

ALTA/NSPS Land Title Survey

Prepared For

Joan G. Coffey, as trustee of the Joan G. Coffey Revocable Trust of 2006  
and  
Joan G. Coffey, as trustee of the J. Edwin Coffey and Joan G. Coffey Family Trust u/a Dated October 10, 1997, as amended

S.T.H. Hwy. 83 and Kerry Lane, Hartford WI

TITLE INSURANCE COMPANY: American Land Title Association  
COMMITMENT NO. 211100287

Parcel 1:

The Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Sixteen (16), in Township Nine (9) North, Range Eighteen (18) East.  
Excepting therefrom Lot One (1) of Certified Survey Map No. 6866 as recorded in the Washington County Registry in Volume 53 of Records on Pages 110 to 112 as Document No. 1466921.  
Said land situated in the Town of Erin, Washington County, Wisconsin.  
Tax Key No. T3 033800Z

Parcel 2:

That part of the South One-half (1/2) of the Northwest One-quarter (1/4) of Section Sixteen (16), in Township Nine (9) North, Range Eighteen (18) East, in the Town of Erin, Washington County, Wisconsin, lying Southeast of STH "83".  
Excepting therefrom Lot One (1) of Certified Survey Map No. 6866 as recorded in the Washington County Registry in Volume 53 of Records on Pages 110 to 112 as Document No. 1466921.  
Also excepting therefrom all of Certified Survey Map No. 6247 as recorded in the Washington County Registry in Volume 47 of Records on Pages 18 to 21 as Document No. 1195852.  
Tax Key No. T3 033700W

Parcel 3:

Lot Two (2) of CERTIFIED SURVEY MAP NO. 6247, as recorded in the Washington County Registry in Volume 47 of Records on Pages 18 to 21 as Document No. 1195852.  
Said land situated in the Town of Erin, Washington County, Wisconsin.  
Tax Key No. T3 033700B

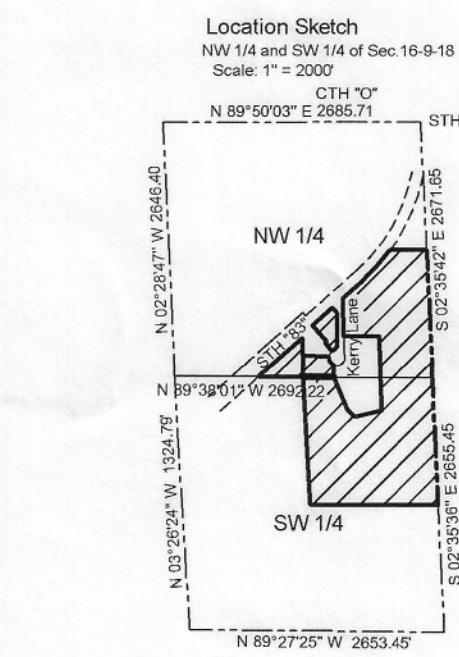
Parcel 4:

Lot Four (4) of CERTIFIED SURVEY MAP NO. 6247 as recorded in the Washington County Registry in Volume 47 of Records on Pages 18 to 21 as Document No. 1195852.  
Said land situated in the Town of Erin, Washington County, Wisconsin.  
Tax Key No. T3 033700D

SCHEDULE B - II - EXCEPTIONS, Survey Related, Title Commitment No. 211100287, Effective dated November 15, 2021, Revised December 8th, 2021.

- Right of Way Easement for Rural Electric Line recorded on July 15, 1937 as Document No. 164192. (Easement in the SW 1/4 of the NW 1/4 for property adjoining and along road right-of-way, no width or description, location from 1937, ROW now dated 1941).
- Right of Way Easement for Rural Electric Line recorded on July 2, 1938 as Document No. 166979. (50' easement in the SW 1/4 of the NW 1/4 for property adjoining and along road right-of-way, location in 1937, ROW now dated 1941).
- Utility Easement recorded on September 8, 1941 as Document No. 175866. (Shown on map as 5' easterly of S.T.H. "83" ROW).
- Easement recorded on April 24, 1964 in Volume 387 of Records on Page 247, as Document No. 273319. (24' wide access easement shown on map on the south side of property, with conditions. This easement may have lapsed and all rights revert back to the grantor).
- Utility Easement recorded on July 17, 1976 in Volume 682 of Records on Page 781, as Document No. 406138. (Affects Lot 3, CSM 6247, shown on map).
- Utility Easement recorded on February 26, 1979 in Volume 689 of Records on Page 89, as Document No. 414102. (Affects Lot 3, CSM 6247, shown on map).
- Conditional Use Permit recorded on March 5, 1998 in Volume 1793 of Records on Page 82, as Document No. 771999. (Affects Lot 3, CSM 6247, not survey related).
- Conditional Use Permit recorded on February 19, 1999 as Document No. 815049. (Affects Lot 3, CSM 6247, not survey related).
- Conditional Use Permit recorded on July 12, 2004 as Document No. 1055711. (Affects Lot 3, CSM 6247, not survey related).
- Access Covenant (Permit) recorded on August 10, 2006 as Document No. 1135694. (Shown on map as access 1, 2 and 3).
- Access Restriction as noted on Certified Survey Map No. 6247. (Affects Parcel 4)
- Shown on map per CSM 6247, along S.T.H. 83 and Kerry Lane.
- Vision Corner Easement as noted on Certified Survey Map No. 6247. (Affects Parcel 4)
- Shown on map per CSM 6247, by S.T.H. 83 and Kerry Lane.
- Minimum Building Set Back as noted on Certified Survey Map No. 6247. (Affects Parcels 3 and 4)
- Shown on map per CSM 6247.

