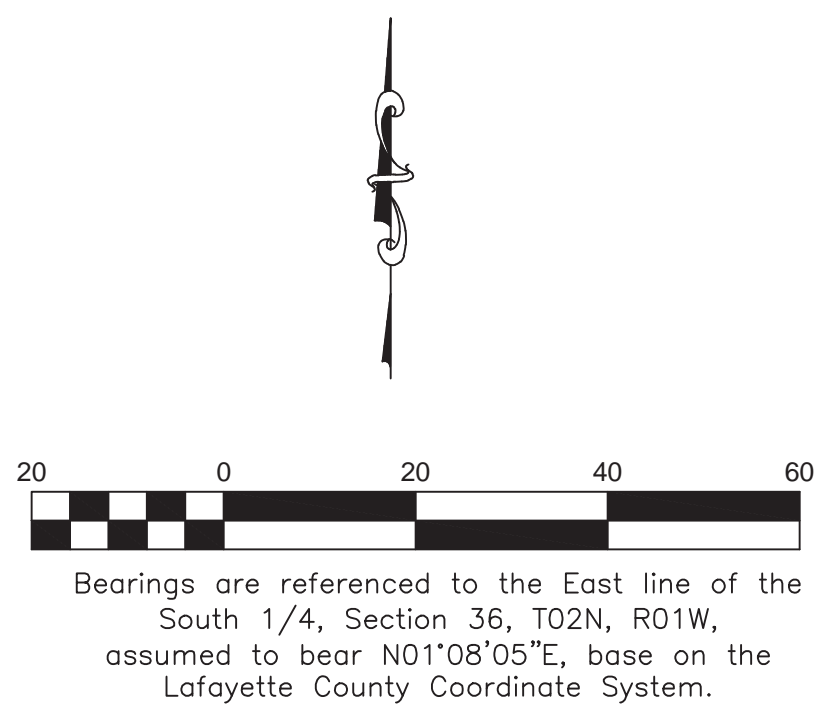
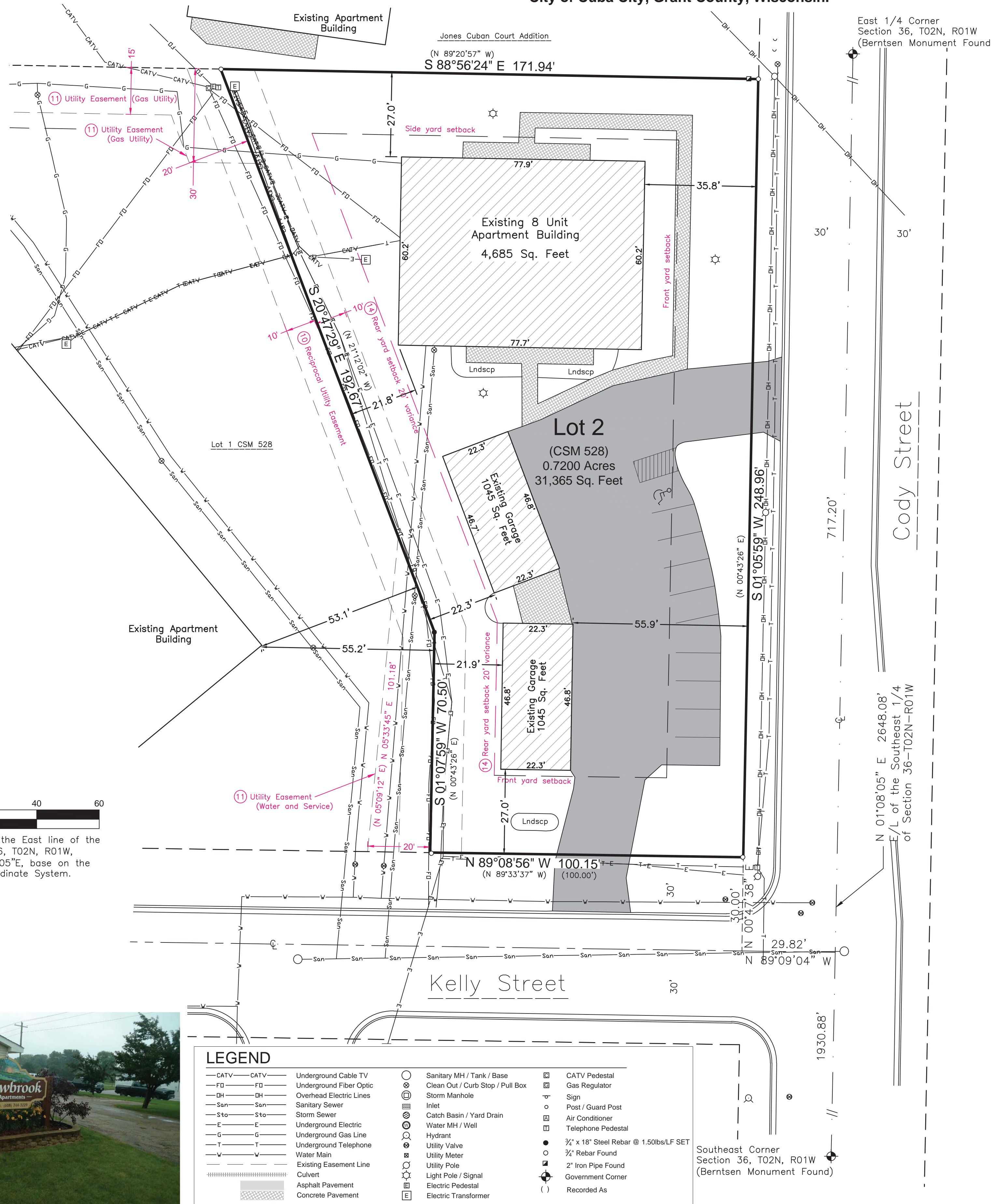


