

# ALTA / NSPS LAND TITLE SURVEY

## SURVEYOR'S CERTIFICATE ALTA / NSPS Land Title Survey

- To:
- (i) Chicago Title Insurance Company
  - (ii) Cave Enterprises Operations, LLC, a Delaware limited liability company
  - (iii) Sunny Sky Investment, LLC, a Wisconsin limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on November 13, 2017.

Ryan Wilgreen, P.L.S. No. S-2647  
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Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 1758900

Date of Plat or Map: \_\_\_\_\_

## LANDS DESCRIBED IN COMMITMENT NO. CO-6404, REVISION B, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 31, 2017:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 7 West, in the City of La Crosse, County of La Crosse, State of Wisconsin, described as follows:

Commencing 1015.90 feet East of the Northwest corner of said Section 16; thence South 0° 51' 23" West, 33.00 feet to the South right-of-way of Ward Avenue; thence continue South 0° 51' 23" West, 747.0 feet; thence South 89° 53' 37" East, 145.45 feet to the point of beginning; thence continue South 89° 53' 37" East, 159.95 feet to the Westerly right-of-way of 21st Place; thence South 0° 55' 23" West along said right-of-way of 225.80 feet; thence North 89° 04' 37" West along said right-of-way, 2.00 feet to the point of a curve concave to the Northwest having a central angle of 49° 50' 38" and a radius of 167.00 feet, the chord of said curve bears South 27° 34' 52" West, 140.74 feet; thence Southwesterly along the arc of said curve and right-of-way 145.28 feet; thence South 49° 47' 25" West along said right-of-way, 50.40 feet; thence South 82° 51' 19" West along said right-of-way 33.79 feet; thence South 46° 37' 02" West, 2.00 feet to a point on the Northerly right-of-way of U.S.H. 14-61 being a point on a curve concave to the Northeast having a central angle of 0° 49' 36" and a radius of 3,854.72 feet, the chord of said curve bears North 43° 47' 46" West, 55.61 feet; thence Northwesterly along the arc of said curve and right-of-way 55.61 feet, thence North 44° 12' 42" West along said right-of-way 84.37 feet; thence North 43° 26' 20" West along said right-of-way 16.45 feet; thence North 46° 45' 23" East, 120.45 feet; thence North 1° 32' 23" East, 193.90 feet to the point of beginning.

Tax Parcel No. 17-50323-180  
Address: 3519 Mormon Coulee Road

## ALTA NOTES:

- Bearings are referenced to the East line of the Northwest 1/4 of Section 16-15-7, having an assumed bearing of South 02°-18'-06" West.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 550630D263D, with a map revision date of January 6, 2012, the property falls within Zone "X" (Areas of minimal flooding) or (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
- The property described herein contains 1.457 acres (63,464 sq. ft.) of land, more or less.
- Chicago Title Insurance Company, Commitment No. CO-6404, Revision B, with an effective date of October 31, 2017 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:

- Covenants, conditions, restrictions and easements, as described in Warranty Deed dated September 6, 1991 in Vol. 904, Page 621 as Document No. 1056692. **This document affects the subject property and contains access restrictions, a permanent limited easement for utilities and a temporary limited easement for construction purposes. The description for the location of the affected portion of the subject property contains errors. The location of the utility easement and access point is depicted based on the Wisconsin Department of Transportation Plat of Right of Way Project Number 1641-03-21.**
- Terms and conditions described in the Affidavit of Fair Dealing by and between parties described therein dated March 16, 2010 and recorded on March 19, 2010 as Document No. 1546386. **This document affects the subject property but does not contain any easements to depict on this survey.**
- Covenants, conditions, requirements and easement, if any, dated February 20, 1950 and recorded on February 21, 1950 in Vol. 230 Deeds, page 218 as Document No. 536003. **This document is for the conveyance of land for highway purposes. Lands described in this document fall within the current right-of-way of Mormon Coulee Road and does not contain any easements to depict on this survey.**

- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 57 regular striped parking stalls and 3 handicap accessible striped parking stalls for a total of 60 striped parking stalls.
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the La Crosse County GIS Viewer Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is located at the intersection of Mormon Coulee Road and 21st Place South.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of La Crosse or the current Title Commitment.
- In regards to ALTA/NSPS "Table A", Item No. 19, there are no offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to Excel Engineering, Inc.
- In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

