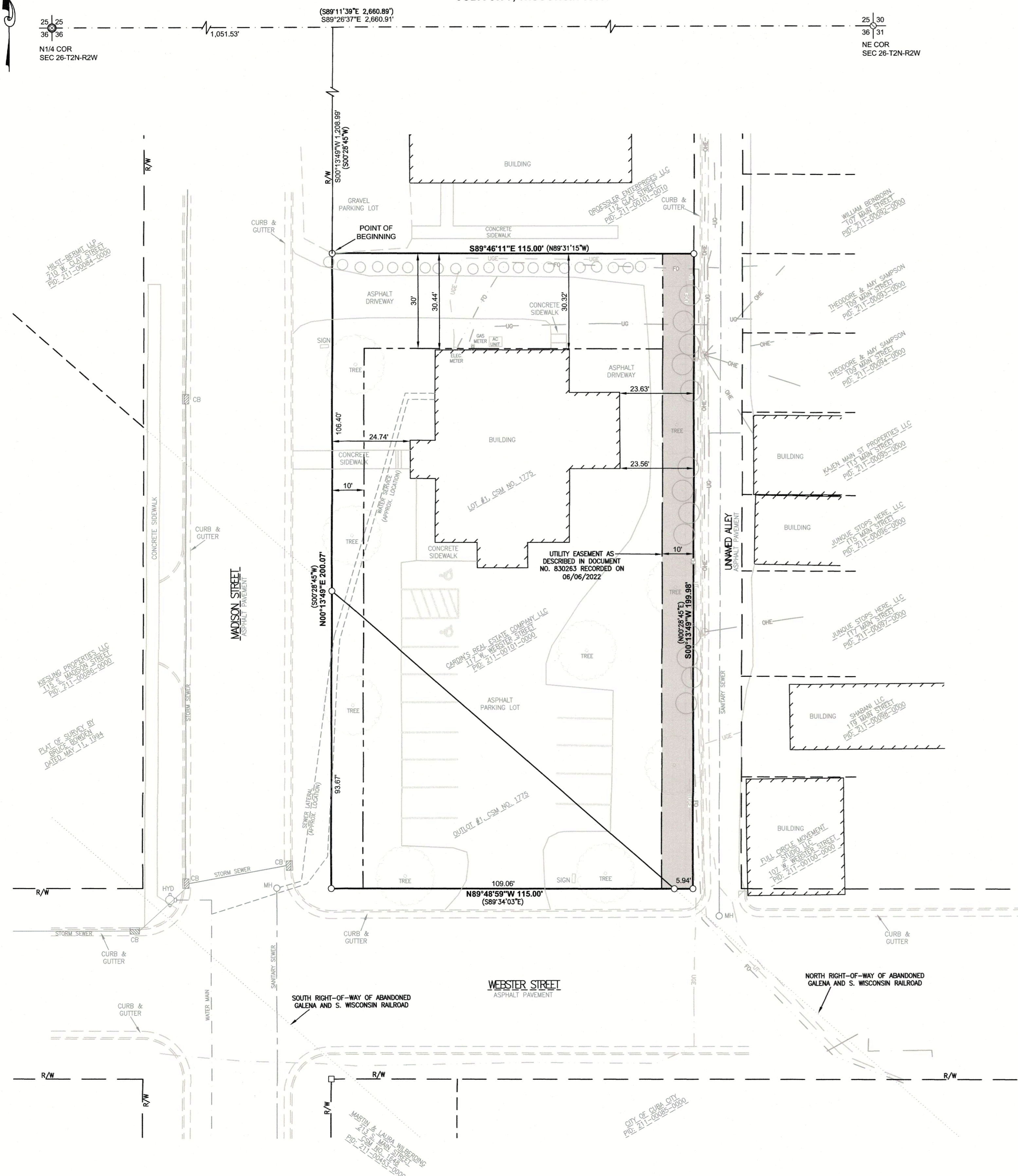


ALTA/NSPS LAND TITLE SURVEY

117 W. WEBSTER STREET
 CUBA CITY, WISCONSIN 53807



SURVEYOR'S CERTIFICATE:

TO MOUND CITY BANK, CARDIN'S REAL ESTATE CO., LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1.2, 3, 4, 6(a), 6(b), 8, 9, 11(a), 13, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 19 & 21, 2022

PARCEL IDENTIFICATION NUMBER: 211-00101-0000

DATE OF PLAT OR MAP: NOVEMBER 8, 2022

STANLEY J. KING
 PROFESSIONAL LAND SURVEYOR NO. 2001
 STATE OF WISCONSIN



DELTA 3 ENGINEERING INC.
 875 SOUTH CHESTNUT ST.
 PLATTEVILLE, WI, 53818
 (608) 348-5355
 KINGS@DELTA3ENG.BIZ

TITLE COMMITMENT LEGAL DESCRIPTION:

LOT ONE (1) AND OUTLOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1775 RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS OF GRANT COUNTY ON PAGES 120-122 AS DOCUMENT NO. 769625, BEING LOCATED IN LOTS 9, 12, 15, AND 18 OF BLOCK 13 OF THE ORIGINAL PLAT OF CUBA CITY AND IN THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 36, TOWN 2 NORTH, RANGE 1 WEST OF THE 4TH P.M., CUBA CITY, GRANT COUNTY, WISCONSIN.

