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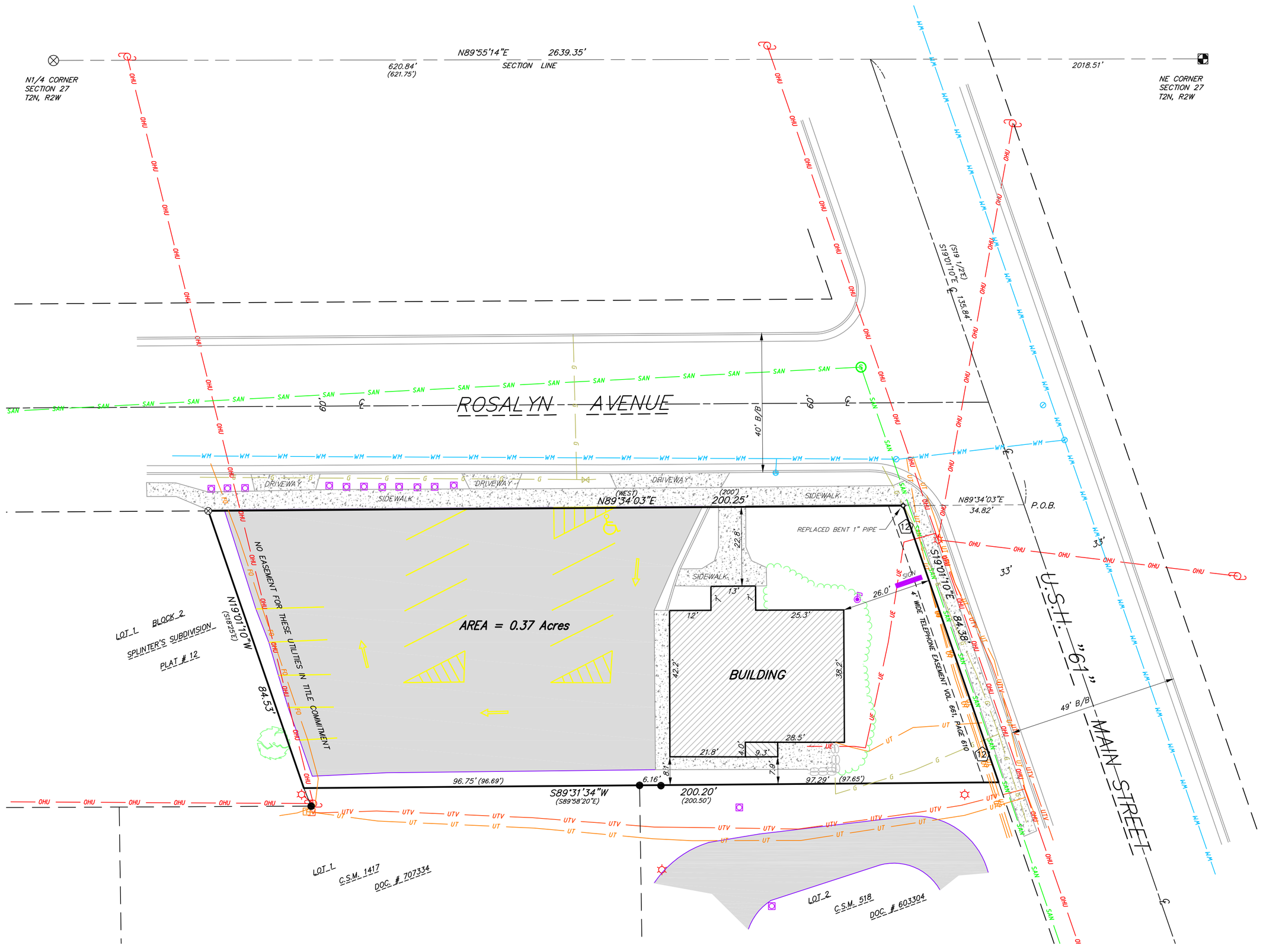
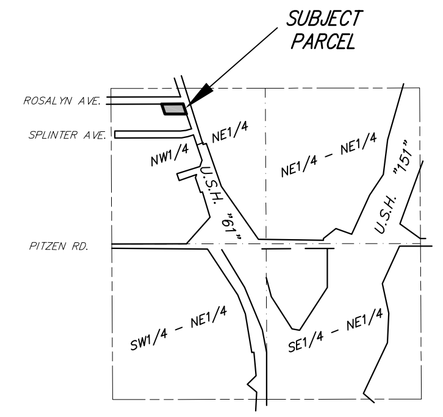
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, T2N, R2W,
VILLAGE OF DICKEYVILLE, GRANT COUNTY, WISCONSIN.





