

Vicinity Map



ALTA/NSPS LAND TITLE SURVEY

Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:
A parcel of land located in Outlot 6 in Section 26, Township 8 North, Range 3 West, in the City of Boscobel, Grant County, Wisconsin, described as follows:
Commencing at a point 553 feet South and 33 feet West of the Northeast corner of said Outlot 6;
thence South 124 feet;
thence West 180 feet;
thence North 124 feet;
thence East 180 feet to the place of beginning.

Parcel 2:
A parcel of land located in Outlot 6 in Section 26, Township 8 North, Range 3 West, in the City of Boscobel, Grant County, Wisconsin, described as follows:
Commencing at a point 398 feet South and 33 feet West of the Northeast corner of said Outlot 6;
thence South 124 feet;
thence West 180 feet;
thence North 124 feet;
thence East 180 feet to the place of beginning.

Parcel 3:
That part of the following vacated street parcel which lies between the above Parcels 1 & 2:
Commencing at the Northwest corner of said Outlot 6;
thence East to the Northeast corner of said Outlot 6;
thence South 520 feet;
thence West 33 feet to the point of beginning;
thence South 360 feet;
thence East 380 feet;
thence North 33 feet to the place of beginning.
Also including the South Half (S/2) of that part of the following vacated street parcel which abuts Parcel 2 on the North side:
Commencing at the Northwest corner of said Outlot 6;
thence East to the Northeast corner of said Outlot 6;
thence South 327 feet;
thence West 33 feet to the place of beginning;
thence West 360 feet;
thence East 360 feet;
thence North 66 feet to the place of beginning.

Also described in City of Boscobel Resolution No. 10-06-03 recorded October 17, 2003 in Volume 999, page 955, as Document No. 692836; modified by Affidavit of Correction recorded October 18, 2006 in Volume 1116, page 576, as Document No. 692838.

Tax Key No. 206-01053-0000

Survey Notes

- A. The observed address of the subject property was 112 Chestnut Street, Boscobel WI.
- B. The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain), 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 56,520 square feet or 1.30 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 south line of the subject property bears S89°30'30"W, as referenced to the Grant County Coordinate System.
- L. The subject property has direct access to and from East Grey Street, a public R/W, on the south side of the property and Chestnut Street, a public R/W, on the east side of the property.
- M. No Zoning information was available to the Surveyor.

As-Surveyed Description

Beginning at the northeast corner of Sitts Plat, thence South 89 degrees 30 minutes 30 seconds West along the south line of Parcel 1 per Doc. No. 783646 a distance of 180.00'; thence North 00 degrees 29 minutes 30 seconds West along the west line of Parcel 1, 2 & 3 per Doc. No. 783646 a distance of 314.00'; thence North 89 degrees 30 minutes 30 seconds East along the north line of Parcel 3 per Doc. No. 783646 a distance of 180.00'; thence South 00 degrees 29 minutes 30 seconds along the east of line of Parcel 1, 2 & 3 per Doc. No. 783646 a distance of 314.00' to the point of beginning.

