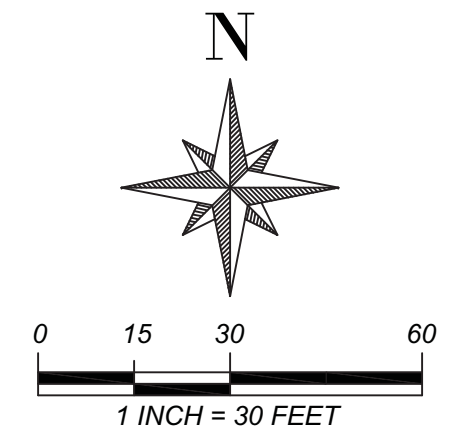


Vicinity Map



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
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- ADJ. BOUNDARY LINE
- CURB LINE
- ▭ BUILDING
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- RETAINING WALL
- BRICK WALL
- RESTRICTED ACCESS
- CONCRETE

Legal Description of Surveyed Property
 (Per Schedule A of the herein referenced Title Commitment)

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°17'12" East along the North line of the Northwest 1/4, 565.75 feet (previously described as South 89° 33' 10" East, 565.85 feet);
 thence South 00°03'08" East, 1124.16 feet (previously described as bearing North 00°02'41" West);
 thence South 41° 04' 35" East, 52.08 feet (previously described as bearing North 41° 03' 36" West) to the point of beginning;
 thence North 00° 30' 30" East, 154.58 feet;
 thence South 89° 43' 54" East, 273.61 feet;
 thence South 00° 03' 04" West, 265.43 feet;
 thence North 89° 38' 01" West, 178.45 feet;
 thence North 41° 04' 35" West, 146.58 feet (previously described as bearing North 41°, 03' 36" West) to the point of beginning.

Sometimes described as Outlot 1 of Assessment Plat of the City of Boscobel, Grant County, Wisconsin.
 Together with that portion of vacated Airport Road contained in Resolution 4-7-2014 recorded June 18, 2014, in Volume 1396, page 97, as Document No. 763706.
 Tax Key No. 206-01020-0020

Survey Notes

- A. The subject property had no observed address.
- 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 79,178 square feet or 1.82 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°04'55"E, as referenced to the Grant County Coordinate System.
- L. The subject property has direct access to and from Airport Road/Park Street, a public RW, on the east side of the property. Per Doc. No. 685157, Park Street is depicted as public RW.
- 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.
12 Easements contained in Warranty Deed and Easements recorded January 25, 1980 in Volume 558, page 458, as Document No. 477271.
 Does not affect - not plotted.
13 Resolution 4-7-2014 recorded June 18, 2014, in Volume 1396, page 97, as Document No. 763706.
 Affects - plotted.

