ALTA/NSPS LAND TITLE SURVEY

St. Croix Surveying
Professional Land Surveyors
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Vicinity Map

Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

Lot 1, Certified Survey Map No. 1210, recorded January 10, 2006 in Volume 10 of Certified Survey Maps, page 139-140, as Document No. 685157, located in the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 8 North, Range 3 West, in the City of Boscobel, Grant County, Wisconsin.

Tax Key No. 206-01022-0010

Survey Notes

A. The observed address of the subject property was 101 Park Street, Boscobel WI.

B. The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) & Zone AE (Regulatory Floodway); per Flood Insurance Rate Map No. 55043C0014F with an effective date of 2/3/2016.

C. The total land area of the subject property is 174,255 square feet or 4.00 acres.

D. The subject property had no striped parking spaces.

E. No evidence of division or party walls were observed during the fieldwork.

F. The names of adjoining owners are shown per the respective County G.I.S. Maps if available.

G. No evidence of recent earth moving work, building construction, or building additions were observed during the fieldwork.

H. No information on proposed changes in street right of way lines were provided to St. Croix Surveying.

I. No evidence of recent street or sidewalk construction or repairs were observed during the fieldwork.

J. No evidence of potential wetlands were observed at the time the fieldwork was conducted, nor has St. Croix Surveying received any documentation of any wetlands or waterways being located on the subject property.

K. The west line of the subject property bears N00°09'50"W, as referenced to the Grant County Coordinate System.

L. The subject property has direct access to and from Park Street, a public R/W, on the east side of the property. Doc. No. 685157 shows Park Street as public R/W as shown on the Survey Map.

M. No Zoning information was available to the Surveyor.

Title Commitment Exceptions

(Per Schedule B, Part 2 of the herein referenced Title Commitment)

The numbers below correspond to those numbers listed in the Title Commitment. Items not listed do not require Survey comment.

11 Easements contained in Warranty Deed recorded January 25, 1980 in Volume 558, page 458, as Document No. 477271.

Does not affect - not plotted.

12 Terms, conditions and provision in Lease between the City of Boscobel and Town & Country Sanitation, Inc., a Wisconsin corporation recorded March 8, 1996 as Document No. 580593.

Affects - no plottable items.

13 Recitals as shown on Certified Survey Map 1210, recorded January 10, 2006 in Volume 10 of Certified Survey Maps, page 139, as Document No. 685157, which among other things recites Utility Easement, Gated Area and Chain Link Fence

Does not affect - not plotted.

