

- "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"
- CIVIL ENGINEERING
 - SURVEYING & MAPPING
 - CONSTRUCTION SERVICES
 - WATER RESOURCES
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 - TRANSPORTATION ENGINEERING
 - STRUCTURAL ENGINEERING
 - LANDSCAPE ARCHITECTURE
- MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE 608.848.2265 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
www.jsdinc.com

SERVICES PROVIDED TO:

HORTY ELVING
505 East Grant Street
Minneapolis, MN 55401-1490

PROJECT:
Grant Regional Health Center GRHC Expansion

PROJECT LOCATION:
City of Lancaster
Grant County, WI

JSD PROJECT NO.: 16-7185S

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: DNG 05/20/16
APPROVED: TB 07/19/16

PLAN MODIFICATIONS:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggerHotline.com

SHEET TITLE:
EXISTING CONDITIONS SURVEY

MAP NO.: E-297

SHEET NUMBER:
1 of 2

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. MAY 2 - MAY 6, 2016.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, RECORDED AS N 01°20'16" W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARKS ARE LISTED IN THE TABLE.
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20161810591, 20161810595, 20161810611, 20161810613, 20161810622, 20161810626, 20161810633, 20161810637, 20161810641, 20161810644, 20161810646, 20161810649, 20161810654, 20161810657, 20161810661, 20161810664, 20161810667, 20161810669, 20161810674, 20161810675, 20161810677, 20161810680, 20161810683, 20161810686, 20161810689, 20161810332, 20161810341, 20161810353, 20161810359, 20161810362, 20161810391, 20161810417, 20161810420, 20161810435, 20161810436, WITH A CLEAR DATE OF MAY 6, 2016.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
ALLIANT ENERGY, CITY OF LANCASTER, CHARTER COMMUNICATIONS, WE ENERGIES, TDS TELECOM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SANITARY LATERAL LOCATIONS ALONG MONROE STREET WERE NOT FIELD MARKED AND WERE NOT FOUND ON MAPPING SUPPLIED BY THE CITY.

LEGAL DESCRIPTION

PARCEL 1:
LOT 1, CERTIFIED SURVEY MAP NO. 1415, RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 37-39 AND PART OF BLOCK 59 OF THE ASSESSMENT PLAN OF THE CITY OF LANCASTER (BLOCK 43 ORIGINAL PLAN), LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 3 WEST, CITY OF LANCASTER, GRANT COUNTY, WISCONSIN.
TAX KEY NO. 24601046

PARCEL 2:
PART OF LOT 1, 2, 3, 4, 5, 7 AND THE WEST 1/2 OF VACATED ALLEY, BLOCK 44 OF THE ORIGINAL PLAN OF THE VILLAGE (NOW CITY) OF LANCASTER, PART OF LOT 1, 2 & 3, BLOCK 60 OF THE ASSESSMENT PLAN OF THE CITY OF LANCASTER (BLOCK 43 ORIGINAL PLAN), LOT 2, CERTIFIED SURVEY MAP NO. 1415, RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 37-39, LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 3 WEST, CITY OF LANCASTER, GRANT COUNTY, WISCONSIN.
TAX KEY NO. 24601046, 24600330, 24600331, 24600332, 24600333, 24601061, 24601062, 24601063, 24601064, 24601065

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR
DATE: 11/23/17



STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
STM-1	1091.00	E	1086.49 15" RCP		
CBR-1	1081.32	NW	1078.27 12" PVC		
		N	1078.52 4" PVC		
		E	1078.47 8" PVC		
CBR-2	1078.37	NW	1075.94 12" PVC		
CBR-3	1085.74	S	1079.24 12" PVC		
CBR-4	1089.13	N	1076.49 12" PVC		
CBR-5	1078.34	E	1074.94 15" PVC		
		E	1074.99 12" PVC		

