with an effective date of January 30, 2017 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B Exceptions are as follows:
 - #3 Easement granted to City of Sparta by instrument dated December 23, 1952 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on January 12, 1953 at 1:10 PM in Volume 191 of Deeds on page 9, as Document Number 243777. Sewer line referred to in this document is depicted on this survey. Easement is general in nature with no specific width given to depict on this survey.
 - #4 Easement granted to Northern States Power Company by an instrument dated August 4, 1994 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on August 4, 1994 at 10:50 AM in Volume 184 of Records, on page 831, as Document Number 434776. Easement is depicted on this survey.
9. Old Republic National Title Insurance Company, Policy No. OX-11570613 Endorsement, with an effective of March 5, 2018 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this endorsement are as follows:
 - Nonexclusive Installation and Service Agreement recorded on December 6, 2017 in Document Number 670010, Monroe County Records. This document contains a general easement for ingress/egress to install, operate, improve, remove, repair and/or maintain equipment located on the subject property. This document does not contain any specific width or locations to depict on this survey.
10. 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).
11. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 10 regular striped parking stalls and 1 handicap accessible striped parking stall for a total of 11 striped parking stalls.
12. 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.
13. 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 Sparta or the current Title Commitment.

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