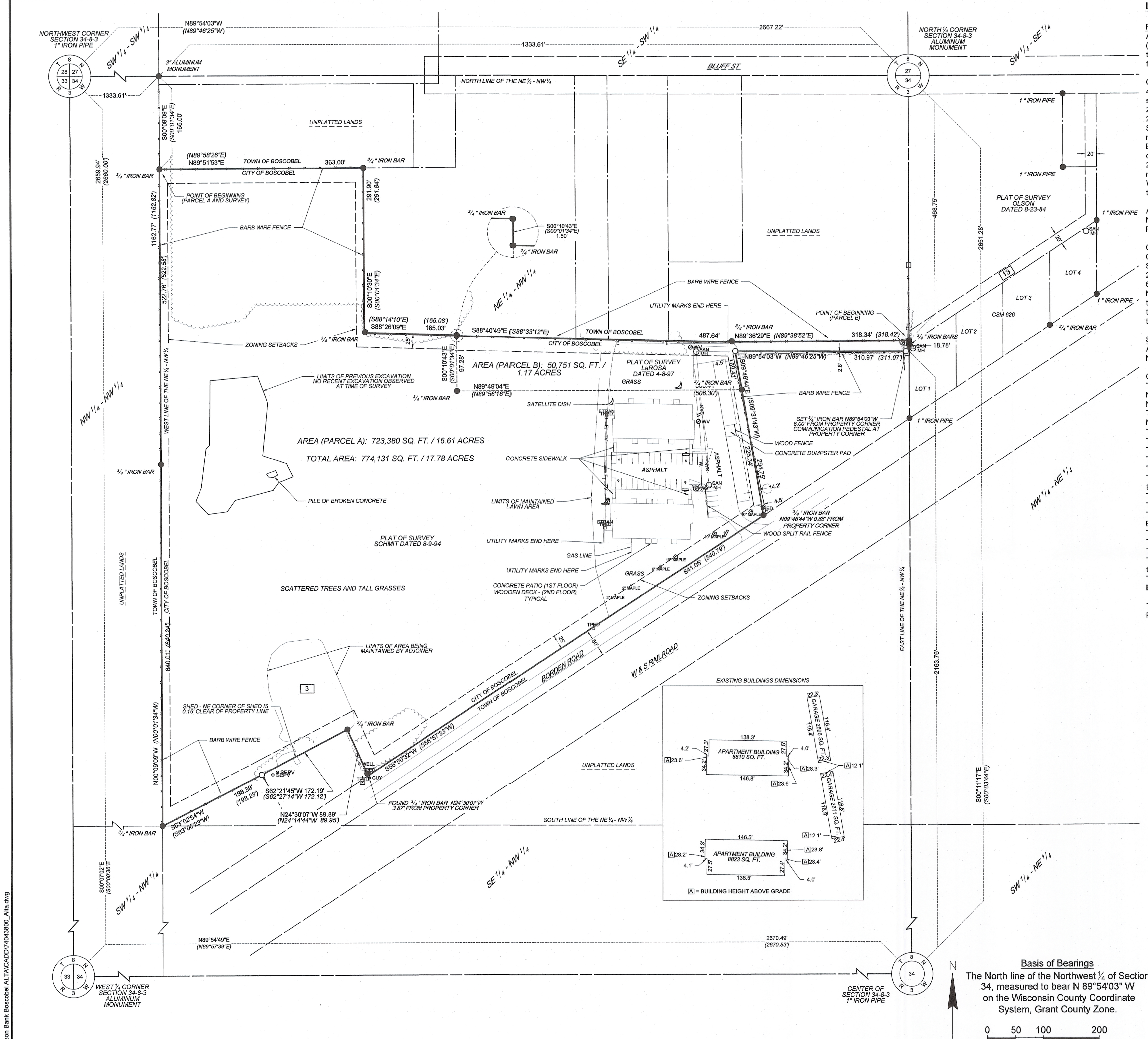
DEC 20 2018 42096



Basis of Bearings

The North line of the Northwest ¼ of Section 34, measured to bear N 89°54'03" W on the Wisconsin County Coordinate System, Grant County Zone.