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
INL-1	1089.21	E	1087.06 15" RCP		
INL-2	1089.29	W	1086.95 15" RCP		
INL-3	1078.35	W	1075.00 12" RCP		
INL-4	1073.93	W	1070.88 18" RCP		
INL-5	1071.51	W	1071.45 12" RCP		
INL-6	1079.71	W	1077.41 12" RCP		
INL-7	1079.00	NE	1077.87 8" PVC		
INL-8	1078.43	SE	1077.94 12" PVC		
INL-9	1077.53	SE	1076.25 12" RCP		
INL-10	1077.87	SE	1077.46 12" RCP		
INL-11	1088.84	SE	1074.96 15" RCP		
		E	1075.10 8" PVC		
		E	1074.52 12" RCP		
		E	1074.62 15" RCP		
		E	1074.57 15" RCP		
		E	1074.69 6" CLAY		
		E	1074.54 6" DI		

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
SAN-1	1091.65	SE	1086.95 4" PVC		
SAN-2	1090.73	N	1086.70 8" PVC		
		NE	1084.05 8" PVC		
		SE	1084.03 6" PVC		
SAN-3	1085.79	W	1083.39 8" PVC		
		N	1079.24 8" PVC		
		E	1079.74 4" PVC		
SAN-4	1077.45	N	1073.61 8" PVC		
		E	1070.70 8" PVC		
SAN-5	1074.01	NE	1069.11 4" PVC		
		SW	1068.61 8" PVC		
SAN-6	1081.84	W	1076.34 4" PVC		
		E	1076.74 2" PVC		
SAN-7	1079.93	W	1074.83 8" PVC		
		E	1074.73 8" PVC		
		S	1074.54 6" DI		

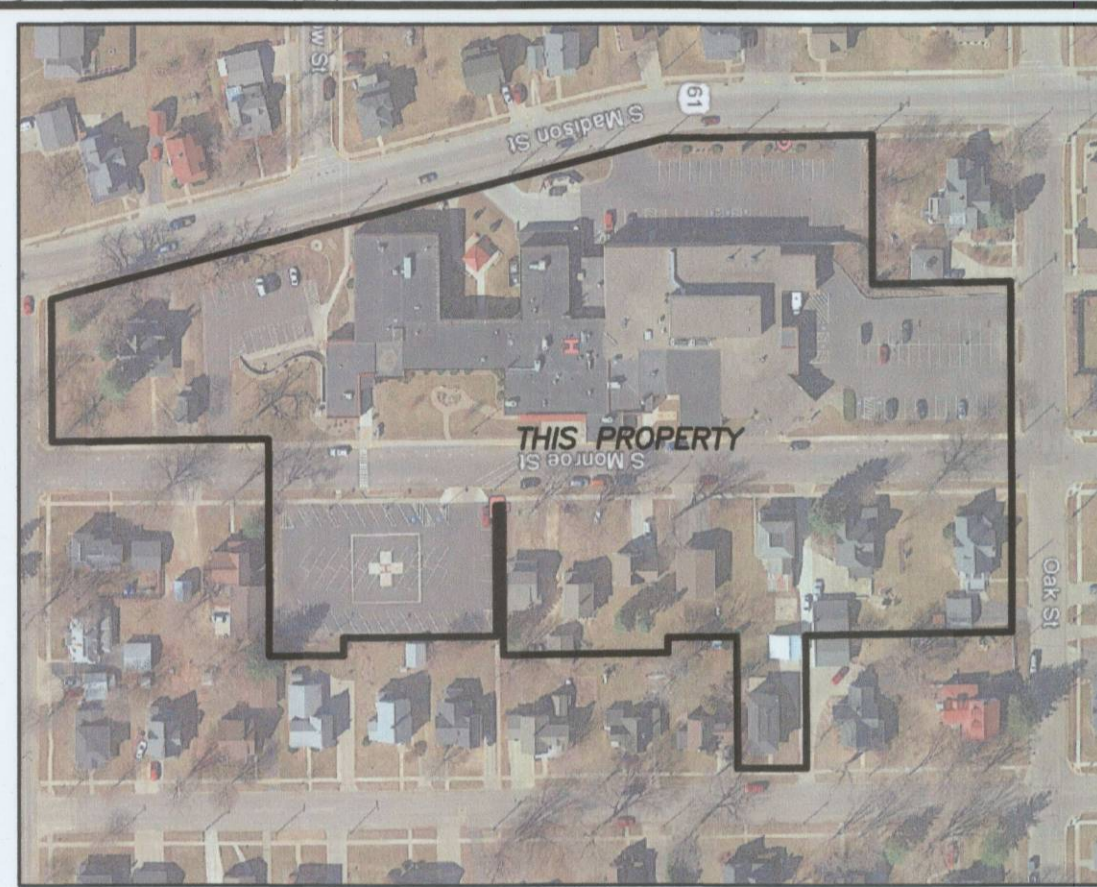
FINISHED FLOOR ELEVATIONS		
DOORWAY	ELEVATION	DESCRIPTION
1	1092.84	INSIDE OF DOOR/CONC. FLOOR
2	1092.86	INSIDE OF DOOR/CONC. FLOOR
3	1092.90	INSIDE OF DOOR/CONC. FLOOR
4	1092.82	INSIDE OF DOOR/CONC. FLOOR
5	1092.20	INSIDE OF DOOR/CONC. FLOOR
6	1092.91	INSIDE OF DOOR/CONC. FLOOR
7	1092.92	INSIDE OF DOOR/CONC. FLOOR
8	1092.88	INSIDE OF DOOR/CONC. FLOOR
9	1092.89	INSIDE OF DOOR/CONC. FLOOR
10	1092.29	INSIDE OF DOOR/CONC. FLOOR
11	1082.29	INSIDE OF DOOR/CONC. FLOOR
12	1082.19	INSIDE OF DOOR/CONC. FLOOR
13	1082.14	INSIDE OF DOOR/CONC. FLOOR
14	1082.25	INSIDE OF DOOR/CONC. FLOOR
15	1081.75	INSIDE OF DOOR/CONC. FLOOR
16	1082.27	INSIDE OF DOOR/CONC. FLOOR
17	1079.91	INSIDE OF DOOR/CONC. FLOOR
18	1079.90	INSIDE OF DOOR/CONC. FLOOR
19	1079.89	INSIDE OF DOOR/CONC. FLOOR
20	1079.91	INSIDE OF DOOR/CONC. FLOOR
21	1079.82	INSIDE OF DOOR/CONC. FLOOR

