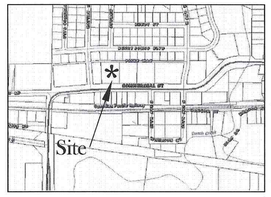
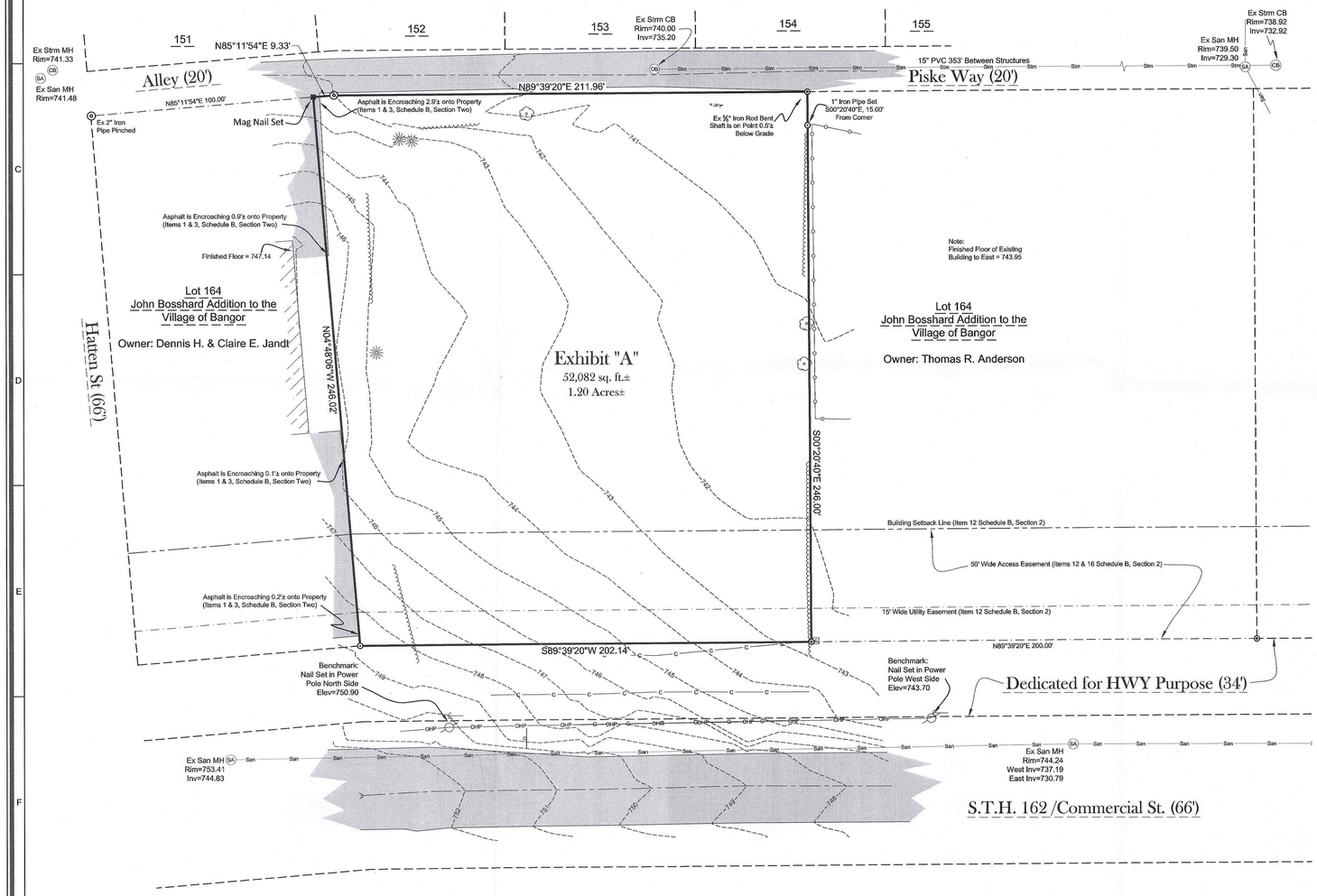
CIVIL LEGEND

5/8" Iron Pipe Found	Underground Cable	Asphalt	
1" Iron Pipe Set	Overhead Wires	Building	
2" Iron Pipe Found	Gas		
Cable Pedestal	Fence		
Guy Wire	Centerline		
Power Pole	Sanitary Sewer		
Sanitary Manhole	Storm Sewer		
Catch Basin	Wood Line		
Sign	Contour Major		
Evergreen Tree	Contour Minor		
Tree			



Location Sketch
Not to Scale



ALTA\ACSM
Land Title Survey

Being part of Lot 164 in the Recorded Plat of John Bosshard Addition to the Village of Bangor, located in part of the Southwest ¼ of the Northeast ¼ of Section 5, Township 16 North, Range 5 West, Village of Bangor, La Crosse County, Wisconsin

Parcel ID No. 13-759-0

Legal Description:
Parcel ID Number 13-759-0

Being part of Lot 164 in the Recorded Plat of John Bosshard Addition to the Village of Bangor, located in part of the Southwest ¼ of the Northeast ¼ of Section 5, Township 16 North, Range 5 West, Village of Bangor, La Crosse County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Lot 164; thence N85°11'54"E, 100.00 feet along the North line of said Lot 164 to the East line of the West 100 feet of said Lot 164 and the point of beginning; thence continuing N85°11'54"E, 9.33 feet along said North line; thence N89°39'20"E, 211.96 feet along said North line to the West line of the East 400 feet of said Lot 164; thence S00°20'40"W, 246.00 feet along said West line to the South line of said Lot 164; thence S89°39'20"W, 202.14 feet along said South line to the said East line of the West 100 feet of Lot 164; thence N04°48'06"W, 246.02 feet along said East line to the point of beginning.

