CSR 2730

FILED SEPTEMBER 19, 2019

LEGEND

● --- 1" O.D. IRON PIPE FOUND

▲ --- MAG NAIL FOUND

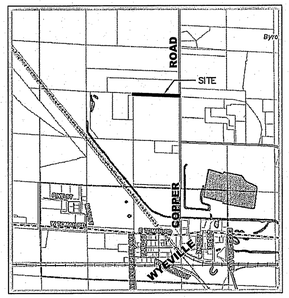
○ --- 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./LINEAL FOOT, SET

( ) --- RECORDED AS

N. ---- NORTH
S. ---- SOUTH
E. ---- EAST
W. ---- WEST
NE ---- NORTHEAST
NW ---- NORTHWEST
SE ---- SOUTHEAST
SW ---- SOUTHWEST
' ---- DEGREES
' ---- MINUTES OR FEET
" ---- SECONDS
T ---- TOWNSHIP
R ---- RANGE
O.D. ---- OUTSIDE DIAMETER
LBS. ---- POUNDS
SQ. ---- SQUARE
FT. ---- FEET
AC. ---- ACRES
INCL. ---- INCLUDING
EXCL. ---- EXCLUDING
R/W ---- RIGHT OF WAY
C.S.M. ---- CERTIFIED SURVEY MAP
DOC. ---- DOCUMENT
NO. ---- NUMBER
AVE. ---- AVENUE
ST. ---- STREET
C.T.H. ---- COUNTY TRUNK HIGHWAY
VOL. ---- VOLUME
P. ---- PAGE
COR. ---- CORNER
P.L.S. ---- PROFESSIONAL LAND SURVEYOR
SEC. ---- SECTION
WI ---- WISCONSIN
LLC ---- LIMITED LIABILITY COMPANY
CO. ---- COUNTY
TAN. ---- TANGENT
BEAR. ---- BEARING

VICINITY MAP

NO SCALE



SURVEYORS NOTES

NO BUILDINGS OBSERVED WITHIN THE SUBJECT PROPERTY

NO UTILITIES WERE OBSERVED WITHIN THE SUBJECT PROPERTY

NO ATTEMPT TO LOCATE UNDERGROUND PRIVATE UTILITIES

CONTACT ALL UTILITY OWNERS PRIOR TO CONSTRUCTION

FIELD WORK COMPLETED 07-19-19

TIES VERIFIED FOR THE SECTION CORNERS SHOWN

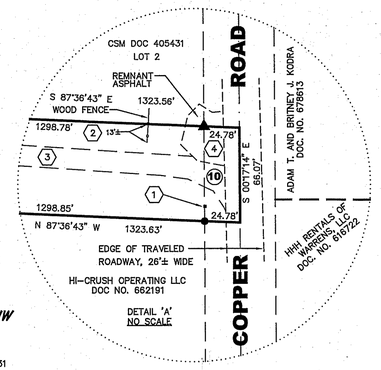
NO ADJOINERS DEEDS WERE PROVIDED WITH CURRENT TITLE COMMITMENT, HOWEVER ADJOINERS DEEDS PREVIOUSLY PROVIDED DURING COMPLETION OF A 2014 ALTA/ACSM BY HIESS-LOKEN & ASSOCIATES, LLC WERE USED FOR THIS SURVEY

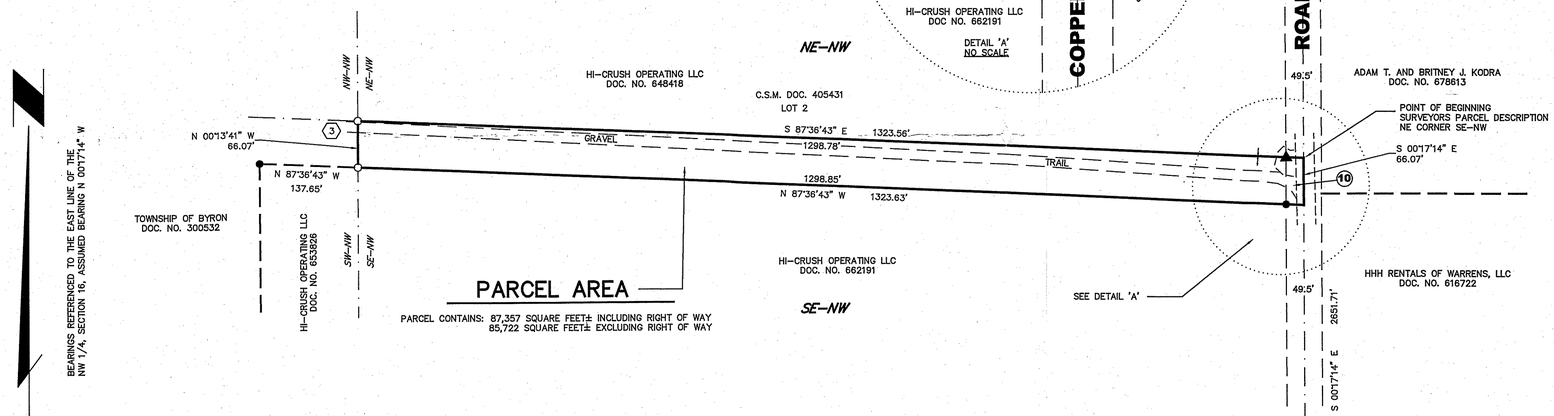
NO DEED OR DEDICATION FOR COPPER ROAD WERE PROVIDED. HOWEVER SURVEYOR WAS ABLE TO ACCESS TOWN RECORDS THROUGH MONROE COUNTY SURVEYORS OFFICE. THE FOLLOWING INFORMATION WAS NOTED: PROCEEDINGS OF TOWN BOARD, FEBRUARY 26, 1906 ESTABLISHED COPPER ROAD FROM THE N 1/4 CORNER OF SECTION 9 TO THE CENTER OF SECTION 16 AS 3 RODS (49.5'). AUGUST 2ND, 1902 ESTABLISHED A ROAD FROM THE S 1/4 OF SECTION 16, TO THE CENTER OF SECTION THEN EAST. NO WIDTH WAS DEFINED. HOWEVER LATTER TOWN BOARD PROCEEDINGS AWARDED A ROAD BUILDING CONTRACT THAT PROVIDED FOR 50 FEET OF ROADWAY AND 8 FEET OF DITCHING ON EITHER SIDE OF THE ROAD FOR A TOTAL OF 66'. PER WISCONSIN STATUTES ROAD IS ASSUMED TO BE 66' WITHIN THE SOUTH 1/2 OF SECTION 16

