

# PLAT OF SURVEY

Located in Blocks 44 And 45 Of The Original Plat Of The Village (Now City) Of Platteville Also Being Known As A Part Of Block 31 Of The Assessment Plat Of The City Of Platteville. All Being Located In The SW 1/4 Of The NE 1/4. The NW 1/4 Of The SE 1/4. The SE 1/4 Of The NW 1/4 And The NE 1/4 Of The SW 1/4 Of Section 15, T3N, R1W, City Of Platteville, Grant County Wisconsin.



MAR 17 1987



From Point "A" To Center Of Section 15 Established From Descriptions = S41°56'51"E 17.00'

Volume 37A Of Deeds Page 372  
Approximate Location Of Easement To W.P.L. Vol. 562 Records P 73 And P 77

Center Of Section 15 Established From Descriptions Within This Block. Stone Of Record Gone. Corner Falls Inside Dry Cleaners Building.

Parcel Of Land Conveyed To The City Of Platteville Described In Volume 247 Of Deeds Page 424

"A" = Computed Center Of Section 15 Doubling The Bearing And Distance From The East 1/4 Corner Through The NE Corner Of The NW 1/4 - SE 1/4. George Stuntz Shows 1330.36 Per 40.

Prepared for:  
Order of Oddfellows  
% Southwest Engineering  
190 Market  
Platteville, WI

Prepared By:  
River Valley Land Surveying  
1502 Lori Court  
Sauk City, WI

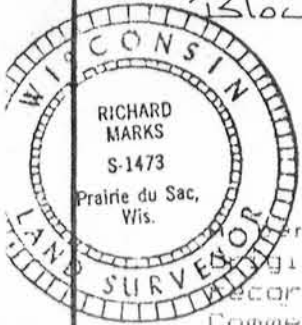
- o Denotes 3/4" X 24" solid round iron rod set
  - Denotes 1" iron pipe found
- "Recorded as" bearings and distances are shown in parenthesis  
Bearings are referenced to the East line Oak Street, assumed to bear and recorded as N17°E

**EXISTING DESCRIPTIONS**  
A part of Lot 1 of the Original Plat and a part of Block Forty-five (45) of the Original Plat of the City of Platteville, Grant County Wisconsin, according to the recorded map or plat thereof, described as follows, to-wit:  
Commencing at the Northwest corner of said Lot 1; thence South 72° 30' East, 85.00 feet along the South line of Main Street; thence South 18° 59' West, 77.03 feet; thence South 17° 30' West, 9.97 feet; thence North 73° 54' West, 83.03 feet to the East line of Oak Street; thence North 17° 30' East, 89.00 feet along the East line of Oak Street to the point of beginning.  
ALSO an easement for foot travel for ingress and egress to the real estate above described over and across the following tract, to-wit:  
Commencing at the Southwest corner of the above described property; thence South 17° 30' West, 4.00 feet; thence South 73° 54' East, 25.00 feet; thence North 17° 30' East, 4.00 feet; thence North 73° 54' West, 25.00 feet to the point of beginning; said easement to be used in common with the owner or owners of the adjacent property to the South.

26

# PLAT OF SURVEY

Blocks 44 And 45 of The Original Plat of Platteville, Grant County, Wisconsin



Part of Lot One (1) of the Original Plat and part of Block Forty-five (45) of the Original Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or Plat thereof, described as follows, to-wit:

Commence at a point on the East boundary of Oak Street in the City of Platteville, Grant County, Wisconsin, which is South 17° 30' West, 89.00 feet from the Northwest corner of said Lot 1; thence South 73° 54' East, 83.03 feet; thence South 17° 30' West, 45.00 feet; thence North 72° 30' West, 83.00 feet; thence North 17° 30' East, 43.00 feet to the point of beginning.

All that part of Block Forty-five (45) of the Village (now City) of Platteville according to the recorded map or plat thereof, bounded as follows:

Beginning on the Southern Boundary line of Main Street in said City at the Northeast corner of Lot sold and conveyed by G. Hawley and wife to John Robertson by deed recorded in Volume 56 of Deeds on page 564 of said Grant County records; thence Southerly on the East line of said Robertson Lot and on East line of Lot formerly owned by Lambert McCarn, deceased, and occupied by the heirs of said deceased as late as 1883 to the Southeast corner of said McCarn Lot, 132 feet more or less; thence Easterly on the prolongation of the Southern Boundary line of said McCarn Lot 46 feet; thence Northerly parallel with said first line to a point on the said Southerly boundary line of Main Street 46 feet Easterly from the place of beginning; thence Westerly on said Southern boundary line of Main Street 46 feet to the point of beginning, in Grant County, Wisconsin.

