



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION (AS FURNISHED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO.: ???-?????-P COMMITMENT DATE: September 09, 2020 AT 10:50 A.M.)

PARCEL I:

A parcel of land located in part of government Lot Two (2) of Section Twenty-nine (29), Township Three (3) North, Range Five (5) West, also being part of Outlots Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14) to the Village of Cassville (according to the Plat entitled "Addition of Outlots to Town of Cassville" recorded in Volume 95 on Page 460) Village of Cassville, Grant County Wisconsin, to-wit: Commencing at the Northeast corner of said Section 29; thence South 00°06'21" East along the East line of said Section 29, 2236.47 feet to a point of intersection with the Southerly right-of-way line of Amelia Street; thence North 54°34'37" West along said Southerly right-of-way line 73.73 feet to a point on the West line of the East 60.00 feet of said Outlot 14; thence continuing North 54°34'37" West along said Southerly right-of-way line, 442.17 feet; thence North 72°50'11" West 522.73 feet; thence North 77°54'03" West 113.51 feet; thence North 79°33'50" West 198.07 feet; thence North 66°54'40" West 176.59 feet to the point of beginning; thence South 78°01'17" West 38.12 feet; thence South 42°59'22" West 279.89 feet; thence South 40°17'04" West 15.00 feet to a point on the centerline of an easement for ingress or egress, said easement being 50.00 feet wide, said point being a point of curve; thence along said centerline on a curve to the right having a radius of 73.34 feet and a chord that bears South 31°29'26" East 45.87 feet to a point of tangency; thence South 13°15'56" East along said centerline, 168.35 feet; thence South 34°37'50" East along said centerline, 364.43 feet to the point of termination of said centerline; thence South 06°16'55" West 467.78 feet; thence South 44°24'19" East 90.54 feet to a point located North 28°39'21" East 44 feet more or less from the Northerly shore line of the Mississippi River; thence returning North 44°24'19" West along a meander line, 90.54 feet; thence North 34°50'50" West along said meander line 648.83 feet; thence North 34°55'41" West along said meander line 646.20 feet to a point on the Southerly line of the Northwesterly 110.00 feet of said Outlot 10, said point being located North 35°21'44" East 34 feet more or less from the Northerly shore line of the Mississippi River; thence North 35°21'44" East along the Southeasterly line of the Northwesterly 110.00 feet of said Outlot 10, 246.73 feet; thence South 02°21'19" West 40.45 feet; thence South 20°23'36" East 55.25 feet; thence South 51°03'17" East 287.82 feet; thence North 39°08'02" East 124.67 feet; thence North 06°19'34" West 243.43 feet; thence South 66°54'40" East 353.35 to the point of beginning.

Said parcel includes all land lying between said meander line and the Northerly shore line of the Mississippi Rive.

Excepting Outlot 1, Grant County Certified Survey Map Number 1604, recorded in Volume 15 of Certified Surveys Maps on Pages 85-89, Document Number 739711.

PARCEL II:

A Non-exclusive easement for the benefit of Parcel I for ingress and egress over and across the premises described as follows:

A parcel of land located in part of government Lot Two (2) of Section Twenty-nine (29), Township Three (3) North, Range Five (5) West, also being part of Outlot Eleven (11), to the Village of Cassville (according to the Plat entitled "Addition of Outlots to Town of Cassville" recorded in Volume 95 on Page 460) Village of Cassville, Grant County Wisconsin, to-wit: Commencing at the Northeast corner of said Section 29; thence South 00°06'21" East along the East line of said Section 29, 2236.47 feet to a point of intersection with the Southerly right-of-way line of Amelia Street; thence North 54°34'37" West along said Southerly right-of-way line 73.73 feet to a point on the West line of the East 60.00 feet of said Outlot 14; thence continuing North 54°34'37" West along said Southerly right-of-way line, 442.17 feet; thence North 72°50'11" West 522.73 feet; thence North 77°54'03" West 113.51 feet; thence North 79°33'50" West 198.07 feet; thence North 66°54'40" West 528.94 feet; thence South 06°19'34" East 243.43 feet; thence South 39°08'02" West 57.67 feet to the point of beginning; thence continuing South 39°08'02" West 67 feet; thence North 51°03'17" West 101 feet; thence North 39°08'02" East 67.00 feet; thence South 51°03'17" East 101 feet to the point of beginning.

NOTES:

- 1) PER TITLE COMMITMENT THE SUBJECT PROPERTY'S PARCEL TAX ID NO.: 111-516-010.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO-EXCEPTIONS:

(PER XXXXXXXX TITLE INSURANCE COMPANY; COMMITMENT NO.: XXXX-XXXXX; COMMITMENT DATE: XXXXX XX, 20XX AT XX:XX A.M.)

