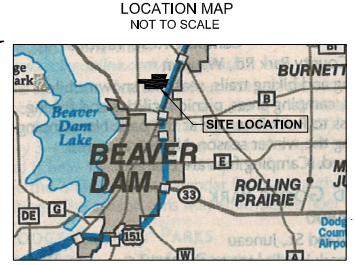




ALTA/ACSM LAND TITLE SURVEY

Legal Description

Commitment No. 5011400-0331042e and 5011400-0331048e



Lot 1 of Certified Survey Map No. 6659 as recorded in Volume 45 of Certified Surveys on Page 149-151 in the Dodge County Register of Deeds Office and being part of the NE.1/4 of the NE.1/4 of Section 21 and part of the NW.1/4 of the NW.1/4 the NE.1/4 of the NW.1/4, part of the NW.1/4 of the NE.1/4, the SW.1/4 of the NW.1/4, part of the SE.1/4 of the NW.1/4 and part of the SW.1/4 of the NE.1/4 of Section 22, T.12N., R.14E., City of Beaver Dam, Dodge County, Wisconsin.

Tax Parcel No. 206-1214-2221-001

Notes Corresponding to Schedule B

Commitment No. 5011400-0331042e : [EXCEPTIONS 1 THROUGH 10 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY]

- A. NA
- B. Easement to Wisconsin Power Light and Heat Company, its successors and/or assigns dated August 2, 1922 and recorded on March 18, 1947 in Volume 246, Page 424, as Document No. 399814. [NO DOCUMENTS SUPPLIED]
- C. Easement to Wisconsin Power and Light Company, its successors and/or assigns dated July 10, 1951 and recorded on August 17, 1951 in Volume 272, Page 196 as Document No. 423972. [NO DOCUMENTS SUPPLIED]
- D. Easement to Wisconsin Power and Light Company, its successors and/or assigns dated June 5, 1956 and recorded on June 18, 1956 in Volume 297, Page 346 as Document No. 450591. [NO DOCUMENTS SUPPLIED]
- E. Easement to Wisconsin Power and Light Company, its successors and/or assigns dated July 9, 1971 and recorded on August 2, 1971 in Volume 384, Page 523 as Document No. 550245. [NO DOCUMENTS SUPPLIED]
- F. Easement to Wisconsin Power and Light Company, its successors and/or assigns dated October 3, 1980 and recorded on October 23, 1980 in Volume 532, Page 857 as Document No. 636685.
- G. Easement to Wisconsin Telephone Company, its successors and/or assigns dated September 14, 1960 and recorded on February 8, 1961 in Volume 320, Page 542 as Document No. 476868. [NO DOCUMENTS SUPPLIED]
- H. Right of Way grant to Wisconsin Telephone Company, its successors and/or assigns dated July 6, 1967 and recorded on August 10, 1967 in Volume 360, Page 171 as Document No. 521406. [NO DOCUMENTS SUPPLIED]
- I. Matters as set forth in Deed to Dodge County dated October 23, 1958 and recorded on November 26, 1958 in Volume 309, Page 577 as Document No. 464179. [NO DOCUMENTS SUPPLIED]
- J. Quit Claim Deed by Public Utility by Wisconsin Power and Light Company to the State of Wisconsin dated March 24, 1959 and recorded in Volume 311, Page 579 as Document No. 466614. [NO DOCUMENTS SUPPLIED]
- K. Conveyance of Rights in land granted by Wisconsin Power and Light Company to the State of Wisconsin dated August 26, 1994 and recorded on September 19, 1994 in Volume 826, Page 43 as Document No. 799297.