A tract of land in the City of Platteville, Grant County, Wisconsin, described as follows:

Begin at the center of a stone monument imbedded in the ground which marks the Quarter Section corner in the center of Section Fifteen (15), Township Three (3) North, Range One (1) West of the 4th P.M.; thence run North 61° West 84 feet and 2 inches to the middle of a fence post set in the ground and to the Southeast corner of the lot to be described, where this survey begins;

thence North 15° East, 149 feet and 10 inches to an iron stake driven in the ground and to Main Street; thence North 73° West along the South line of Main Street, 45 feet to an iron stake driven in the ground; thence South 17° West 125 feet to the middle of a fence post set in the ground; thence South 71° East 8 feet and 2 inches to the middle of a fence post set in the ground; thence South 17° West 15 feet and 6 inches to the middle of a fence post set in the ground; thence South 61° East 42 feet more or less to the place of beginning. The above parcel of land corresponding in general location to a part of Block Forty-five (45) of the Original Plat of the City of Platteville, Grant County, Wisconsin.

Commencing at the center of Section fifteen (15), Township Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin; thence running North 61° 42' West 84.00 feet; thence North 15° 00' East 149.66 feet; thence South 74° 12' East 82.87 feet; thence South 15° 25' West 122.67 feet; thence South 68° 57' East 70.00 feet; thence South 17° 10' West 54.80 feet; thence North 61° 00' West 70.00 feet to the place of beginning.

EXCEPTING therefrom the following described parcels:

1.) Warranty Deed to the City of Platteville recorded in Volume 247 Deeds page 424 on October 5, 1939 and described as follows:

Commencing at a point described as follows: From the Center of Section 15, T3N, R1W in Grant County, Wisconsin, South 61° East 50 feet and 6 inches to said point of commencement; thence South 61° East 19 feet and 6 inches; thence North 17° 10' East, 54.8 feet, thence North 68° 57' West 19 feet, thence Southerly to said point of beginning.

2.) Land Contract to Roger Dates and Annadel Dates in Volume 350 Deeds page 391 on January 31, 1959 and described as follows:

Commencing at the center of Section 15, T3N, R1W of the 4th P.M., Grant County, Wisconsin; thence running North 61° 42' West 84.00 feet; thence North 15° 00' East 149.66 feet; thence South 74° 12' East 82.87 feet; thence South 15° 25' West 66 feet, more or less; thence North 74° 12' West 82.87 feet more or less; thence North 15° 00' East 66 feet, more or less.

3.) Warranty Deed to Shady Homes in Volume 378 of Deeds on Page 372 on July 5, 1962 and described as follows:

Commencing at the center of Section 15, T3N, R1W of the 4th P.M., in the City of Platteville, Grant County, Wisconsin; thence North 61° 42' West 62.95 feet; thence North 17° 50' East 41.70 feet; thence South 61° 16' East 113.03 feet to the West line of Lydia Street; thence South 15° 35' West 41.80 feet along the West side of Lydia Street; thence North 61° 00' West 51.70 feet to the point of beginning.

Also a right-of-way in common with first parties over, across, and along the driveway presently going into said property from Lydia Street along the Northerly boundary of the above described tract, which driveway runs in a Westerly direction from Lydia Street, thence turns in a Northerly direction on land retained by first parties running to Main Street, said parties hereby also reserving for themselves, their heirs and assigns, a right-of-way in common as to such driveway. First parties do hereby grant second party, its successors and assigns, the right if it so desires to widen said driveway along that part of the Northerly boundary thereof running Westerly from Lydia Street along the part thereof which adjoins the Southerly boundary line of Lot 1-A of Block 31 of the Assessment Plat of said City, being for a distance of approximately 60 feet Westerly from said Lydia Street. Each of said parties hereto to share equally in the necessary and proper upkeep and maintenance of said driveway.

**PLAT OF SURVEY**

Blocks 44 And 45 Of The Original Plat Of Platteville Grant  
County, Wisconsin

4.) Easement to Wisconsin Power and Light recorded in Volume 562 Records on page 77 described as follows:

and construct, maintain, repair and replace a gas main or pipe and associate appurtenances on, in, over and across land owned by the grantor(s) in the City of Platteville, County of Grant, State of Wisconsin, said easement to be 8 feet in width lying 4 feet Southerly of and 4 feet Northerly of the reference line described as follows; Commencing at the Northwest corner of the Original Plat of the Village (now City) of Platteville, thence Southeasterly along the South line of East Main Street for 176 feet, thence Southwesterly along the Grantor's West property line 128 feet to the point of beginning; thence Easterly 22 feet to a point on the Grantor's East property line. Said point being 22 feet North of Grantor's Southeast corner. Also including Commencing at the Northwest corner of Lot 1 of the Original Plat of the Village (now City) of Platteville, thence Southeasterly along the South line of Main Street for 131 feet, thence Southeasterly along the Grantor's West property line 121 feet to the point of beginning; thence Southeasterly 10 feet, thence deflecting 47° 40' to the right 12 feet; thence deflecting 49° 54' left for 30 feet to a point on the Grantor's East property line. said point being 132 feet South of the Grantor's Northeast property corner

**SURVEYOR'S CERTIFICATE**

I have surveyed the above described property and the map shown hereon is a true representation thereof and shows the size and location of the property and its exterior boundaries. This survey was prepared under the direction of the Oddfellow Organization and has been performed in full compliance with the provisions of Section A.E. 5.01 of the Wisconsin Administrative Code.

Dated this 14th day of March, 1987

*Richard Marks*

Richard Marks

S-1473