0 50 100 200

SCALE 1" = 100'

Legal Description:

Record Legal Description

A parcel of land located in the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, said parcel being more particularly described as follows:

Commencing at the North Quarter corner of said Section 34; thence North 89 degrees 46 minutes 25 seconds West 1333.61 feet; thence South 00 degrees 01 minutes 34 seconds East 165.00 feet to the point of beginning; thence North 89 degrees 58 minutes 26 seconds East 363.00 feet ; thence South 00 degrees 01 minutes 34 seconds East 291.84 feet ; thence South 88 degrees 14 minutes 10 seconds East 165.08 feet; thence South 00 degrees 01 minutes 34 seconds East 98.78 feet ; thence North 89 degrees 56 minutes 18 seconds East 506.30 feet; thence South 09 degrees 31 minutes 43 seconds East 225.34 feet to a point on the North right of way of Borden Road; thence South 56 degrees 57 minutes 33 seconds West 840.79 feet to a point in the same; thence North 24 degrees 14 minutes 44 seconds West 89.95 feet; thence South 62 degrees 27 minutes 14 seconds West 172.12 feet ; thence South 63 degrees 08 minutes 23 seconds West 198.28 feet ; thence North 00 degrees 01 minutes 34 seconds West 1162.82 feet to the point of beginning. *(Parcel A)*

Also including a parcel of land located in part of the Northeast Quarter (N.E. 1/4) of the Northwest Quarter (N.W.1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, to-wit:

Commencing at the North Quarter corner of said Section 34; thence South 00 degrees 03 minutes 44 seconds East 468.34 feet to the point of beginning; thence continuing Southerly along said line a distance of 19.16 feet; thence North 89 degrees 46 minutes 25 seconds West 311.07 feet; thence South 09 degrees 31 minutes 43 seconds East 69.41 feet; thence South 89 degrees 56 minutes 16 seconds West 506.30 feet; thence North 00 degrees 01 minutes 34 seconds West 97.28 feet to an existing fence line ; thence South 88 degrees 33 minutes 12 seconds East along said fence line 487.64 feet; thence North 89 degrees 38 minutes 52 seconds East along said fence line 318.42 feet to the point of beginning. *(Parcel B)*

Surveyed Legal Description

A part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 8 North, Range 3 West, City of Boscobel, Grant County, Wisconsin described as:

Commencing at the North Quarter Corner of Section 34;
Thence North 89°54'03" West, along the North line of the Northeast Quarter of the Northwest Quarter 1333.61 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter;
Thence South 00°09'09" East, along the West line of said Northeast Quarter of the Northwest Quarter, 165.00 feet to the **Point of Beginning**;
Thence North 89°51'53" East, 363.00 feet;
Thence South 00°10'30" East, 291.90 feet;
Thence South 88°26'09" East, 165.03 feet;
Thence South 00°10'43" East, 1.50 feet;
Thence South 88°40'49" East, 487.64 feet;
Thence North 89°36'29" East, 318.34 feet to the East line of said Northeast Quarter of the Northwest Quarter;
Thence South 00°11'17" East, along said East line, 18.78 feet;
Thence North 89°54'03" West, 310.97 feet;
Thence South 09°46'44" East, 294.75 feet to the Northwesterly right of way line of Borden Road;
Thence South 56°50'32" West, along said Northwesterly right of way line, 841.05 feet;
Thence North 24°30'07" West, 89.89 feet;
Thence South 62°21'45" West, 172.19 feet;
Thence South 63°02'54" West, 198.39 feet to said West line of the Northeast Quarter of the Northwest Quarter;
Thence North 00°09'09" West, along said West line, 1162.77 feet to the **Point of Beginning.**

Tax Parcel Number: 206-01330-0010
Property Address: 801 and 803 Borden Rd, Boscobel, Wisconsin.

Surveyor's Certificate:

To: Johnson Bank
First American Title Insurance Company
Sun Vista Apartments, LLC, a Wisconsin Limited Liability Company

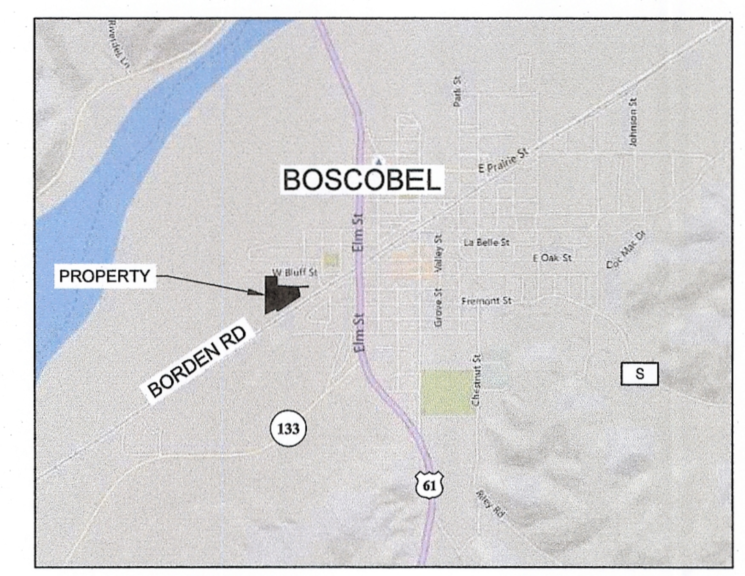
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 16, and 19 of Table A thereof. The field work was completed November 1, 2018.

Dated this 26th day of November, 2018.

