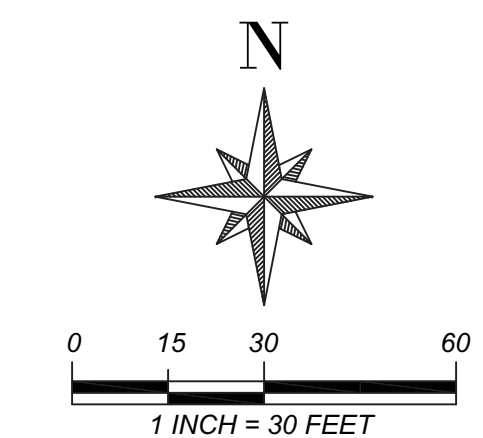


ALTA/NSPS LAND TITLE SURVEY

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



Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

Lots 3, 4, 5 and 6, of Block 3 of Sitts Plat to the Village, (now City) of Boscobel, Grant County, Wisconsin, according to the recorded map or plat thereof.
 Tax Key No. 206-00968-0000

Survey Notes

- The observed address of the subject property is 305 East North Street, Boscobel WI.
- 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. 55043C0014R with an effective date of 2/3/2016.
- The total land area of the subject property is 29,760 square feet or 0.68 acres.
- The subject property has no striped parking spaces.
- No evidence of division or party walls were observed during the fieldwork.
- The names of adjoining owners are shown per the respective County G.I.S. Maps if available.
- No evidence of recent earth moving work, building construction, or building additions were observed during the fieldwork.
- No information on proposed changes in street right of way lines were provided to St. Croix Surveying.
- No evidence of recent street or sidewalk construction or repairs were observed during the fieldwork.
- 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.
- The west line of the subject property bears N00°02'30"W, as referenced to the Grant County Coordinate System.
- The subject property has direct access to and from East North Street, a public R/W, on the south side of the property.
- No Zoning information was available to the Surveyor.
- See Survey prepared by Kenneth J. Kerst dated May 20, 1960 for additional boundary information on the adjacent northerly lot.

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.

No Survey related exceptions.

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.

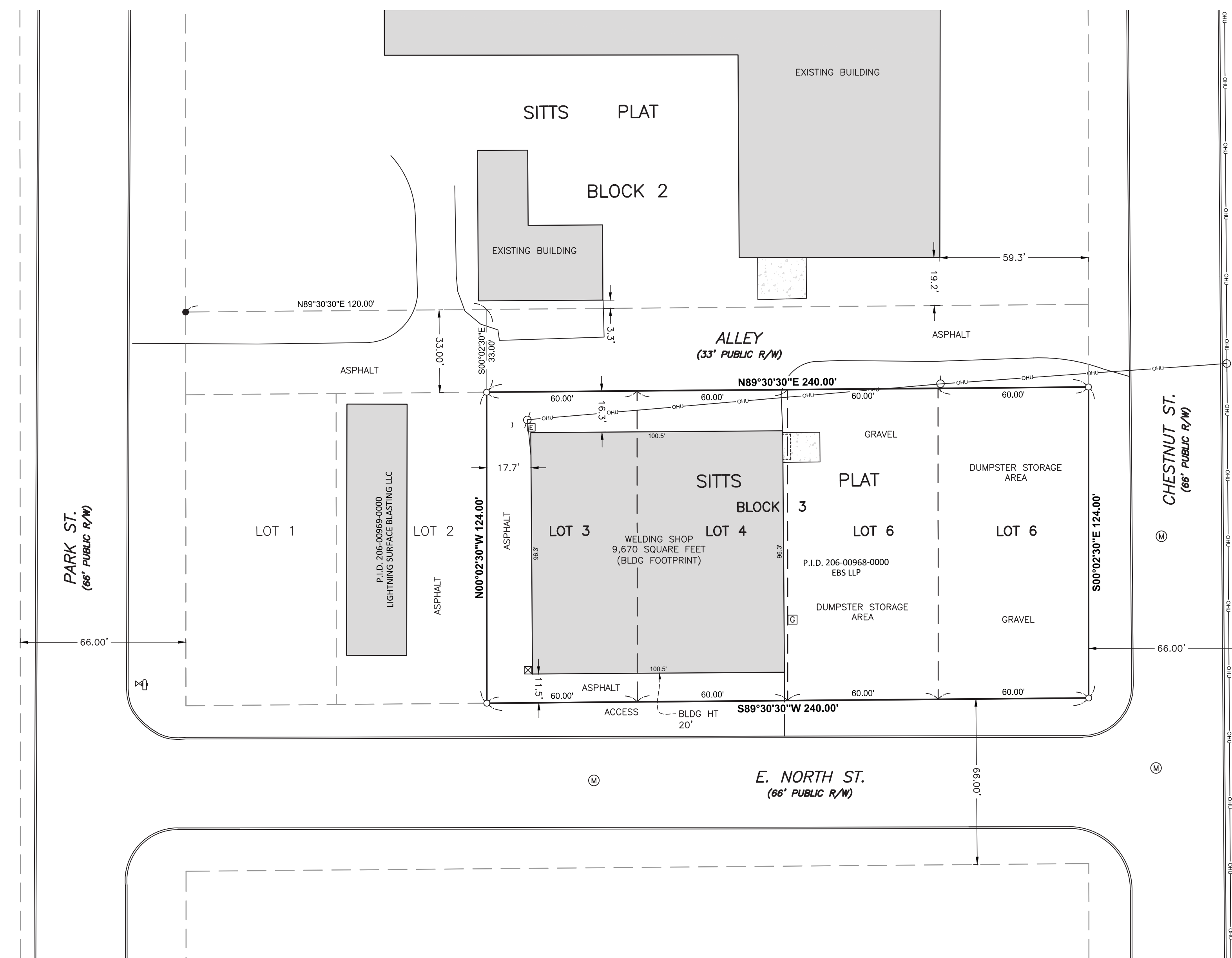
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 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 5, 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-15792 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	○ ^{DN}	SET DRILL HOLE
●	BOLLARD	●	FOUND 1" IRON PIPE (OR NOTED)
⊕	GATE VALVE	●	FOUND 3/4" REBAR (OR NOTED)
○	UTILITY POLE	○ ^{DN}	FOUND MAG NAIL
○	TREE	⊗	UTILITY VAULT
⊗	CLEANOUT	⊗	UTILITY PEDESTAL
⊗	CONTROL POINT	⊗	UTILITY MANHOLE
⊗	CULVERT APRON	⊗	FLAG POLE
⊗	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
---	FENCE
---	RETAINING WALL
---	BRICK WALL
---	RESTRICTED ACCESS
---	CONCRETE

"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	APVD
1	4/16/25	REVISE ENTITIES	GBL	GBL
		REVISION		

Spotts Fain PC

Welding Shop
 305 East North Street
 Boscobel, WI

SCALE: 1"=30'	CHKD/APPVD:
DATE: 2/5/25	APPROVED:
DWN BY: GBL	SCS JOB NO. 2025.09
COLLECTED BY: BPL	SHEET 1/1

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.