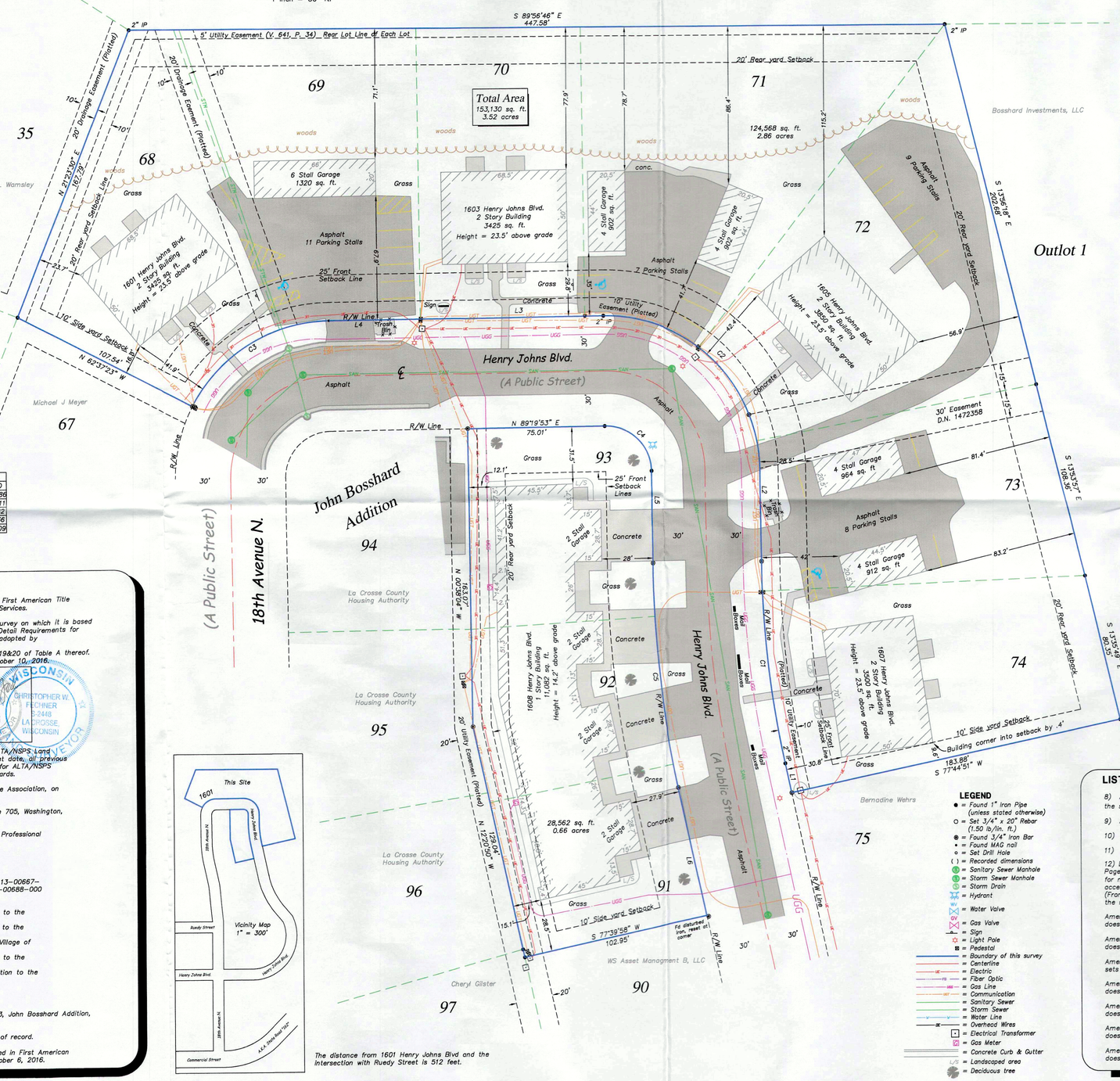
Graphic Scale

30' 0 15' 30' 60'

(IN FEET)
1 inch = 30 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.34	N 12°15'09" W
L2	51.26	N 00°38'29" W
L3	100.01	S 89°23'13" W
L4	50.08	S 89°26'42" W
L5	51.25	S 00°37'03" E
L6	71.39	S 12°19'49" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	111.05	542.96	11°43'08"	N 06°29'52" W	110.86
C2	133.38	85.00	89°54'22"	N 45°38'40" W	120.11
C3	92.29	85.00	62°12'26"	S 58°23'39" W	87.82
C4	39.28	25.00	90°00'54"	S 45°40'03" E	35.36
C5	123.30	602.96	11°43'01"	S 06°28'26" E	123.09

Surveyor's Certificate

To: Barclays Bank PLC and its successors and assigns; First American Title Insurance Company; Hundt SBW, LLC; American Zoning Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in2016, and includes items: 1,2,3,4,6(a),6(b),7(a),7(b)(1),7(c),8,9,10(a),13,14,16,17,18,19&20 of Table A thereof. The fieldwork was completed September 20 through October 10, 2016.

Date: 10/25/2016
Christopher W. Fechner
Professional Land Surveyor
Registration No. PLS # 2448

The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these 2016 standards.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.

American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036.

Adopted by the Board of Directors, National Society of Professional Surveyors on October 9, 2015.