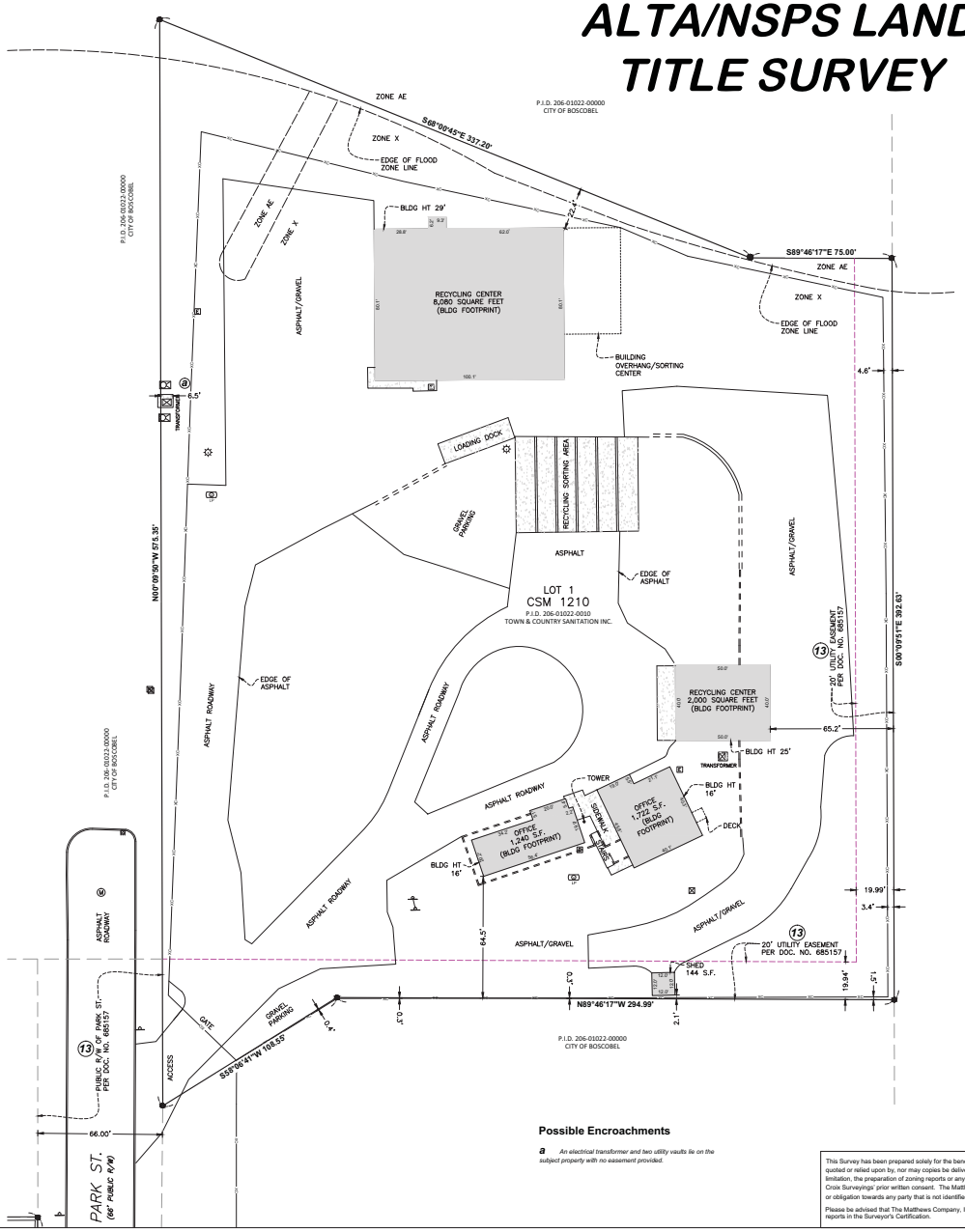
Certification

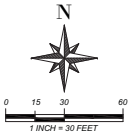
To: *Spotts Fain PC*
Republic Services, Inc., a Delaware corporation and its subsidiaries and affiliates
Chicago Title Insurance Company
BFI Waste Services, LLC, a Delaware limited liability company
The Matthews Company, Inc.

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 includes Table A items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19. The fieldwork was completed on January 29, 2025.

By: Greg B. Lundquist
Wisconsin P.L.S. License No. 3110
Date Signed: February 7, 2025
greg@stcroixsurveying.com

The property depicted on this Survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance, issued by Chicago Title Insurance Company, Commitment No. CO-15796 with an effective date of January 3, 2025.





Legend

HYDRANT	SET 3/4" x 18" IRON REBAR 1.5 LBS/PER FOOT (CAPPED)
CATCH BASIN	SET 1" MAG NAIL
SIGN	SET DRILL HOLE
BOLLARD	FOUND 1" IRON PIPE (OR NOTED)
GATE VALVE	FOUND 3/4" REBAR (OR NOTED)
UTILITY POLE	FOUND MAG NAIL
TREE	UTILITY VAULT
CLEANOUT	UTILITY PEDESTAL
CONTROL POINT	UTILITY MANHOLE
CULVERT APRON	L.P. TANK
TRAFFIC SIGNAL	LIGHT POLE/SPOTLIGHT
MAILBOX	GUY WIRE ANCHOR
GAS METER	ELECTRICAL METER
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	ADJ. BOUNDARY LINE
	CURB LINE
	BUILDING
	OVERHEAD UTILITY LINE
	CHAIN LINK FENCE
	RETAINING WALL
	BRICK WALL
	RESTRICED ACCESS
	CONCRETE

Possible Encroachments

a *An electrical transformer and two utility vaults lie on the subject property with no easement provided.*

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and St. Croix Surveyings' prior written consent. The Matthews Company, Inc. and St. Croix Surveying expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in this Surveyor's Certification.

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, Inc.

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MARK	DATE	REVISION	BY	AP'V'D
2	4/16/25	REVISE ENTITIES	GBL	GBL
1	2/10/25	REVISE BOUNDARY	GBL	GBL

Spotts Fain PC

Office, Recycling Center & Transfer Station
101 N. Park St.
Boscobel, WI

SCALE: 1"=30'	CHKD/APPV'D:
DATE: 2/7/25	APPROVED:
DWN BY: GBL	SCS JOB NO. 2025.13
COLLECTED BY: BPL	SHEET 1/1

JN 25-01-09-07021