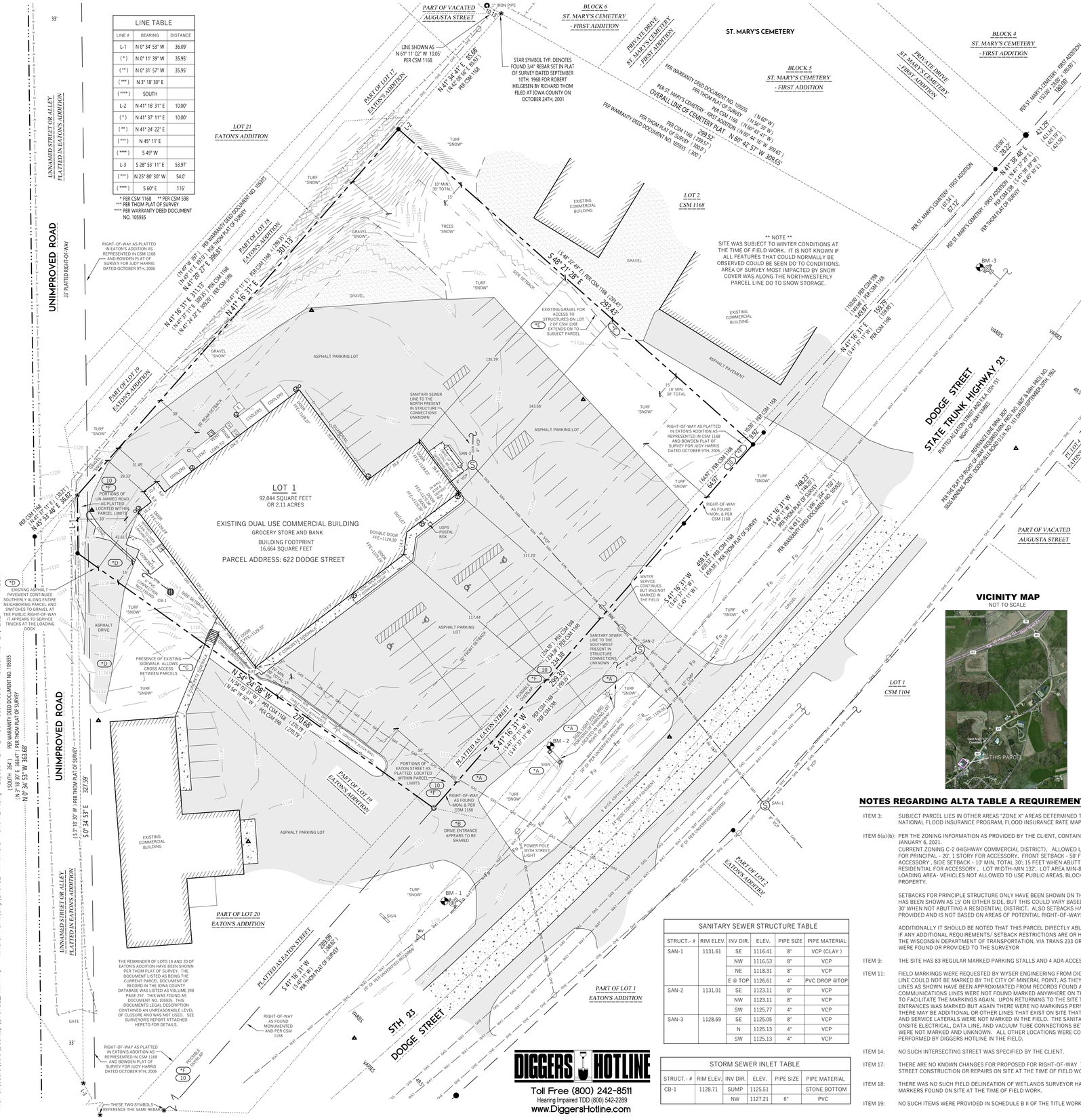
LOT 1
92,044 SQUARE FEET
OR 2.11 ACRES
EXISTING DUAL USE COMMERCIAL BUILDING
GROCERY STORE AND BANK
BUILDING FOOTPRINT
16,664 SQUARE FEET
PARCEL ADDRESS: 622 DODGE STREET
LOT 21
EATON'S ADDITION
LOT 2
CSM 1168
PART OF LOT 19
EATONS ADDITION
PART OF LOT 20
EATON'S ADDITION
PART OF LOT 1
EATON'S ADDITION
PART OF VACATED
AUGUSTA STREET
BLOCK 6
ST. MARY'S CEMETERY
- FIRST ADDITION
BLOCK 5
ST. MARY'S CEMETERY
- FIRST ADDITION
BLOCK 4
ST. MARY'S CEMETERY
- FIRST ADDITION
ST. MARY'S CEMETERY
PRIVATE DRIVE
ST. MARY'S CEMETERY
- FIRST ADDITION
UNIMPROVED ROAD
33' PLATTED RIGHT-OF-WAY
UNNAMED STREET OR ALLEY
PLATTED IN EATON'S ADDITION
PLATTED AS EATON STREET
DODGE STREET
STATE TRUNK HIGHWAY 23
STH 23
ASPHALT PARKING LOT
ASPHALT PAVEMENT
EXISTING COMMERCIAL BUILDING
EXISTING GRAVEL FOR ACCESS TO STRUCTURES ON LOT 1 OF CSM 1168 EXTENDS ON TO SUBJECT PARCEL
EXISTING COMMERCIAL BUILDING
EXISTING ASPHALT PAVEMENT CONTINUES SOUTHERLY ALONG ENTIRE NEIGHBORING PARCEL AND SWITCHES TO GRAVEL AT THE PUBLIC RIGHT-OF-WAY IT APPEARS TO SERVICE TRUCKS AT THE LOADING DOCK
PRESENCE OF EXISTING SIDEWALK ALLOWS CROSS ACCESS BETWEEN PARCELS
SANITARY SEWER LINE TO THE NORTH PRESENT IN STRUCTURE CONNECTIONS UNKNOWN
SANITARY SEWER LINE TO THE SOUTHWEST PRESENT IN STRUCTURE CONNECTIONS UNKNOWN
WATER SERVICE CONTINUES BUT WAS NOT MARKED IN THE FIELD
RIGHT-OF-WAY AS PLATTED IN EATON'S ADDITION AS REPRESENTED IN CSM 1168 AND BOWDEN PLAT OF SURVEY FOR JUDY HARRIS DATED OCTOBER 9TH, 2006
RIGHT-OF-WAY AS PLATTED IN EATONS ADDITION AS REPRESENTED IN CSM 1168 AND BOWDEN PLAT OF SURVEY FOR JUDY HARRIS DATED OCTOBER 9TH, 2006
RIGHT-OF-WAY AS FOUND MON. 8 PER CSM 1168