Record Legal Description

Tax ID No.: 13-00663-000 and 13-00665-000 and 13-00667-000 and 13-00669-000 and 13-00668-000 and 13-00688-000 and 13-00687-000 and 13-00686-000

Parcel A: Lots 68 and 69 of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.
Parcel B: Lots 70 and 71 of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.
Parcel C: Lot 72, of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.
Parcel D: Lots 73 and 74 of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.
Parcel E: Lots 91, 92 and 93 of John Bosshard Addition to the Village of Bangor, La Crosse County, Wisconsin.

Surveyors Legal Description

All of Lots 68, 69, 70, 71, 72, 73, 74, 91, 92, and 93, John Bosshard Addition, Village of Bangor, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

The above legal description is the exact parcel described in First American Title Commitment file No. NCS-814991-MKE dated October 6, 2016.

The distance from 1601 Henry Johns Blvd and the intersection with Ruedy Street is 512 feet.

Notes:

Zoning report prepared by American Zoning Services dated 10/25/2016.
Site Number 1679-2

The Underground location of the public utilities were marked by representatives of those companies. The location of the customer owned underground utilities were not marked. The location of existing utilities, both underground and overhead, are approximate only and have not been independently verified by the owner or the representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work. The contractor shall be fully responsible for all damage which might be caused by the contractor's failure to locate and preserve all utilities. There may be more underground utility installations within the project area that are not shown.
Call Diggers HotLine (608) 242-8511

- Except as shown of the survey, there are not visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the Title Commitment # NCS-814991-MKE, Dated October 6, 2016 issued by First American Title Insurance Company with the respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the Title Commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such Title Commitment.
- The subject property has access to and from a duly dedicated and accepted public street.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress and egress.
- The record description of the subject property forms a mathematically closed figure.
- There was no indication of earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There was no indication of street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No wetlands were delineated on this site.

The subject property is Zoned R-5 Residential Multifamily

Setback Requirements:
Front 25'
Side 10'
Rear 20'
Building 1607 encroaches 0.4' into side yard setback,
Building 1608 encroaches 7.9' on NW corner and 4.9' on the SW corner into rear yard setback.

Parking Requirements:
32 regular parking spaces, 3 handicap parking spaces and 30 garage spaces for a total of 65 spaces.

80 required parking stalls (2 per Unit, 40 units)
Parking deficient by 15 stalls per Zoning Report.
Based upon field observation there is sufficient land within the premises to create the needed stalls.

Building Height Requirements:
Maximum building height is 45'. Heights of units shown on map.
All five detached garages are 12.2' feet above grade.
Units conform to minimum lot size requirements. (86,000 sq. ft. required)

No observable evidence of cemeteries on subject property.

Said surveyed property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 55063C0213D, with a date of identification of 1/6/2012, for Community Number 550218, in La Crosse County, State of Wisconsin, which is the current Flood Insurance Rate Map for the Community in which said surveyed property is situated.

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- = Found 3/4" Iron Bar
- = Found MAG nail
- = Set Drill Hole
- ( ) = Recorded dimensions
- = Sanitary Sewer Manhole
- = Storm Sewer Manhole
- = Storm Drain
- = Hydrant
- = Water Valve
- = Gas Valve
- = Sign
- = Light Pole
- = Pedestal
- = Boundary of this survey
- = Centerline
- = Electric
- = Fiber Optic
- = Gas Line
- = Communication
- = Sanitary Sewer
- = Storm Sewer
- = Water Line
- = Overhead Wires
- = Electrical Transformer
- = Gas Meter
- = Concrete Curb & Gutter
- = Landscaped area
- = Deciduous tree

LIST OF ITEMS CORRESPONDING TO SCHEDULE "B"

8) An easement recorded as Document No. 1472358: This easement affects the subject property and is plotted hereon.

9) An easement recorded in Volume 185, Page 85, does not affect property.

10) An easement recorded in Volume 331, Page 410, does not affect property.

11) Platted easements, shown hereon.

12) Declaration of Restrictions and easements recorded in Volume 641, Page 34, Document Number 904824. Lots 68-71 and Lot s 91-93 are restricted for minimum building size (8750 sq. ft.); Lot coverage of buildings (include accessory buildings): not to exceed 35% of lot area; and minimum setbacks. (Front = 30', Side = 12' and Rear = 20'). Lots 72-74 are not affected by the restrictions in 641/34.

Amendment recorded in Volume 658, Page 471, Document Number 915667, does not affect property.

Amendment recorded in Volume 773, Page 972, Document Number 983924, does not affect property.

Amendment recorded in Volume 842, Page 375, Document Number 1022283, sets minimum lot sideyard setback at 8' (not 12')

Amendment recorded in Volume 886, Page 623, Document Number 1047550, does not affect property, unable to plot on map.

Amendment recorded in Volume 896, Page 466, Document Number 1052665, does not affect property, unable to plot on map.

Amendment recorded in Volume 915, Page 787, Document Number 1061755 does not affect property, unable to plot on map.

Amendment recorded in Volume 1006, Page 811, Document Number 1099683 does not affect property, unable to plot on map.

CRLS Coulee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

ALTA / NSPS LAND TITLE SURVEY

SURVEY FOR
Hundt SBW, LLC

All of Lots 68, 69, 70, 71, 72, 73, 74, 91, 92 & 93,
John Bosshard Addition
Village of Bangor, La Crosse County, WI
Henry Johns Boulevard

DRAWN BY: CF TS	DATE: 10/25/2016
REVISED BY:	DATE:
SCALE: 1" = 30'	
FIELD CREW: RC TS	
PROJECT NO.: S-7135	

SHEET 1 OF 1

16-5-5-1

VB-92