RECEIVED
By Land Information Office at 9:08 am, Aug 03, 2018

42013

ALTA/NSPS LAND TITLE SURVEY

Lot 2 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, Doc. No. 604609, being located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West, of the 4th P.M., City of Cuba City, Grant County, Wisconsin.



LEGEND	
CATV	Underground Cable TV
FD	Underground Fiber Optic
DH	Overhead Electric Lines
San	Sanitary Sewer
Sto	Storm Sewer
E	Underground Electric
G	Underground Gas Line
T	Underground Telephone
W	Water Main
---	Existing Easement Line
----	Asphalt Pavement
----	Concrete Pavement
○	Sanitary MH / Tank / Base
□	Clean Out / Curb Stop / Pull Box
⊕	Storm Manhole
○	Inlet
⊕	Catch Basin / Yard Drain
○	Water MH / Well
○	Hydrant
○	Utility Valve
○	Utility Meter
○	Utility Pole
○	Light Pole / Signal
○	Electric Pedestal
○	Electric Transformer
□	CATV Pedestal
□	Gas Regulator
□	Sign
□	Post / Guard Post
□	Air Conditioner
□	Telephone Pedestal
○	3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
○	3/4" Rebar Found
○	2" Iron Pipe Found
○	Government Corner
○	Recorded As

General Notes:

- Parcels are currently Zoned: R-3 (PER provided Zoning Letter - dated 5/14/2018)
- Zoning Setback:
Front Yard: 25 Feet
Side Yard: 20 Feet
Rear Yard: 50 Feet
Height: 35 Feet
- Subject Site is Mapped as: Area of minimal flooding, per FIRM Map No. 550430 0775 E with an effective date of Oct 2, 2011.
- Total land area is 31,364 Square Feet (0.7200 Acres)
- Parking Stalls:
Regular (Outside): 9 Stalls
Regular (Garage): 8 Stalls
Disabled (Outside): 1 Stall
Total: 18 Stalls
- Kelly Street and Cody Street are adjacent to site as mapped.
- There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
- There are no current proposed street changes per discussion with City Planning Department.
- There was no delineation marking observed while performing survey fieldwork.
- There are no plottable offsite easements provided within Schedule B of the Title Commitment or found while researching the parcel.
- Item 7(b)(2) was checked but no other areas were specified by client.
- Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First American Title Insurance Company by Dominion Title & Exchange Services, LLC
File No. DM0001778 (Rev. No. 1) - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 4, 6, 7, 8, 13, and 15 = items that cannot be shown on a map.
- 1) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the land.
(No Burden to Subject Parcel)
- 2) Easements, claims of easements or encumbrances that are not shown by the Public Records.
(No Burden to Subject Parcel)
- 3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
(No Burden to Subject Parcel)
- 5) Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
(No Burden to Subject Parcel)
- 9) Restrictions, notes, easements, building setback lines and other matters as may be shown on the recorded plat/certified survey map of the subject property.
(CSM 528 does not map any restrictions, notes, easements or setbacks)
- 10) Reciprocal Utility Line Easement and Maintenance Agreement recorded in Vol. 863, Pg. 700, as Doc. No. 624831
(Mapped and labeled on this survey)
- 11) Utility Easement recorded in Vol. 863, Pg. 704, as Doc. No. 624832
(Mapped and labeled on this survey)
- 12) Ingress and egress easement as set forth in Warranty Deed recorded in Vol. 818, Pg. 287, as Doc. No. 605795; corrected by Warranty Deed recorded in Vol. 829 Pg. 593 as Doc. No. 610645.
(This easement no longer exist, said easement was to terminate upon the dedication to the City of Cuba City for street purposes of Kelly Street and Cody Street. This dedication was done by Doc. No. 671195 - Conveyance for Highway Purpose)
- 14) Terms, provisions and conditions of Zoning variance granted and set forth in Certified Copy of Minutes recorded in Vol. 863, Pg. 695, as Document 624830
(Rear variance setback (20') Granted per said Minutes; mapped and labeled on this survey)

Legal Description
(Per Commitment File No.: DM0001778 with an effective date of July 26, 2018)

PARCEL I:
Lot 2 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, being located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West of the 4th P.M., City of Cuba City, Grant County, Wisconsin.
Tax Parcel Parcel No. 211-00797-0010
Property Address: 420 East Kelly Street, Cuba City, WI 53807 (for informational purposes only)

PARCEL II:
A Water and Services Utility Easement over and across the following described property:
A parcel of land located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West of the 4th P.M., City of Cuba City, Grant County, Wisconsin, said parcel being located in Lot 1 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, and being described as follows:
Commencing at the Southeast corner of said Lot 1, said corner being the point of beginning; thence North 89°33'37" West, 20.00 feet along the South line of said Lot 1; thence North 05°09'12" East, 101.18 feet to an Easterly line of said Lot 1; thence South 21°12'02" East, 32.64 feet along said Easterly line of said Lot 1; thence South 00°43'26" West, 70.50 feet along an Easterly line of said Lot 1 to the place of beginning.

PARCEL III:
A Water and Services Utility Easement over and across the following described property:
A parcel of land located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West of the 4th P.M., City of Cuba City, Grant County, Wisconsin, said parcel being located in Lot 1 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, and being described as follows:
Commencing at the Southeast corner of said Lot 1, said corner being the point of beginning; thence North 89°33'37" West, 20.00 feet along the South line of said Lot 1; thence North 05°09'12" East, 101.18 feet to an Easterly line of said Lot 1; thence South 21°12'02" East, 32.64 feet along said Easterly line of said Lot 1; thence South 00°43'26" West, 70.50 feet along an Easterly line of said Lot 1 to the place of beginning.

Surveyor's Certificate
To: Premier Real Estate Management, LLC, a Wisconsin limited liability company; Premier Cuba City 8, LLC, a Wisconsin limited liability company; Dominion Title & Exchange Services, LLC, a Wisconsin limited liability company; Waukesha State Bank, its successors and/or assigns, and 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, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 8, 9, 11, 14, 16, 17, 18, 19 and 20 Table A thereof. The field work was completed on June 21, 2018. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Map: 08/1/2018
Scott R. Andersen PLS-3169
scott@davel.pro

Aug 01, 2018 - 11:08 PM
Davel Engineering & Environmental, Inc.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

ALTA / NSPS Land Title Survey
(420 E. Kelly Street, Cuba City, WI 53807)

Willowbrook - Family Apartments
City of Cuba City, Grant County, WI
For: Premier Real Estate Management LLC

Date: 08/1/2018
Filename: 5360ALTA-1778.dwg
Author: SRA
Last Saved by: scott
Page 1 of 1