- L. Conveyance of Rights in land granted by Wisconsin Power and Light Company to the State of Wisconsin dated March 23, 1994 and recorded on September 20, 1994 in Volume 826, Page 186 as Document No. 799359.
- M. Conveyance of Rights in land granted by Wisconsin Bell, Inc. D/B/A Ameritech Wisconsin dated October 25, 1994 and recorded on November 11, 1994 in Volume 830, Page 605 as Document No. 801574.
- N. Right of Way Grant to Wisconsin Bell, Inc., dated December 29, 1994 and recorded on January 9, 1995 in Volume 835, Page 295 as Document No. 803961. [NO DOCUMENTS SUPPLIED]
- O. Matters as set forth in Warranty Deed to the State of Wisconsin dated January 27, 1995 and recorded on February 2, 1995 in Volume 836, Page 919 as Document No. 804829. [NO DOCUMENTS SUPPLIED]
- P. Easement to Wisconsin Power and Light Company, its successors and/or assigns dated April 26, 1995 and recorded on May 8, 1995 in Volume 844, Page 48 as Document No. 808499. [NO DOCUMENTS SUPPLIED]
- Q. Easement assignment between Wisconsin Power and Light Company and American Transmission Company dated January 1, 2001 and recorded on January 3, 2001 in Volume 1106, Page 791 as Document No. 921751.
- R. Drainage Rights and Rights of Way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on subject premises. [NO DOCUMENTS SUPPLIED]
- S. Rights of Tenant(s), if any, under unrecorded lease(s) (including and rights of said lessee(s) as owner of any tenants fixtures located on the demised premises and any liens on such tenants fixtures). [NO DOCUMENTS SUPPLIED]

[] - SURVEYOR'S COMMENTS
○ - PLOTTABLE EXCEPTIONS

Notes Corresponding to Schedule B

Commitment No. 5011400-0331048e : [EXCEPTIONS 1 THROUGH 10 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY]

- A1. NA
- B1. Drainage Rights and Rights of Way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on subject premises.
- C1. Rights of Tenant(s), if any, under unrecorded lease(s) (including any rights of said lessee(s) as owner of any tenants fixtures located on the demised premises and any liens on such tenants fixtures).
- D1. Easement in favor of Wisconsin Power Light and Heat Company, its successors and/or assigns dated August 3, 1992 and recorded March 18, 1947 in Volume 246, Page 422 as Document No. 399812. [NO DOCUMENT SUPPLIED]
- E1. Easement in favor of Wisconsin Power & Light Company, its successors and/or assigns dated July 6, 1951 and recorded on August 17, 1951 in Volume 272, Page 198 as Document No. 423973. [NO DOCUMENT SUPPLIED]
- F1. Easement in favor of Wisconsin Power and Light Company, its successors and/or assigns dated June 6, 1956 and recorded on June 18, 1956 in Volume 297, Page 344 as Document No. 450590. [NO DOCUMENT SUPPLIED]
- G1. Conveyance of Rights in land granted by Wisconsin Power & Light Company to Dodge County dated August 1, 1958 and recorded on August 11, 1958 in Volume 308, Page 184 as Document No. 462366. [NO DOCUMENT SUPPLIED]