## LEGEND:

⊗	WATER VALVE IN BOX	— ST —	EXISTING STORM SEWER AND MANHOLE
⊙	WATER VALVE IN MANHOLE	— SA —	EXISTING SANITARY SEWER AND MANHOLE
✱	WATER SERVICE VALVE	— W —	EXISTING WATER LINE AND HYDRANT
⊕	ELECTRIC MANHOLE	— OU —	EXISTING OVERHEAD UTILITY LINE
⊖	EXISTING CURB INLET	— G —	EXISTING UNDERGROUND GAS LINE
⊕→	UTILITY POLE WITH GUY WIRE	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
○	STREET LIGHT	—	EXISTING WOVEN WIRE FENCE
✱	EXISTING LIGHT POLE	—	EXISTING CURB AND GUTTER
✱	EXISTING SIGN	—	PROPERTY LINE
♿	HANDICAP PARKING STALL	—	RIGHT-OF-WAY LINE
●	3/4" REBAR SET	—	ADJACENT PROPERTY LINE
○	3/4" REBAR FOUND	---	NO ACCESS LINE
▲	1" IRON PIPE FOUND		
✱	OUT "X" SET		

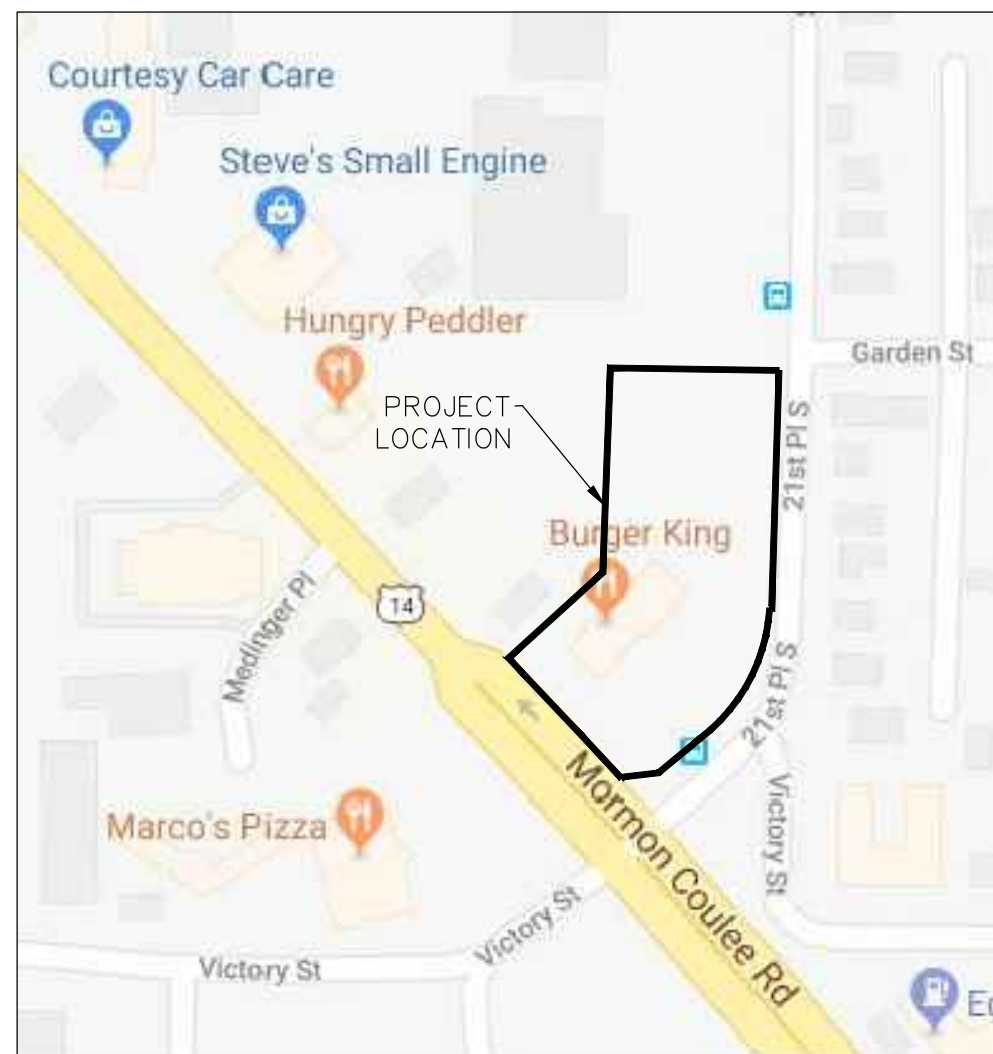


## NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

TOTAL AREA  
1.457 ACRES  
63,464 SQ. FT.

## VICINITY MAP



L=55.61'  
R=3854.72'  
CB=N42°56'07"W  
CH=55.61'  
Δ=000°49'36"

S47°28'41"W  
2.00'

(R.A. 546°37'02"W)

S83°29'47"W  
33.79'

(R.A. 58°50'38")

S60°25'53"W  
50.40'

(R.A. 52°34'52"W)

Δ=049°50'35"

CH=140.74'

R=167.00'

L=145.28'

Δ=049°50'35"

(R.A. 049°50'38")