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°10'19" E	60.19'
L-2	S 89°58'10" W	13.33'
L-3	S 00°40'47" E	5.93'
L-4	S 89°39'19" E	15.93'

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	522613.49	819545.24	1090.49	CHESELED X
CP-2	522055.34	819598.19	1092.35	CHESELED X
CP-3	521709.36	819610.57	1079.46	CHESELED X
CP-4	522391.89	819386.47	1091.74	MAG NAIL
CP-5	522290.01	819598.79	1092.10	MAG NAIL
CP-6	522550.59	819221.32	1083.74	CHESELED X
CP-7	522605.91	819629.87	1087.96	CHESELED X
CP-8	522230.71	819231.68	1077.78	CHESELED X
CP-9	521985.35	819297.87	1079.70	CHESELED X
CP-10	521683.90	819371.07	1073.46	CHESELED X
CP-11	521711.51	819857.70	1087.28	CHESELED X

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1081.25	TOP NUT ON HYDRANT ON S. MADISON ST. BETWEEN W. WILLOW AND OAK ST.
BM-2	1083.05	TOP NUT ON HYDRANT AT S. MADISON AND W. WILLOW STREET
BM-3	1082.57	TOP NUT ON HYDRANT AT MONROE STREET AND LINCOLN AVENUE
BM-4	1093.94	TOP NUT ON HYDRANT AT MONROE STREET AND OAK STREET