EXCEPTION 14: Two Storm and Sanitary Sewer Easements and one Water Line Easement as revealed by Lanpman & Associates dated December 1, 1994

PLOTTED HEREON THE Sanitary Sewer and Water lines run to the main plant. The main plant is gone.

EXCEPTION 15: Easements and Reservations set forth in Warranty Deed recorded in Volume 762 of Records, Page 853, labeled as Exhibits K-1, K-2, K-3, K-4, and K-5.

PLOTTED HEREON.

EXCEPTION 16: Grant of Substation use Easement granted to Mid-American Power LLC dated on May 21, 1996 and recorded in the office of the Register of Deeds for Grant County on May 24, 1996 in Volume 762 of Records, Page 880.

PLOTTED HEREON.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS

ITEM 1: MONUMENTS PLACE OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY:
AS SHOWN ON MAP IN THE LEGEND.

ITEM 2: THE ADDRESS OF THE SUBJECT PROPERTY IS:
JACK OAK ROAD, CASSVILLE, WI. 53906

ITEM 3: BY GRAPHIC PLOTTING ONLY FLOOD ZONE CLASSIFICATION FOR SUBJECT PROPERTY IS ZONE "AE" (SHADED), AREA DETERMINED AS PER FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 555548-0578-E, INITIAL IDENTIFICATION DATE: SEPTEMBER 02, 2011.

ITEM 4: GROSS LAND AREA: 375,850 SQ. FT. OR 8.63 ACRES, MORE OR LESS.

ITEM 6(b): PER ZONING REPORT DATED XXXXXXXX XX, 2020 PREPARED BY THE VILLAGE OF CASSVILLE/GRANT COUNTY ZONING ADMINISTRATOR, THE CURRENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS: COMMERCIAL DISTRICT (C2).

THE FOLLOWING REQUIREMENTS ARE FOR A COMMERCIAL DISTRICT (C2):
BUILDING HEIGHT AND SETBACKS:
BUILDING HEIGHT MAXIMUM BUILDING HEIGHT - SIDE YARD 1/2 THE BUILDING HEIGHT OR CORNER LOT STREET YARDS 15 FEET.
FRONT YARD 25 FEET FROM THE RIGHT-OF-WAY LINE OF ANY PUBLIC STREET.
REAR YARD 25 FEET.

ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDING AT GROUND LEVEL SHOWN ON MAP.

ITEM 7(b)(1): SQUARE FOOTAGE OF BUILDINGS 1,140 Sq.Ft.±

ITEM 8: SUBSTANTIAL FEATURES OBSERVED AS SHOWN ON MAP.

ITEM 9: THE SUBJECT PROPERTY HAS NO PARKING STALLS.

ITEM 11: LOCATION OF UTILITIES

Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number XXXXXXXXXX. Location of buried private utilities are not within the scope of this survey.

With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.14, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

ITEM 13: Shown on map.

ITEM 16: No evidence of recent earth moving work, building construction, or building additions.

ITEM 17: There are no proposed changes in the street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

ITEM 18: There were no delineation markers observed in the process of conducting the field survey work, and the surveyor was not provided with any information regarding a field delineation of wetlands as conducted by others.

ITEM 19: OFFSITE EASEMENTS.
Shown on Map.

OWNER:

MID-AMERICAN POWER LLC.
P.O. BOX 542
DETROIT, MI 48232

SURVEY PREPARED BY:

VERBICHER ASSOCIATES, INC.
P.O. BOX 542
108 W. BLACKHAWK AVE.
PRAIRIE DU CHIEN, WI 53921

SURVEYOR'S CERTIFICATE

TO: Mid-American Power LLC, a Wisconsin Limited Liability Company;

This is to certify that this map or plot 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), 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, 19, of Table A thereof.

The fieldwork was completed on September 15, 2020.

VERBICHER ASSOCIATES, INC.

BY: WILLIAM R. BULAWA

PRELIMINARY

WILLIAM R. BULAWA, S-2167
PROFESSIONAL LAND SURVEYOR

September 18, 2020
DATE



ALTA/NSPS LAND TITLE SURVEY
Located in part of Government Lot 2 of Section 29, T3N, R5W, also being part of Outlots 10, 11, 12, 13 and 14 to the Village of Cassville, Grant County, Wisconsin, of Outlots to Town of Cassville, Village of Cassville, Grant County, Wisconsin.

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=100' (24x36)

DATE: 08-17-2020

DRAFTER: Wbul

CHECKED: SDIS/MLON

PROJECT NO.: 200109

SHEET: 1 OF 1

DWG. NO.: