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ALTA/NSPS LAND TITLE SURVEY

LOCATED IN INLOTS 100, 102, 104, 106, 114, 116, VACATED NINTH STREET AND THE ADJACENT VACATED ALLEY, ALL OF THE RECORDED PLAT OF VILLAGE OF POTOSI, ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 34, T3N, R3W, VILLAGE OF POTOSI , GRANT COUNTY, WISCONSIN.

SUBJECT PARCEL DESCRIPTION

PER Knight Barry Title, Inc. Commitment For Title Insurance, Title Commitment File No. 821394

Parcel I:
All of In-lot 100, and also all of In-lot 102, EXCEPTING 12 feet off of the East side thereof, as known, numbered and designated on the recorded map or plat of the subdivision of the Village of Potosi, and being in Section 34, Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin; AND
In Lot 104 and 12 feet off the Easterly side of In Lot 102 being 12 feet wide along the public highway and running back the same width the entire depth of said In Lot 102 and all in the Village of Potosi according to the recorded map or plat of Section Thirty-Four (34), Town Three (3) North, Range Three (3) West of the 4th P.M. in Grant County, Wisconsin; AND
Part of In Lot 106 described as follows: Commencing at a point along the public highway at the Northwest corner of In Lot 106, thence Northeasterly along the public highway 25 feet, thence Southeasterly on a line parallel with the line between In Lots 106 and 104 to the rear line of In Lot 106, thence Southwesterly along the rear line of In Lot 106 to the Southwest corner thereof, thence Northwesterly along the line between In Lots 106 and 104 to the point of beginning, all being in the Village of Potosi and a part of Section Thirty-four (34), Town Three (3) North, Range Three (3) West of the 4th P.M. in Grant County, Wisconsin according to the recorded map or plat thereof; AND
That part of Vacated Ninth Street lying South of Main Street and running between In Lots 102 and 104 and the North 1/2 of the adjoining alley running along the rear of In Lot 104 and the West 25' of In Lot 106, all in the Village of Potosi and being a part of Section Thirty-Four (14), Town Three (3) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin, according to the recorded map or plat thereof.

Parcel II:
Part of Lots 114 and 116 described as follows: Commencing at a point along the public highway at the Northwest corner of In Lot 114, thence Northeasterly along the public street and along the Northerly line of In Lot 114 for 25 feet, thence Southeasterly parallel with the line between In Lots 114 and 116 for 70 feet to the point of beginning of the parcel herein described, thence Southeasterly parallel with the line between In Lots 114 and 112 to the rear line of In Lot 114, thence Northeasterly along the rear lines of In Lots 114 and 116 to the Southeast corner of In Lot 116, thence Northwesterly on the line between In Lots 116 and 118 to a point 70 feet Southeasterly from the Northeast corner of In Lot 116, thence Southwesterly parallel with the public highway to the point of beginning, all being in the Village of Potosi and a part of Section Thirty-four (34), Town Three (3) North, Range Three (3) West of the 4th P.M. in Grant County, Wisconsin according to the recorded map or plat thereof.

NOTES

1) This survey was prepared based on Knight Barry Title, Inc. Commitment For Title Insurance, Title Commitment File No. 821394, Effective date April 04, 2016 at 8:00 A.M..

2) All overhead and underground utility facilities shown on this map were field located from visible above ground evidence and marking of underground utilities by Diggers Hotline only.

3) This map is based on field survey work completed on May 4, 2016. Any changes in site conditions after the last field survey date are not reflected by this survey.

4) The basis of the bearings is the Grant County Coordinate System. The North-South Quarter Line of Section 34 Bears N0°02'38"E.

5) Subject parcel address:
PARCEL I: 102 South Main Street, Potosi, WI., 53820.
PARCEL II: No address (no access to public street).

6) There are 4 regular and 1 handicap parking spaces observed on subject parcel.

7) There was no observed evidence of recent earth moving work or building construction on subject parcel.

8) There is no observable evidence of cemeteries on subject parcel.

SCHEDULE B-SECTION 2 EXCEPTIONS PERTAINING TO MAP

(12) Easement and other matters contained in the instrument recorded January 5, 1967 in Volume 418, Page 427 as Document No. 405932. Easement to others for electric lines across Parcel I. Easement runs through building. Plotted on map.

