

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	
T.O.	11-1-2017
CHECKED BY:	JORDAN G. BROST
DRAWN BY:	TRAVIS OLDS
DATE:	OCTOBER 2, 2017
PROJECT NO.:	17.475

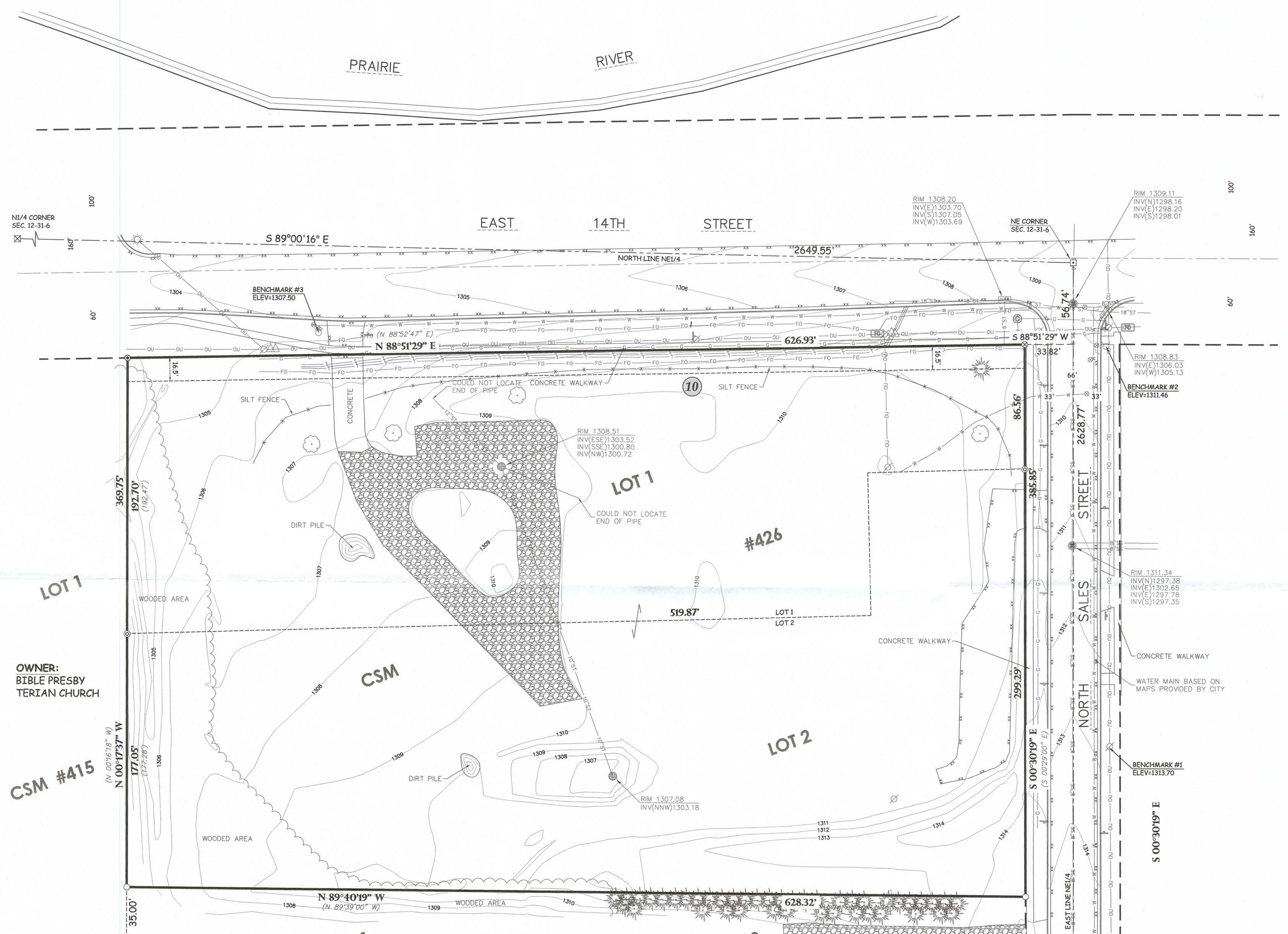
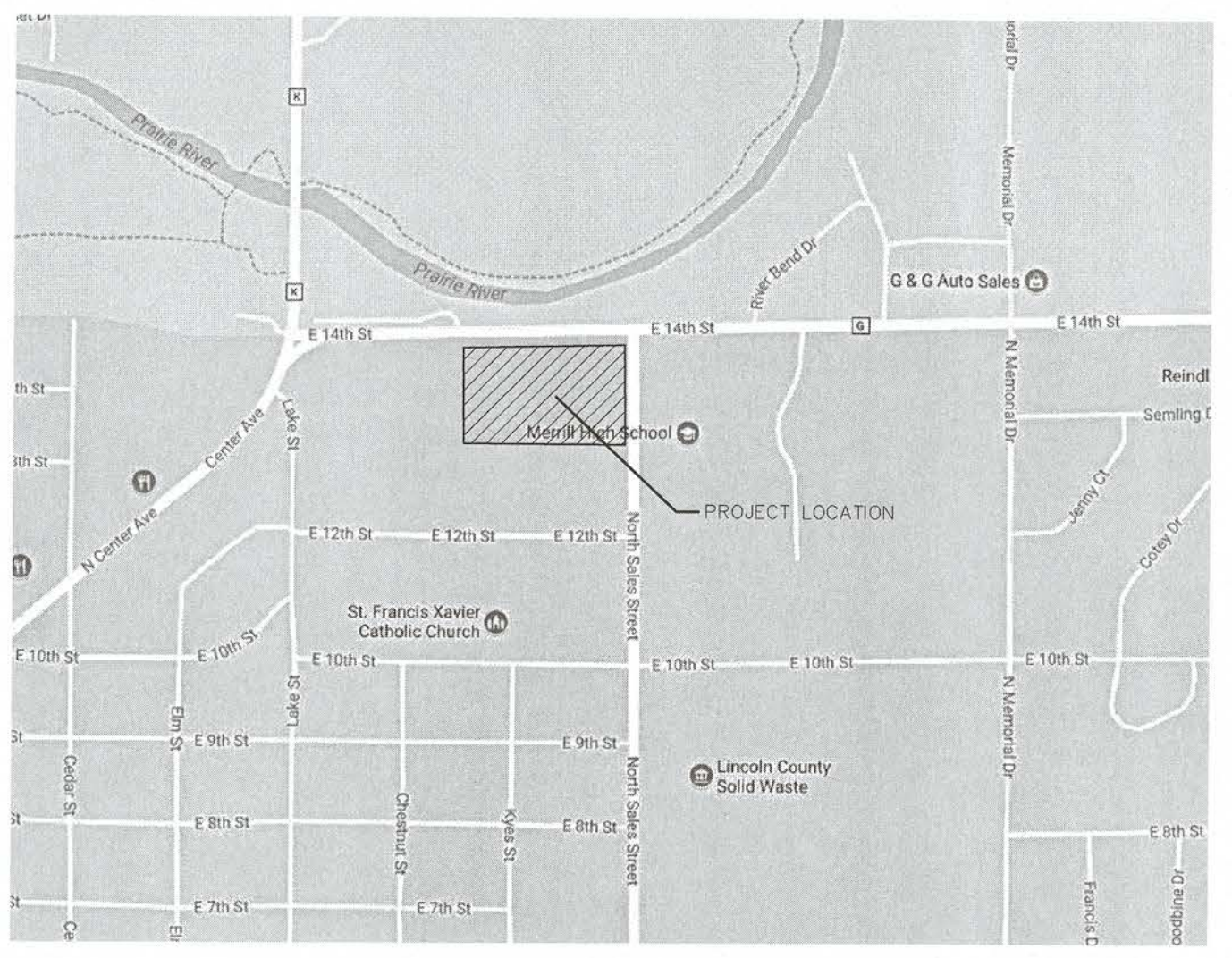
ALTA/NSPS LAND TITLE SURVEY