- Chain of Title: Owner took title by Quit Claim Deed recorded on October 16, 2006 as Document No. 1141621. (Not survey related)
- Chain of Title: Owner took title by Quit Claim Deed recorded on October 16, 2006 as Document No. 1141622. (Not survey related)



West Quarter corner  
Sec. 16-9-18  
conc. mon. brass cap found  
457,765.37  
457,747.88  
(State Plane Coordinates)

SYMBOL LEGEND

- (r.a.) - means "recorded as"  
(meas.) - means "measured as"
- - indicates a 1.3" od iron pipe from previous survey.
  - - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
  - ⊙ - indicates a soil boring location (by others)
  - ▢ - indicates existing utility pedestal.
  - - indicates existing utility pole.

- S - indicates storm drain tile line, location estimated, determined by end points.
- G - indicates underground gas line.
- T - indicates telephone line.
- E - indicates underground electric line.
- OP - indicates overhead electric line.

Scale in feet  
1" = 100'

Bearing Base:  
Bearings are referenced to the Wisconsin Coordinate Grid System, South Zone. The east line of the NW 1/4 of Sec. 16-9-18 has a grid bearing of S 02°35'42" E; this line was used to be consistent with previous work.

Flood Zone classification:  
Parcels 1, 2, 3 and 4 of this survey are in Flood Zone X (above the 100 year flood) per FIRI Map Number 55131C0307E & 55131C0328E effective date October 16, 2015.

Wetlands  
Parcels 1, 2, 3 and 4 of this survey have no mapped wetlands per the Washington County Web site. Note a wetland delineation was not ordered as part of this survey.

Miscellaneous Notes:

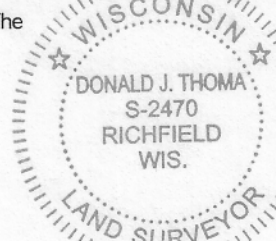
Table "A" Item 11, Utilities  
Diggr's Hotline was not contacted to mark utilities per Ticket No. 20214517884, 20214517876, 20214517889, 20214517868, 20214517859, 20214517888, 20214517850, 20214517846, 20214517873, 20214517858 and 20214517854. All the tickets were planning tickets. It appears that no phone or cable lines were marked. The location of the existing drain tile line as shown were determined by field locations of the end of the existing found line. No excavation was done to determine any utility locations. All utilities shown off the surveyed parcels were scaled by planning maps provided by Diggr's Hotline.  
Table "A" Item 17, Streets  
Kerry Lane was dedicated per CSM No. 6247 with conditions. See Attachment provided by the Town of Erin.

To: Bank, its successors and/or assigns,  
American Land Title Association,  
Joan G. Coffey, as trustee of the Joan G. Coffey Revocable Trust of 2006  
and  
Joan G. Coffey, as trustee of the J. Edwin Coffey and Joan G. Coffey Family Trust u/a Dated October 10, 1997, as amended

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11a and 17 for Kerry Lane of Table A thereof. The field work was completed on December 9th, 2021.

Date of Plat or Map: December 12, 2021

(signed) Donald J. Thoma (seal)  
Donald J. Thoma  
Registration No. S-2470



Accurate  
Surveying & Engineering LLP

Land Surveying, Consulting, Developing  
2811 Wildlife Lane  
Richfield, WI 53076  
262.677.2120  
don@accuratesurveying.net

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	30.00	43.23	39.59	S 39°32'07" W	82°33'56"
C2	90.00	45.84	45.44	N 66°11'42" E	29°14'46"
C3	90.00	76.44	74.17	N 27°14'21" E	48°39'57"
C4	90.00	110.27	103.50	N 32°11'32" W	70°11'49"
C5	90.00	16.33	16.30	S 15°16'31" E	10°23'39"
C6	90.00	441.85	114.14	N 59°49'38" W	281°17'25"
C7	90.00	29.41	29.28	N 11°06'38" W	18°43'30"
C8	67.00	36.50	36.05	N 32°29'55" W	31°12'52"
C9	1970.08	403.31	402.60	N 42°15'28" E	11°43'46"

South Quarter corner  
Sec. 16-9-18  
3" iron pipe/brass cap found