SURVEYOR NOTES:

- BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 36-T2N-R1W, WHICH BEARS S89°26'37\"/>
- UNDERGROUND ELECTRIC AND UNDERGROUND GAS LINE LOCATIONS WERE VERIFIED BY A UTILITY LOCATE THROUGH DIGGER'S HOTLINE (TICKETS NO. 20223612708, 20223612714, 20223612719, & 20223612725).

LEGEND	
○	3/4" DIA. REBAR FOUND
□	1-1/4" DIA. REBAR FOUND
⊗	ALUMINUM MONUMENT FOUND
⊙	MAG NAIL FOUND
⊕	1" DIA. IRON PIPE FOUND
⊖	2" DIA. IRON PIPE FOUND
()	RECORDED AS
—	BOUNDARY LINE
- - -	PROPERTY LINE
- · - · -	SECTION LINE
- · - · -	ADJACENT PROPERTY LINE
- · - · -	RIGHT-OF-WAY (R/W)
- · - · -	EASEMENT
- · - · -	BUILDING SETBACK
- · - · -	FIBER OPTIC LINE
- · - · -	NATURAL GAS
- · - · -	UNDERGROUND ELECTRIC
- · - · -	OVERHEAD ELECTRIC
- · - · -	UNDERGROUND TELEPHONE

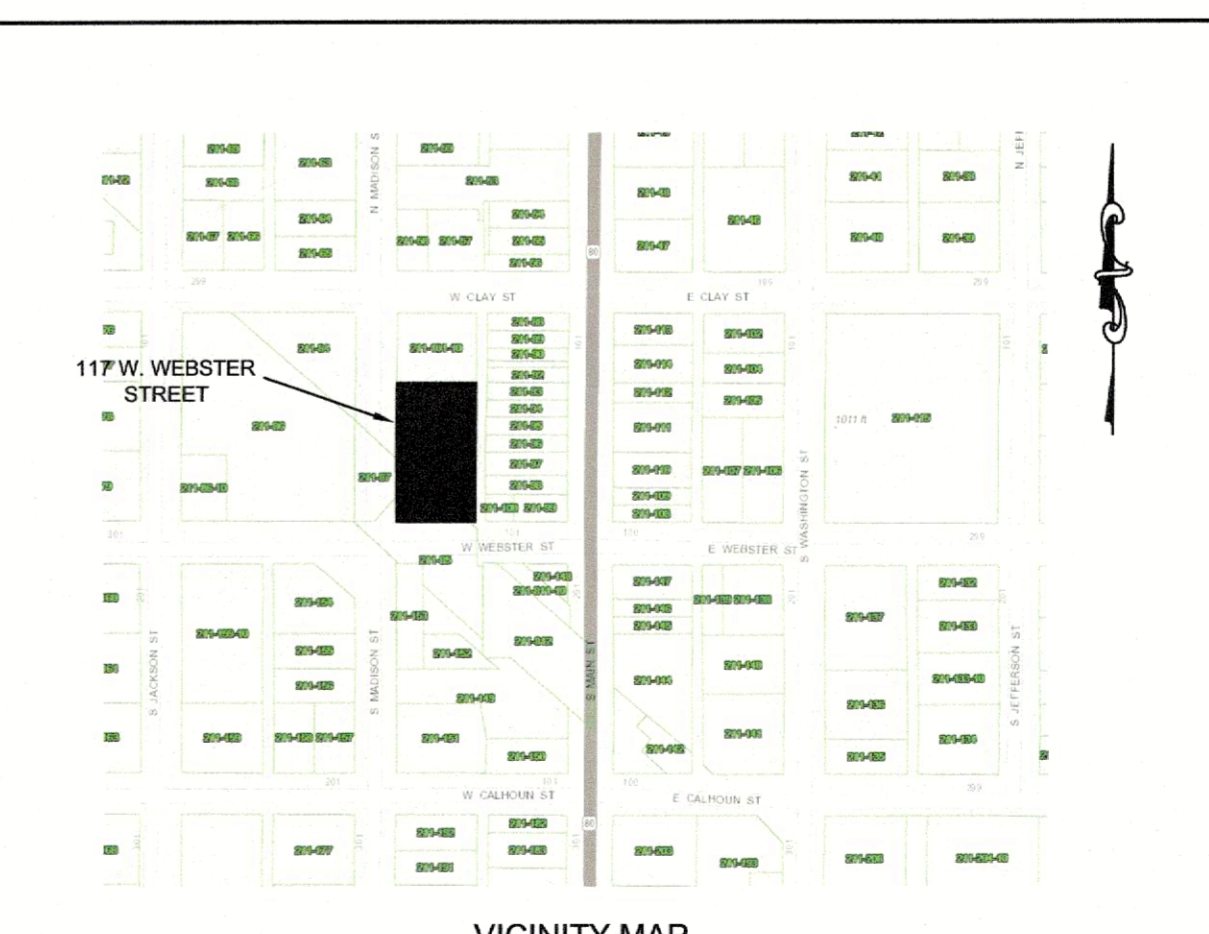


TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS:

