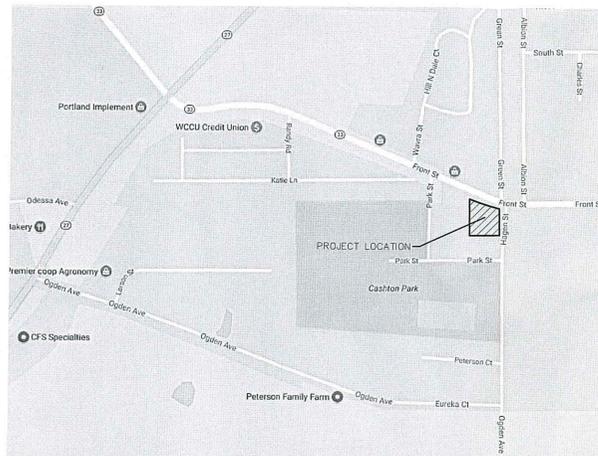


# ALTA/NSPS LAND TITLE SURVEY

CSR 2771  
 Filed MAY 27, 2020

## VICINITY MAP



## CURVE DATA TABLE

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
CI	1507.11'	211.38'	211.21'	S 71°57'00" E	8°02'10"

## RECORD DESCRIPTION

**PARCEL 1:**  
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 15 NORTH, RANGE 3 WEST, VILLAGE OF CASHTON, MONROE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 31, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4, 24.75 FEET, THENCE S42°28' EAST 193.6 FEET, THENCE S85°15' WEST 200.25 FEET, THENCE N42°28' WEST 204.09 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD COMPANY, THENCE SOUTHEASTERLY ALONG RIGHT OF WAY LINE 217.81 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 113 AS DOCUMENT NO. 380440 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 3 WEST, VILLAGE OF CASHTON, MONROE COUNTY, WISCONSIN EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE S13°39'28" WEST 16.50 FEET TO SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 036°27' AND A RADIUS OF 1557.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SOUTH LINE OF SAID LOT 2 16.50 FEET; THE CHORD OF SAID CURVE BEARS N76°29'21" WEST 16.50 FEET; THENCE N05°59'45" WEST 51.79 FEET TO THE NORTH LINE OF SAID LOT 2, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1507.11 FEET, AND A CENTRAL ANGLE OF 107°32'; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND NORTH LINE OF SAID LOT 2, 29.60 FEET TO THE POINT OF BEGINNING. THE CHORD OF SAID CURVE BEARS S76°14'42" EAST 29.60 FEET.

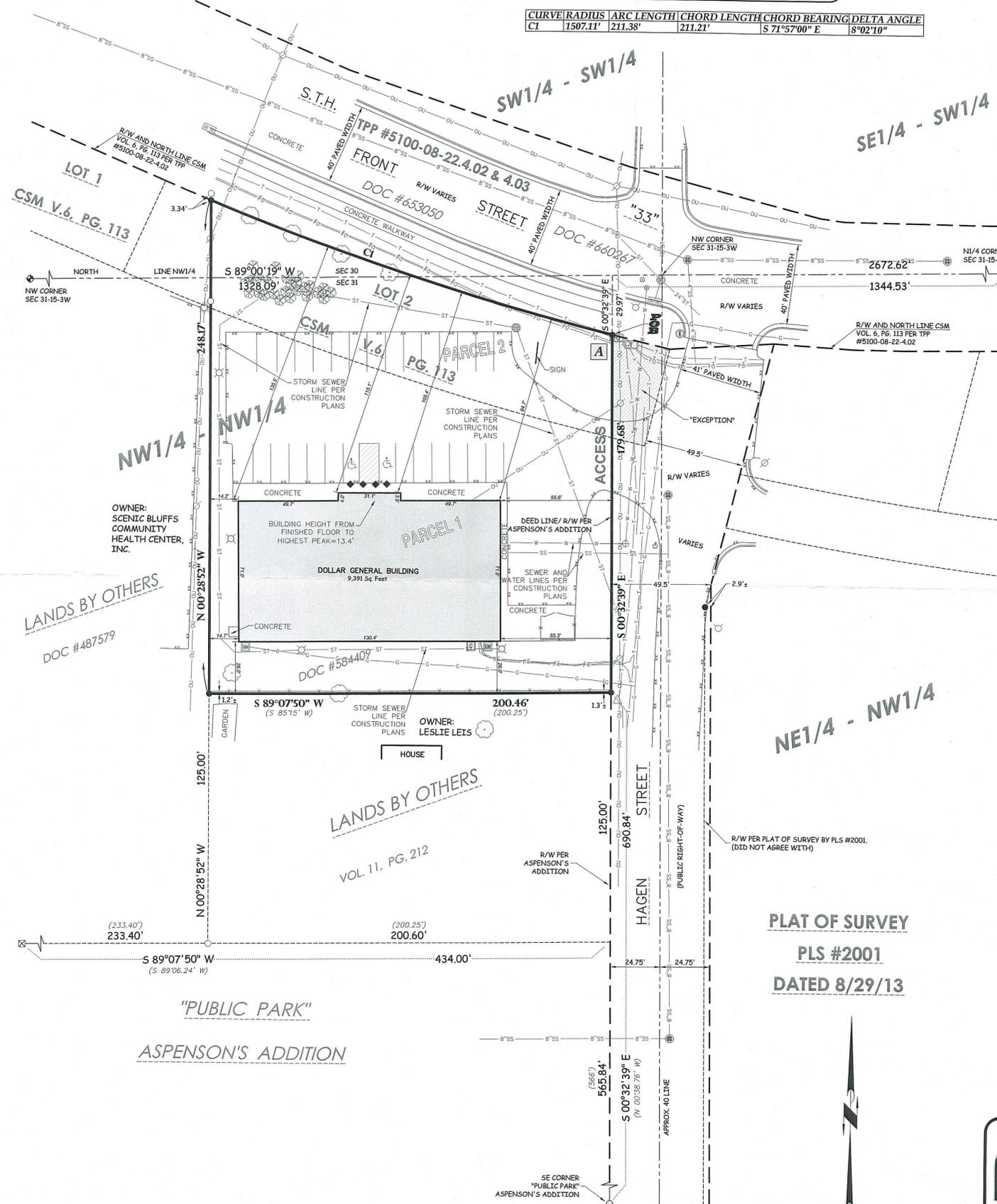
## AS-SURVEYED DESCRIPTION

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 6, PAGE 113, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 3 WEST, VILLAGE OF CASHTON, MONROE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 3 WEST, THENCE S 89°07'50" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1344.53 FEET TO THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF HAGEN STREET, THENCE S 00°32'39" E ALONG SAID EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF HAGEN STREET, 29.97 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FRONT STREET AND THE WEST RIGHT-OF-WAY LINE OF HAGEN STREET, THENCE S 00°32'39" E ALONG SAID WEST RIGHT-OF-WAY LINE OF HAGEN STREET, 179.68 FEET; THENCE S 89°07'50" W, 200.46 FEET; THENCE N 00°28'52" W, 248.17 FEET TO THE SOUTH RIGHT-OF-WAY OF FRONT STREET; THENCE SOUTHEASTERLY 211.38 FEET ALONG THE ARC OF A CURVE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FRONT STREET, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1507.11 FEET AND WHOSE LONG CHORD BEARS S 71°57'00" E, 211.21 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 3 WEST, ASSUMED TO BEAR S 89°07'50" W.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AREA OF SUBJECT PROPERTY: 42,337 SQUARE FEET (0.972 ACRES).
- PER FEMA MAP INDEX NUMBER 55081CND04 WITH AN EFFECTIVE DATE OF JANUARY 20, 2010, THERE IS NO PANEL PRINTED FOR THE AREA THAT THE SUBJECT PROPERTY RESIDES IN.
- ADDRESS OF PROPERTY, AS PROVIDED BY INSURER: 425 HAGEN STREET, CASHTON, WI 54619.
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION IS PROVIDED IN THE ZONING INFORMATION NOTE ON THE FACE OF THIS MAP.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED.
- AT THE TIME OF THE SURVEY, THERE WERE NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE 27 STANDARD PARKING STALLS OBSERVED AND 2 HANDICAP PARKING STALLS OBSERVED FOR A TOTAL OF 29 PARKING STALLS OBSERVED.



## LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
  - STORM SEWER
  - OVERHEAD UTILITIES
  - BURIED GAS
  - BURIED TELEPHONE
  - FIBER OPTICS
  - WOOD FENCE
  - EDGE OF BITUMINOUS
  - RECTANGULAR CATCH BASIN
  - STORM MANHOLE
  - SANITARY MANHOLE
  - WATER SERVICE
  - WATER VALVE
  - HYDRANT
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - LIGHTPOLE
  - POWERPOLE
  - GUY WIRE
  - GAS METER
  - TELEPHONE VAULT
  - TELEPHONE PEDESTAL
  - FIBER OPTIC VAULT
  - MAILBOX
  - BUSH/SHRUB
  - TREE
  - HANDICAP PARKING STALL
  - CONTROL BOX
  - NO PARKING AREA
  - 3/4" O.D. IRON PIPE FOUND
  - 1-1/4" O.D. IRON PIPE FOUND
  - MAG NAIL FOUND
  - HARRISON MONUMENT FOUND
  - 2" O.D. IRON PIPE FOUND
  - ANGLE IRON W/ 2" SQUARE METAL PLATE ON TOP FOUND

## SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-943079-1-MKE, REVISION #1, EFFECTIVE DATE OF MARCH 21, 2019 AT 8:00 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS NO EASEMENT EXCEPTIONS FROM SCHEDULE B, PART II.

## POTENTIAL ENCROACHMENTS

A UTILITIES OVER/ACROSS PROPERTY LINE AT NORTHEAST CORNER OF SUBJECT PROPERTY

## UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20191310293)

## ZONING INFORMATION

THE SOURCE OF ZONING INFORMATION: PER TAMMY L. BEKKUM, VILLAGE CLERK-TREASURER, AS PROVIDED IN ZONING LETTER, DATED 3/29/2019. PHONE: 608-654-7828

- CURRENT ZONING CLASSIFICATION: COMMERCIAL
  - PER ZONING LETTER:
- A) THE COMMERCIAL ZONING DISTRICT PERMITS USE OF THE PREMISES AS A +/- 9,100 SF RETAIL BUILDING.
- B) UNDER THIS ZONING CLASSIFICATION, THE PREMISES CURRENTLY SATISFIES THE MINIMUM REQUIREMENT FOR PARKING SPACES.
- PER ZONING LETTER, THE IMPROVEMENTS, AS CONSTRUCTED ON THE PREMISES AND THEIR USE COMPLY WITH THE APPLICABLE PERMIT IN THE PLACE OF THE PREMISES AND ARE LEGALLY CONFORMING AS TO THE USE AND STRUCTURE.
  - SETBACKS: NONE PROVIDED IN ZONING LETTER.
  - HEIGHT RESTRICTION: NONE PROVIDED IN ZONING LETTER.

CSR 2771

## SURVEYOR'S CERTIFICATE

TO: THE OHIO NATIONAL LIFE INSURANCE COMPANY, AN OHIO CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS; WALKER DUNLOP, ITS SUCCESSORS AND/OR ASSIGNS; PALOS VERDES INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; & FIRST AMERICAN 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 ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 7d, 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 9, 2019.

JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR #3009, DATE 4/15/2019



## SURVEYOR

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REVISIONS  
 JGB 4-15-2019  
 CHECKED: JORDAN G. BROST  
 DRAWN: TRAVIS PLANTICO  
 DATE 4-11-19  
 PROJECT NO. 19-445

ALTA/NSPS LAND TITLE SURVEY

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 VILLAGE OF CASHTON  
 MONROE COUNTY, WISCONSIN

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 Land Surveying  
 Landscape Architecture  
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 Stevens Point, WI 54481  
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Point of Beginning  
**POB**  
 ALTA

