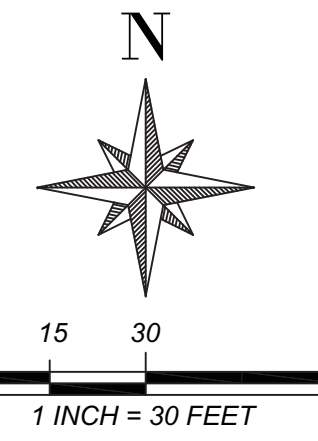




Vicinity Map

ALTA/NSPS LAND TITLE SURVEY

St. Croix Surveying
Professional Land Surveyors
www.stcroixsurveying.com
Ph. (715) 222-5544
info@stcroixsurveying.com



Legend

- ⬮ HYDRANT
- ⬮ CATCH BASIN
- ⬮ SIGN
- ⬮ BOLLARD
- ⬮ GATE VALVE
- ⬮ UTILITY POLE
- ⬮ TREE
- ⬮ CLEANOUT
- ⬮ CONTROL POINT
- ⬮ CULVERT APRON
- ⬮ TRAFFIC SIGNAL
- ⬮ MAILBOX
- ⬮ GAS METER
- ⬮ SET 3/4" x 18" IRON REBAR
1.5 LBS/PER FOOT (CAPPED)
- ⬮ SET 1" MAG NAIL
- ⬮ SET DRILL HOLE
- ⬮ FOUND 1" IRON PIPE (OR NOTED)
- ⬮ FOUND 3/4" REBAR (OR NOTED)
- ⬮ FOUND MAG NAIL
- ⬮ UTILITY VAULT
- ⬮ UTILITY PEDESTAL
- ⬮ UTILITY MANHOLE
- ⬮ FLAG POLE
- ⬮ LIGHT POLE/SPOTLIGHT
- ⬮ GUY WIRE ANCHOR
- ⬮ ELECTRICAL METER

As-Surveyed Description

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, bounded and described as follows:

Commencing at the Northwest corner of said Section 26; thence South 89° 24' 33" East along the North line of the Northwest 1/4, 565.75 feet; thence South 00° 03' 08" East, 124.16 feet; thence South 41° 11' 58" East, 178.67 feet; thence South 00° 07' 27" East, 66.00 feet to the point of beginning; thence South 89° 35' 22" East, 178.45 feet to a point on the R/W line of Park Street; thence South 00° 36' 13" West, along said R/W line 536.16 feet; thence North 57° 25' 24" West, 57.87 feet; thence North 41° 21' 32" West, 80.38 feet; thence North 30° 16' 47" West, 118.70 feet; thence North 00° 51' 42" West, 152.44 feet; thence North 81° 19' 21" West, 186.23 feet; thence North 00° 07' 21" West, 163.94 feet; thence South 89° 41' 35" East, 175.53 feet to the point of beginning.