SURVEYORS PARCEL DESCRIPTION

REQUIREMENT OF STATE STATUTES. THIS PARCEL DESCRIPTION DOES NOT CHANGE THE BOUNDARY OF THE PARCELS DESCRIBED.

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 18 NORTH, RANGE 1 EAST, TOWN OF BYRON, MONROE COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE S.00°17'14"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4, 1325.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUING S.00°17'14"E. ALONG SAID EAST LINE, 66.07 FEET; THENCE N.87°36'43"W. 1323.63 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N.00°13'41"W. ALONG SAID WEST LINE, 66.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S.87°36'43"E. ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 1323.56 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS AND HIGHWAY RIGHT OF WAYS.





PARCEL AREA

PARCEL CONTAINS: 87,357 SQUARE FEET± INCLUDING RIGHT OF WAY
85,722 SQUARE FEET± EXCLUDING RIGHT OF WAY

0' 50' 100' 200'

SCALE 1" = 100'

UTILITIES LOCATED BY
TICKET NO. 20192905742

DIGGERS HOTLINE

HIESS-LOKEN
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
4905 C.T.H. 'I'
CHIPPEWA FALLS, WISCONSIN 54729
715-720-4000 PHONE/FAX
HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

LEGAL DESCRIPTION PER TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER 19-5294IMO
COMMITMENT DATE: JULY 1, 2019 AT 4:30 PM

A STRIP OF LAND 4 RODS WIDE ALONG THE NORTH SIDE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4), SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ONE (1) EAST, MONROE COUNTY, WISCONSIN.

SHOWN FOR INFORMATION:
PARCEL NO. 006-00361-0000

SCHEDULE B EXCEPTIONS

(1)—(9) NOT ADDRESSABLE BY SURVEYOR

(10) AFFECTS SUBJECT PARCEL, SHOWN HEREON

SCHEDULE B EXCEPTIONS PER TITLE COMMITMENT

(1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.

(2) SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS.

(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.

(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 RECORDS.

(5) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

(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.

(7) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

(8) ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT.

(9) GENERAL TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

(10) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES.

SURVEYORS CERTIFICATE

TO HI-CRUSH OPERATING LLC AND CHICAGO TITLE INSURANCE COMPANY:

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 ITEM 1, 4, 8, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 07-19-19.

DATE OF PLAT OR MAP: 07-31-19

WISCONSIN JASON R. HIESS S-2313 CHIPPEWA FALLS, WISC. LAND SURVEYOR

S-2313

JASON R. HIESS, P.L.S.

(SURVEYOR'S SIGNATURE,(BLUE INK) PRINTED NAME AND SEAL (RED INK) WITH REGISTRATION/LICENSE NUMBER)

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JASON R. HIESS, P.L.S.

DATED THIS 31st DAY OF July 2019.

STATEMENT OF POSSIBLE ENCROACHMENTS

(1) 4" X 4" WOODEN POST WITH WIRES ATTACHED, POSSIBLE UTILITY, NO EASEMENT PROVIDED

(2) WOODEN FENCE

(3) ACCESS TO ADJOINING PROPERTY, GRAVEL TRAIL

(4) REMNANTS OF A SHARED DRIVEWAY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NW 1/4,
SECTION 16, T18N, R1E,
TOWN OF BYRON,
MONROE COUNTY, WISCONSIN

FOR

HI-CRUSH OPERATING LLC

NO PROPERTY ADDRESS

DATE : 07/31/19
CAD NAME: HI-CRUSH193 SHEET 1 OF 1