Said Parcel contains 52,082 sq. ft./1.20 Acres of land more or less.

Subject to all easements and restrictions of record.

This being the same property as described in First American Title Insurance Company, Title Commitment Number NCS-645487-MAD, more fully described as follows:

Lot 164, EXCEPT the West 100 feet and EXCEPT the East 400 feet of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.

Exceptions per Title Commitment No. NCS-645487-MAD
Schedule B - II:

Land referred to in this commitment is as follows:
Parcel ID Number 13-759-0

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. (As Shown)
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Blanket in Nature)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. (As Shown)
9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes. (Blanket in Nature)
10. Easement by an instrument Recorded: July 27, 1938 Volume/Jacket/Reel: 185 Page/Image: 85 (Does Not Affect)
11. Easement Deed Recorded: April 6, 1961 Volume/Jacket/Reel: 331 Page/Image: 410 Document No.: 717337 (Does Not Affect)
12. Reservations for easements, building setback lines and other matters shown on the recorded plat of the subject property referred to in Schedule A herein. (As Shown)
13. Restriction set forth on the recorded plat of the subject property stating: As owner I hereby restrict all lots and blocks in that no owner, possessor, user nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 162 as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation.(Blanket in Nature)
14. Declaration of Restrictions, recorded February 13, 1980, in Volume/Jacket/Reel 641, on Page/Image 34, as Document No. 904824.(Blanket in Nature)
Amendment to Declaration of Restrictions, recorded March 5. 1981, in Volume/Jacket/Reel 658, on Page/Image 471, as Document No. 915667.(Does Not Affect)
Amendment to Declaration of Restrictions, recorded October 15, 1986, in Volume/Jacket/Reel 773, on Page/Image 972, as Document No. 983924.(does Not Affect)
Third Amendment to Declaration of Restrictions, recorded May 8, 1989, in Volume/Jacket/Reel 842, on Page/Image 375, as Document No. 1022283.(Blanket in Nature)
Fourth Amendment to Declaration of Restrictions, recorded February 15, 1991, in Volume/Jacket/Reel 886, on Page/Image 623, as Document No. 1047550.(Blanket in Nature)
Fifth Amendment to Declaration of Restrictions, recorded June 19, 1991, in Volume/Jacket/Reel 896, on Page/Image 466, as Document No. 1052665.(Blanket in Nature)
Sixth Amendment to Declaration of Restrictions, recorded January 8, 1992, in Volume/Jacket/Reel 915, on Page/Image 787, as Document No. 1061755.(Blanket in Nature)
Seventh Amendment to Declaration of Restrictions, recorded September 15, 1993, in Volume/Jacket/Reel 1006, on Page/Image 811, as Document No. 1099683.(Blanket in Nature)
15. Easement Deed Recorded: May 19, 1999 Volume/Jacket/Reel: 1319 Page/Image: 599 Document No.: 1227855(Does Not Affect)
16. Covenant of Access, recorded January 23, 2004 as Document No. 1384268.(As Shown)

General Notes:
1) According to FIRM (Flood Insurance Rate Map) Community Panel Number 55063C0213D, dated January 6, 2012, Parcel falls in Zone X Unshaded (Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
2) Elevations are based on NAVD 88.

Zoning Notes:
No zoning provided by insurer.

Snow Note:
The field work was performed on January 31, 2014. At this time, the entire site was snow covered. Due to the snow cover, some improvements may not be shown. Approximate depth of snow on this date was 18"±.

Surveyor's Certificate
This being the same property described in First American Title Insurance Company, Title Commitment Number NCS-645487-MAD. The record title legal descriptions in First American Title Insurance Company, Title Commitment Number NCS-645487-MAD is the identical property as the above legal description.

To First American Title Insurance Company , SMR Acquisitions, LLC :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS , and includes Items 1,2,3,4,5,6b,7a,7b1,7c,8,9,11b,13,14,16,17,18,19, 20a, 20b & 21 of Table A thereof. The field work was completed on August 8, 2013.

Andrew S. Cleveland S-2787
1-31-14

WISCONSIN ANDREW S. CLEVELAND S-2787 APPLETON, WIS. LAND SURVEYOR

RECEIVED
MAY 19 2014
COUNTY SURVEYOR'S OFFICE

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

N

30 15 0 30 60
Graphic Scale

North is referenced to the North line of Lot 164 in the Recorded Plat of John Bosshard Addition to the Village of Bangor. Assumed to bear N89°39'20"E.

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

PROFESSIONAL SEAL

Atwater Group

ALTA / ACSM

Bangor, WI

NO.	REVISION DESCRIPTION

DATE: February 7, 2014	
DRAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 0707-01-14	
DRAWING NUMBER	909
SHEET NUMBER	
1	of 1