- H1. Quit Claim Deed by Public Utility by Wisconsin Power & Light Company to State of Wisconsin dated March 24, 1959 and recorded in Volume 311, Page 588. [NO DOCUMENT SUPPLIED]
- I1. Easement in favor of Wisconsin Telephone Company, its successors and/or assigns dated September 15, 1960 and recorded December 1, 1960 in Volume 319, Page 609 as Document No. 475980. [NO DOCUMENT SUPPLIED]
- J1. Right of Way Grant in favor of Wisconsin Telephone Company, its successors and/or assigns dated July 5, 1967 and recorded September 25, 1967 in Volume 360, Page 635 as Document No. 522304.
- K1. Easement in favor of Wisconsin Power & Light Company, its successors and/or assigns dated July 9, 1971 and recorded August 2, 1971 in Volume 384, Page 521 as Document No. 550244.
- L1. Electric Transmission line Easement in favor of Wisconsin Power & Light Company dated October 2, 1980 and recorded on October 23, 1980 in Volume 532, Page 850 as Document No. 636657.
- M1. Conveyance of Rights in land granted by Wisconsin Power & Light Company to the State of Wisconsin dated August 26, 1994 and recorded September 19, 1994 in Volume 826, Page 42 as Document No. 799297.
- N1. Conveyance of Rights in land granted by Wisconsin Power & Light Company to the State of Wisconsin dated March 23, 1994 and recorded September 20, 1994 in Volume 826, Page 186 as Document No. 799359.
- O1. Conveyance of Rights in land granted by Wisconsin Bell, Inc. D/B/A Ameritech- Wisconsin to State of Wisconsin dated October 25, 1994 and recorded November 11, 1994 in Volume 830, Page 605 as Document No. 801574.
- P1. Right-Of-Way Grant to Wisconsin Bell, Inc. dated January 20, 1995 and recorded April 3, 1995 in Volume 8450, Page 995 as Document No. 806963.
- Q1. Easement assignment between Wisconsin Power & Light Company and American Transmission Company dated January 1, 2001 and recorded on January 3, 2001 in Volume 1106, Page 791 as Document No. 921751.
- R1. Matters set forth on Certified Survey Map No. 6239 as recorded in Volume 42 of Certified Surveys on Page 109 as Document No. 1102675:
1. 42' and 67' building setback line
2. Possible encroachment of building over building setback line
3. NOTE: Outlot 1 is intended to be reserved for future road purposes and an access easement for adjoining land. No structures shall be constructed on it.
- S1. Matters as set forth in Warranty Deed to the State of Wisconsin, Department of Transportation, dated November 10, 1984 and recorded December 2, 1984 in Volume 832, Page 304 as Document No. 802444. [NO DOCUMENTS SUPPLIED]
- T1. Matters as set forth in Warranty Deed to Dodge County Dated May 18, 1958 and recorded on June 16, 1958 in Volume 307, Page 330 as Document No. 461482. [NO DOCUMENTS SUPPLIED]