(13) Conveyance of easement and other matters contained in the instrument recorded June 25, 1975 as Document No. 447659. Conveys easement rights in Item 12 to W.P.&L.. Plotted on map.

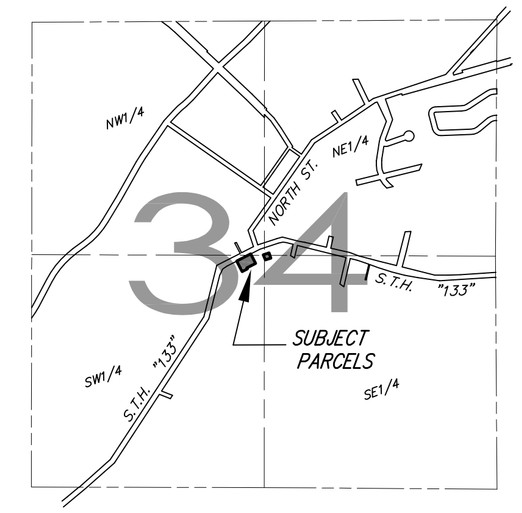
(14) Telephone Line Right-of-Way Easement and other matters contained in the instrument recorded October 9, 1989 as Document No. 533572. Easement crosses Parcel I. Easement runs through parking lot. Plotted on map.

(15) Telephone Line Right-of-Way Easement and other matters contained in the instrument recorded October 9, 1989 as Document No. 533579. Easement runs through parking lot on Parcel I. Also affects Parcel II. Plotted on map.

(16) Right-of-Way Easement and other matters contained in the instrument recorded July 26, 2001 as Document No. 630623. Does not affect subject parcels. Not plotted.

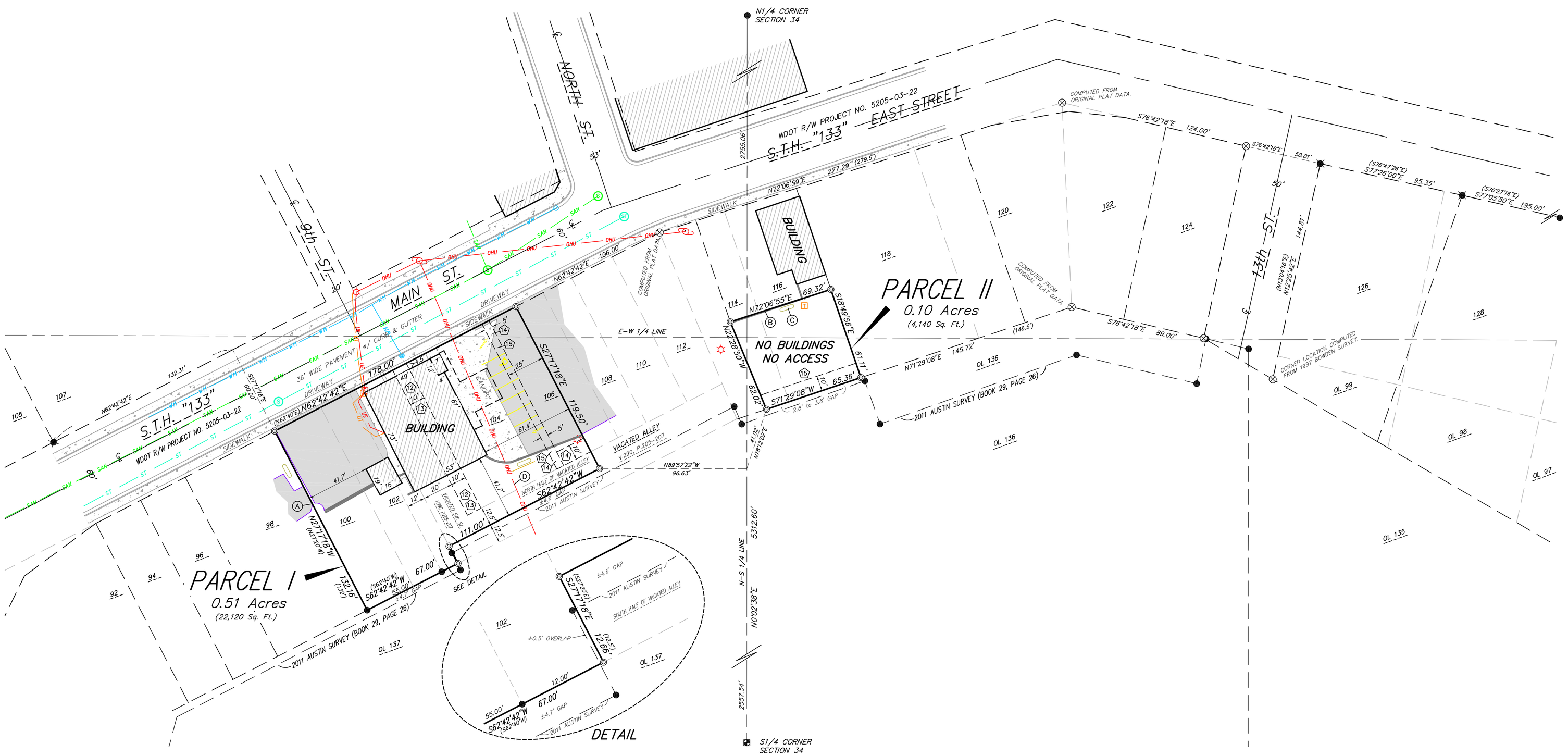
EVIDENCE OF OCCUPATION OR USAGE AFFECTING SUBJECT PROPERTY

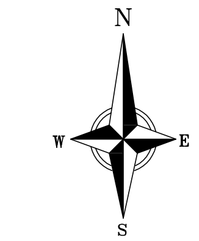
(A) Adjoiners pavement encroaches onto Parcel I by up to 0.4 feet.
(B) Adjoiners retaining wall encroaches onto Parcel II by up to 1 foot.
(C) Adjoiners LP tank is located on Parcel II.
(D) Overhead utility line crosses Parcel I. There is no easement in Title Committment.



VICINITY MAP

1" = 1/4 MILE





BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM. THE NORTH-SOUTH QUARTER LINE OF SECTION 34 BEARS N0°02'38"E

GRAPHIC SCALE FEET
0 10 20 40

SURVEY LEGEND

- FOUND ALUMINUM MONUMENT
- FOUND 3/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD w/DOT CAP
- COMPUTED CORNER LOCATION
- SET 3/4" ø IRON ROD 1.5 lbs./lin. ft.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING FLAG POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING

TOPOGRAPHIC LINEWORK LEGEND

- SAN — EXISTING SANITARY SEWER
- WM — EXISTING WATER MAIN
- G — EXISTING GAS LINE
- OHU — EXISTING OVERHEAD UTILITY LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- UT — EXISTING UNDERGROUND TELEPHONE
- UTV — EXISTING UNDERGROUND CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- EXISTING RETAINING WALL
- EXISTING CONCRETE
- EXISTING PAVEMENT

ALTA/NSPS Certification

To: Peoples State Bank, Vedder Price, Knight Barry Title, Inc., 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 include Items 1, 2, 4, 7(a), 8, 9, 11, and 16 of Table A thereof. The fieldwork was completed on May 4, 2016.

Date of Plat or Map: May 23, 2016

Vierbicher Associates
By: William R. Bulawa

William R. Bulawa S-2167

WISCONSIN
WILLIAM R. BULAWA
S-2167
PRAIRIE DU CHIEN, WI.
LAND SURVEYOR

Survey Requested By:
Mark Forsythe, President
Peoples State Bank
301 E. Blackhawk Ave.
Prairie du Chien, WI 53821

Survey Prepared By:
Vierbicher Associates
126 West Blackhawk Avenue
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(608) 326-1051
by: William R. Bulawa RLS 2167

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PEOPLES STATE BANK ALTA/NSPS SURVEY
POTOSI, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: MAY, 2016
DRAFTER: J. SCHROEDER
CHECKED: WBUL
PROJECT NO.: PROJECT NO.
SHEET: 1 OF 1
DWG. NO.:

23 May 2016 - 11:44a Y:\Projects\Peoples State Bank\160157 - First Merit Bank Potosi\CADD\Peoples Bank Potosi ALTA.dwg by: wbul