- MONUMENTS PLACED AND/OR FOUND ARE GRAPHICALLY SHOWN.
- PROPERTY ADDRESS IS: 117 W. WEBSTER STREET, CUBA CITY, WISCONSIN 53807
- THE SUBJECT PROPERTY IS IN ZONE X, AN AREA OF MINIMAL HAZARD PER FEMA FLOOD PANEL NO. 55043C0775E.
- GROSS LAND AREA IS 0.53 ACRES (23,003 SQ. FT.).
- A ZONING REPORT OR LETTER WAS NOT PROVIDED, HOWEVER THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SHOWN BELOW ARE AS PUBLISHED IN CHAPTER 17 OF THE MUNICIPAL CODE DATED MARCH 23, 2021:
 ZONING CLASSIFICATION: B-1, BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 STREET: NONE
 REAR: MINIMUM 30 FEET
 SIDE (EACH): NONE, OR IF PROVIDED A MINIMUM OF 10 FEET
 HEIGHT AND FLOOR SPACE RESTRICTIONS:
 HEIGHT: MAXIMUM 35 FEET
 FLOOR SPACE: NONE
 PARKING REQUIREMENTS:
 SIZE: NOT LESS THAN 180 SQUARE FEET
 NUMBER: 1 STALL FOR EACH 300 SQ. FT. OF FLOOR AREA
- A ZONING REPORT OR LETTER WAS NOT PROVIDED, HOWEVER, THE BUILDING SETBACKS HAVE BEEN GRAPHICALLY SHOWN BASED UPON CHAPTER 17 OF THE MUNICIPAL CODE DATED MARCH 23, 2021.
- SUBSTANTIAL FEATURES OF THE SITE ARE GRAPHICALLY SHOWN.
- TWO (2) ADA ACCESSIBLE AND TWELVE (12) REGULAR PARKING SPOTS FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- UNDERGROUND LOCATIONS OF PUBLIC WATER, STORM AND SANITARY SEWER ARE SHOWN BASED UPON UTILITY MAPS PROVIDED FROM THE CITY OF CUBA CITY. PRIVATE WATER SERVICE AND SEWER LATERAL ARE APPROXIMATE LOCATIONS BASED UPON MAPS PROVIDED BY CURRENT OWNER OF PROPERTY.
- ADJACENT PROPERTY OWNERS ARE SHOWN ON THE FACE OF THE MAP. ADDRESSES ARE FROM THE GRANT COUNTY PARCEL EXPLORER AS PUBLISHED BY GRANT COUNTY LAND INFORMATION.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- PER THE CITY OF CUBA CITY, THERE ARE NO PROPOSED CHANGES TO THE PUBLIC RIGHT-OF-WAY.
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS FOR THIS PARCEL.

SCHEDULE 'B' NOTES:

- SCHEDULE B, PART II EXCEPTION ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. TC-10978, WITH A COMMITMENT EFFECTIVE DATE OF AUGUST 30, 2022
- THESE ARE NOT SURVEY RELATED ITEMS.
 - NONE FOUND.
 - NO ENCROACHMENTS WERE FOUND.
 - NONE FOUND.
 - NONE FOUND.
 - THESE ARE NOT SURVEY RELATED ITEMS.
 - RIGHT-OF-WAYS OF ADJACENT PUBLIC ROAD AND HIGHWAYS ARE SHOWN. THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED ON THE FORMER RAILROAD RIGHT OF WAY ON THIS PARCEL.
 - THERE ARE NO CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES, AND OTHER UTILITIES CURRENTLY LOCATED ON THE FORMER RAILROAD RIGHT OF WAY ON THIS PARCEL.
 - LOCATION OF UTILITY EASEMENT, DOCUMENT NO. 830263, HAS BEEN GRAPHICALLY SHOWN.
 - THIS IS NOT SURVEY RELATED.

DELTA 3 PROJECT NAME: MOUND CITY BANK - CUBA CITY CLINIC ALTA/NSPS
 DELTA 3 PROJECT NO.: D22-045

SCALE: 1" = 20'

DRAWN BY: D. DREESSENS
 CHECKED BY: S. KING
 FIELD CREW: S. VOLDEN, A. LOEFFELHOLZ

DATE OF ORIGINAL SURVEY: NOVEMBER 7, 2022
 REVISION: OWNER REVISIONS DATE: 11/08/2022

DELTA 3
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CAD SERVICES
 875 SOUTH CHESTNUT STREET • PHONE: (608) 348-5355
 PLATTEVILLE, WISCONSIN 53818

SHEET 1 OF 1