Christopher R. Badtke, S-3150
Wisconsin Professional Land Surveyor

BadtkeC@AyresAssociates.com
(715) 831-7676

WISCONSIN CHRISTOPHER R. BADTKE 3150 STOUGHTON WI LAND SURVEYOR



LOCATION MAP
(NOT TO SCALE)

Title Commitment Exceptions:

The following were disclosed as exceptions in the Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. NCS-910188-MAD, effective date July 09, 2018. Numbers correspond to items as listed in Schedule B - Section Two, Exceptions, of said Commitment and only items which effect the subject property and which are graphic in nature have been plotted hereon:

[3.] Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. *See map and notes hereon.*

[13.] Easement set forth in Warranty Deed recorded December 26,1997 in Volume 794 of Records, Page 271, as Document No. 595733. *For the benefit of and adjacent to subject property as shown hereon.*

Notes:

1. This survey is partially based on Commitment for Title Insurance issued by First American Title Insurance Company National Commercial Services, Commitment No.: NCS-910188-MAD, Commitment Date - July 09, 2018.
2. This property has access to the public right of way of Borden Road.
3. There are no gaps, overlaps or gores along the property boundaries.
4. There is no evidence of the property being used as a solid waste dump, sump or sanitary landfill.
5. The entire surveyed parcel is within the City Limits of Boscobel.

Table A Items:

The following optional items were requested by the client from Table A, Optional Survey Responsibilities and Specifications, of the ALTA/NSPS Survey Requirements:

1. Monuments are as shown and described hereon.
2. Addresses of the property as disclosed in documents are shown heron.
4. Gross land area for subject parcels are shown hereon.

6(a). Current zoning of subject parcel is R-2 Multifamily Residential District. The setback requirements for R-2 Multifamily Residential is Front 25; side 10' or ½ the building height, whichever is greater; rear 25'. The Maximum Building Height is 40'. Accessory buildings which are not part of the principal building shall not occupy more than 30% of the area of the required rear yard; shall not be more than 15' high and shall not be nearer than 3' to any lot line. All apartments and living quarters in multiple family housing shall have a minimum floor area of at least 800 square feet. Information on current parcel zoning is from Zoning Map provided to the Surveyor by client via email on 11/16/2018 and from Chapter 17 Zoning Code of the City of Boscobel Municipal Codes.

6(b). Current zoning setback requirements are as shown hereon. Information on current parcel zoning is from Zoning Map provided to the Surveyor by client via email on 11/16/2018 and from Chapter 17 Zoning Code of the City of Boscobel Municipal Codes.

7(a). Exterior building dimensions are as shown hereon.

7(b)(1) Square footage of exterior footprint of all buildings at ground level is shown hereon.

7(c) Measured height of all buildings above grade are as shown hereon.

8. All observed substantial features are as shown hereon.
9. There are 30 regular parking stalls and 4 handicap parking stalls in the parking lot area that is located on the subject property.
11. Utility locations are as shown hereon. Utilities marked by members of Diggers Hotline. Where additional or more detailed information is required, the client is advised that excavation and/ or a private utility locate request may be necessary.
16. There was no evidence of recent earth moving work or building construction observed in the process of conducting the field work. Limits of previous excavation noted.
19. All plottable offsite easements disclosed in documents provided to the surveyor are as shown hereon.

LEGEND

- SANITARY MANHOLE
- STORMWATER/SANITARY MANHOLE
- INLET
- CATCH BASIN
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WELL
- GUY WIRE
- FIBER OPTICS MANHOLE
- ELECTRIC MANHOLE
- GENERAL MANHOLE
- UTILITY POLE
- ELECTRIC PEDESTAL
- TELEPHONE PED
- CABLE TV PED
- ELECTRIC METER
- ELECTRIC PULLBOX
- LIGHT POLE
- EASEMENT LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TV CABLE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND SANITARY
- UNDERGROUND GAS
- UNDERGROUND STORM SEWER
- WATERMAIN
- OVERHEAD ELECTRIC
- FOUND MONUMENT (TYPE/SIZE NOTED)
- SET ¾" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT
- SET MAG NAIL
- (100.00') RECORD BEARING OR DISTANCE
- SECTION CORNER

SURVEY BY	CRB	BOOK NO	XXX	1	11/26/2018	ADDED PARCEL ZONING INFORMATION			
DR BY	CRB	PROJ NO	74-0438.00						
CHK BY	JLR	DATE	11/14/2018	NO	DATE	REVISION	NO	DATE	REVISION

SUN VISTA APARTMENTS
BOSCOBEL, WI

AYRES ASSOCIATES
5201 East Terrace Dr
Suite 200
Madison, WI 53718
(608) 443-1200
AyresAssociates.com

ALTA/NSPS LAND TITLE SURVEY

AA-Standard.stb
11/26/2018
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