RIGHT-OF-WAY AS FOUND MONUMENTED AND PER CSM 1168
DRIVE ENTRANCE APPEARS TO BE SHARED
PORTIONS OF EATON STREET AS PLATTED LOCATED WITHIN PARCEL LIMITS
PORTIONS OF UN-NAMED ROAD AS PLATTED LOCATED WITHIN PARCEL LIMITS
THE REMAINDER OF LOTS 19 AND 20 OF EATON'S ADDITION HAVE BEEN SHOWN PER THOM PLAT OF SURVEY. THE DOCUMENT LISTED AS BEING THE CURRENT PARCEL DOCUMENT OF RECORD IN THE IOWA COUNTY DATABASE WAS LISTED AS VOLUME 248 PAGE 257. THIS WAS FOUND AS DOCUMENT NO. 105935. THIS DOCUMENTS LEGAL DESCRIPTION CONTAINED AN UNREASONABLE LEVEL OF CLOSURE AND WAS NOT USED. SEE SURVEYOR'S REPORT ATTACHED HERETO FOR DETAILS.
THESE TWO SYMBOLS REFERENCE THE SAME REBAR
STAR SYMBOL TYP. DENOTES FOUND 3/4" REBAR SET IN PLAT OF SURVEY DATED SEPTEMBER 10TH, 1968 FOR ROBERT HELGESEN BY RICHARD THOM FILED AT IOWA COUNTY ON OCTOBER 24TH, 2001
LINE SHOWN AS N 61° 11' 02" W 10.05' PER CSM 1168
** NOTE ** SITE WAS SUBJECT TO WINTER CONDITIONS AT THE TIME OF FIELD WORK. IT IS NOT KNOWN IF ALL FEATURES THAT COULD NORMALLY BE OBSERVED COULD BE SEEN DO TO CONDITIONS. AREA OF SURVEY MOST IMPACTED BY SNOW COVER WAS ALONG THE NORTHWESTERLY PARCEL LINE DO TO SNOW STORAGE.
PER WARRANTY DEED DOCUMENT NO. 105935 PER THOM PLAT OF SURVEY
PER ST. MARY'S CEMETERY - FIRST ADDITION PER CSM 1168
OVERALL LINE OF CEMETERY PLAT
PER CSM 1168
PER WARRANTY DEED DOCUMENT NO. 105935
PER ST. MARY'S CEMETERY - FIRST ADDITION
PER THOM PLAT OF SURVEY
PER CSM 598
PER ST. MARY'S CEMETERY - FIRST ADDITION
PER THOM PLAT OF SURVEY
PER PLAT OF RIGHT-OF-WAY SECURED FROM PROJ. NO. 3525 IN MIN. PROJ. NO. 3863 MINERAL POINT - DODGEVILLE ROAD U.S.H. NO. 151 DATED SEPTEMBER 09TH, 1952
REFERENCE LINE NBW 3525
RIGHT-OF-WAY AND E.A. USH 151
PT. LOT 1 EATON'S ADD.