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

MARK	DATE	REVISION	BY	APV'D
2	4/16/25	REVISE ENTITIES	GBL	GBL
1	2/10/25	ADD AS-SURVEYED DESCRIPTION	GBL	GBL

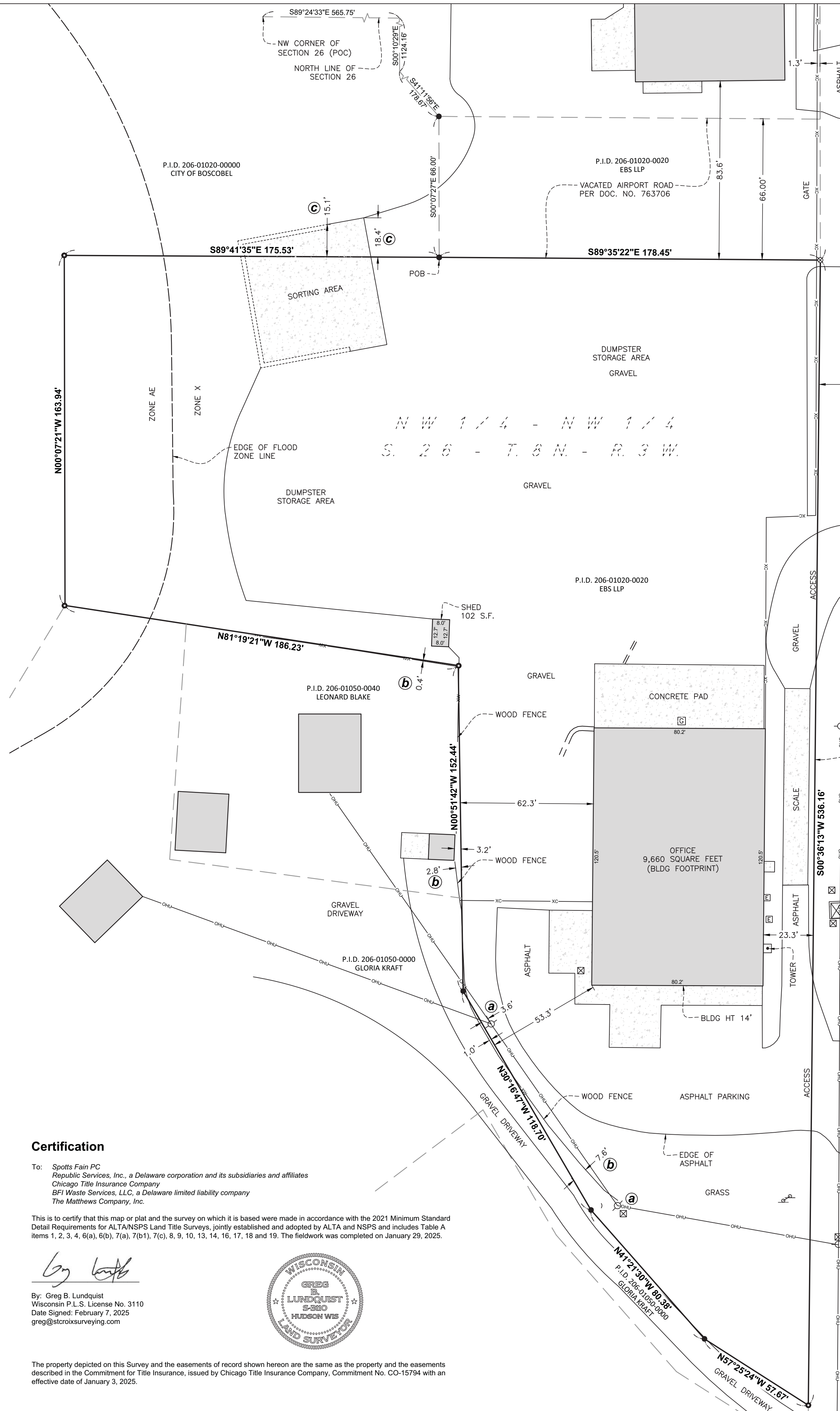
Spotts Fain PC

Office Building
104 Park Street
Boscobel, WI

SCALE: 1"=30'	CHKD/APPV'D:
DATE: 2/7/25	APPROVED:
DWN BY: GBL	SCS JOB NO. 2025.10
COLLECTED BY: BPL	SHEET 1/1

AIRPORT ROAD
(66' PUBLIC R/W)

PARK ST.
(66' PUBLIC R/W)



Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

All that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-six (26), Township Eight (8) North, Range Three (3) West, City of Boscobel, Grant County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of Section 26; thence South 89° 17' 12" East along the North line of the NW1/4, 565.75 feet (previously described as South 89° 35' 10" East 565.85 feet); thence South 00° 03' 08" East 454.06 feet (previously described as bearing North 00° 02' 41" West); thence continuing South 00° 03' 08" East 670.10 feet (previously described as bearing North 00° 02' 41" West); thence South 41° 04' 35" East 178.67 feet (previously described as North 41° 03' 30" West 178.66 feet); thence South 00° 00' 00" East 66.00 feet (previously described as bearing North 00° 02' 41" West) to the point of beginning of the parcel hereinafter described; thence South 89° 28' 01" East 178.45 feet (previously described as North 89° 39' 07" West 178.26 feet); thence South 00° 43' 34" West 536.16 feet (previously described as bearing North 00° 02' 41" West); thence North 57° 18' 03" West 57.87 feet; thence North 41° 14' 09" West 80.38 feet; thence North 30° 16' 47" West 118.70 feet; thence North 00° 44' 21" West 152.44 feet; thence North 81° 12' 00" West 186.23 feet; thence North 163.94 feet; thence South 89° 28' 01" East 175.53 feet to the point of beginning.

The above parcel of land is also described as part of Outer Six (6) of Section Twenty-six (26) of the Assessment Plat of the City of Boscobel, Grant County, Wisconsin, according to the recorded map or plat thereof.

Tax Key No. 206-01050-0000

Survey Notes

- A. The observed address of the subject property was 104 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, 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 108,950 square feet or 2.50 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 east line of the subject property bears S00°36'31"E, 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.
- 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 Easement to the Blue River Light Company recorded May 24, 1919 in Volume 199, Page 623 as Document No. 16100 and Assignment of Easement from Blue River Light Co. to Interstate Power Co. recorded April 14, 1924 in Volume 217, Page 88 as Document No. 32186.

Affects - item is blanket in nature and contains no plottable items.

12 Easement from Blue River Light Co. to Interstate Power Company recorded March 6, 1924 in Volume 217 Page 22 as Document No. 31687.

Affects - item is blanket in nature and contains no plottable items.

13 Sewer Easement recorded June 19, 1958 in Volume 348, page 188 as Document No. 304551.

Does not affect - not plotted.

14 Easements contained in Warranty Deed and Easements recorded January 25, 1960 in Volume 558, page 458, as Document No. 47271.

Does not affect - not plotted.

15 Resolution 4-7-2014 recorded June 18, 2014, in Volume 1396, page 97, as Document No. 763706.

Does not affect - not plotted.

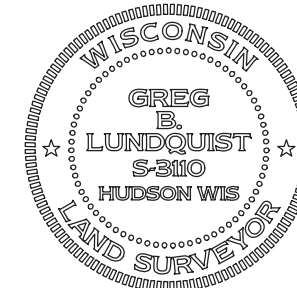
Certification

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(b), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19. The fieldwork was completed on January 29, 2025.

Greg B. Lundquist

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-15794 with an effective date of January 3, 2025.

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 Surveying's 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 the Surveyor's Certification.