HOFFMAN PLANNING, DESIGN & CONSTRUCTION
MERRILL AREA HOUSING AUTHORITY
CITY OF MERRILL
LINCOLN COUNTY, WISCONSIN

Civil Engineering
 Land Surveying
 Landscape Architecture
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Point of Beginning
ALTA

VICINITY MAP



SURVEY LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED GAS
 - BURIED TELEPHONE
 - WATERMAIN
 - FIBER OPTICS
 - FENCE LINE
 - EDGE OF BITUMINOUS
 - CONTOUR LINE
 - RECTANGULAR CATCH BASIN
 - CIRCULAR CATCH BASIN
 - SANITARY MANHOLE
 - WATER VALVE
 - HYDRANT
 - LIGHTPOLE
 - POWERPOLE
 - GAS VALVE
 - TELEPHONE PEDESTAL
 - FIBER OPTIC VAULT
 - SIGN
 - TREE
 - PINE TREE
 - GRAVEL AREA
 - 3/4" O.D. x 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
 - 1-1/2" O.D. IRON PIPE FOUND
 - 1" O.D. IRON BAR HEXAGON FOUND
 - CHISELED "X" SET
 - MAG NAIL FOUND
 - CALCULATED CORNER PER TIE SHEET
 - STONE MONUMENT FOUND
 - RECORDED AS

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
 600 SET ON WEST SIDE OF POWER POLE, LOCATED EAST SIDE OF NORTH SALES STREET, APPROXIMATELY 330 FEET SOUTH OF EAST 14TH STREET.
 ELEVATION = 1313.70

BENCHMARK #2
 SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF EAST 14TH STREET AND NORTH SALES STREET.
 ELEVATION = 1311.46

BENCHMARK #3
 "ARROW" NUT ON FIRE HYDRANT LOCATED ON SOUTH SIDE OF EAST 14TH STREET, WEST OF ENTRANCE DRIVE.
 ELEVATION = 1307.50

RECORD DESCRIPTION

LOT ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 426 RECORDED MARCH 21, 1985, IN VOLUME 2 OF CERTIFIED SURVEYS, PAGE 210, AS DOCUMENT NO. 281397, IN THE OFFICE OF THE REGISTER OF DEEDS, LINCOLN COUNTY, WISCONSIN, BEING PART OF A.P. 193, LOCATED IN THE NE 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST. ASSUMED TO BEAR S 00°25'53" E.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AREA OF SUBJECT PROPERTY: 237,096 SQUARE FEET (5.443 ACRES).
7. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55069C05330, EFFECTIVE DATE OF AUGUST 16, 2011.
8. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 1905 EAST 14TH STREET, MERRILL, WI 54452 & 1212 NORTH SALES STREET, MERRILL, WI 54452.
9. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NO. 17-28840, EFFECTIVE DATE OF JULY 18, 2017 AT 8:00 A.M., PREPARED BY CHICAGO TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B-II:

10. INDIVIDUAL CONVEYANCE OF EASEMENT RECORDED JUNE 25, 1998, IN VOLUME 616 OF RECORDS, PAGE 641, AS DOCUMENT NO. 368001. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20173808630)

SURVEYOR

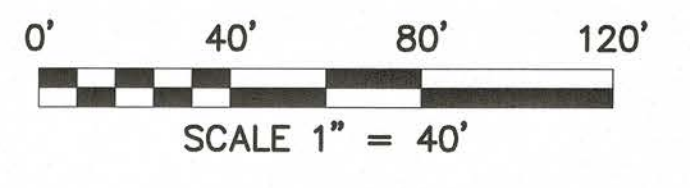
JORDAN G. BROST
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 STEVENS POINT, WISCONSIN 54482
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 FAX (715)344-9922
 EMAIL jordanb@pbinc.com

SURVEYOR'S CERTIFICATE

TO: HOUSING AUTHORITY OF THE CITY OF MERRILL:

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, 5, 6, 6b, 8, 11, 13, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2017.

Jordan G. Brost
 Nov. 16, 2017
 JORDAN G. BROST, DATE
 PROFESSIONAL LAND SURVEYOR #3009



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