

# ALTA\ACSM LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGES 63-66 AS DOCUMENT NO. 1218167, BEING PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 16, PAGES 331-335 AND LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 16, PAGES 327-330 AND BEING LOCATED IN THE SW.1/4 OF THE SE.1/4 OF SECTION 17 AND THE NW.1/4 OF THE NE.1/4 OF SECTION 20, T.3N., R.13E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

ALSO, PART OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 16, PAGES 331-335 AND BEING LOCATED IN THE NW.1/4 OF THE NE.1/4 OF SECTION 20, T.3N., R.13E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW. CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 224.34 FEET TO A POINT ON THE CURVING NORTHWEST LINE OF MIDVALE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE, ALONG A CURVE TO THE LEFT, 131.59 FEET; HAVING A RADIUS OF 185.0 FEET AND A CHORD BEARING S.33 DEGREES 47'54" W., 128.83 FEET; THENCE WEST 169.81 FEET TO THE EAST LINE OF INTERSTATE 90; THENCE N.0 DEGREES 00'45" W., ALONG SAID EAST LINE, 13.0 FEET; THENCE N.10 DEGREES 19'15" EAST, CONTINUING ALONG SAID EAST LINE, 95.61 FEET TO THE PLACE OF BEGINNING.

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, 4, 6B, 7A, 8, 9 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13TH, 2012.

DATE OF PLAT OR MAP: AUGUST 16TH, 2012

RONALD J. COMBS, PLS. NO. 1330

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.

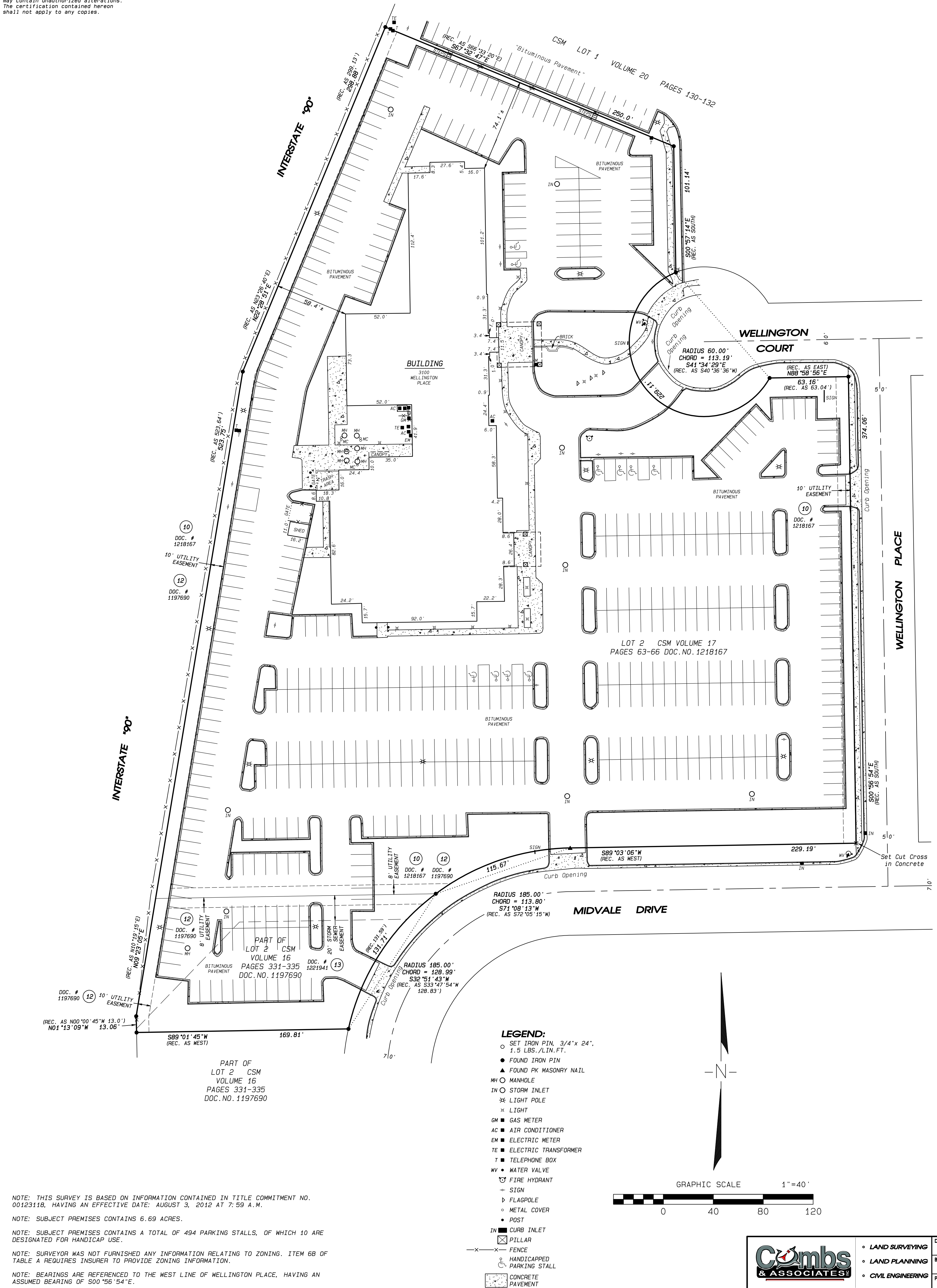
## SCHEDULE B - SECTION 2 EXCEPTION NOTES:

10.) RESERVATIONS FOR UTILITY EASEMENTS AS DESIGNATED ON THE CERTIFIED SURVEY MAP RECORDED DECEMBER 7, 1993 AS DOCUMENT NO. 1218167. LOCATIONS SHOWN ON MAP.

11.) NOTATION AS SET FORTH ON THE CERTIFIED SURVEY MAP RECORDED DECEMBER 7, 1993 AS DOCUMENT NO. 1218167, STATES AS FOLLOWS: SIDEWALKS SHALL BE CONSTRUCTED ALONG THE WELLINGTON PLACE FRONTAGE OF LOT 1, ALONG THE WELLINGTON PLACE FRONTAGE OF LOT 2 AND ALONG THE NORTHERNMOST 95 FEET OF WELLINGTON COURTS CUL DE SAC FRONTAGE OF LOT 2.

12.) RESERVATIONS FOR UTILITY EASEMENTS AS DESIGNATED ON THE CERTIFIED SURVEY MAP RECORDED JUNE 1, 1993 AS DOCUMENT NO. 1197690, RESERVING THE NORTH AND WEST 8 FEET OF LOT 2 OF SAID CERTIFIED SURVEY MAP. LOCATIONS SHOWN ON MAP.

13.) STORM SEWER EASEMENT AS SET FORTH IN QUIT CLAIM DEED FROM WARREN KUKLA, ET AL TO THE CITY OF JANESVILLE DATED NOVEMBER 15, 1993 AND RECORDED ON JANUARY 7, 1994 ON CARD 685, IMAGE 496 AS DOCUMENT NO. 1221941. LOCATION SHOWN ON MAP.



NOTE: THIS SURVEY IS BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NO. 0012311B, HAVING AN EFFECTIVE DATE: AUGUST 3, 2012 AT 7:59 A.M.

NOTE: SUBJECT PREMISES CONTAINS 6.69 ACRES.

NOTE: SUBJECT PREMISES CONTAINS A TOTAL OF 494 PARKING STALLS, OF WHICH 10 ARE DESIGNATED FOR HANDICAP USE.

NOTE: SURVEYOR WAS NOT FURNISHED ANY INFORMATION RELATING TO ZONING. ITEM 6B OF TABLE A REQUIRES INSURER TO PROVIDE ZONING INFORMATION.

NOTE: BEARINGS ARE REFERENCED TO THE WEST LINE OF WELLINGTON PLACE, HAVING AN ASSUMED BEARING OF S00°56'54"E.

<p>109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	DATE <b>08/15/12</b> BY <b>EA</b> PROJECT NO. <b>112-212</b> CLIENT
	tel: 608 752-0575 fax: 608 752-0534	
	1" = 40' 0 40 80 120	
	GRAPHIC SCALE	