VARIES
45'
33'
GATE
DOUBLE DOOR FFE=1129.30'
DOOR FFE=1129.30'
USPS POSTAL BOX
POWER POLE WITH STREET LIGHT
POSSIBLE OVERHEAD
SIGN
BM - 1
BM - 2
BM - 3
SAN-1
SAN-2
SAN-3
CB-1
TURF "SNOW"
GRAVEL "SNOW"
GRAVEL
TREES
10' MIN. 30' TOTAL
15'
30' REAR SETBACK
30' FRONT SETBACK
SIDE SETBACK
COOLERS
FREEZER
FRYER
HEAT
LEAN-TO
DOOR
SHED
CONCRETE WALK
CONCRETE PAVEMENT
6" CONCRETE PAVEMENT
6" VCP
8" VCP
8" PVC
8" SAN
8" WAT
STM
GAS
OHE
GUY
Fo
-1130
-1131
N 41° 16' 31" E 311.13' (N 41° 20' 07" E 309.85') PER CSM 1168 (N 41° 37' 11" E 309.85') PER CSM 598 (N 41° 24' 22" E 309.85') PER THOM PLAT OF SURVEY
N 41° 16' 31" E 301.13'
S 48° 21' 29" E 293.43'
(S 48° 37' 49" E) PER CSM 1168 (293.43')
N 41° 16' 31" E 327.59'
S 0° 34' 53" E 363.68'
(S 3° 18' 35" W) PER THOM PLAT OF SURVEY
(SOUTH 264') PER WARRANTY DEED DOCUMENT NO. 105935
(N 3° 18' 09" E 363.47') PER THOM PLAT OF SURVEY
N 0° 34' 53" W 353.68'
N 54° 24' 09" W 270.68' (N 55° 01' 49" W) PER CSM 1168 (270.79') PER CSM 598 (270.79')
S 41° 16' 31" W 459.14' (459.57' PER CSM 1168) (459.06') PER THOM PLAT OF SURVEY
S 41° 16' 31" W 748.23' (748.57' PER CSM 1168) (748.06') PER THOM PLAT OF SURVEY
PER WARRANTY DEED DOCUMENT NO. 105935
S 41° 16' 31" W 394.54' (394.72' PER CSM 1168) (394.54') PER THOM PLAT OF SURVEY
N 41° 16' 31" E 159.75' (159.98') PER CSM 1168
(150.00') PER CSM 598 (149.98') PER CSM 1168
149.97'
64.97'
64.71' PER CSM 1168
10.05' PER CSM 1168
(124.98') PER CSM 598 (124.98') PER CSM 1168
(124.98') (124.98')
(10) *F 299.35' (299.57') PER CSM 1168 (299.35') PER CSM 598
(10) *F 299.35' (299.57') PER CSM 1168 (299.35') PER CSM 598
N 41° 38' 48" E 421.25' (421.34') (421.18') (421.05')
(10.00') 28.22'
N 41° 38' 48" E
(67.34') 67.12'
PER ST. MARY'S CEMETERY - FIRST ADDITION (12.00') (180.00')
PER ST. MARY'S CEMETERY - FIRST ADDITION (14.67' 43' 41" W) (309.55') PER CSM 598 (14.67' 43' 41" W) (309.55') PER THOM PLAT OF SURVEY (309')
PER ST. MARY'S CEMETERY - FIRST ADDITION (14.67' 44' 16" W) 309.65'
PER ST. MARY'S CEMETERY - FIRST ADDITION (14.67' 42' 57" W) 309.65'
145.95'
2" IRON PIPE
1" IRON PIPE
10.12'
(N 60° W 397') PER WARRANTY DEED DOCUMENT NO. 105935 (N 60° W 397') PER THOM PLAT OF SURVEY (N 60° W 397') PER CSM 1168
(N 45° W 397') PER WARRANTY DEED DOCUMENT NO. 105935 (N 45° W 397') PER THOM PLAT OF SURVEY (N 45° W 397') PER CSM 1168
(N 41° 37' 11" E 85.68') (N 41° 34' 41" E 85.68') PER CSM 1168
(N 41° 37' 11" E 85.68') (N 41° 34' 41" E 85.68') PER CSM 1168
(N 41° 37' 11" E) PER CSM 1168 (N 41° 24' 22" E 309.85') PER CSM 598
(N 41° 37' 11" E 309.85') PER THOM PLAT OF SURVEY
(N 41° 20' 07" E 309.85') PER CSM 1168
(N 41° 37' 11" E 309.85') PER CSM 598
(N 41° 24' 22" E 309.85') PER THOM PLAT OF SURVEY
(N 41° 37' 11" E 309.85') PER CSM 1168
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