

ALTA/ACSM LAND TITLE SURVEY

PERFORMED FOR:
BRODBECK REALTY CORPORATION

DESCRIPTION - BASED ON DESCRIPTION PROVIDED BY CLIENT

LOT 1 AND PART OF LOTS 2, 11 AND 12 OF BLOCK 44, AND PART OF THE VACATED ALLEY LYING BETWEEN THE ABOVE MENTIONED LOTS OF BLOCK 45, AND ALL OF THE VACATED NEVADA STREET LYING BETWEEN BLOCKS 44 AND 45 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF BOSCOBEL, ALL BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 8 NORTH, RANGE 3 WEST, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27; THENCE S 89°47'34"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER, 185.99'; THENCE N 0°08'30"W, 33.00' TO A 1 1/4" DIA. BRASS PLUG AT THE SOUTHEAST CORNER OF LOT 13 OF BLOCK 45 OF THE ORIGINAL PLAT OF THE CITY OF BOSCOBEL AND THE POINT OF BEGINNING; THENCE N 89°55'32"W, 306.11' TO A 1 1/4" DIA. BRASS PLUG AT THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 44 OF SAID ORIGINAL PLAT; THENCE S 89°59'51"W ON THE SOUTH LINE OF BLOCK 44, 108.08' TO A No. 6(3/4" DIA.) REBAR; THENCE N 39°17'10"E, 20.27' TO A No. 6 REBAR; THENCE N 89°49'59"E, 108.73' TO A 1 1/4" DIA. BRASS PLUG; THENCE N 0°08'54"W, 113.67' TO A No. 6 REBAR; THENCE S 89°59'53"W, 92.12' TO A No. 6 REBAR; THENCE N 0°08'54"W, 134.68' TO A 1 1/4" DIA. BRASS PLUG ON THE NORTH LINE OF SAID BLOCK 44; THENCE N 89°59'51"E, 78.66' TO A 1 1/4" DIA. BRASS PLUG AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 44; THENCE S 89°55'19"E, 306.08' TO THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 45; THENCE S 0°08'30"E THROUGH A 1 1/4" DIA. BRASS PLUG ON THE EAST LINE OF SAID LOT 6, 264.33' TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.10 ACRES (91,575 SQ. FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE:
(i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 10, 11, 14, 15, AND 16 OF TABLE A THEREOF; AND
(ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

James M. Baker
JAMES M. BAKER, R.L.S. 2530
DATE



NOTE: PARCEL IS ZONED B-1 (RETAIL BUSINESS DISTRICT).

NOTE: UTILITY AND SEWER LOCATIONS SHOWN HEREON ARE APPROXIMATE. LOCATION SERVICES WERE PROVIDED BY SMP, INC. AND THE CITY OF BOSCOBEL. CONTACT DIGGER'S HOTLINE AT 800-242-8511 PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

NOTE: THERE ARE NO CABLE TELEVISION LINES IN THE PARCEL AREA PER PHONE CALL WITH MIDWEST CABLE CO.

NOTE: THERE WERE NO UNDERGROUND TELEPHONE LINES MARKED ON PROPERTY.

NOTE: GAS MAIN PROVIDING GAS TO BUILDING ON PROPERTY IS AT 60 LBS. OF PRESSURE ACCORDING TO GAS RECORDS.

NOTE: WATER MAINS WERE NOT MARKED AT TIME OF SURVEY, EXCEPT THE DIRECTION OF THE SERVICE LINE TO THE SOUTH SIDE OF "DICK'S" BUILDING.

NOTE: SEWER LOCATIONS WERE NOT MARKED AT TIME OF SURVEY. LOCATIONS DEPICTED ON MAP ARE BASED UPON PHYSICAL INSPECTION AND INFORMATION PROVIDED BY THE CITY OF BOSCOBEL. CAPACITY OF LINES WAS NOT AVAILABLE.

NOTE: PARCEL IS DESIGNATED FLOOD ZONE X ACCORDING TO FIRM MAP ON FILE WITH THE CITY OF BOSCOBEL DATED OCTOBER 6, 1998. (COMMUNITY PANEL #550148 0001 D). ZONE X DESIGNATES AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

S 1/4 CORNER SEC. 27, T8N, R3W.
2655.46'

BOWDEN SURVEYING, LTD.

619 W. MERRIMAC STREET
DODGEVILLE, WI 53533
PHONE (608)935-5513

Job No. 22003

SCALE: 1 INCH = 20 FEET

PARKING SPACES
TOTAL REGULAR SPACES ON PROPERTY = 82
TOTAL HANDICAPPED SPACES ON PROPERTY = 4



- LEGEND**
- BRASS CAP IN CONCRETE MONUMENT - FOUND
 - ◆ ALUMINUM MONUMENT - FOUND
 - IRON PIPE(SEE SPECIFIC NOTATION) - FOUND
 - ▲ 3/8" DIA. ROD - FOUND
 - No. 6(3/4" DIA.) REBAR - FOUND
 - 1 1/4" DIA. BRASS "SURVEY MARK" PLUG - DRILLED INTO CONCRETE SIDEWALK SET
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT POLE OR OVERHEAD LIGHT
 - VALVE BOX
 - GAS METER
 - TELEPHONE PEDESTAL
 - MANHOLE
 - STORM INLET
 - TREE 3" DIA. OR GREATER
 - SHRUB OR SMALL ORNAMENTAL TREE
 - OTHER - SEE SPECIFIC NOTATION
 - RECORDED AS INFORMATION

NOTE: BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, T8N, R3W, WHICH BEARS S 89° 47' 34" W ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM AS DEFINED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND DETERMINED BY GPS OBSERVATION.

Lot 12

Lot 13

Lot 14

BLOCK ORIGINAL Lot 15 41 PLAT

Lot 16

Lot 17

Lot 18

OAK STREET

STREET

Vacated Alley
BLOCK ORIGINAL

Vacated NEVADA STREET

BLOCK ORIGINAL

PARCEL AREA
2.10 ACRES +/-
(91,575 SQ. FT.)

"DICK'S" SUPERMARKET
BUILDING AREA
(29,512 SQ. FT.)

HOSPITAL PARKING LOT

NOTE: ACCESS TO HOSPITAL PARKING LOT IS GAINED BY CROSSING A PORTION OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF LOTS 11 AND 12 OF BLOCK 44.

NOTE: THE SOUTHWEST CORNER OF THE BUILDING ENCLOSED ON BLUFF STREET BY 2.1'.

NOTE: THE SOUTHEAST CORNER OF THE BUILDING ENCLOSED ON BLUFF STREET BY 0.9'.



SCALE: 1 INCH = 20 FEET

PARKER'S

ADDITION