Certification

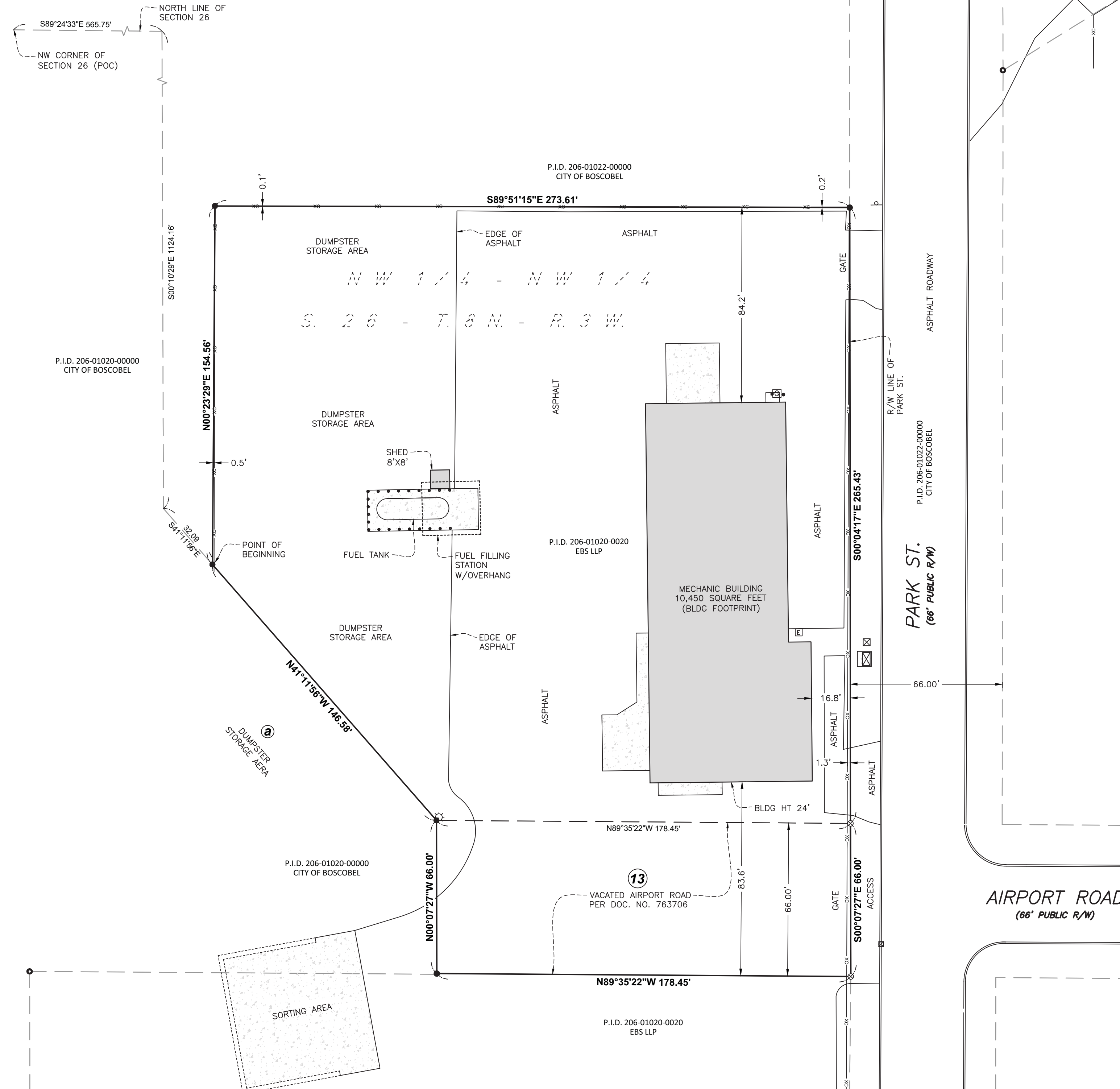
To: Spotts Fain PC
 Republic Services, Inc., a Delaware corporation and its subsidiaries and affiliates
 Chicago Title Insurance Company
 BFI Waste Services, LLC, a Delaware limited liability company
 The Matthews Company, Inc.

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)(1), 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-15793 with an effective date of January 3, 2025.



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°10'29" East, 1124.16 feet; thence South 41° 11' 56" East, 32.09 feet to the point of beginning; thence North 00° 23' 29" East, 154.58 feet; thence South 89° 31' 10" East, 273.61 feet to a point on the RW line of Park Street; thence South 00° 04' 17" East along said RW line 265.43 feet; thence South 00° 07' 27" East continuing along said RW line 66.00 feet; thence North 89° 35' 22" West, 178.45 feet; thence North 00° 07' 27" West, 66.00 feet; thence North 41° 11' 56" West, 146.58 feet to the point of beginning.

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:
THE MATTHEWS COMPANY, Inc.

17220 Newhouse 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
Mechanic Building
PID 206-01020-0020
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

Possible Encroachments

a Dumpsters are currently being stored on City property.

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.