CSR 2766
FILED MAY 5, 2020

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
CUT SQUARE ON NORTH SIDE OF LIGHT POLE BASE, LOCATED ON THE SOUTH SIDE OF THE CARDINAL TG BUILDING, APPROXIMATELY 190 FEET SOUTHWEST OF THE SOUTHEAST BUILDING CORNER.
ELEVATION = 971.56

BENCHMARK #2
TOP OF NORTH FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL AVENUE, APPROXIMATELY 490 FEET SOUTH OF THE INTERSECTION OF INDUSTRIAL AVENUE AND RUSCH STREET.
ELEVATION = 968.13

BENCHMARK #3
TOP OF NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF INDUSTRIAL AVENUE AND RUSCH STREET.
ELEVATION = 973.58

BENCHMARK #4
TOP OF EAST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF RUSCH STREET, APPROXIMATELY 660 FEET WEST OF THE INTERSECTION OF INDUSTRIAL AVENUE AND RUSCH STREET.
ELEVATION = 967.22

BENCHMARK #5
TOP OF WEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF CARDINAL AVENUE AND RUSCH STREET.
ELEVATION = 959.87

BENCHMARK #6
TOP OF NORTH FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF CARDINAL AVENUE, APPROXIMATELY 620 FEET SOUTH OF THE INTERSECTION OF CARDINAL AVENUE AND RUSCH STREET.
ELEVATION = 962.33

BENCHMARK #7
60d SPIKE IN EAST SIDE OF POWER POLE LOCATED ON THE NORTH SIDE OF THE CARDINAL IG BUILDING, LOCATED APPROXIMATELY 155 FEET NORTH OF THE BUILDING AND APPROXIMATELY 540 FEET EAST OF CARDINAL AVENUE.
ELEVATION = 965.34

BENCHMARK #8
BURY BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF TOWNLINE ROAD, APPROXIMATELY 620 FEET EAST OF THE INTERSECTION OF TOWNLINE ROAD AND CARDINAL AVENUE.
ELEVATION = 962.47

BENCHMARK #9
TOP OF EAST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF TOWNLINE ROAD, APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF TOWNLINE ROAD AND INDUSTRIAL AVENUE.
ELEVATION = 959.83

BENCHMARK #10
TOP OF NORTH FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL AVENUE, APPROXIMATELY 370 FEET NORTH OF THE INTERSECTION OF TOWNLINE ROAD AND INDUSTRIAL AVENUE.
ELEVATION = 960.63

LEGAL DESCRIPTION

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 273 AS DOCUMENT NO. 403498 AND ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 59 AS DOCUMENT NO. 391021, EXCEPT LANDS DESCRIBED AND RECORDED IN VOLUME 296 OF RECORDS, PAGE 832 AS DOCUMENT NO. 479955, ALL BEING LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST;
THENCE S 89°34'18"W ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 34, 103.36 FEET;
THENCE N 00°25'42"W, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWNLINE ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN DOCUMENT NO. 479955 AND ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL, TO BE DESCRIBED;
THENCE S 89°34'18"W ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWNLINE ROAD, 1181.03 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF CARDINAL AVENUE, SAID POINT ALSO KNOWN AS THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 59;
THENCE N 00°56'59"W ALONG SAID EAST RIGHT-OF-WAY LINE, 1229.10 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RUSCH STREET, SAID POINT ALSO KNOWN AS THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 273;
THENCE N 89°32'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1248.81 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE, SAID POINT ALSO KNOWN AS THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP VOLUME 7, PAGE 273;
THENCE S 01°01'12"E ALONG SAID WEST RIGHT-OF-WAY LINE, 1159.85 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN DOCUMENT NO. 479955;
THENCE S 44°15'33"W ALONG SAID NORTHWESTERLY LINE OF SAID LAND DESCRIBED AND RECORDED, 98.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,534,220 SQUARE FEET ~ 35.221 ACRES.

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

SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED TELEVISION LINE
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- FLOOD LIGHT
- GUY WIRE
- GAS METER
- TV VAULT
- UTILITY VAULT
- TELEPHONE PEDESTAL
- GUARD POST/BOLLARD
- METAL POST
- 6" VERTICAL PVC PIPE
- CLEAN OUT
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- ROOF DRAIN
- BUSH/HEDGE/SHRUB
- TREE
- PINE TREE
- GRAVEL AREA
- RIP RAP AREA
- LANDSCAPE AREA
- METAL GRATE
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- RECORDED AS

0' 50' 100' 150'
Scale 1"=50'

⚠ UTILITY DISCLAIMER ⚠

THE LOCATIONS, DEPTHS, SIZES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, AND ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY ENCOUNTER UTILITIES OR SUBSTRUCTURES NOT SHOWN OR LOCATED AS SHOWN HEREON. FOR MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY LOCATIONS, DEPTHS, SIZES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES WITHIN THE CONSTRUCTION LIMITS AND SHALL BRING FORWARD, IN WRITING TO THE ENGINEER OF RECORD, ALL DISCREPANCIES THAT DO NOT AGREE WITH THE INFORMATION SHOWN HEREON PRIOR TO BIDDING.
*DIGGERS HOTLINE TICKET #20201650343 FOR PUBLIC UTILITIES WAS ORDERED FOR THIS SURVEY.
*PRIVATE UTILITIES MARKED BY PRIVATE LINES WAS ORDERED ON 3/5/20 FOR THIS SURVEY.

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SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SNOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

2. SURVEYOR WAS DIRECTED TO NOT PERFORM A FULL UTILITY SURVEY ON THE SOUTH 470 FEET OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, BEARS N 01°01'12" W AS REFERENCED TO THE MONROE COUNTY COORDINATE SYSTEM, NAD83 (2011).

CLIENT

ACS
8401 GREENWAY BOULEVARD, SUITE 5
MIDDLETON, WI 53562

OWNERS

PARCEL A
CARDINAL GLASS INDUSTRIES INC.
775 PRAIRIE CENTER DRIVE #200
EDEN PRAIRIE, MN 55344

PARCEL B
CARDINAL IG COMPANY
775 PRAIRIE CENTER DRIVE
EDEN PRAIRIE, MN 55344

SURVEYOR'S CERTIFICATE

I HAVE MADE SUCH SURVEY BY THE DIRECTION OF ACS AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 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 FROM MARCH 5-13, 2020.

DATED THIS 26 DAY OF MARCH, 2020

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

WISCONSIN — JORDAN G. BROST — S-3009 — MOSINEE, WI — LAND SURVEYOR

REVISIONS

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	3-17-20
PROJECT NO.	20.021

TOPOGRAPHIC SURVEY

ACS
CARDINAL GLASS INDUSTRIES INC.
AND CARDINAL IG COMPANY
CITY OF TOMAH
MONROE COUNTY, WISCONSIN

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Land Surveying
Landscape Architecture
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Point of Beginning

TOPO