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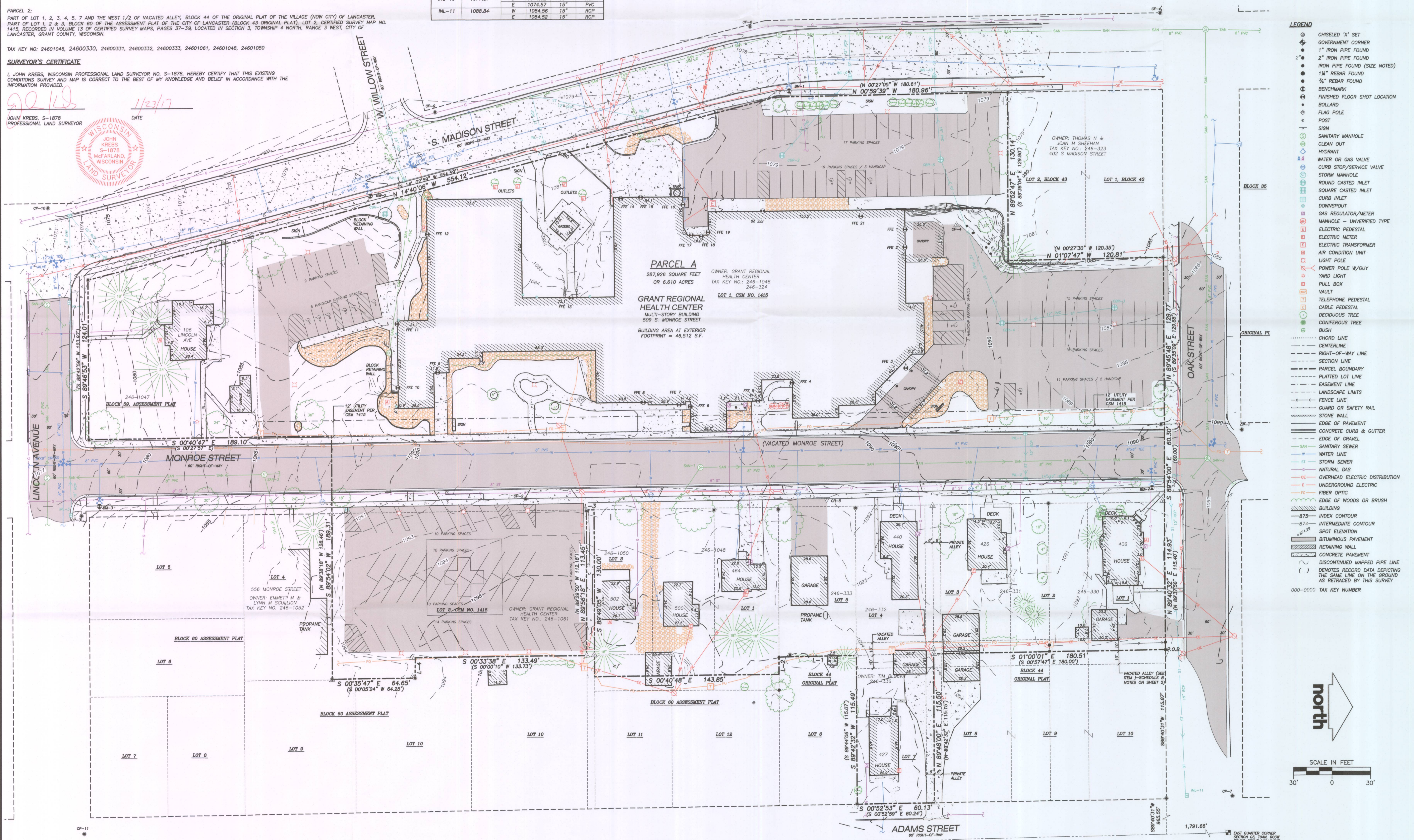


VICINITY MAP NOT TO SCALE

FEB 28 2017

LEGEND

- CHESELED 'X' SET
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- FLAG POLE
- POST
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER OR GAS VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- HARD LIGHT
- PULL BOX
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- GUARD OR SAFETY RAIL
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- 000-0000 TAX KEY NUMBER



SCALE IN FEET



SE QUARTER CORNER SECTION 03, TOWN 10N, RANGE 3W, MONROE STREET

SE QUARTER CORNER SECTION 03, TOWN 10N, RANGE 3W, MONROE STREET