Title Commitment Exceptions

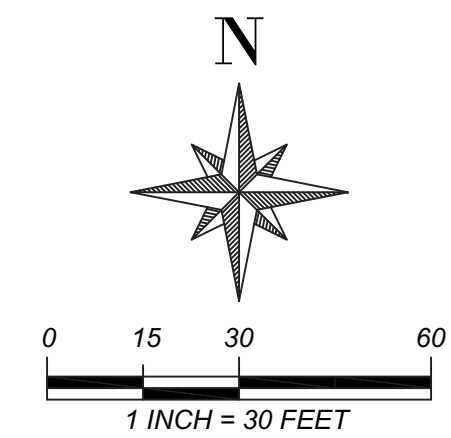
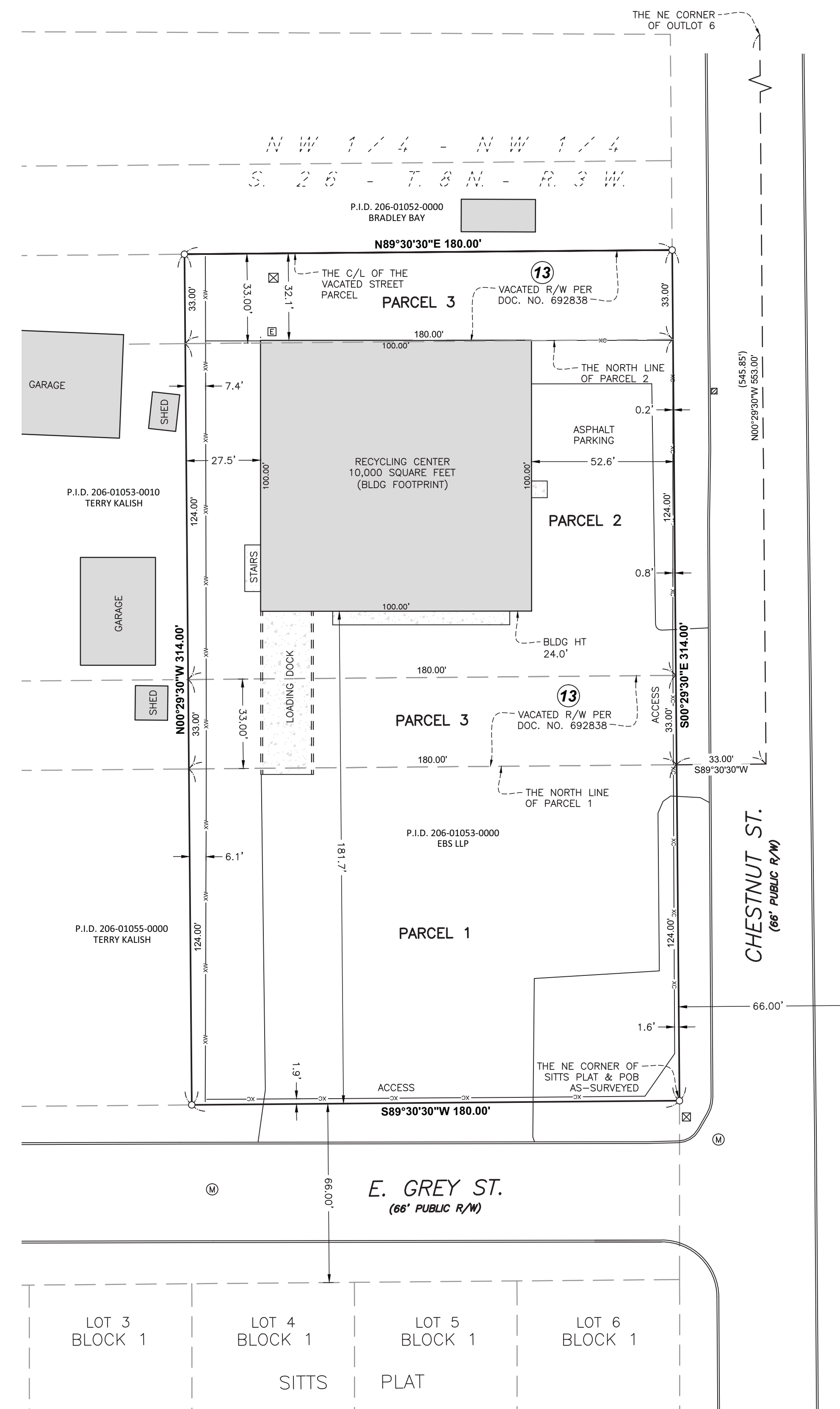
(Per Schedule B, Part 2 of the herein referenced Title Commitment)

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

12 Right of claim of easement in a private driveway or trail that crosses the land as referenced by GIS Map for Grant County.
No private driveway or trail was observed on the subject property.

13 Covenants, conditions, restrictions, rights and easements as set forth in Resolution No. 10-06-03 recorded October 17, 2003 in Volume 999, page 955, as Document No. 692836; modified by Affidavit of Correction recorded October 18, 2006 in Volume 1116, page 576, as Document No. 692838.
Said Resolution discloses plans for Planned Unit Development.

Affects - plotted.



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 (OR NOTED)
- ⊙ UTILITY VAULT
- ⊙ UTILITY PEDESTAL
- ⊙ UTILITY MANHOLE
- ⊙ L.P. TANK
- ⊙ LIGHT POLE/SPOTLIGHT
- ⊙ GUY WIRE ANCHOR
- ⊙ ELECTRICAL METER
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- ADJ. BOUNDARY LINE
- CURB LINE
- BUILDING
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- RETAINING WALL
- BRICK WALL
- WOOD FENCE
- CONCRETE

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:



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MARK	DATE	REVISION	BY	APPROVED
1	4/16/25	REVISE ENTITIES	GBL	GBL
		REVISION		APVDD

Spotts Fain PC

New Recycling Center & Transfer Station
112 Chestnut St.
Boscobel, WI

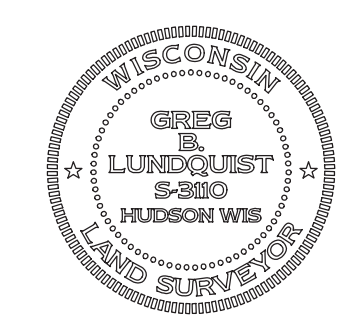
SCALE: 1"=30'	CHKD/APPVDD:
DATE: 2/10/25	APPROVED:
DWN BY: GBL	SCS JOB NO. 2025.12
COLLECTED BY: BPL	SHEET 1/1

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(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 10, 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-15795 with an effective date of January 3, 2025.

Possible Encroachments

None were visible at the time of the Survey.

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.