Surveyor's Certification

To: City of Beaver Dam and to First American Title Insurance Company, and to each of their heirs, successors and assigns as follows:

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, 3, 4, 7(a-1), 8, 11(b), 13, 16 and 18 of Table A thereof. The fieldwork was completed on July 24, 2012.

Dated: This 2nd day of August, 2012.
Revised:

Michael J. Laue
Michael J. Laue R.L.S. No. S-1435
In the State of Wisconsin



Surveyor's Notes:

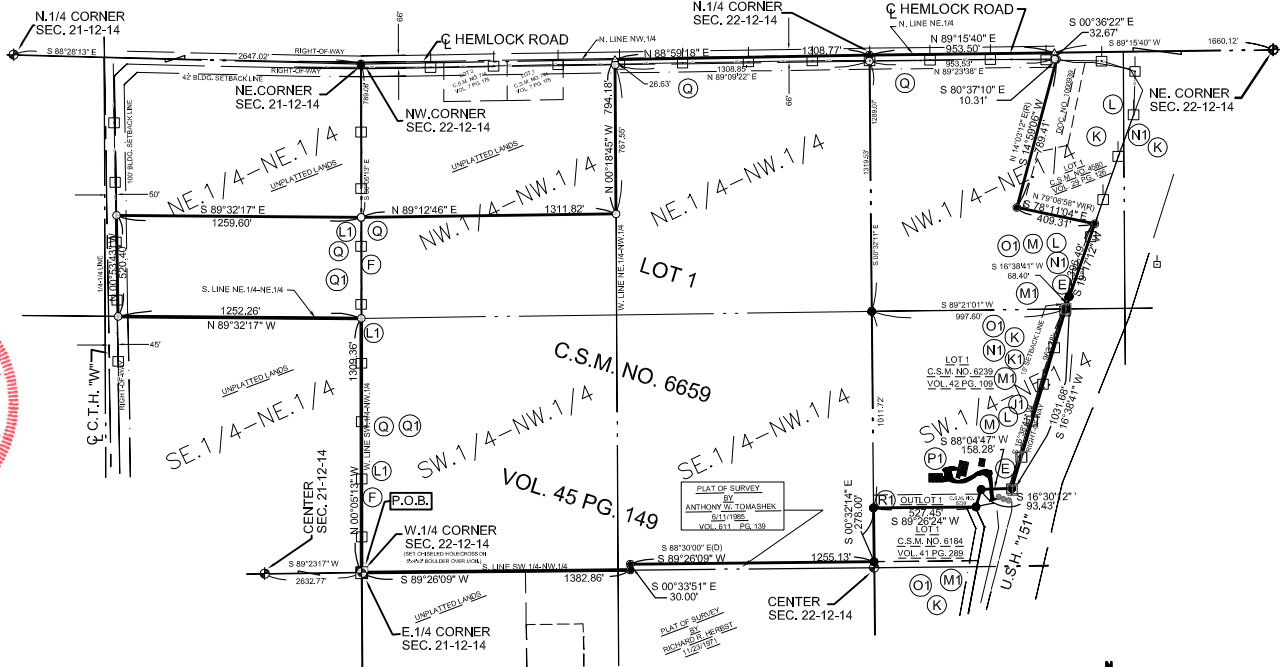
The legal description and information were taken from a Title Policy prepared by First American Title Insurance Company bearing Commitment Number of 5011400-0331042e and 5011400-0331048e, dated December 20, 2011 at 10:20 AM. This policy was used as the sole source of record encumbrances and MSA Professional Services, Inc. assumes no liability for errors or omissions therein.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS UNLESS OTHERWISE SHOWN.

THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR RECENT ADDITIONS TO BUILDING.

THIS SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LOTS APPEAR TO BE SERVED BY UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON OBSERVATION LOCATION. MSA PROFESSIONAL SERVICES, INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MARKINGS. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY - DIGGER'S HOTLINE IS TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.



ALTA LEGEND

	BOUNDARY LINE		FD. B.C.A.M.
	CENTERLINE		LIMESTONE MON. PER RECORD
	EXISTING EASEMENT		FD. "MAG" NAIL W/DODGE CO. SHINER
	SECTION LINE		FD. 1" IRON PIPE
	RIGHT-OF-WAY LINE		FD. 3/4" IRON ROD
	ABUTTING SURVEY		SET 3/4" (O.D.) BY 18" IRON ROD-1.68 LBS./FT.
	SETBACK LINE		SET "MAG" NAIL
	UNDERGROUND TELEPHONE		(D) DESCRIBED
	OVERHEAD ELECTRIC		(R) RECORDED
			GUARD POST
			MAIL BOX
			TELEPHONE PEDESTAL, FIELD VERIFY
			POWER POLE



FLOOD NOTE:

No portion of this Lot falls within the floodplain per Flood Insurance Rate Map, Community Panel No. 55027C0352F, 55027C0356F which bears an effective date of April 19, 2010.

PROJECT NO. R.00218056.0	SHEET NO. 1 OF 1	CLIENT: CITY OF BEAVER DAM 205 S. LINCOLN STREET BEAVER DAM, WI 53916	SURVEYOR: MICHAEL J. LAUE MSA PROFESSIONAL SERVICES, INC. 201 CORPORATE DRIVE BEAVER DAM, WI 53916 (920) 887-4242	MSA PROFESSIONAL SERVICES	TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL 201 Corporate Drive, Beaver Dam, WI 53916 920-887-4242 1-800-652-8330 Fax: 920-887-4250 Web Address: www.msa-ps.com © MSA Professional Services, Inc.
FIELD BOOK NO.					
PAGES					
DRAWN BY: D. L. LEISTEKOW	SCALE: 1" = 500'				
CHECKED BY: M. J. LAUE	FILE NO. 00218056.ALTA				