VICINITY MAP

1" = 1000'

N
W E
S

BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NE1/4 OF SECTION 27 BEARS N89°55'14"E

GRAPHIC SCALE FEET
0 10 20 40

SURVEY LEGEND

- MONUMENT DOT CAP
- FOUND 2" ø IRON PIPE
- FOUND 1" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- SET 3/4" ø IRON ROD

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
- EXISTING DECIDUOUS TREE

SUBJECT PARCEL DESCRIPTION

PER Knight Barry Title, Inc. Commitment For Title Insurance, Title Commitment File No. 821397

VOLUME 435, PAGES 23&24 DOCUMENT NUMBER 412391

That part of Section 22 and 27, Township 2 North, Range 2 West, bounded and described as follows: Commencing at the Quarter Section Corner, thence East on the Section line between said Sections 621.75 feet more or less, to the centerline of U.S. Highway #151, which point is also the Northeast corner of the Vincent Hesseling Lot, thence South 19 1/2 degrees East along the centerline of U.S. Highway 151, 75 feet along the front of the Vincent Hesseling Lot to the point of intersection of the centerline of U.S. Highway #151 and the North line of a proposed Village Street of the Village of Dickeyville which said street is 60 feet wide, thence continuing Southeasterly along the centerline of U.S. Highway #151 to a point of intersection of the centerline of U.S. Highway #151 and the South line of said 60 foot Village Street, which said point is also the point of beginning of the parcel to be described herein, thence West along the South line of said Village street 33 feet more or less, to the West right of way line of U.S. Highway 151, thence West along the South line of said Village Street 200 feet, thence Southeasterly parallel with the centerline of U.S. Highway #151 to a point 80 feet directly South of the South line of said Village Street, thence East parallel with the South line of said Village Street to the centerline of U.S. Highway #151, thence Northwesterly along the centerline of U.S. Highway No. 151 to the point of beginning.
Excepting therefrom those lands taken for highway purposes. Said land being in the Village of Dickeyville, County of Grant, State of Wisconsin.

SCHEDULE B–SECTION 2 EXCEPTIONS PERTAINING TO MAP

(11) Covenants, conditions, easements, restrictions contained in Award of damages for Fee Simple Title and other matters contained in the instrument recorded June 23, 1959 in Volume 350, at page 350 as Document No. 312149. Amended on February 20, 1961, in Volume 367, page 479, as Document No. 339603. Does not affect subject parcel. Not plotted.

(12) Telephone Line and Right of Way Easement and other matter contained in the instrument recorded October 9, 1989 in Volume 661, at page 610 as Document No. 533563. Shown on map.

NOTES

1) This survey was prepared based on Knight Barry Title, Inc. Commitment For Title Insurance, Title Commitment File No. 821397, 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 April 22, 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 line of the NE1/4 of Section 27 Bears N89°55'14"E.

5) Subject parcel address: 100 Rosalyn Avenue, Dickeyville, WI., 53808.

6) There are 12 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.

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING RETAINING WALL
- EXISTING LANDSCAPING
- 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 April 22, 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:
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(608) 326–1051
by: William R. Bulawa
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PEOPLES STATE BANK ALTA/NSPS SURVEY
DICKEYVILLE, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

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

23 May 2016 - 11:35a Y:\Projects\Peoples State Bank\160156 - First Merit Bank Dickeyville\CADD\Dickeyville ALTA.dwg by: wbul